



# **EAST CORY LIGHT INDUSTRIAL PARK LANDSCAPE GUIDELINES**

**Companion to the Saskatoon Planning District Zoning Bylaw No. 69/96**

## **Purpose and Intent**

The purpose of these guidelines is to provide direction for industrial development in the East Cory Light Industrial Park. They are intended to assist landscape professionals, developers and contractors in the preparation and execution of landscape plans. Site plans that exceed these minimum standards are encouraged. It is not intended to remove or replace established or approved processes or regulatory framework, but rather to enhance the development through quality, well planned landscaping in conjunction with the development process.

### **The overall goals of the landscape guidelines are:**

- To promote landscape design that encourages and complements the overall character of the Municipalities agricultural setting.
- To encourage landscape design that supports and complements the overall design intention of and aesthetic qualities of the proposed development.
- To enhance the public perception of the proposed development in terms of aesthetic quality.
- Protect and improve property values, and promote economic development through the provision of an aesthetically pleasing development.
- Provide screening of less attractive elements of the development, and mitigation of potential conflicts between different land uses.
- Intercept and filtrate precipitation and storm water, thereby minimizing demands on the natural drainage system.

**This document is divided into seven (7) sections, as follows:**

**I. Basic Requirements**

- Includes elements fundamental to proper orientation and understanding of the location

**II. Hard Landscaping**

- Includes site structures and components other than soft landscaping

**III. Soft Landscaping**

- Includes areas not covered by building, roadways, parking areas, outside storage areas, or walkways.

**IV. Grounds Maintenance**

- Establishes a basic level of care to protect the investment, and to ensure longevity to meet long term objectives.

**V. Acceptable Planting Material**

- Provides addition details on the preferred planting materials

**VI. Schedule of Completion**

- *Indicate estimated date of completing all landscaping.*

**VII. Development Agreement**

- *A legal document pertaining to landscaping between the property owner and the Municipality*

## **I. BASIC REQUIREMENTS:**

- 1) Indicate the nature and type of proposed activities on the property
- 2) Project address including legal description.
- 3) Include the name, address, and telephone numbers of the person(s) responsible for the preparation of the plans.
- 4) North Arrow.
- 5) The locations of a mandatory 5m fire break along the perimeter of the property.  
Note: No goods and materials shall be stored within this area.
- 6) Scale (indicate measurements units in metric with imperial conversions)
- 7) Location of all property lines including orientation and dimensions.
- 8) Lot area
- 9) All easements with dimensions.
- 10) Clear labeling of all adjacent streets, including street centre lines and points of access and egress to property.
- 11) Location of structure(s) and orientation to property lines.
- 12) Areas that may be used for the outdoor storage of goods that will be visible on the site, along with strategies for screening.
- 13) All proposed structure-to-property set back dimensions, (see *Appendix #1* for setback requirements)
- 14) Site Drainage; indicate if drainage differs from recommendations set out in *Appendix #2*.

## **II. HARD LANDSCAPING:**

- 1) Identify and label vehicle circulation areas including materials used, vehicle circulation area shall be granular (i.e. compacted gravel) or asphalt pavement
  - *Vehicle circulation areas shall be separated from soft landscaped areas by continuous, securely anchored hard edge of 150mm minimum height.*
- 2) Indicate Pedestrian Walkways
  - *Pedestrian walks shall be cast-in-place concrete or unit pavers and shall be maintained as even walking surfaces.*
  - *Minimum width shall be 1.2 meters. Barrier-free access shall be provided, conforming to current regulations.*
- 3) Indicate site components including lighting, signage, parking, and any other structures or construction proposed for the site.

### (a) Lighting

Identify type and where lighting both attached and freestanding is to be located. Confine and minimize lighting to the extent necessary to meet safety purposes. Provide diagrams, graphical or textual evidence that the lighting proposed does not result in the creation of unnecessary light pollution and dangerous glare on adjacent properties. In all cases lighting should be dark-sky compliant (see *Appendix #5* for lighting recommendation). Note: If choice of lighting deviates from these recommendations provide reasons for necessity to do so.

In addition to the above the following requirements must also be adhered to:

- *Entrance roads into individual properties shall be lit.*
- *Site lighting fixtures shall not exceed 12.2 m height, with a maximum 25 lux over surface area of parking and pedestrian walk areas.*
- *Site lighting, including security lighting on buildings, shall not produce glare or be a nuisance to any road, street or highway.*

(b) Signage

If signage is proposed clearly indicate type, size, height and location of attached and freestanding signs (see *Appendix #3* for Signage Requirements)

(c) Parking and Loading Facilities

- Indicate Public and staff parking area (see *Appendix #4* parking requirements)
- Indicate Loading area locations

### **III. SOFT LANDSCAPING:**

- 1) Indicate existing vegetation (if applicable) and a brief report of intention to conserve and incorporate into the proposal or a plan for removal.
- 2) Identify and denote location of all proposed soft landscaping areas including:
  - a) grassed areas
  - b) planting locations including:
    - Plant Type indicating both common and botanical names **Note:** Ensure all plant material is drought resistant and hardy for local and site specific conditions
    - Amount/Number of Plants
    - Dimensions and spacing - **Note:** Ensure that the spacing of trees is adequate to prevent the build up of snow along roadways and to minimize visual obstructions along roadways.
    - Size at maturity
- 3) In addition to the above the following requirements must also be adhered to:
  - a) *A minimum 6 metre wide landscape strip, running parallel to the street property line, shall be provided. Planting within this strip shall be consistent with landscape development of adjacent properties and shall, as a minimum, consist of street trees at maximum 8.0 metre spacing.*
  - b) *Parking areas shall be screened from public streets to a minimum height of 1.0 metre above adjacent street level. Storage yards shall be screened from public streets to a minimum height of 3.0 metres.*
  - c) *Screening may take the form of tree and shrub planting, fencing or screen walls, berms (where space permits), or a combination.*
  - d) *Fencing or screen walls shall be located at the edge of the landscape strip furthest from the road right-of-way.*
  - e) *A minimum 3.0 metre wide landscape strip shall be provided between the building face and roadways / parking areas.*

- f) *Where a walkway is proposed between the building face and roadways / parking areas, the walkway shall be in addition to the minimum 3.0 metre landscape strip.*
- g) *Grounds shall be suitably landscaped to enhance the major building facade(s) for public viewing and perception of the main / public entrance(s) to the building.*
- h) *Landscape areas, including those adjacent to streets and permanent building faces, side yards adjacent to other properties, rear yards, and site areas designated for future site development may be planted with seed mixtures appropriate to low maintenance procedures.*

#### **IV. GROUNDS MAINTENANCE:**

- 1) Facility grounds, including both hard and soft landscaped areas, shall be maintained in a neat and tidy manner.
- 2) Hard landscaped areas shall be maintained in good repair.
- 3) Soft landscaped areas shall be protected from damage, and maintained in accordance with accepted horticultural practice, in order to properly establish the quality of the initial landscaping.
- 4) Established plant material that dies shall be replaced with plant material of similar characteristics, height not included.
- 5) Snow that is cleared from vehicle circulation areas shall be stored, or removed, without damage to plant material.

\* **Note:** The establishment and ongoing maintenance of new plantings should be considered. Plants with low watering requirements are preferred. The use of plants with high watering requirements should be minimized. Where these are used, details of the proposed irrigation system should be specified.

#### **V. Acceptable Planting Material:**

- 1) All plant material indicated shall be acclimatized and hardy for local and site specific conditions. (see *Appendix #5* for a Suggested List of Acceptable Tree and Shrub Species)
- 2) Plant material shall be the following minimum sizes at the time of installation:
  - a) *deciduous shrubs - 300mm height;*
  - b) *evergreen shrubs - 300mm diameter;*
  - c) *small deciduous trees - 600mm height;*
  - d) *evergreen trees - 1000mm height*
  - e) *Large deciduous trees - 1200mm height.*
- 3) All plant material shall conform to the Canadian Standards for Nursery Stock provided by the Canadian Nursery Trades Association (CNLA).
- 4) Shrubs shall be planted in properly prepared shrub beds.
- 5) Plant material shall be guaranteed for a period of minimum one full year following completion of installation.
- 6) Plant material found to be dead or dying at the end of the guarantee period shall be replaced; replacement material shall also be guaranteed for one full year.
- 7) Artificial plant material is unacceptable.

## **VI. SCHEDULE OF COMPLETION:**

In addition to the above submissions, a schedule of completion of the landscaping shall be submitted that is acceptable to the Development Officer.

## **VII. DEVELOPMENT AGREEMENT:**

Upon approval of the plan submitted, the applicant will be required to enter into a development agreement that will identify the works proposed and the schedule for completion of these works. The Director of Planning may request some acceptable form of financial security to insure performance of the above noted works as permitted by the Planning and Development Act, 2007.

\* **Note:** A development permit shall not be issued until a development agreement has been executed for the property.

## **Appendix #1 Building Setback Requirements:** **The Following applies to Industrial districts.**

- i) *All buildings shall be set back a minimum of 45 meters (147.6 ft.) from the center line of any municipal road allowance or provincial highway or such distance as required by the Saskatchewan Department of Highways and Transportation, excepting sites which front on an internal subdivision road which shall be setback a minimum of 30 meters (98.4 ft from the front site line.)*
- ii) *Site yards – all buildings shall be set back a minimum of 8 meters (26.2 ft.) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.*
- iii) *Rear yards – all buildings shall be set back a minimum of 15 meters (49.2 ft.) from the rear property line, except where the rear yard may be reduced in accordance with the railway restriction regulations.*

## **Appendix #2 Site Drainage**

It is recommended that building floor elevations with the subdivision be set a minimum of 0.15 metres higher than the road elevation adjacent to each lot. All lots should be graded with a positive slope to the property lines. All property lines should be graded to provide positive slope and no lot owner may obstruct the drainage along a property line.

## **Appendix #3 Signage Requirements**

*(Note: this is a portion of applicable signage regulations, for further information please consult the Saskatoon Planning District Park Zoning Bylaw)*

**Large Scale Industrial Uses:** *(uses maintaining a continuous frontage in excess of 90m)*

- i) *Free standing signs shall not exceed a gross surface area of 11m<sup>2</sup> and a height of 8 m\*.*
- ii) *One attached sign shall be permitted not exceeding 5.6 m<sup>2</sup>.*
- iii) *Where a building maintains direct exposure to more than one public right of way, a second attached sign shall be allowable following the previous regulations.*
- iv) *Signage shall maintain a separation distance of 12 m for every square meter of gross surface area of the larger of the two signs.*

**Small Scale Industrial Uses:** *(uses maintaining a continuous frontage less than of 90m)*

- i) *1 per building frontage to a maximum gross surface area of 5m<sup>2</sup> for an approved commercial use.*
- ii) *Maximum 8 m in height\*.*
- iii) *One attached sign shall be permitted not exceeding 5.6 m<sup>2</sup>.*
- iv) *Signage shall maintain a separation distance of 12 m for every square meter of gross surface area of the larger of the two signs.*

*\* All height requirements on properties adjacent to the Saskatoon International Airport shall be subject to the approval of the Saskatoon Airport Authority.*

## **Appendix #4 Parking Requirements for Industrial zoning districts**

One and one-half (1½) parking spaces for every 90m<sup>2</sup> (969ft<sup>2</sup>) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.



## Appendix #5 Suggested List of Acceptable Tree and Shrub Species

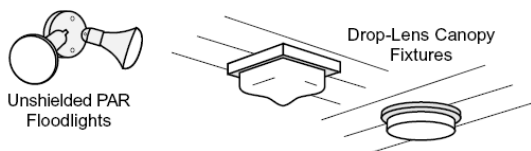
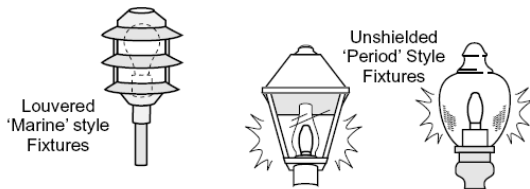
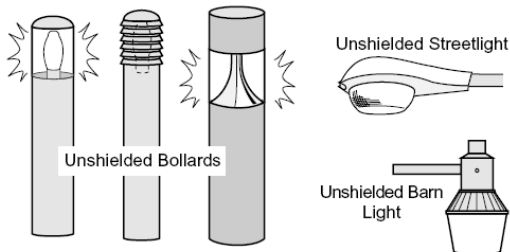
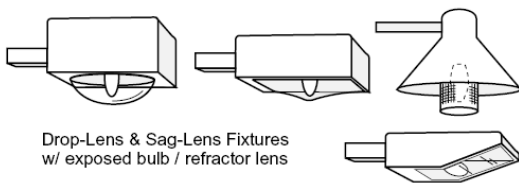
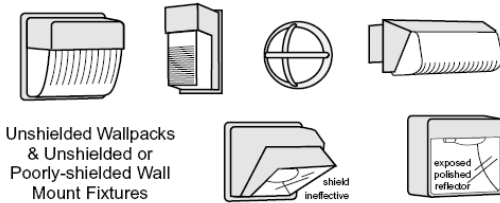
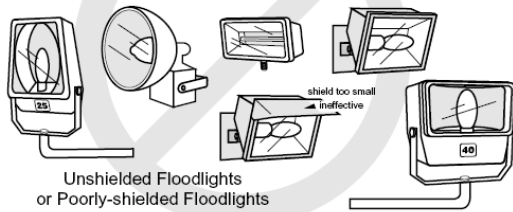
<b>Common Name</b>	<b>Botanical Name</b>	<b>Shape, Color, Mature Height</b>
<b>Deciduous Trees (seasonal)</b>		
Black Ash	Fraxinus 'Nigra'	oval shape, light green color, 8m ht.
Mancana Ash	Fraxinus 'Mancana'	oval shape, green color, 10m ht.
American Elm	Ulmus Americana	high head, green color, 25m ht.
Basswood	Tilia Americana	low head, dark green color, 15m ht.
<b>Deciduous Shrubs (seasonal)</b>		
Amur Maple	Acer Ginnala	low head, good fall color, 5.0m ht.
Silver Buffalo Berry	Shepherdia Argenta	ball shape, silver green color, 2.5m ht.
Red Osier Dogwood	Cornus Sericea	mound like, red stems, 2.0m ht.
Siberian Coral Dogwood	Cornus Alba 'Siberica'	upright, bright red stems, 1.5m ht.
Silver Leaf Dogwood	Cornus Alba 'Argenteo Marginata'	upright, white-green color, 1.5m ht.
Sweetberry Honeysuckle	Lonicera Caerulea	round, yellow-white flowers, 1.5m ht.
Golden Flowered Currant	Ribes Aureum	dense foliage, gold color, 1.5m ht.
Adelaide Hoodless Rose	Rosa Arkansana 'Adelaide'	spreading, deep red flowers, 1.0m ht.
Sandcherry	Prunus Pumila	spreading, grey-green color, 500mm ht.
Katherine Dykes Potentilla	Potentilla Fruiticosa 'Katherine Dykes'	arching growth, yellow flowers, 1.0m ht.
Three Lobed Siprea	Spiraea Trilobata	ball shape, white flowers, 1.0m ht.
<b>Coniferous Trees (year round)</b>		
Black Hills Spruce	Picea Glauca Densata	narrow pyramid, dark green color, 15m ht.
Scots Pine	Pinus Sylvestris	5 - 7cm needles, blue green color, 15m ht.
<b>Coniferous Shrubs (year round)</b>		
Arcadia Juniper	Juniperus Arcadia	spreading, green color, 500mm ht.
Compact Mugo Pine	Pinus Mugo 'Compacta'	round, dark green color, 1.0m ht.

## Appendix #5 Lighting Recommendation:

Note: For additional lighting information please visit the website of the International Dark-Sky Association or the Dark Sky Society. If you are unsure of your illumination style your lighting manufacturer or their representative can assist you in obtaining the necessary information. Again if the choice of lighting deviates from these recommendations provide reasons for necessity to do so and evidence that the lighting will not produce excessive light pollution or glare.

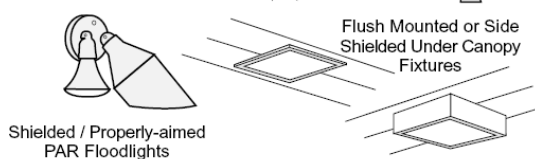
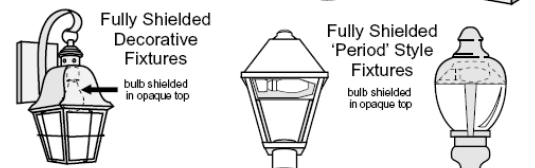
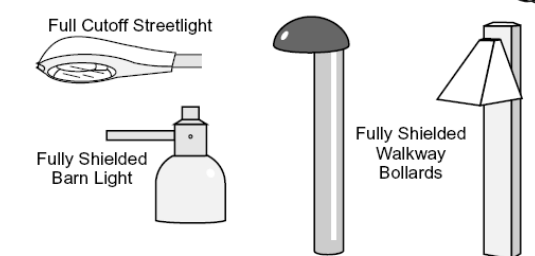
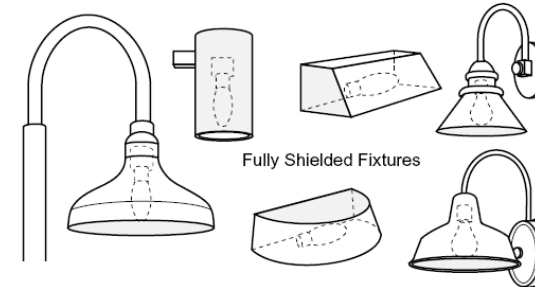
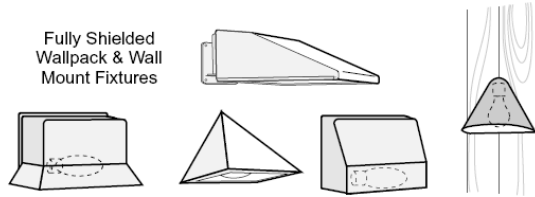
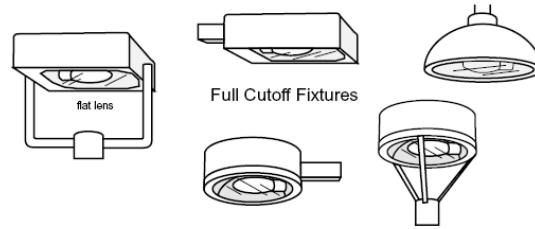
### Unacceptable / Discouraged

Fixtures that produce glare and light trespass



### Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



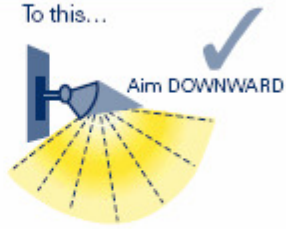
## Modifying Existing Fixtures

### FLOODLIGHT

Change this...



To this...



### WALLPACK

Change this...



To this...



Change this...



**FLOODLIGHT**

To this...



**OPAQUE REFLECTOR**

Or this...



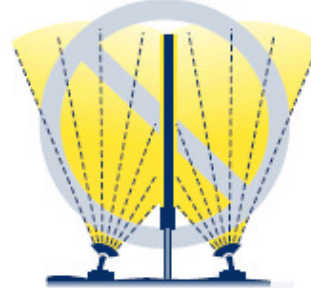
**SHOEBOX**

Artwork courtesy of the New England Light Pollution Advisory Group

## Examples of Common Lighting Fixtures

### BILLBOARD FLOODLIGHTS

POOR



Ground-mounted

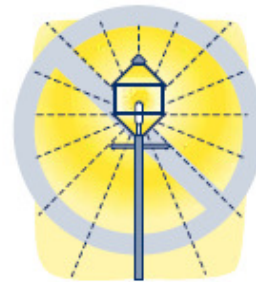
GOOD



Top-mounted  
(carefully focused onto sign)

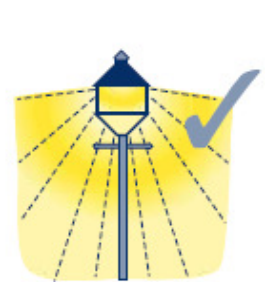
### POST-STYLE LAMP

POOR



(More than 1,800 lumens)

GOOD



(Lamp set under opaque top)

Artwork courtesy of the New England Light Pollution Advisory Group