

materials and other similar uses may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses.

5. The Development Officer may require that site landscaping be provided in conjunction with, and addressed as part of any development permit approval in any zoning district.
6. The use of landscaping is required adjacent to exterior storage areas within industrial developments to provide a natural screening of activities that are visible from public roads.

18. Commercial and Industrial Landscape Requirements:

1. The requirements contained herein shall apply to all new development on previously undeveloped commercial or industrial lands or where a change in the principal land use is proposed.
2. Development permit applications shall include a landscape plan clearly indicate and accurately identify the following:
 - a) a site plan drawn to scale, including dimensions and distances, a north arrow and necessary interpretive legends;
 - b) boundaries and dimensions of the site; location and name of adjacent streets;
 - c) location of all buildings or structures and all structure-to-property line setbacks distances;
 - d) the mandatory five (5) metre fire break;
 - e) location and type of all light fixtures both attached and detached;
 - f) the location of all attached and detached signage;
 - g) location of off-street parking and loading areas;
 - h) location of proposed screening including materials and height;
 - i) type and quantity of existing plant materials to be retained;
 - j) location of all soft landscaping proposed, identifying the common and botanical name, location, quantity and spacing;
 - k) any other information requested by the Development Officer to accurately and thoroughly evaluate the proposed development.
3. Every attempt should be made to preserve and protect existing trees and vegetation during construction.
4. All plant material shall be hardy and of a species capable of healthy growth in the R.M of Corman Park.
5. No goods or materials shall be stored within 5 meters (16.5 ft) of any site line. This area shall be maintained to the satisfaction of the Development Officer, as a fire break.
6. On site lighting shall be located, orientated and shielded to avoid negatively affecting adjacent properties or producing unnecessary light pollution.
7. All waste materials or unsightly elements shall be enclosed by buildings, or screened by landscape features, fences or a combination thereof to the satisfaction of the Development Officer.
8. The owner of the property, or his agent, or tenant shall be responsible for the maintenance of all landscaping. Plants shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds.

9. Plants, trees and vegetation which are required by the approved landscape plan and which are diseased or have died shall be replaced with like kind and size in a timely manner.
10. An applicant shall be required to enter into an agreement with the Municipality to ensure the landscape plan complies with all relevant requirements of this Bylaw.
11. A development permit shall not be issued until all landscape requirements are complied with in accordance with the approved landscape plan.
12. All landscaping requirements shall be completed in accordance with the municipally approved scheduled date of completion.
13. Any significant changes to an approved landscape plan must be authorized by the Development Officer

Lighting:

14. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
15. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture.
16. Public access areas shall be lit in keeping with the principles of crime prevention.

Building Height:

17. For sites adjacent to the Saskatoon International Airport, the maximum constructed height of a building or structure shall be subject to the approval of the Saskatoon Airport Authority.
18. In determining whether a development conforms to the maximum height permitted in any district, structures such as industrial processing towers, chimney stacks, monuments, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height except when proposed in an area regulated by the Saskatoon Airport Authority.

19. Signage:

1. A development permit is required for the erection, display, alteration, relocation or replacement of any temporary or permanent sign unless exempted as follows:

Signs not requiring a permit:

2. The following signs do not require a development permit:
 - a) regular maintenance including painting and repairs due to deterioration;
 - b) municipal and provincial agency signage;
 - c) traffic control signage;
 - d) decal or painted window signs;
 - e) signage intended to regulate hunting or trespassing on private property.
 - f) Agriculturally related signage including herbicide, insecticide or seed advertising promotional signage;
 - g) incidental signs containing traffic and pedestrian controls;
 - h) real estate signage;
 - i) residential name plates;