



LANDSCAPE GUIDELINES

**Companion to the R.M. of Corman Park Zoning Bylaw No. 9/94 and the
Saskatoon Planning District Zoning Bylaw No. 69/96**

PURPOSE AND INTENT:

These guidelines provide direction for industrial and commercial site development in the R.M. of Corman Park, intended to assist landscape professionals, developers and contractors preparing landscape plans. Site plans exceeding these minimum standards are encouraged. It is not intended to remove or replace established bylaws, 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 encourage landscape designs that support and complement the overall design, intention, and aesthetic qualities.
- To enhance the public perception of the proposed development.
- To promote economic development through the provision of an aesthetically pleasing development.
- To provide property screening and land use buffering between adjacent land uses through proper site design and landscaping.
- To provide ecological diversity that enhances the natural processes of the environment.

Disclaimer: Landscape Guidelines - Companion to the R.M. of Corman Park Zoning Bylaw No. 9/94 and the Saskatoon Planning District Zoning Bylaw No. 69/96 is intended as an informational guide only and therefore, should not be given any legal status. The original bylaws, policies, regulations, etc. should be consulted for any official purposes.

I. APPLICABILITY:

These Guidelines apply to the following:

1. Property within the R.M of Corman Park and the Saskatoon Planning District, currently zoned Industrial or Commercial.
2. The landscape plan requirement affects property referred to in the above but specifically applies to any new development.

Note: In instances where a particular site requires additional landscape standards exceeding those provided for within this document, applicants are encouraged to contact the Planning and Development Department for further clarification.

Prior to considering a development permit application to establish the principal use on a property; the applicant is responsible for submitting a landscape plan. The plan shall identify the following in an appropriate graphical form with supplementary textual information supplied as necessary:

II. GENERAL CONTENT REQUIREMENTS:

1. Complete address of Property Owner or Property Owner and Tenant.
2. Legal description including lot, block, and land location.
3. The nature and type of the proposed principal and accessory activities on the property, (e.g. trucking, landscaping, manufacturing, etc.)

III. LANDSCAPE PLAN ELEMENTS:

1. *Site Analysis Including:*

- a. Property site lines including dimensions and orientations.
- b. Identification and recognition of a mandatory 5 metre fire break along the property perimeter in which no goods and materials may be stored.
- c. Location of all buildings/structures and all structure to property line setback distances. (see *Appendix #1* for setback requirements)
- d. All existing and proposed public and private roads, driveway accesses and road right-of-ways denoting the names of all adjacent roads/highways.
- e. Areas that may be used for the outdoor storage that will be visible on the site along with strategies for screening including but not limited to fencing, planting and other landscape screening techniques. (type/location/height)
- f. Proposed site drainage, including any onsite storm water retention/detention, drainage swales, culverts etc...
- g. Hard surface development areas indicating the materials used. (e.g. paved areas, compressed gravel surfaces)
- h. Parking, and loading facilities including:
 - Fully dimensioned staff and public parking plan, including tabulation of proposed and required parking spaces based on zoning requirements.
 - Loading areas and docks.

* Note: Off street parking shall be provided in accordance with the conditions outlined in the Bylaw. (See *Appendix #4* for Industrial and Commercial parking requirements)

- i. Any other information required to accurately and thoroughly relate the proposed use.

2. *Planting Material*

- a. Existing vegetation (if applicable) and a brief report of intention to conserve and incorporate into the proposal or a plan for removal.
- b. Location of all proposed soft landscaping areas including:
 - grassed areas
 - planting locations including:
 - i. Plant Type (both common and botanical names) – **Note:** Ensure all plant material is drought resistant and hardy for local and site specific

conditions, (See *Appendix #2* for a select list of trees and shrubs suitable for the R.M. of Corman Park

- ii. Amount/Number of Plants
- iii. 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.
- iv. Size at maturity

* **Note:** All plant material shall conform to the *Canadian Standards for Nursery Stock* provided by the Canadian Nursery Trades Association (CNLA).

3. Signage

Location, type and size of proposed freestanding and attached signage. (See *Appendix #3* for signage requirements)

4. Lighting

Identify the type and location of freestanding and attached lighting. The objective is to confine and minimize lighting to the extent necessary to meet safety purposes on the subject property. 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 to facilitate evaluation..

5. Screening and Buffering

The intent of screening and buffering is to provide a means of separation between uses or development. Screening may included but is not limited to fencing, walls, shrubs, trees or other planting material.

IV. 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.

V. 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 both Commercial and Industrial districts.

- 1) *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.)*
- 2) *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.*
- 3) *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 Suggested List of Acceptable Tree and Shrub Species

Common Name	Botanical Name	Shape, Color, Mature Height
Deciduous Trees (seasonal)		
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.
Deciduous Shrubs (seasonal)		
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.
Coniferous Trees (year round)		
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.
Coniferous Shrubs (year round)		
Arcadia Juniper	Juniperus Arcadia	spreading, green color, 500mm ht.
Compact Mugo Pine	Pinus Mugo 'Compacta'	round, dark green color, 1.0m ht.

Appendix #3 Signage Requirements

(Note: this is a portion of applicable signage regulations, for further information please consult the either the Saskatoon Planning District or the R.M of Corman Park Zoning Bylaw)

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

- a. Free standing signs shall not exceed a gross surface area of 11m² and a height of 8 m*.
- b. One attached sign shall be permitted not exceeding 5.6 m².
- c. 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.
- d. 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 Commercial and Industrial Uses: (uses maintaining a continuous frontage less than of 90m)

- a. 1 per building frontage to a maximum gross surface area of 5m² for an approved commercial use.
- b. Maximum 8 m in height*.
- c. One attached sign shall be permitted not exceeding 5.6 m².
- d. 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 Commercial and Industrial zoning districts

Commercial:

One (1) parking space for every 18m² (194ft²) of gross floor area; minimum five spaces.

Industrial:

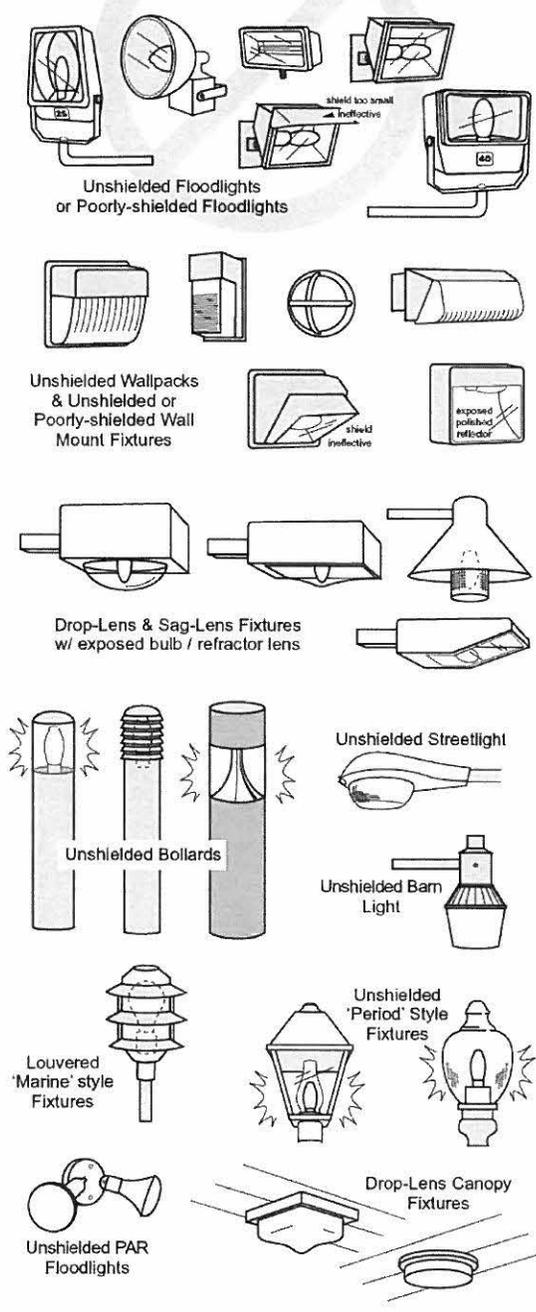
One and one-half (1½) parking spaces for every 90m² (969ft²) of gross floor area, but there shall not be less than one (1) parking space for every three (3) employees.

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.

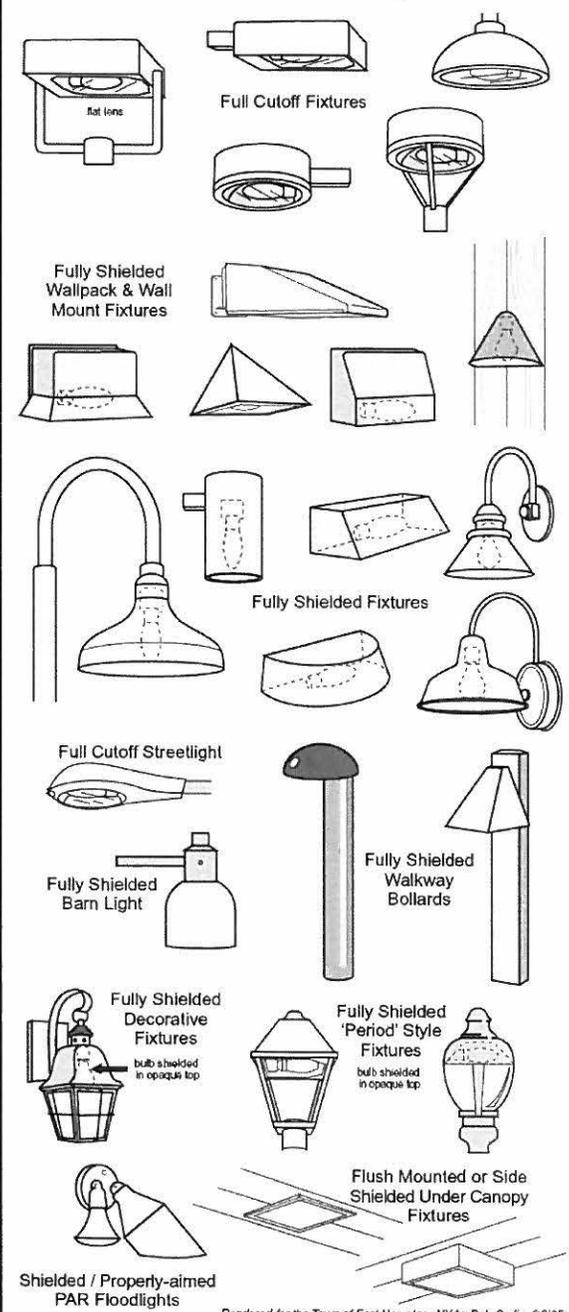
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

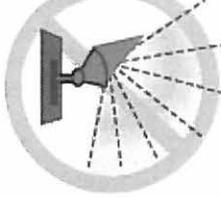
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



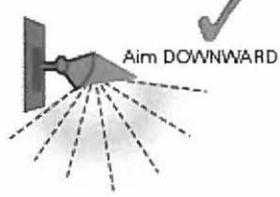
Modifying Existing Fixtures

FLOODLIGHT

Change this...

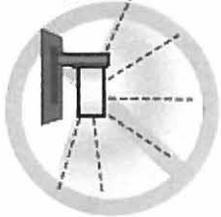


To this...

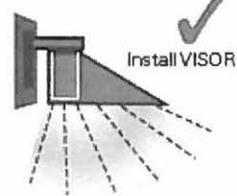


WALL PACK

Change this...



To this...



Change this...



FLOODLIGHT

To this...



OPAQUE REFLECTOR

Or this...



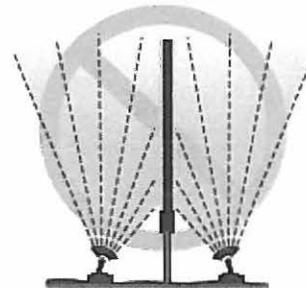
SHOEBOX

Artwork courtesy of the New England Light Pollution Advisory Group

Examples of Common Lighting Fixtures

BILLBOARD FLOODLIGHTS

POOR



Ground-mounted

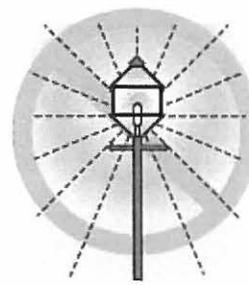
GOOD



Top-mounted
(carefully focused onto sign)

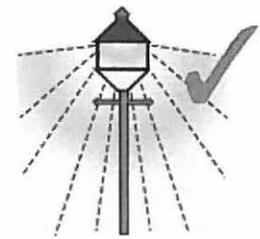
POST-STYLE LAMP

POOR



(More than 1,800 lumens)

GOOD



(Lamp set under opaque top)

Artwork courtesy of the New England Light Pollution Advisory Group