

COMMERICAL / INDUSTRIAL STANDARDS OF DEVELOPMENT

The following standards are applicable to commercial and industrial development.

SECTION 1 EASEMENTS

- 1.1 All permanent structures shall be located a minimum of 3.1 m (10 ft.), or such greater distance as required by the Development Authority, from an easement registered for the protection of municipal water mains and sewer mains or any other such infrastructure, as determined by the municipality.
- 1.2 No structures shall be located within a registered easement.

SECTION 2 CORNER VISIBILITY

2.1 Street Corner Visibility

On a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.9 m (3 ft.) and 3.0 m (10 ft.) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1 m (20 ft.) from the point of intersection (see Figures 7.2.1 and 7.2.2).

2.2 Rear Lane Visibility

The Municipal Planning Commission may impose conditions on a development to ensure that adequate visibility and safety of both pedestrians and vehicles is maintained for vehicles entering and exiting rear lanes.

The Municipal Planning Commission may request that a minimum 1.5 m (5 ft.) clear vision triangle be provided for lots backing onto the intersection of a rear lane and public roadway.

SECTION 3 LANDSCAPING AND SCREENING

- 3.1 A landscaping plan shall be submitted with the development permit application for any principal use. The Development Authority may require that a landscaping plan be prepared by a professional. An irrigation plan may also be required.
- 3.2 Within the front setback and secondary front setback, a minimum landscaped strip of 3.0 m (10 ft.) in width along the entire lot frontage (excepting driveways, sidewalks, and walkways) is required. The strip shall be comprehensively landscaped to the satisfaction of the Development Authority.
- 3.3 The Development Authority may require the prescribed minimum 7.6 m (25 ft.) setback between an industrial and residential use to be landscaped and/or fenced depending on the intensity of the proposed use.

- 3.4 Development along Highway 845 and 531 may be subject to enhanced landscaping standards to ensure attractive development adjacent to entryways into the community.
- 3.5 Off-street parking lots shall be landscaped and/or screened to the satisfaction of the Development Authority.
- 3.6 Where off-street parking is adjacent to a residential use, the Development Authority may require a minimum 3.0 m (10 ft.) landscaped buffer between the property line and the adjacent use.
- 3.7 Where an industrial lot is adjacent to a residential use, all mechanical equipment shall be concealed by fencing and/or landscaping to the satisfaction of the Development Authority.
- 3.8 Landscaping shall consist of any combination of the following to the satisfaction of the Development Authority:
- (a) vegetation (e.g. trees, shrubs, lawn, flowers);
 - (b) ground cover (e.g. large feature rocks, bark chip, field stone, crushed rock, or other similar features);
 - (c) buffering (e.g. berming, terracing, paving stones);
 - (d) outdoor amenity feature (e.g. benches, walkways, raised planters);
 - (e) innovative landscaping features, as approved by the Development Authority.
- 3.9 No cottonwood tree of any species or variety shall be planted in the municipality.

SECTION 4 FENCING

- 4.1 No fence, wall, gate, hedge or other means of enclosure shall extend more than 2.4 m (8 ft.) in height in any side or rear yard. A fence, wall, gate, hedge or other means of enclosure that exceeds 0.9 m (3 ft.) in height within a front yard or secondary front yard requires approval by the Development Authority.
- 4.2 The use of barbed wire below a height of 1.8 m (6 ft.) is not permitted.
- 4.3 The use of razor wire is not permitted.
- 4.4 Fencing shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such fencing will be at the property owner's expense.
- 4.5 Where a permit is required for fencing, the Development Authority may regulate the material types and colours used for the fence.
- 4.6 Refer also to Section 2, for clear vision triangle requirements.

SECTION 5 OFF-STREET PARKING REQUIREMENTS AND DESIGN STANDARDS

- 5.1 Refer to Schedule 5, General and Use Specific Standards of Development, Section 8.



SECTION 6 OUTDOOR DISPLAY AND STORAGE

- 6.1 Temporary outdoor display of goods, materials, and equipment for advertising and sale purposes may be permitted in the front yard provided the display is not located within any required landscape area or buffer.
- 6.2 The Development Authority may impose conditions related to screening, buffering or landscaping of any outdoor display areas.
- 6.3 Outdoor storage areas shall not be permitted within the front setback of 7.6 m (25 ft.) nor in the side setback of 3.0 m (10 ft.).
- 6.4 Outdoor storage areas adjacent to a residential lot shall be effectively screened by an opaque fence of at least 1.8 m (6 ft.) in height or other suitable screening to the satisfaction of the Development Authority.

SECTION 7 MITIGATION OF IMPACTS FROM NOISE, ODOUR, VIBRATION AND AIR QUALITY

- 7.1 Where, in the opinion of the Development Authority, a development has the potential to create negative impacts on adjacent uses and/or nearby residential development in the form of noise, odour, vibration and/or air quality, the applicant may be required to submit a mitigation plan demonstrating how impacts will be mitigated prior to a decision being made on the application.
- 7.2 A mitigation plan may be attached as a condition of approval as well as any other measures deemed necessary by the Development Authority to mitigate impacts pursuant to subsection 7.1 above.

SECTION 8 ACCESSORY BUILDINGS

- 8.1 Accessory buildings shall be located at least 1.2 m (4 ft.) from the principal building.
- 8.2 Accessory buildings shall be constructed such that eaves shall be no closer than 0.6 m (2 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.
- 8.3 Accessory buildings or structures shall not be located in the front yard in relation to the principal building.

SECTION 9 MOVED-IN BUILDINGS

- 9.1 The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district.
- 9.2 The building shall comply with all provincial and municipal health and fire regulations prior to occupancy and release of cash deposit. A report by a building inspector regarding each application shall be filed before any such application shall be considered by the development authority.
- 9.3 The quality of the completed building shall be at least equal to or better than the quality of the other buildings in the area.



- 9.4 The requirements of the building shall be established by the Municipal Planning Commission at the time of approval of the application and shall form a part of the conditions of the development permit.
- 9.5 A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.
- 9.6 The application should be accompanied by recent colour photographs of all elevations of the moved-in building.
- 9.7 The Development Officer may require a minimum of \$2,000 for moved in buildings and a minimum \$5,000 for moved-in dwellings in cash to ensure the conditions of the development permit are met. If the cost to complete the work in the conditions of approval is greater than the cash deposit, construction may be completed by the Village and additional costs may be charged against the property taxes.

SECTION 10 SURVEILLANCE SUITES

- 10.1 A development permit for a surveillance suite will only be issued if the surveillance suite is clearly compatible with and subordinate to the principal use of the subject parcel. Moreover, in the opinion of the Development Officer or Municipal Planning Commission, as the case may be, the placement of a surveillance suite shall be compatible with all existing, principal development/land uses on adjacent properties and shall not interfere with future principal development/land uses of adjacent properties.
- 10.2 Where a surveillance suite is attached to the building on a site by a roof, an open or enclosed structure, floor or a foundation, it is to be considered a part of the principal building.
- 10.3 The minimum and maximum floor area of any detached surveillance suite shall be 50 m² (538 ft²) and 102 m² (1098 ft²) respectively.
- 10.4 Where a surveillance suite is a manufactured home unit, the following shall apply:
 - (a) the unit shall have a CSA certification or equivalent, proof of which shall accompany the development permit application;
 - (b) the unit shall be secured and skirted to the satisfaction of the Development Officer or Municipal Planning Commission, as the case may be.

SECTION 11 GAS BARS, SERVICE STATIONS AND BULK FUEL STATIONS

- 11.1 Notwithstanding the District Regulations, a use pursuant to this section shall not be located on sites, which, in the opinion of the Development Authority, would be considered unsafe in terms of vehicle circulation, and access and egress from the site.

Site Area (Minimum)

- 11.2 Site Area (Minimum):
 - (a) Gas bar: 1,200 m² (12,917 ft²);
 - (b) Service station: 1,500 m² (16,146 ft²);
 - (c) Gas bar or service station including car wash: 2,700 m² (29,063 ft²);



- (d) Where a service station or gas bar forms part of a shopping centre, the area containing the service station or gas bar buildings and pump areas: 1,000 m² (10764 ft²);
- (e) Where a service station or gas bar is combined with a convenience store: 1,200 m² (12,917 ft²);
- (f) Bulk fuel station: 2,700 m² (29,063 ft²).

Setback of Buildings and Structures

- 11.3 The Provincial Plumbing and Gas Safety Services Branch shall approve the proposed location(s) and design of all fuel storage tanks prior to application for a development permit.
- 11.4 Fuel storage tanks shall have the following setbacks from any property lines, abutting masonry building walls, drainage basins and ditches:

Total Tank Capacity Setback

Up to 7,500 litres	3.0 m (10 ft.)
7,501 to 19,000 litres	5.0 m (16.5 ft.)
19,001 to 38,000 litres	7.6 m (25 ft.)
Over 38,000 litres	10.5 m (34.5 ft.)

Tanks located on property within a Flood Hazard Area shall be flood proofed to the satisfaction of the Development Authority.

- 11.5 The ventilation tank pipes shall have a minimum height of 3.5 m (11.5 ft.) from grade, and a minimum setback of 0.9 m (3 ft.) from any property line. In cases where the ventilation tank pipes are abutting to a building opening, the setback requirement shall be a minimum on 1.2 m (4 ft.).
- 11.6 The ventilation tank pipes shall have a minimum setback of 7.6 m (25 ft.) from any fuel-dispensing unit.
- 11.7 The minimum front yard requirements shall be as prescribed in the District in which the use is located but in no case shall be less than 3.0 m (10 ft.).
- 11.8 The minimum side and rear yard setbacks shall be as prescribed in the District in which the use is located.
- 11.9 Yard setbacks shall apply to all above ground structures, including gas pump canopies.

Site and Building Requirements

- 11.10 All parts of the site to which vehicles may have access shall be hard-surfaced if the property is accessed from a paved public road or lane, and drained to the satisfaction of the Development Authority.
- 11.11 A minimum of 10 percent of the site area of a Gas Bar and Service Station under this section shall be landscaped to the satisfaction of the Development Authority.
- 11.12 The removal of tanks requires a demolition permit from the Development Authority.
- 11.13 The maximum building coverage for a use under this section shall be 25 percent of the site area.

