

SCHEDULE “B”

MCKENZIE INDUSTRIAL BUSINESS PARK – ARCHITECTURAL GUIDELINES (RESTRICTIVE COVENANT)

1.0 Introduction

McKenzie Industrial Business Park, being those lands set out in appendix “A”(hereinafter the “Park”), was developed to create a business environment of high quality, one which will provide long-term benefits to businesses operating within the Park and the community at large.

2.0 General Purpose

The purpose of these Architectural and Development Guidelines (hereinafter the “Guidelines”) is to establish a framework around which individual landowners, builders, and/or architectural consultants can implement individual designs and to establish criteria for all development in the Park.

3.0 Governing Planning Criteria

The planning criteria which are to govern development in the Park and which are reflected in the Guidelines include the following:

- Creation of an attractive environment characterized by quality in architectural design, site planning and landscaping.
- To protect the owners, lessees and/or tenants of buildings within the Park against improper and undesirable use of other building sites in the Park, and to foster the development of high quality developments.
- Each building site shall be site-specific in its design, different from its neighbors, and generally should improve the aesthetic character of its surroundings.
- Landscaping shall be an integral part of the overall site planning and shall define circulation, buffer adjacent uses and unsightly views.
- Enhance and maintain the quality of the architecture and site design of this development within the county.
- To ensure development is complimentary to existing and proposed adjacent land uses and development.

4.0 Bylaw

These guidelines are to be read in conjunction with the County of Red Deer (the “County”) Land Use Bylaw 2006/6. The Park has the following types of zoning:

- BSI – Business Service Industrial
- MI – Medium Industrial District
- C2 – General Commercial District

If there is any conflict between the Guidelines and the zoning requirements, the zoning requirements shall govern.

5.0 Architectural and Development Guidelines

5.1 General:

- Principal entrances and primary building elevations should orient to public streets and should be well defined. C2 lots have exposure to two streets and will require specific architectural treatment.
- Site design shall, above all, recognize and relate to adjacent streets and adjacent developments.
- Details of the proposed colours and materials must be shown on the building drawings. Bright contrasting colours shall be used for trims and accents only.
- Long horizontal roof lines shall be broken up by providing articulations in the facade of buildings, change in height of roofs, or change in colour, material, etc.
- Principal facades of buildings visible from a public street shall be constructed of good quality material. These materials are to extend along the front face and along the side for at least 6m. Good quality materials include:
 - Glass
 - Metal Composite Panels
 - Smooth Stucco (must have relief)
 - Masonry (brick, split-face block, or stone)
 - Pre-cast Concrete

The massing of the buildings is to be broken up and architectural interest created by combinations of these materials.

5.2 Maximum Site Coverage:

- Refer to County land use by-law for specific zoning details.

5.3 Loading Areas:

- Refer to County land use by-law.

5.4 Fencing:

- All exterior storage areas are to be fenced.
- Acceptable fencing materials are as follows: chain link, vinyl, and masonry.
- Good quality wood fencing is acceptable as a material for the gates of a garbage enclosure.
- No fences are permitted in the front yard.
- Maximum height of a fence shall be 2.5 m.
- No fence shall extend or be in front of the face of the building.

5.5 Garbage Enclosures:

- Garbage containers must be hidden from public view by either a freestanding enclosure or within the principle building.
- Garbage enclosures must be roofed to reduce the chance of garbage being carried by the prevailing winds.
- Enclosures must be constructed of materials similar to the principle building.
- Gates must be installed and used on garbage containers.

5.6 Landscaping:

The quality of the landscaping is a major consideration in this Park. Consideration should be given to the angled sight lines from the street. Site grading should compliment the landscaping.

- A professional landscape plan must be prepared for each lot.
- Provide a minimum 2m landscape buffer between the building face and the parking stalls. This buffer is to contain shrubs and trees and may contain a concrete (hard landscaping) sidewalk.
- Landscaping should be used to buffer the view of parking areas, storage areas, loading areas.
- The creation of berms in the front yard that act as a noise and visual buffer that would create interest is desirable.
- Landscaped parking islands (min.2.6m wide) spaced every 20 stalls are required to break up the parking lot. These islands are constructed using soft landscaping materials.
- All unused portions of a site to be hydro-seeded.
- Minimum of the first 5 meters from the front property line must be landscaped.

5.6.1 Trees:

- 1/3 coniferous to 2/3 deciduous.
- Minimum 1 tree per 45 sq. m. of landscaped area.
- 50% of the trees to have a minimum caliper of 50mm. The other 50% is to have a minimum caliper of 80mm.

5.6.2 Shrubs:

- To be complementary to the trees and provide visual interest in all seasons.

5.7 Parking:

- Extended vehicle parking is not allowed in front of the principal building. All vehicles stored for an extended period are to be located at the side or behind the principal building.
- Handicap parking to be as per table 3.8.2.2. of the 1997 Alberta Building code. Additional requirements are contained in section 78 of the County land use by-law 2006/6.
- Standard parking stall dimensions shall be determined via section 71.5 of the County land use by-law 2006/6.
- Driveway crossings to be a min. of 7.0m wide with 3.0m flares for standard traffic.
- Landscaped parking islands (min. 2.6m wide) spaced every 20 stalls will be required to break up the parking lot.
- All parking, circulation, and maneuvering areas to be covered with asphalt.
- 150mm concrete curbs to be installed to separate landscape areas from the driving surface.
- Additional Parking requirements can be found in the County of Red Deer land use bylaw.
- All parking is required to be provided on-site.

5.8 Signage:

- No sign shall be located where it will interfere with pedestrian or traffic safety.
- The municipal address, a minimum size of 100mm in height, must be installed on the building at the principal entrance. Blinking, flashing or strobe lights are not permitted.
- Free-standing signage:
 - must be illuminated,
 - must be permanently attached to the ground,
 - municipal address must be clearly indicated, and

- must be located within the front setback.

5.9 Lighting:

- Avoid undue illumination of the neighboring parcels.
- Not to interfere with traffic safety.
- All pedestrian/public areas to be well illuminated.
- Light poles are not to exceed 8.0m in height.

5.10 Mechanical Equipment:

- All louvers, gutters, and scuppers must blend in to the architectural theme.
- Roof mounted equipment and/or ductwork shall be located in areas which are not visually prominent. These units must also blend into the architectural theme of the building by either screening or paint.
- Any equipment that sits outside of the building also must be screened and must be located at the rear or side of the building.

SCHEDULE "A"

MCKENZIE INDUSTRIAL BUSINESS PARK – PHASE I

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