

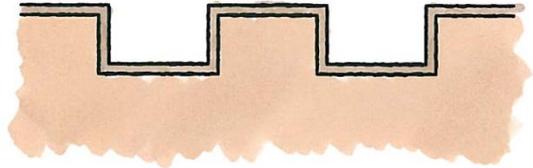
# Schedule 'A'

## Gateway Commercial and Industrial Design Guidelines

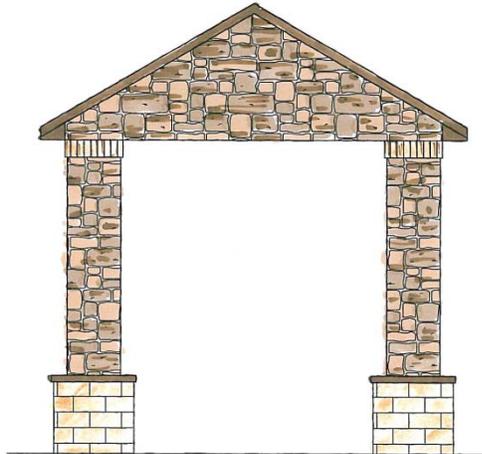
### 1.0 Definition of Terms

- 1) Building Mass means the appearance of heaviness of a building.
- 2) Crenellations

**Crenellations** is the name for the distinctive pattern that frames the tops of the walls. Crenellation most commonly takes the form of multiple, regular, rectangular spaces cut out of the top of the wall.



- 3) Floating Hard Materials means products which are not visually anchored to the ground.



Brick, stone and hard materials must be grounded

- 4) Glazing

**Glazing** is a [transparent](#) part of a [wall](#), usually made of [glass](#) or [plastic](#) ([acrylic](#) and [polycarbonate](#)). Common types of glazing used in architectural applications include clear and tinted [float glass](#), [tempered glass](#), and laminated glass as well as a variety of coated glasses, all of which can be glazed singly or as [double, or even triple,](#) glazing units.

- 5) Human Scale

**Human scale** means that buildings have been designed explicitly with the needs, constraints and perceptive ability of humans in mind; humans are typically between three and seven feet tall and will climb a few sets of stairs at a time, etc. In the physical construction of human scale architecture it is possible to build buildings that are more desirable to be lived/worked in, which are more maintainable, can be evolved and turned into different uses over time.

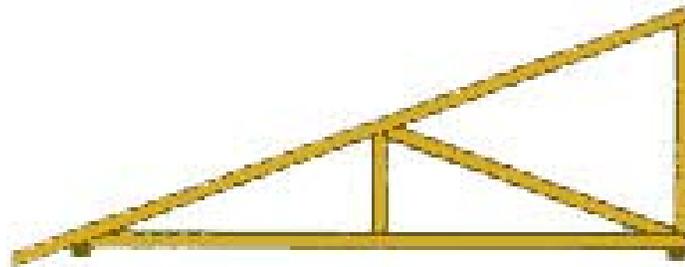
## 6) Major Cladding Materials

Major cladding materials can be Stone, Brick, Stucco, Pre-finished metal sheets which can be used to differentiate as two major cladding materials.



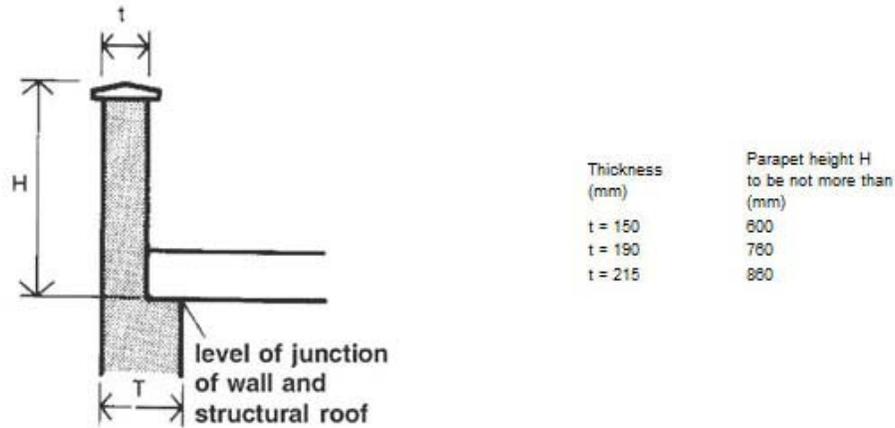
## 7) Mono slope roof truss

Steel framed mono-slope buildings are used either as a lean to on an existing building; or for very small buildings (less than 15m span) or for locations where wide openings are needed in the side of a long, but thin building. A steel spine truss will go the length of the opening, and the roof will slope up to this spine. Aircraft hangars, port buildings and warehouses are often built as mono-slopes.



## 8) Parapet

A **building parapet** consists of a dwarf [wall](#) along the edge of a roof, or around a lead flat, [terrace](#) walk, etc., to prevent people from falling over the edge. Parapets are either plain, [embattled](#), perforated or panelled. The last two are found in all styles except the [Romanesque](#). Plain parapets are simply portions of the wall generally



Note: t should be less than or equal to T

Note, the above guidance relates only to structural aspects of parapet wall design. Further advice should be obtained with regard to moisture penetration.

overhanging a little, with a [coping](#) at the top and [corbel](#) table below. Embattled parapets are sometimes panelled, but more often pierced. Perforated parapets are pierced in various devices as [circles](#), [trefoils](#), [quatrefoils](#) and other designs so that the light is seen through. Panelled parapets are those [ornamented](#) by a series of panels, either [oblong](#) or square and more or less enriched, but not perforated. These are common in the [Decorated](#) and [Perpendicular](#) periods.

## 9) Primary Colours

**Primary colors** are sets of [colors](#) that can be combined to make a useful range ([gamut](#)) of colors. For human applications, three are often used; for additive combination of colors, as in overlapping projected lights or in [CRT](#) displays, the primary colors normally used are [red](#), [yellow](#), and [blue](#).

## 10) Secondary Colours

A **secondary color** is a [color](#) made by mixing two [primary colors](#) in a given [color space](#), the secondary colors normally used are [orange](#), [green](#), and [purple](#).

## 2.0 Introduction

The County of Stettler No. 6 and the Town of Stettler Inter-municipal Development Plan identifies designated growth areas for each municipality, and requires that the two municipalities develop and apply a joint design guideline for development of land in the mixed business areas at the gateway locations. The site and building design guidelines set out in this *Guidelines*

document describe the exterior design requirements for commercial and industrial buildings within the designated gateways as identified in the Inter-municipal Development Plan.

The *Guidelines* must be read in conjunction with the approving municipality's Land Use Bylaw, which deals with land use and site development regulations such as setbacks, signage and landscaping. The intent of these *Guidelines* is to provide landowners, developers, designers and potential investors with the direction of design approach that is intended for various developments.

These design *Guidelines* concern the position of buildings and utility areas on sites, the proportion, scale and massing of building forms, the application of materials and colours to exterior walls and roofs, the choice and location of windows and doors and the role of landscaping in all of these considerations.

### **3.0 Application of the Guidelines**

These *Guidelines* apply to any commercial or industrial type development permit application in any land use district that allows these types of developments on land that is located within a designated County growth area in the County of Stettler No. 6 and Town of Stettler Inter-municipal Development Plan.

All commercial and industrial development projects located as described above must comply with these *Guidelines*. More specifically, those developments located adjacent to or prominently visible from a highway, as determined by the approving municipality's Development Authority, must meet all the listed requirements. Those developments not adjacent to or prominently visible from a highway may have the guidelines reduced as per discussions with the Development Authority. The approving municipality's Development Authority will review development permit applications for compliance with these *Guidelines* and may approve a development permit with variances from these *Guidelines*, subject to the referral policies of the Inter-municipal Development Plan.

The design *Guidelines* for commercial buildings apply to the use of the building, not the land use district, and therefore may apply to projects in industrial land use districts, for example an office building, a food and beverage service facility or a commercial recreation building that is located on industrial premises. Prior to designing the project the developer must determine from the approving municipality whether the proposed development is deemed to be a commercial or industrial building.

The approving municipality's Land Use Bylaw prescribes the format and content of the development permit application and the landscaping plan.

It is highly recommended that all new projects are reviewed with the principles of CPTED (Crime Prevention Through Environmental Design) in mind, to ensure that all new projects are developed in a safe and respectful manner. The approving municipality's Development Authority will review project designs for CPTED compliance.

It is further required that all developments that are subject to these *Guidelines* comply with the latest edition of the Alberta or National Building Code for site accessibility standards, as well as the latest edition of The Canadian Standards Association "Accessible design for the built environment".

## 4.0 Commercial Site and Building Design Guidelines

### 4.1 Site planning

**Intent:** To ensure that any development is located on a site in such a manner as to enhance the overall development and provide a unified connection to the surrounding buildings.

- 4.1.1 Except when a development along Highway 12 or Highway 56 backs onto the highway, the main entry of the building must face the main access road and be prominently visible upon entering the site. The main entry is not permitted to be visually blocked by the storage or display of sale products.
- 4.1.2 When a development along Highway 12 or Highway 56 backs onto the highway, the main entry of the building must face the highway and be prominently visible to the public travelling along the highway. The main entry is not permitted to be visually blocked by the storage or display of sale products.



- 4.1.3 Buildings must be sited in such a location to provide open space between the building and adjacent streets and/or on-site parking lots for the purpose of landscaping. This open space area is to be equal to or exceeding the minimum required setback for the development as prescribed in the approving municipality's Land Use Bylaw. This landscaped area is not to be used for the display of sale products or for waste disposal or other utility areas, unless these are screened pursuant to Subsection 4.1.5.
- 4.1.4 Provision for on-site parking and loading must meet the requirements of the approving municipality's Land Use Bylaw.

- 4.1.4.1 On-site parking lots and loading areas when visible from an adjacent street or when used by clients should be effectively landscaped or strategically screened to break up the view and mass of them.
- 4.1.4.2 Curbing should be used to separate all on-site parking lots and loading areas from landscaped areas.
- 4.1.5 All utility areas (e.g. outdoor storage, waste disposal, building equipment such as heating and cooling, etc.) visible from an adjacent street or an on-site client parking lot must be enclosed with screening, or be otherwise designed or treated to the satisfaction of the approving municipality's Development Authority, to match the overall design of the development.
- 4.1.6 All on-site lighting, including those in on-site parking lots, must be down lighting; the use of fixtures projecting light upwards is not permitted.

## 4.2 **Site Landscaping and Fencing**

**Intent:** To ensure that any development provides landscaping compliant with the approving municipality's Land Use Bylaw in a manner that enhances the overall appearance of a project.



- 4.2.1 All landscaping must comply with the approving municipality's Land Use Bylaw.
- 4.2.2 Landscaping must be used to contribute to the overall theme of a project, provide interest and ensure a pleasant inviting atmosphere is obtained.
- 4.2.3 Landscaping must play a prominent role in the site design on all sides adjacent to a street or an on-site client parking lot.

- 4.2.4 Where existing natural landscaping is present every effort must be made to preserve it and incorporate it into the overall landscaping plan.
- 4.2.5 Dry landscaping (e.g. mulch and/or washed rock) instead of grass, and the use of native plant species that can withstand drought are encouraged.
- 4.2.6 In order to address the issues related to potential wildland fires and their interface with development, any development proposal adjacent to a naturally vegetated area or agricultural lands shall incorporate the FireSmart guidelines advocated by Alberta Sustainable Resource Development to the satisfaction of the approving municipality's Development Authority.  
(<http://www.srd.gov.ab.ca/wildfires/firesmart/>)
- 4.2.7 Where landscaping is proposed within a utility right-of-way the agencies that have permission to provide services within the utility right-of-way must endorse the proposed landscaping plan prior to it being submitted to the approving municipality for review.
- 4.2.8 Landscaping along any street frontage must be provided outside of the perimeter fence.
- 4.2.9 Chain link fencing shall not be visible from an adjacent street or on-site client parking lot. Landscaping may be used to screen a chain link fence.
- 4.2.10 Fencing of any nature shall not extend beyond the front façade of the principal building.



4.2.11 A landscaped buffer zone of at least 0.91 metres (3'-0") between the building and an on-site parking lot or sidewalks must be provided along the base of all buildings where public access is permitted.

4.2.12 Landscaping areas should not be used for the display of sale products, unless their display has been properly integrated into the landscaping design and approved by the approving municipality's Development Authority.

### 4.3 **Building Design**

**Intent:** To provide guidelines that enhance project developments and promote the use of materials that complement adjacent buildings to create a unified development. A variety of materials and colours are always encouraged.

4.3.1 The proportion, scale and mass of the building must incorporate design elements that break the overall scale of building and create a human scale around all entries to the building and elevations that are visible from an adjacent street or on-site client parking lot. This can be accomplished by varying materials, colours, elevation heights, or architectural accents.

4.3.2 Each building elevation facing an adjacent street or an on-site client parking lot shall be finished to the same level of architectural treatment.

4.3.2.1 A minimum of two major exterior cladding materials are required for any elevation of a principal or an accessory building facing an adjacent street or an on-site client parking lot, the proportions of which must be sensitively designed. Major exterior cladding materials must be perceived as occupying a significant proportion of any wall.



4.3.3 A variety of exterior materials and/or colours is encouraged to prevent the creation of monotonous streetscapes.

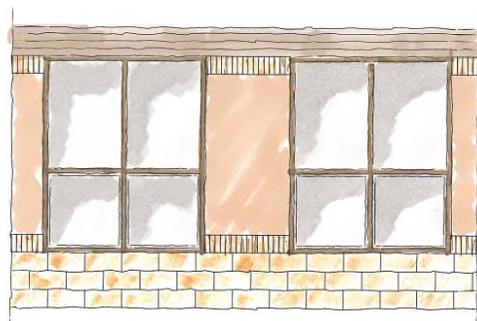
4.3.3.1 Each occupant's bay must be clearly defined with either architectural features or colour. Finishes must be visible from a street to qualify.



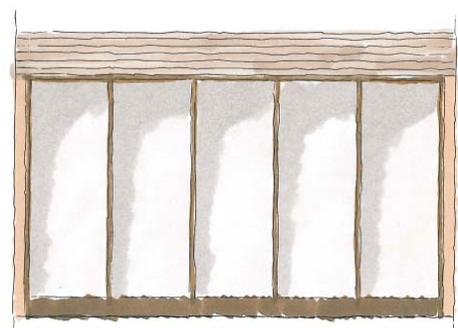
4.3.4 The main entry of the building must be prominent and clearly visible upon entering the site.

4.3.4.1 Entrance protection is required above all public entry doors. This can be accomplished through using entry canopies integral to the building design, recessed entries with roof overhangs or surface mounted canopies. All entry features must be designed to fit in the balance of the architectural treatment.

4.3.5 Windows shall be architecturally designed to form part of the overall building façade. The use of full front glazing is not recommended.



Recommended



Not Recommended

4.3.6 Whenever possible the design of the building should reflect the intended interior usage.

4.3.7 The base of all buildings on sides requiring architectural treatment pursuant to these *Guidelines* must be clearly defined and provide a visual anchor to the building.

4.3.7.1 Permitted ways to define the base include but are not limited to the following; block, stone, brick, a change in exterior material or a change in exterior colour or a change in the direction of exterior material. The painting of the exterior material is not permitted.

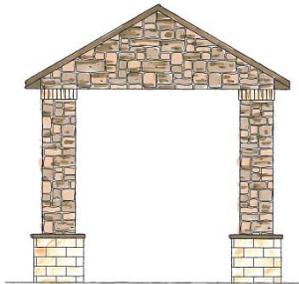


4.3.7.2 The ideal ratio for defining the base height is 4:1. For example, if the building height is 12'-0" the base should be 3'-0".

4.3.7.3 All base definition must return around the corners a minimum of 18" (450mm), except along any building elevation that is visible from an adjacent street or an on-site client parking lot, in which case the base definition shall follow along the entire length of the elevation.



- 4.3.8 Building rooflines must be clearly defined through a change in material, colour, or elevation change.
- 4.3.8.1 Permitted ways to create this definition include creating a distinct wall colour band, a change in the direction of exterior siding, the addition of crenellations to break up a single level roof line, or variations in the building parapet elevation.
  - 4.3.8.2 The ideal ratio for defining the roofline is 8:1. For example, if the building height is 12'-0" the roofline should be 1'-6".
  - 4.3.8.3 The painting of the exterior siding is not permitted to define the roofline.
  - 4.3.8.4 Mono slope roof trusses are not permitted.
- 4.3.9 All exterior columns must be properly proportioned and have a defined base, middle and capital.
- 4.3.9.1 The height of a column is measured in terms of a ratio between the diameter of the shaft at its base compared to the height of the column.
  - 4.3.9.2 All round columns must be a minimum of eleven diameters; therefore, a round column must be equal to at least 1" (25mm) minimum in diameter for every 11" (280mm) in height. [Example; a round column that is 22' (6.705m) in height must be a minimum of 2' (610mm) in diameter].
  - 4.3.9.3 All square columns must be equal to at least 1" (25mm) minimum in width for every 12" (305mm) in height. [Example; a square column that is 22' (6.705m) in height must be a minimum of 22" (559mm) in width].
- 4.3.10 Floating brick, stone or hard materials are not permitted on any project. All accent materials must be continued to the ground.



Required grounding of brick, stone & hard material



Not permitted

- 4.3.11 Building signage and other on-site signage must comply with the approving municipality's Land Use Bylaw. Building signage (including business signs, usage signs and directional signs) must be integrated with the building façade.

- 4.3.11.1 The use of surface mounted back lit signage boxes are discouraged.
- 4.3.11.2 Signage painted directly onto the building is not permitted, except as may be allowed in the approving municipality's Land Use Bylaw.
- 4.3.12 The use of true primary and secondary colours is not permitted as the main field colour or roofing colour and must only be used as accent colouring.
  - 4.3.12.1 All colours are to be approved by the approving municipality's Development Authority. It is recommended to submit true colour samples for approval to the Development Authority.

## **5.0 Industrial Site and Building Design Guidelines**

### **5.1 Site planning**

**Intent:** To ensure that any development is located on a site in such a manner as to enhance the overall development and provide a unified connection to the surrounding buildings.

- 5.1.1 The main entry of the building must face the main access road and be prominently visible upon entering the site. The main entry is not permitted to be visually blocked by the storage or display of sale products.
- 5.1.2 Buildings must be sited in such a location to provide open space between the building and adjacent streets and/or on-site parking lots for the purpose of landscaping. This open space area is to be equal to or exceeding the minimum required setback for the development as prescribed in the approving municipality's Land Use Bylaw. This landscaped area is not to be used for the display of sale products or for waste disposal or other utility areas, unless these are screened pursuant to Subsection 5.1.4.
- 5.1.3 Provision for on-site parking and loading must meet the requirements of the approving municipality's Land Use Bylaw.
  - 5.1.3.1 On-site parking lots and loading areas when visible from an adjacent street or when used by clients should be effectively landscaped or strategically screened to break up the view and mass of them.
- 5.1.4 All utility areas (e.g. outdoor storage, waste disposal, building equipment such as heating and cooling, etc.) visible from an adjacent street or an on-site client parking lot must be enclosed with screening or be otherwise designed or treated to the satisfaction of the approving municipality's Development Authority, to match the overall design of the development.
- 5.1.5 All on-site lighting, including those in on-site parking lots, must be down lighting; the use of fixtures projecting light upwards is not permitted.

## **5.2 Site Landscaping and Fencing**

**Intent:** To ensure that any development provides landscaping compliant with the approving municipality's Land Use Bylaw in a manner that enhances the overall appearance of a project.

- 5.2.1 All landscaping must comply with the approving municipality's Land Use Bylaw.
- 5.2.2 Landscaping must be used to contribute to the overall theme of a project, provide interest and ensure a pleasant inviting atmosphere is obtained.
- 5.2.3 Landscaping must play a prominent role in the site design on all sides adjacent to a street or an on-site client parking lot.
- 5.2.4 Where existing natural landscaping is present every effort must be made to preserve it and incorporate it into the overall landscaping plan.
- 5.2.5 Dry landscaping (e.g. mulch and/or washed rock) instead of grass, and the use of native plant species that can withstand drought are encouraged.
- 5.2.6 In order to address the issues related to potential wildland fires and their interface with development, any development proposal adjacent to a naturally vegetated area or agricultural lands shall incorporate the FireSmart guidelines advocated by Alberta Sustainable Resource Development to the satisfaction of the approving municipality's Development Authority.  
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- 5.2.7 Where landscaping is proposed within a utility right-of-way the agencies that have permission to provide services within the utility right-of-way must endorse the proposed landscaping plan prior to it being submitted to the approving municipality for review.
- 5.2.8 Landscaping along any street frontage must be provided outside of the perimeter fence.
- 5.2.9 Landscaping areas should not be used for the storage of equipment or materials or for the display of sale products, unless their storage and/or display has been properly integrated into the landscaping design and approved by the approving municipality's Development Authority.

## **5.3 Building Design**

**Intent:** To provide guidelines that enhance project developments and promote the use of materials that complement adjacent buildings to create a unified development. A variety of materials and colours are always encouraged.

- 5.3.1 The proportion, scale and mass of the building must incorporate design elements that break the overall scale of building and create a human scale around all entries to the building and elevations that are visible from an adjacent street or on-site client parking lot. This can be accomplished by varying materials, colours, elevation heights, or architectural accents.



- 5.3.2 Each building elevation facing an adjacent street or an on-site client parking lot shall be finished to the same level of architectural treatment.
- 5.3.3 A variety of exterior materials and/or colours is encouraged to prevent the creation of monotonous streetscapes.
- 5.3.4 The main entry of the building must be prominent and clearly visible upon entering the site.
- 5.3.5 The base of all buildings on sides requiring architectural treatment pursuant to these *Guidelines* must be clearly defined and provide a visual anchor to the building.
- 5.3.5.1 Permitted ways to define the base include but are not limited to the following; block, stone, brick, a change in exterior material or a change in exterior colour or a change in the direction of exterior material. The painting of the exterior material is not permitted.
- 5.3.5.2 The ideal ratio for defining the base height is 4:1. For example, if the building height is 12'-0" the base should be 3'-0".
- 5.3.6 Building rooflines must be clearly defined through a change in material, colour, or elevation change.
- 5.3.6.1 Permitted ways to create this definition include creating a distinct colour band, a change in the direction of exterior siding, the addition of crenellations to break up a single level roof line, or variations in the building parapet elevation.
- 5.3.6.2 The ideal ratio for defining the roofline is 8:1. For example, if the building height is 12'-0" the roofline should be 1'-6".

5.3.6.3 The painting of the exterior siding is not permitted to define the roofline.

5.3.6.4 Mono slope roof trusses are discouraged.



5.3.7 Floating brick, stone or hard materials are not permitted on any project. All accent materials must be continued to the ground (see Subsection 4.3.10 for diagrams).

5.3.8 All exterior columns must be properly proportioned and have a defined base, middle and capital.

5.3.8.1 The height of a column is measured in terms of a ratio between the diameter of the shaft at its base compared to the height of the column.

5.3.8.2 All round columns must be a minimum of eleven diameters; therefore, a round column must be equal to at least 1" (25mm) minimum in diameter for every 11" (280mm) in height. [Example; a round column that is 22' (6.705m) in height must be a minimum of 2' (610mm) in diameter].

5.3.8.3 All square columns must be equal to at least 1" (25mm) minimum in width for every 12" (305mm) in height. [Example; a square column that is 22' (6.705m) in height must be a minimum of 22" (559mm) in width].

5.3.9 Building signage and other on-site signage must comply with the approving municipality's Land Use Bylaw. Building signage (including business signs, usage signs and directional signs) must be integrated with the building façade.

5.3.10 The use of true primary and secondary colours is not permitted as the main field colour or roofing colour and must only be used as accent colouring.

5.3.10.1 All colours are to be approved by the approving municipality's Development Authority. It is recommended to submit true colour samples for approval to the Development Authority.