



Policy # 6018

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Policy Title: Business, Commercial and Industrial Design Guidelines

Policy No.: 6018

Approval: County Council

Effective Date: June 23, 2010

Amended Date: May 25, 2016

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) may establish guidelines to assist in the interpretation and evaluation of business, commercial and industrial development applications

Purpose: To provide Council, administration and the public with a standard practice in the preparation and evaluation of business, commercial and industrial development applications.

Principles:

1. The guidelines attached as Schedule "A" of Procedure 6018-01 are to assist applicants, staff, Council and Approving Authorities in the preparation, evaluation, and review of business, commercial and industrial development applications.

End of Policy



Procedure Title: Commercial and Industrial Design Guidelines
Procedure No.: 6018-01
Approval: CAO
Effective Date: June 23, 2010
Amended Date: May 25, 2016
Supersedes Procedure No.: New

1. Definitions

- 1.1 "Approving Authorities" means the Inter-Municipal Planning Commission (IMPC), Municipal Planning Commission (MPC), Mountain View County Council, the Administrative Subdivision and Development Approving Authority (ASDAA) and Development Officer of Mountain View County.
- 1.2 "Council" means Mountain View County Council.
- 1.3 "County" means Mountain View County.
- 1.4 "County Collector Network" means as identified in the Mountain View County Municipal Development Plan.
- 1.5 "Development Permit" means as defined in the Mountain View County Land Use Bylaw.
- 1.6 "May", "Should", "Shall" means as defined in the Mountain View County Land Use Bylaw.
- 1.7 "Technical Officer" means designated staff of Mountain View County.

2. Procedures

- 2.1 The review and processing of all applications for business, commercial and industrial development by County technical officers or approving authorities shall be in accordance with approved County Bylaws and the Business, Commercial and Industrial Design Guidelines as contained in attached Schedule "A."
- 2.2 The Business, Commercial and Industrial Design Guidelines as contained in attached Schedule "A" shall apply to all business, commercial and industrial development applications within Mountain View County.
- 2.3 Mountain View County technical officers, at their discretion may require that development applications for business, commercial and industrial development are supported by detailed plans and specifications that outline compliance with the Business, Commercial and Industrial Design Guidelines.
- 2.4 Where technical officers request additional information required to support the evaluation of business, commercial and industrial development application all applicants shall be afforded an opportunity to provide the requested information in a timely fashion, amend the application to address concerns expressed, withdraw the application, or request that Planning and Development Services advance the application to the approving authority "as is" in accordance with the provisions of Policy 6016 and Procedure 6016-01.

Mountain View County

BUSINESS, COMMERCIAL, AND INDUSTRIAL DESIGN GUIDELINES



Procedure 6018-01

Schedule A



Mountain View
C O U N T Y

Building Rural Better

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Section 1 APPLICABILITY AND INTERPRETATION

PREAMBLE

The purpose of the Design Guidelines is to guide both public and private interests engaged in new development projects or redevelopment projects to achieve high quality and functional design.

Objectives:

- Improving the appearance and quality of new industrial and commercial development throughout the County, especially along high-visibility highways and County roads.
- Creating attractive environments for businesses, thereby complimenting the County's economic development efforts, and attract new developments.
- encouraging forethought and consideration of proposed developments' external relationships to surrounding uses and landowners, as well as their internal context within the site

The Design Guidelines can be applied to all business, commercial, and industrial development. These guidelines do not apply to residential uses.

These guidelines are flexible and provide a framework of design options. They lay out a set of standards that together define the minimum quality of development which is consistent with the image desired by Mountain View County.

The Approving Authority may apply the Design Guidelines as a condition of Development Permit when approving Permitted and/or Discretionary uses. Section 1.2 describes in detail how these Design Guidelines will be implemented.

Area of Application:

- These guidelines may apply to all business, commercial, and industrial developments within Mountain View County.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

1.1 Definitions and Interpretation

Definitions for the purpose of this document are contained within the County's Land Use Bylaw. Where a definition is not contained within the Land Use Bylaw the definition shall be contained within this section of the Business, Commercial and Industrial Design Guidelines.

Those terms and words in this procedure, which are defined in the *Municipal Government Act (the Act)*, have the same meaning as expressed in the Act. Where words or terminology do not appear, the Approving Authority shall utilize and administer this procedure in accordance with *The Zoning Dictionary, Millennium Edition 1999* as published by Lehman and Associates.

Individual uses with common functional or physical impacts or characteristics have been grouped into use class definitions. These use classes define the range of uses that are either permitted or discretionary within the current Land Use Bylaw which shall be interpreted as follows:

- a) typical uses listed in a use class definition as examples are not intended to be exclusive or restrictive; and

- b) where a specific use does not conform to any use class definition or generally conforms to the wording of two (2) or more use class definitions, the Approving Authority will determine the most appropriate use class based on purpose and character of the proposed development. In such a case, the use will be considered a discretionary use.

Words, terms, and phrases, wherever they occur in this procedure, shall have the meaning assigned to them as defined in the following:

D

DESIGN FUNCTIONALITY concerns the planning, arrangement, appearance and function of spaces, in particular the shaping and use of private land and/or buildings for an intended use. Strong design functionality accommodates the intended use of land while also contributing strong design that improves the character and appearance of the space.

G

GREEN ROOF means a vegetated, living roof top planted over a waterproof membrane that may also include irrigation and drainage systems. Green roofs provide aesthetic value, pollution reduction, energy conservation and help with stormwater management.

L

LOW CUT OFF LIGHTING means a form of exterior lighting that's design and physical structure directs the light towards the ground surface thereby limiting light pollution.

LOW IMPACT DEVELOPMENT uses on-site natural features and systems that mimic natural water processes to reduce the impact of built areas on watersheds and ecological functions. Low Impact Development can include rain gardens, green roofs, bioretention systems, and permeable pavement.

M

MASSING means the overall bulk or size of a building or project, its physical volume of magnitude.

MICRO-GENERATION means generating electrical energy from a generating unit that meets all or a portion of the customer's electricity needs (in Alberta, the total capacity should be one megawatt (MW) or less). The sources of electrical energy for micro-generation are renewable, including biomass, geothermal, small-scale hydro, solar photovoltaic and/or wind power. Source: <http://www.auc.ab.ca/involving-albertans/micro-generation/Pages/default.aspx>

P

PARKING, OFF-STREET means an off-street facility for the parking of three (3) or more vehicles.

PERMEABLE PAVEMENT allows stormwater to infiltrate through the pavement surface into the soil below instead of running off to storm drains. Permeable Pavement reduces stormwater runoff volume and aids in the filtration of pollutants from the water.



QUEUE AREAS are places in which people in line wait for goods or services. Examples include checking out groceries or other goods that have been collected in a self-service shop, in a shop without self-service, at an ATM, at a drive-thru restaurant.



SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Sign typology may consist of the following: awning, canopy, fascia, gateway, directional, freestanding, inflatable, painted wall, portable, projecting, pylon, or wall.

SIGN, AWNING means a non-illuminated local advertising sign which is painted on or affixed flat to the surface of an awning.

SIGN, CANOPY means a local advertising sign attached to or constructed in or on a face of a canopy or marquee.

SIGN, ELECTION means a sign use to promote a candidate or party during a municipal, school board, provincial, or federal election or any election held pursuant to the *Local Authorities Election Act*. It can be produced in any sign typology as defined in this Subsection of this Policy.

SIGN, FASCIA means a local advertising attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party commercial sign or painted wall sign.

SIGN, FREESTANDING means a local advertising sign that is supported independently of a building wall or structure but does not include a temporary sign.

SIGN, GATEWAY AND DIRECTIONAL means a sign that indicates distance and/or direction to a place of business or other premises indicated on the sign.

SIGN, IDENTIFICATION means a sign which contains no advertising but it is limited to the name, address and number of a building, institution or person. This includes farm and dwelling signs exclusive of the rural address sign and does not include any business-type signs.

SIGN, ON-SITE COMMERCIAL means a sign that refers to goods, activities or services produced, offered for sale or free obtained at the premises or on the parcel on which the sign is located or displayed. It can be produced in any sign typology as defined in this Subsection of this Policy but does not include a third-party commercial sign.

SIGN, PAINTED WALL means a sign which is painted directly upon any outside surface or other part of building advertising products, services, or activities which need not relate to products, services, or activities provided for at the property on which the sign is located.

SIGN, PORTABLE AND INFLATABLE means any sign or advertising device that can be carried or transported from one (1) site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes sign commonly known as mobile signs, temporary signs, inflatable signs, or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include A-board or real estate signs or signage permanently attached and forming part of motor vehicles used for the day-to-day conduction of a business. This sign shall be in place no longer than three (3) months.

SIGN, PROHIBITED as per the Prohibitions section in the Land Use Bylaw

SIGN, PROJECTING means a sign which projects from a structure or a building face and includes a sign in the shape of a canopy but does not include a canopy sign or an awning sign.

SIGN, PYLON means a sign supported by or suspended from a free standing column or columns of structural steel, pipe or poles.

SIGN, REAL ESTATE means a temporary sign erected on a parcel by the owner or the agent of the owner of the parcel, advertising the property for sale or lease, but does not include an inflatable sign.

SIGN, TEMPORARY means a sign which is not in a permanently installed or affixed position, advertising a product or an activity on a limited-time basis and includes signs for seasonal vendors, special events of a non-retail nature, construction and property management signs but does not include a portable sign.

SIGN, THIRD-PARTY COMMERCIAL means a third-party advertising sign that refers to goods, activities or services produced, offered for sale or free obtained neither at the premises nor on the parcel on which the sign is located or displayed. It can be produced in any sign typology as defined in this Subsection of this Policy but does not include a fascia sign.

SIGN, WALL means a sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign and may display general advertising.

SWALE is a natural or man-made low tract of land that contains soils and vegetation that help manage water runoff while also helping to filter pollutants and promote water infiltration.



TRANSPARENCY is the physical property of allowing light to pass through a material. Transparent materials are generally clear.

TPOLOGY means a classification of common characteristics, according to their association with different categories, such as the nature, type, intensity and patterns of development.



XERISCAPING is a landscaping technique that saves water while creating lush, colourful, and unique landscapes, and this form of landscaping is encouraged as a means of addressing landscaping requirements. Extensive use of crushed rock is not considered xeriscaping and will not be approved to meet landscaping requirements.

1.2 General Design Guidelines and Site Specific Design Guidelines

1. For ease of reference, MOUNTAIN VIEW COUNTY BUSINESS, COMMERCIAL, AND INDUSTRIAL DESIGN GUIDELINES contains two sets of design guidelines: General Design Guidelines and Site Specific Design Guidelines.
2. General Design Guidelines are broad in nature and guide how all new business, commercial, and industrial development in the County will be designed within the context of the site and its surroundings.

3. Site Specific Design Guidelines apply only to overlay areas where design expectations are higher or more specific than in other areas of the County. Site Specific Design Guidelines should be applied in conjunction with the General Design Guidelines. The Site Specific Design Guidelines supplement the development regulations of the underlying district. Where a site is within an Area Structure Plan, any design guidelines in the Area Structure Plan prevail over these design guidelines.
4. General Design Guidelines are addressed in Sections two through seven.
Section 2: Business, Commercial, and Industrial Development Typologies
Section 3: Site Planning
Section 4: Design, Character and Appearance of Buildings
Section 5: Parking and Loading
Section 6: Landscaping
Section 7: Signs - Includes highways and collector road entranceways
Section 8: Site Specific Design Guidelines

1.3 Design Review

PREAMBLE

The objective of the design review is to review the application of the Design Guidelines in new development/redevelopment projects. In addition to meeting the minimum requirements of the Land Use Bylaw, the Design Guidelines will provide the Approving Authority the basis for evaluating and making decisions on the design of developments keeping in consistency with the overall objectives of Design Guidelines.

A Development Permit pre-application meeting between the applicant and County staff will, among other things, provide an informal setting to discuss design issues that are relevant to the proposal. Staff will also familiarize the applicant with design evaluation criteria and identify additional information to be submitted with the application.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

1. Requirements set out in statutory plans such as Area Structure Plans or other documents pertaining to that area or the Land Use Bylaw will apply to the design review.
2. A design review will be carried out as part of the Development Permit process for the following commercial and/or industrial developments or improvements:
 - a) all new construction and site development;
 - b) all exterior alterations; and
 - c) any alterations to site improvements.
3. Upon receiving a complete Development Permit application package a design review will be carried out by County staff. County staff may require professional advice be given on the package in order to determine whether the application appears to conform to these guidelines. External agencies may be asked to review applications. Additionally, larger scale developments may warrant a design review panel or professional advice.

4. The design review process is intended to allow for timely communication between both parties to address and resolve any design deficiencies, and make recommendations to the Approving Authority to approve with conditions, or refuse an application for a Development Permit. In order to recommend approval of the project, the Approving Authority must ensure that all applicable evaluation criteria have been met.
5. The review process is structured to permit owners and designers the flexibility to develop site, architectural, and landscaping solutions that are appropriate for their properties and programs. Guidelines have been developed to address the range of design issues, which the Municipality wants every project to consider. These guidelines are referred to as evaluation criteria. Evaluation criteria apply to the site design, the architectural design, and the landscape design. For any given property, there are many acceptable methods of meeting the evaluation criteria.

Section 2 BUSINESS, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT TYPOLOGIES

PREAMBLE

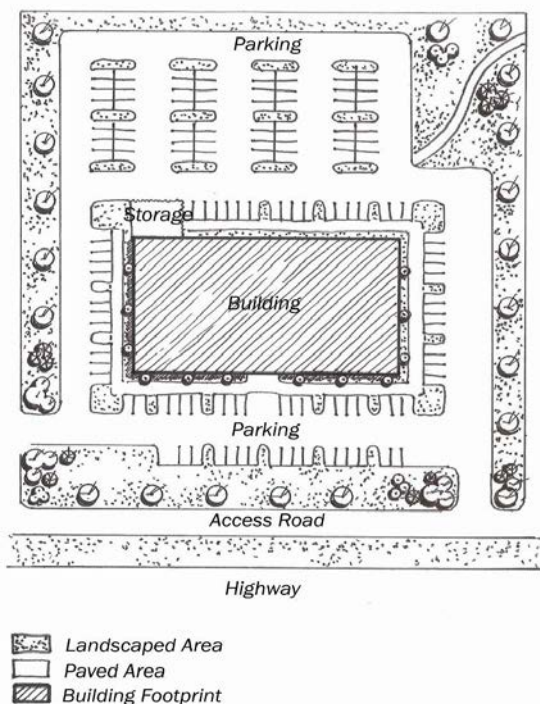
The following drawings illustrate typical formats for the business, commercial, and industrial building typologies. The five (5) typologies illustrated in this section include Office Commercial Development, Large Format Commercial Development, Car and Farm Implement Dealership Development, Warehouse/Distribution Centre Development, and Manufacturing Development. Illustrations show potential location of building, parking, loading, landscaping and other important elements.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

2.1 Office Commercial Development Typology

Office Commercial Development should generally adhere to the following design principles:

1. Building frontage should be oriented facing the street. Corner sites must address both frontages.
2. Blank walls arising from design functionality requirements should, wherever possible, be oriented away from the street frontages. Massing should articulate building corners on sites at intersecting streets.
3. Wherever possible, a high level of transparency should be provided at grade and fronting street. Where at grade retain uses are included.
4. The bulk of the parking should be located to the rear of the building. Visitors parking may be located at the front of the building.
5. Landscaping should be used to reduce the amount of hard paving, creating islands in large parking lots providing pedestrian connections and providing a buffer or screening for undesired uses such as storage or servicing areas associated with the use.

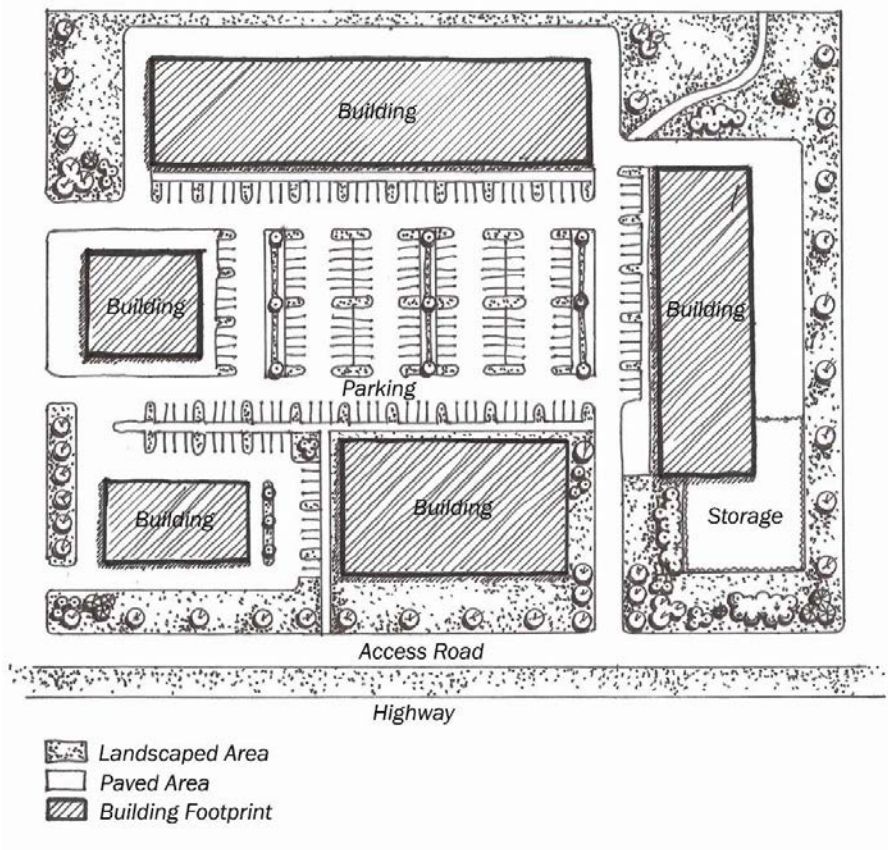


Examples of building placement in an Office Commercial Development Typology

2.2 Large Format Commercial Development Typology

Large Format Commercial Development should generally adhere to the following design principles:

1. Building frontage should be oriented facing the street. Corner sites must address both frontages.
2. Blank walls arising from design functionality requirements should, wherever possible, be oriented away from the street frontages. Massing should articulate building corners on sites at intersecting streets.
3. Wherever possible, a high level of transparency should be provided at grade and fronting street.
4. Where at grade retain uses are included, weather protection (such as awnings) should be provided for pedestrians.
5. Parking: located centrally between buildings
6. Servicing/Storage: Servicing and storage should be located to the rear of the building.
7. Landscaping should be used in conjunction with pathways connecting various retail developments.
8. Landscaping should be used to reduce the amount of hard paving, creating islands in large parking lots providing pedestrian connections and providing a buffer or screening for undesired uses such as storage or servicing areas associated with the use.

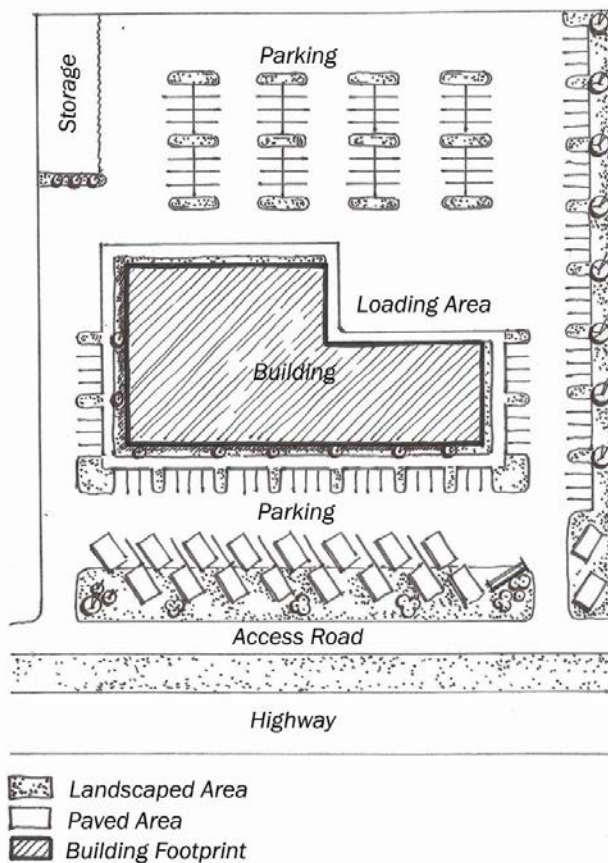


Examples of building placement in a Large Format Commercial Development Typology

2.3 Car and Farm Implement Dealership Development Typology

Car and Farm Implement Dealership Development should generally adhere to the following design principles:

1. Building frontage should be oriented facing the street. For maximum visibility, corner sites must address both frontages.
2. Spaces in front of the building should be carefully planned to create display areas and balanced with requirements for visitor parking.
3. Parking: The bulk of the parking should be located to the rear of the building.
4. Servicing/Storage: Servicing and storage should be located to the rear of the building.
5. Blank walls arising from design functionality requirements should, wherever possible, be oriented away from the street frontages. Massing should articulate building corners on sites at intersecting streets.
6. Landscaping should be used to reduce the amount of hard paving, creating islands in large parking lots providing pedestrian connections and providing a buffer or screening for undesired uses such as storage or servicing areas associated with the use.

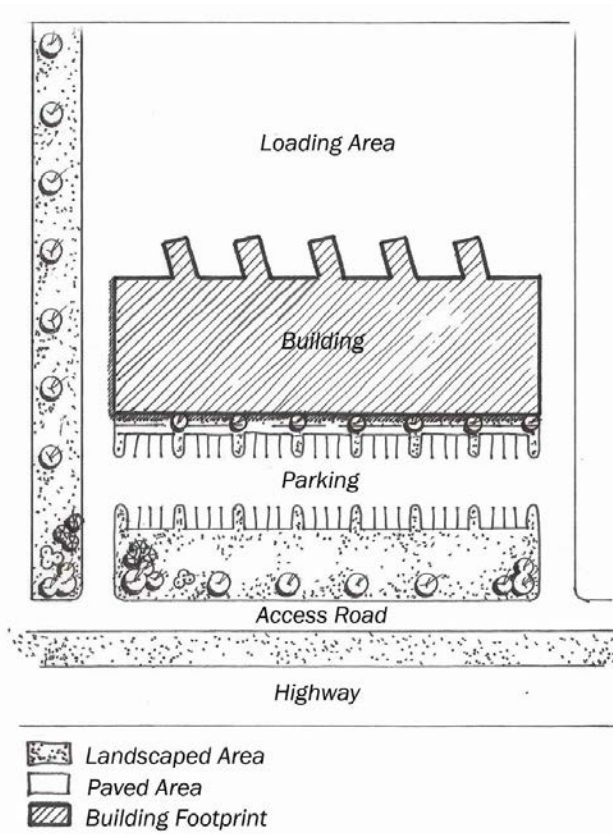


Examples of Car and Farm Implement Dealership Development Typology

2.4 Warehouse/Distribution Centre Development Typology

Warehouse/Distribution Centre Development should generally adhere to the following design principles:

1. Building frontage should be oriented facing the street.
2. Blank walls arising from design functionality requirements should, wherever possible, be oriented away from the street frontages. Massing should articulate building corners on sites at intersecting streets.
3. Servicing/Storage: Servicing and storage should be located to the rear of the building.
4. Parking: Visitor parking should be located at the front of the parcel buffered by landscaping between parking and the street. Other parking should be separated from the loading and servicing area.
5. Landscaping: Landscaping should be used to reduce the amount of hard paving, creating islands in large parking lots providing pedestrian connections and providing a buffer or screening for undesired uses such as storage or servicing areas associated with the use.

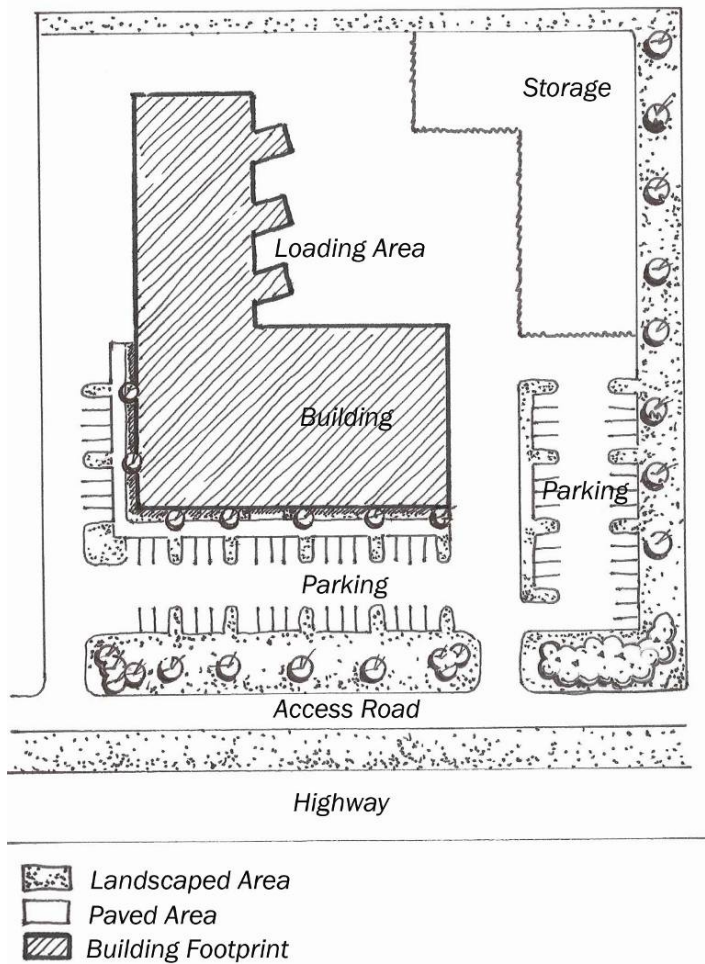


Examples of parking and loading area placement in a Distribution Centre Development Typology.

2.5 Manufacturing Development Typology

Manufacturing Development should generally adhere to the following general design principles:

1. Building frontage should be oriented facing the street.
2. Blank walls arising from design functionality requirements should, wherever possible, be oriented away from the street frontages. Massing should articulate building corners on sites at intersecting streets.
3. Servicing/Storage: Servicing and storage should be located to the rear of the building.
4. Parking: the majority of parking should be located at front of the parcel, buffered by landscaping.
5. Landscaping should be used to reduce the amount of hard paving, creating islands in large parking lots providing pedestrian connections and providing a buffer or screening for undesired uses such as storage or servicing areas associated with the use.



Examples of parking loading area and storage placement

2.6 Rural Examples of Development Typologies



Example of loading area



Example of Landscaping



Examples of building frontage design

Section 3 SITE PLANNING

PREAMBLE

Mountain View County encourages developers to apply principles of conservation design, sustainable development, and smart growth through a number of practices. These include conservation design during site planning to preserve significant natural features of the land that enhance local character while protecting important natural functions and open spaces. Natural features may include mature trees, rolling terrain, streams, drainage areas and viewpoints, elements that contribute to the distinct natural character of Mountain View County. Practices also include the construction of energy efficient buildings that incorporate passive or active solar heating, geothermal heating, water conservation and the use of recycled materials in construction. Construction management plans are also encouraged to minimize the amount of construction waste sent to landfills.

The following guidelines stress conservation and sustainable design principles, as well as green initiatives which are encouraged in business, commercial, and industrial developments in Mountain View County.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

3.1 Preservation of Natural Areas

1. New development and major renovation projects should preserve and integrate natural site features to minimize environmental impact and reduce the amount of clearing and grading required.
2. Development on slopes and river valleys within natural areas are discouraged.
3. Development proposed in close proximity to wetlands and watercourses should be evaluated for any environmental impacts, including but not limited to negative impact upon water quality, and the protection of wetlands and waterbodies, in accordance with approved County policy.
4. Natural features such as gateway features, rest stops, and visual screening should be incorporated into the area's site plan and should allow for compatible types of recreation within natural and/or open spaces. Scenic vistas and viewpoints should be preserved, and where possible, should be incorporated into approved parks and open space networks.

3.2 Building Placement

1. Site plans should coordinate with nearby developments to take advantage of similar perimeter landscape themes, common access, or other features.
2. Building setbacks and parcel coverage should comply with the limitations specified in each district. Buildings should be located and oriented to provide a strong visual and functional relationship with its site and nearby sites. Building placement is determined by setbacks outlined in the Land Use Bylaw, existing topography, vegetation, the building's relationship to surrounding buildings, roadways, and preservation of views.
3. Accessory facilities such as mechanical equipment, waste collection, storage areas, and vehicle service areas should be located away from areas highly visible from public roadways. Appropriate screening may be required.

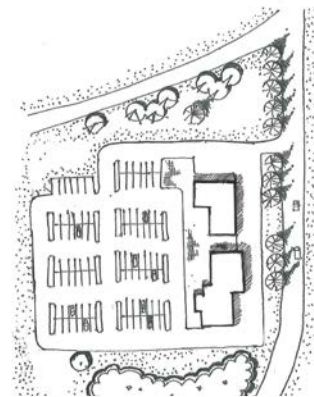
4. Loading, storage, and waste pickup areas should be concealed from view from nearby sites and public roadways. These areas should provide a sufficient turning radius for front-end waste collection vehicles. Waste bin storage rooms should be sized to handle an adequate number of bins and provide easy access to all bins for users and waste collectors.
5. Preference is given to parking located to the rear or side of the parcel. It is recommended that lots with double frontage place parking at the side of a parcel.
6. Lots with double frontage need to address both roadways with appropriate architectural design, landscaping, and/or screening.
7. Individual buildings should contribute to the overall intent of this Section, despite the importance of maintaining their individual identities. Business, Commercial, and industrial developments should embrace their mountain settings by maintaining view corridors and vistas.



Example of parking to the front of the parcel



Parking to the front of the parcel

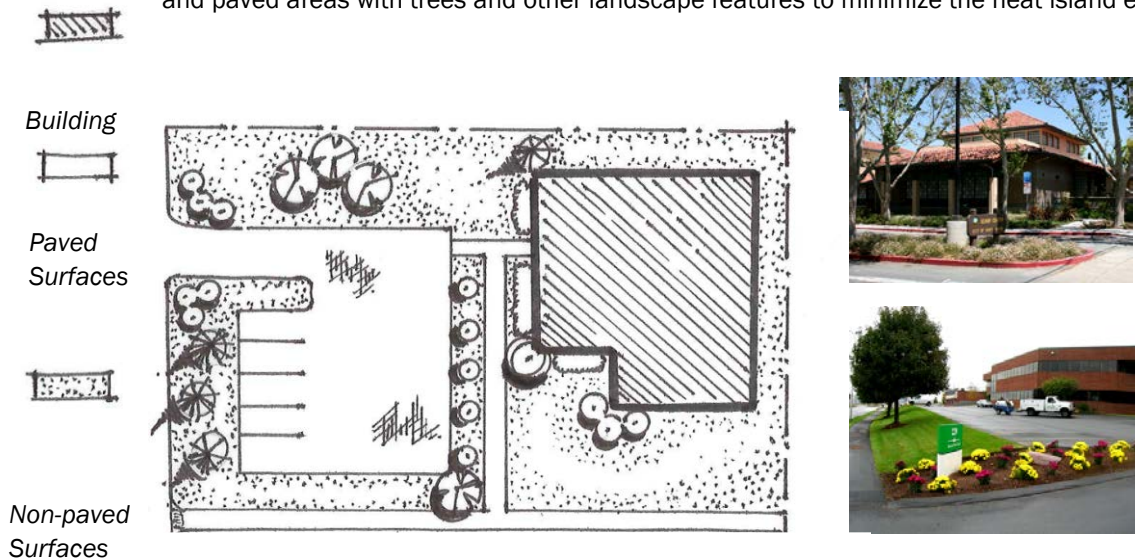


Parking to the rear of the parcel

3.3 Sustainable Design

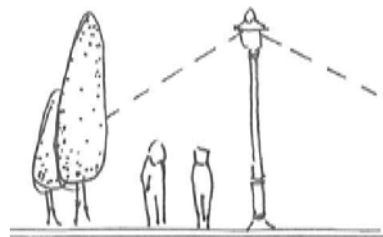
1. Business, commercial, and industrial developments should apply techniques to reduce the consumption of water, energy, and materials. This should be consistent with best practices outlined in any future Mountain View County sustainable design policy initiatives. For the purpose of these Design Guidelines, design strategies should include site planning, water efficiency, energy conservation, and conservative usage of materials and resources. Where appropriate, further consideration shall be given to strategies addressing building design at the development permit stage as much as possible.
2. Sustainable Site Planning
 - a) Site planning and design should evaluate the location, orientation of buildings, and other improvements, to maximize the use of passive solar energy, natural lighting, and natural ventilation.

- b) Site plans should reduce the building and site development footprint, maximize the use of pervious surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.



Example of maximized pervious spaces.

- c) Materials that are aesthetically pleasing and reduce negative impacts should be used where paving is not required for vehicular or pedestrian access.
- d) Night time light pollution should be reduced by avoiding over-lighting of buildings, and using light sensors or low cut-off exterior light fixtures that direct light downward, instead of upward and outward (See diagram below).



Example of low cut-off lighting

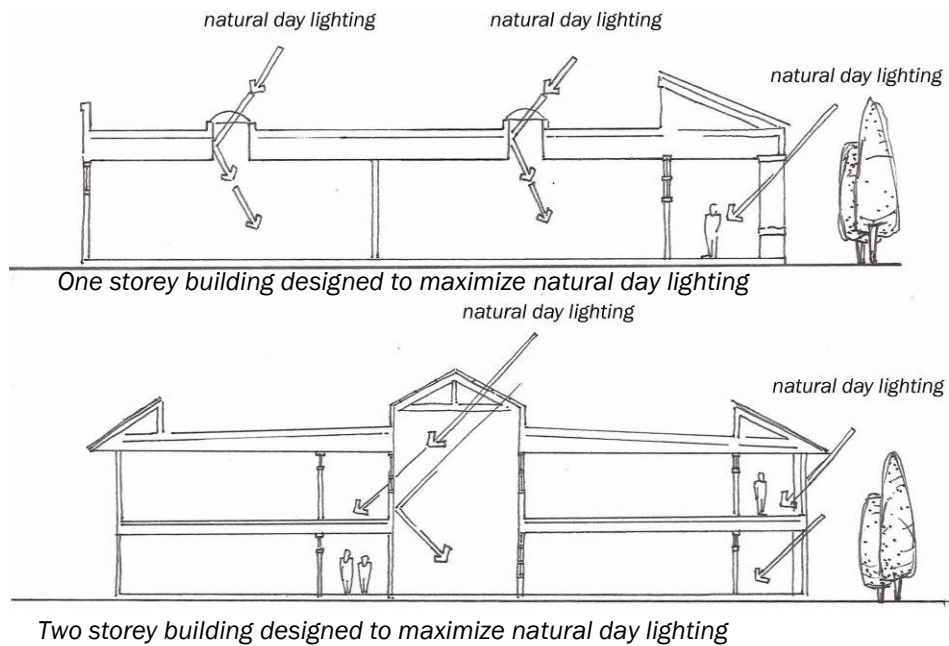
3. Water Efficiency

- a) The use of potable water should be minimized. The County encourages innovative site irrigation and cooling systems that implement on-site treatment such as harvesting, processing and recycling of rainwater, stormwater, and building grey water.
- b) Wastewater collection and/or treatment systems should be considered where development may potentially affect water quality. Systems should be designed so that stormwater leaving the site is filtered and processed naturally or mechanically to remove trash, debris, oil, grit and suspended solids. The County encourages the inclusion of innovative low impact development such as green roofs, swales, rain gardens and the use of porous or permeable pavement for sidewalks, driveways and parking areas to aid stormwater management and water infiltration.

- c) Water, and site and ground water quality should be preserved. Methods for achieving this include, but are not limited to, the use of indigenous, drought-resistant and hardy trees, shrubs, plants, and turf that require no irrigation, fertilizers, pesticides, or herbicides.
- d) Preserve and maintain wetlands in their natural state with an adequate buffer zone between developments.

4. Energy Conservation

- a) Buildings should maximize the use of controlled natural lighting to reduce artificial lighting, the building's internal cooling load, and energy use. This is achieved by optimizing building orientation, massing, shape, design, and interior colors and finishes for day lighting.



- b) Use of renewable energy production is encouraged, including the use of photovoltaic solar panels, geo-exchange systems and/or wind power for micro-generation.

5. Materials and Resources

- a) For large scale developments, a construction waste reduction plan should be developed to identify ways to reduce the amount of materials used and waste generated through the implementation.
- b) Materials with a high-recycled content should be used in the building structure and finishes wherever possible.
- c) Where appropriate, bio-based materials and finishes should be used. One example includes various types of agriboard (sheathing and/or insulation board made from agricultural waste and by-products, including straw, wheat, barley, soy, sunflower shells, peanut shells, and/or other materials).
- d) All products and systems used should be evaluated for their ability to be recycled when they reach the end of their useful life. Preference should be given to products and systems that provide easy, non-energy intensive separation and recycling with minimal contamination by foreign debris.

Section 4 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

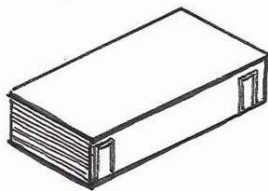
PREAMBLE

This Section of the Design Guidelines is specific to the design of business, commercial and industrial buildings. These guidelines will ensure that new buildings are designed and constructed in a manner which will minimize construction waste, have aesthetic massing and scale, use innovative materials, form, style and colour which are compatible with surrounding uses, incorporate landscaping and minimize light pollution. In keeping with the specific rural area character, developers are encouraged to incorporate materials and motifs which evoke these traditions rural neighbourhoods, such as Water Valley.

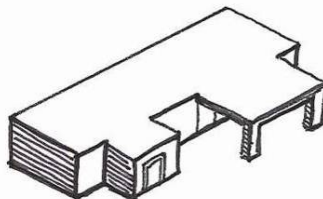
Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

4.1 Massing and Scale

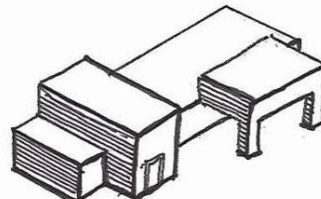
1. "Big-box" styled development is discouraged however it may be developed if it includes appropriate façade treatment and site landscaping.
2. Building massing and form should express the building's internal functions and desired external aesthetics.



Less Desirable

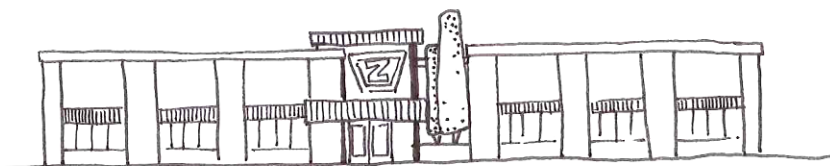


Horizontal Articulation Added

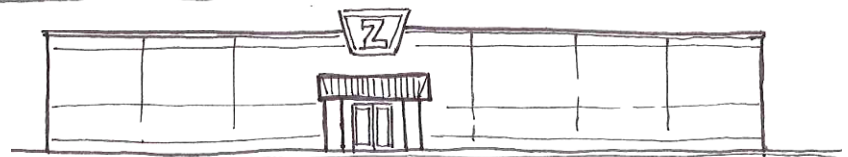


Vertical Articulation Added

3. Where large buildings are to be placed in settings where smaller buildings are more appropriate, the mass of the buildings should be reduced by introducing variations in wall setbacks and heights, additions of windows and other openings, using different materials or finishes, and similar methods.

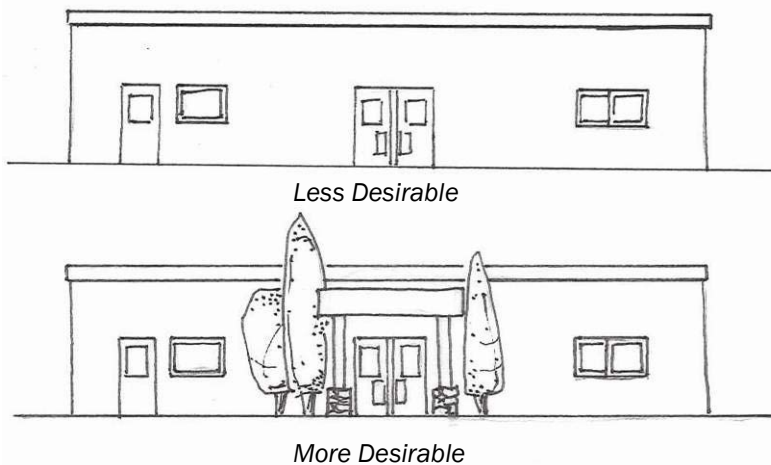


Example of variations in wall setbacks and addition of windows



4.2 Architectural Treatment of Building

1. For business, industrial, or commercial uses, all buildings should be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. Undesirable wall surfaces (such as exposed metal or servicing ducts) exposed to public view from beyond the site should be improved consistent with the finishing materials or appearance characteristic of surrounding development.
2. Materials used in the architectural treatment of a building should reinforce the overall image and massing and architectural concepts while portraying a sense of high quality development and rural characteristics.
3. All new and/or major renovation projects should seek to complement surrounding development through architectural design. Buildings should be designed to respond to both their immediate functions and the rural setting of their surrounding district. Architecture should focus on character and design excellence and provide architectural features that are sensitive to the surrounding context with respect to scale, form, massing, style, material, and color.
4. If unable to be screened by plants or otherwise concealed, louvers, vents, and other mechanical equipment should be worked into the façade design. If separate from the building structure, consideration should be given to aesthetics. Roof-mounted equipment should be concealed by enclosures that are consistent in design with the building roof.
5. Building entryways should be well-defined and address the pedestrian concept for the development. Elements that should be used to emphasize entries include canopies, porticoes, and planting.



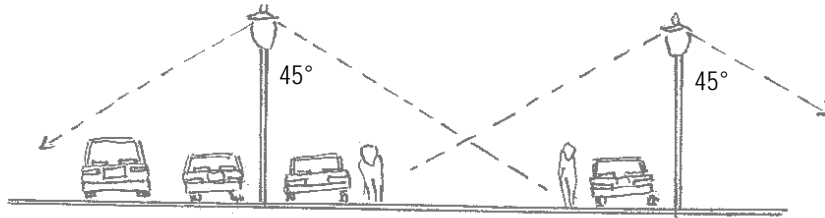
Example of well-defined building entrance

6. Building façades should avoid large stretches of blank uninterrupted walls where highly visible. Visual interest should be added to façades using one or more of the following methods:
 - a) use of various building elements;
 - b) wall articulation/colour/material that fits visual palette of a rural setting;
 - c) shrubs and trees.
7. Building rooflines should apply to the entire building and should not be limited to a single area on the building.

8. Roof forms between buildings on the same site should relate to one another stylistically and support design/site concepts.

4.3 Exterior Lighting

1. The Approving Authority may request a lighting plan regarding the exterior lighting to be submitted at the development permit stage. At the building permit stage the following should be given due consideration:
 - a) Fixtures located within a parking area should have a cut-off angle of 45 degrees.



Example of low cut-off lighting in parking areas.



- b) Wall expanses should not be lit unless for wall mounted signage.
- c) The following features are recommended when choosing light fixtures:
 - i. Light source: should provide effective control of visible light source, no fully exposed light bulbs.
 - ii. Size of fixture: should be in keeping with the scale of the standard and should be fixed directly to the standard where multiple heads are used.
 - iii. All light fixtures should be equipped with full spectrum cool white light only.

Section 5 PARKING AND LOADING

PREAMBLE

Parking and loading should not be the dominant feature of any development. This Section aims to provide design guidelines to ensure parking design is in keeping with the overall objective of providing a high standard of appearance while maximizing parking spaces and minimizing vehicle/pedestrian conflict. Effective and careful planning of the site will help to ensure these objectives are met.

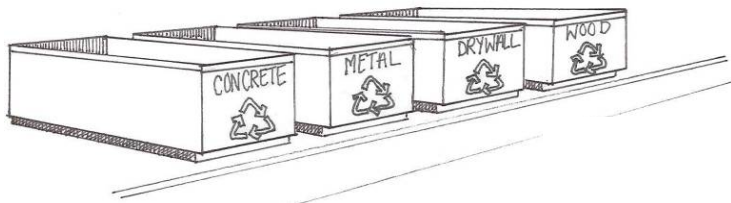
Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

5.1 Design of Parking and Loading Areas

1. Parking lots and driveways should provide pedestrian connections through parking lots and to buildings.
2. Parking stalls and loading spaces should be constructed with the following considerations:
 - a) Every access to an off-street parking space or loading area should be hard-surfaced if the access is from a street or lane that is hard-surfaced.
 - b) Adequate access to, and exit from, each stall should be provided at all times by means of manoeuvring aisles.
 - c) Curb cuts should be provided and located as necessary.

5.2 Design of Off-Street Loading Areas

1. Loading spaces should be designed and located so that all vehicles can easily park and manoeuvre within the site without backing to or from adjacent roadways.
2. The Approving Authority, having regard to the types of vehicles that are likely to use the loading space, may change the minimum loading space dimensions, and should require all loading spaces to be marked.
3. Business industrial developments should consider site plan designs that allow for shared waste collection areas.

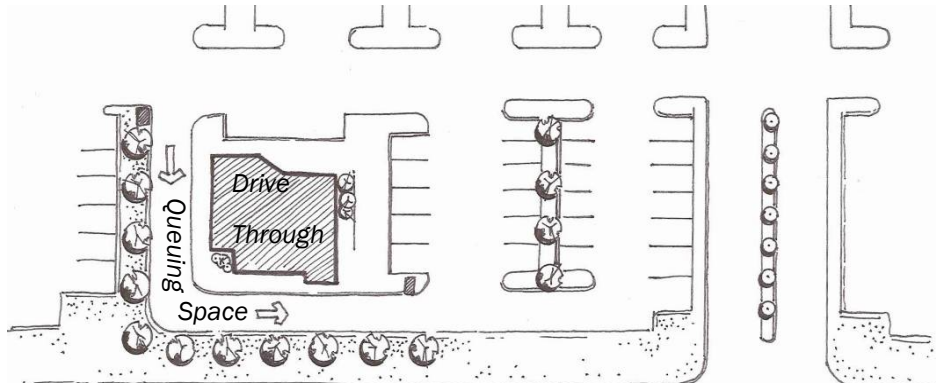


Shared waste collection

5.3 Vehicular-Oriented Uses Developments

1. Vehicle-oriented uses include drive-in food services, gas bars, services stations, drive-through vehicular services and other developments providing drive-in services in which patrons generally remain inside their vehicles.

2. Vehicle-oriented uses should be located only where the development will not adversely affect the functioning of surrounding public roadways.

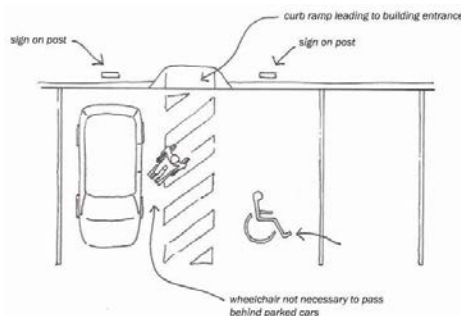


Example of drive-through vehicular service development site plan

3. Queuing space should be provided as follows:
 - a) for drive-in food services, and other development having a service window, a minimum of six inbound queuing spaces should be provided for vehicles approaching the service window; or,
 - b) for drive-through vehicle services, a minimum of five (5) inbound queuing spaces should be provided for each service bay;
 - c) queuing lanes should provide sufficient space for turning and manoeuvring, and be maintained by the registered owner or lessee.

5.4 Parking Spaces and Loading Zones for Vehicles Used by Physically Disabled Persons

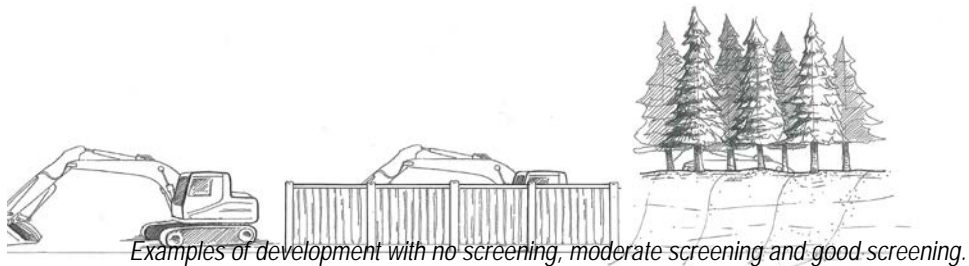
1. Parking spaces for physically disabled persons should be located as close as possible to ramps, walkways, and building entrances.
2. Parking should be arranged in such a way that users of wheelchairs are not required to pass behind parked cars.
3. The required number and design of parking spaces and loading zones for vehicles used by physically disabled persons should be included as part of the applicable minimum parking requirement. This should conform to the requirements of the Alberta Safety Codes Act and other applicable Provincial legislation.



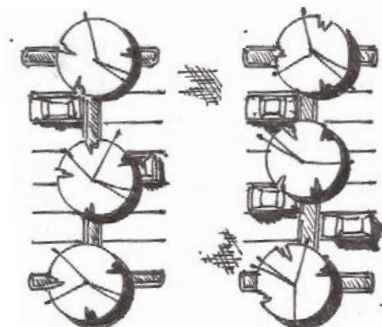
Example of parking arrangement for physically disabled persons.

5.5 Screening Requirements for Parking and Storage

1. Screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses are subject to the following:
 - a) Unless required as part of the sale, promotion or display of the vehicle, equipment, or product, all outdoor storage of vehicles, equipment, or products should be screened from public view.
 - b) Where screen planting is not sufficient to buffer outdoor storage (including salvage yards, lumber yards, pipe storage and similar uses), a fence and/or earth berm with sufficient height to block the view is highly recommended.
2. Screening in the form of fences, hedges, landscaped berms, or other means should be placed along the property lines of all business, commercial, and industrial lots as follows:
 - a) Landscaping provided for screening purposes should be at least 1.8 m (5.9 ft) high.
 - b) Landscaping provided for screening purposes should include a minimum of two (2) rows of adequate vegetation evenly placed and the two rows offset to achieve a screening effect.



- c) Commercial developments along the County Collector Network (CCN) should have a landscaped area of a minimum of 7.5 m (24.6 ft) wide along the property line abutting the residential lands. This landscaped area may be within a required yard setback.
 - d) Industrial parks should have a minimum of 15.0 m (49.2 ft) wide landscaped area along the property line abutting the residential lands. This area may be within a required yard setback.
 - e) On business/industrial parks, the developer should ensure that any outside work activity is screened from view from a highway or road. Yard screening may be supplemented by a planting buffer.
3. Landscaped traffic islands should be arranged to break up large areas of parking into smaller areas, and should be required within at grade parking areas with a capacity of above fifteen (15) parking stalls. These islands should be a minimum of 3.0 m (9.8 ft) in width and 8.5 m (27.9 ft) in depth.



Example of landscaped traffic islands

4. Display areas should not be located in a required front or side yard setback.
5. Vehicle parking, outdoor storage, outdoor displays or the sale of goods should not be allowed on any portion of a site that has been approved for landscaping (including the natural display of mature grass, plants, or other landscaping features).
6. Pedestrian access to primary building entrances should be separated from auto access by walkways. Visitor parking should be located near the entrance of the building and should be removed from loading areas and truck parking areas.

5.6 Parking Requirements for Specific Uses

1. Where a development on a parcel contains more than one (1) use of a building or development, the required number of parking spaces shall be the sum of the requirements for each of the uses.
2. In the case of a use not specified in Tables 5.6-1 through 5.6-3, the number of parking spaces provided shall be the same as for a similar use as determined by the Approving Authority.
3. Where there are a fractional number of stalls required by this Bylaw, the next highest number of parking spaces shall be provided.

Table 5.6-1: Parking Requirements for Commercial Land Uses

LAND USE	MINIMUM PARKING REQUIREMENT
Accommodation and Convention Services	1 parking space per sleeping unit; plus 1 parking space per three employees on maximum shift
Amusement and Entertainment Services	1 parking space per 10.0 m ² (108.0 ft ²)
Commercial Schools	2.2 parking spaces per 100.0 m ² (1,076.0 ft ²)
Day Care Services	1 parking space per 2 employees
Drive Through Business	8 parking spaces, except where more are required under other requirements of this Subsection
Eating and Drinking Establishments	1 parking space per 4 seats
Horticultural Use	2.2 parking spaces per 100.0 m ² (1,076.0 ft ²)
Professional, Business, Financial and Office Support Services	3.4 parking spaces per 100.0 m ² (1,076.0 ft ²) of gross floor area <i>Or</i> 3 parking spaces for each full or part-time professional, whichever is greater
Any development within a commercial use class not listed separately in this table, with a floor area of	Less than 1,000.0 m ² (10,764.0 ft ²) shall have 1 parking space per 30.0 m ² (323.0 ft ²) of gross floor area <i>Or</i> 1,000.0 m ² (10,764.0 ft ²) to 4,000.0 m ² (43,056.0 ft ²) shall have 1 parking space per 20.0 m ² (215.0 ft ²) of gross floor area <i>Or</i> Greater than 4,000.0 m ² (43,056.0 ft ²) shall have 1 parking space per 17.0 m ² (183.0 ft ²) of gross floor area

Table 5.6-2: Parking Requirements for Industrial Land Uses

LAND USE	MINIMUM PARKING REQUIREMENT
General Industrial Manufacturing / Processing	1 parking space per 100.0 m ² (1,076.0 ft ²) of gross floor area Or 3 parking spaces per tenant or establishment, whichever is greater
Industrial Storage and Warehousing	1 parking space per 100.0 m ² (1,076.0 ft ²) up to 2,000.0 m ² (21,528.0 ft ²); plus 1 parking space per each additional 500.0 m ² (5,382.0 ft ²)

Table 5.6-3: Parking Requirements for Community, Educational, Recreational and Cultural Services Land Uses

LAND USE	MINIMUM PARKING REQUIREMENT
Cemetery, Crematorium, Columbarium, and Funeral Home	1 parking space per 5 seats of public seating, plus 1 space per funeral home vehicle
Community Recreation Services	16 parking spaces, which shall not be reduced by including parking required or provided on an adjacent parcel; plus 2.2 parking spaces for each additional 10.0 m ² (108 ft ²) where there is a multiple purpose area, room or space within the community recreation facility, which exceeds 100.0 m ² (1,076.0 ft ²) in gross floor area, provided that such multiple purpose areas shall not include dressing rooms, change rooms, washrooms, storage areas, cooking or kitchen areas which are normally incidental to the primary function of community recreation; plus Where a community recreation services parking area immediately abuts a parking area for a school, a maximum of 50% of the additional parking spaces required may be provided by including the parking on the abutting school parcel
Educational Services	For Elementary and Junior High Schools: 1 parking space for each employee; plus 15% of the above for guest parking Or 1 parking space per 10 seating spaces in the gymnasium, based on non-fixed seats, whichever is the greater For Senior High Schools, with an auditorium, gymnasium or swimming pool: 1 parking space for each employee; plus 15% of the above for guest parking; plus 1 parking space for every 25 students Or 1 parking space per 10 seating spaces in the gymnasium, based on non-fixed seats, whichever is the greater Senior High Schools, without an auditorium, gymnasium or swimming pool: 1 parking space for each employee; plus 1 parking space for every 20 students
Medical Treatment Services	1.1 parking spaces per 100.0 m ² (1,076 ft ²) of gross floor area, Or 1 parking space per 4 beds; plus 1 parking space for every 2 employees on maximum shift, whichever is greater
Indoor Participant Recreation Services, Natural Science Exhibits, Outdoor Participant Recreation Services, Cultural Facilities, Spectator Sports Establishments	1 parking space per 3.5 seats, Or 3.1 parking spaces per 10.0 m ² (108.0 ft ²) of gross floor area used by the patrons, whichever is greater
Religious Assembly	1 parking space per 10 seats

Section 6 LANDSCAPING

6.1 General Landscaping Regulation

PREAMBLE

Incorporating landscaping into business, commercial and industrial development will help it blend into the natural setting. Open spaces will soften the impact of the building visually as well as improve the pedestrian experience. Landscaping includes existing vegetation and topography, as well as that which is added by the developer. It also includes fences, decorative rock elements, and walkways.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

The Approving Authority may require that site landscaping be provided in conjunction with, and addressed, as part of any Development Permit application, except for an agricultural operation. The intent of site landscaping is to contribute to a reasonable standard of appearance for developments, from the initial placement of landscaping through to its mature state, to provide a positive overall image for the County and encourage good environmental stewardship.

6.2 Landscaping Standards

1. The Approving Authority may require that a landscape plan, acceptable to the Approving Authority, be provided as part of any application for a development permit or subdivision application.
2. Where, because of conditions not conducive to good horticultural practices, landscaping vegetation cannot reasonably be expected to survive, the County shall require one or a combination of other screening components to be used. Consideration may be given to alternative landscaping practices such as xeriscaping and the use of existing natural landscaping.
3. Natural landscaping material should be maintained in a healthy condition. Dead plants and trees should be removed and replaced with equivalent healthy landscaping.
4. Fences used for screening should be carefully designed to reflect the proposed development in material, detail, and colour. Construction details should be selected to provide for long-term durability and security.
5. Screening for outdoor storage should be considered.
6. The use and maintenance of landscaping, berms, fencing, vegetation, and other screening should be considered to buffer proposed development from adjacent or neighbouring land uses.

6.3 Landscaping Plan Standards

1. A landscaping plan, if required, will be completed by a Landscape Architect or a person qualified to perform such work. No Development Permit shall be issued prior to the approval by the County of the Landscaping Plan.
2. A Landscaping Plan shall include the following;
 - a) boundaries and dimensions of the subject site;
 - b) location of all the buildings, parking areas, driveways and entrances;
 - c) location of all exterior lights on the site and the site and their projected light patterns in relation to adjacent public roadways and developments;
 - d) location of new plant materials;

- e) plant material list identifying the name, quantity, and size of plant material;
 - f) all other physical features, existing or proposed, including berms, slopes, screening, walls, fences, outdoor furniture, lighting and decorative paving and open space systems;
 - g) the layout and type of soft and hard landscaped areas;
 - h) a maintenance procedure to ensure vegetation survival or replacement.
3. A Landscaping Plan shall not impede any site lines of vehicles entering or exiting a site area as per the Land Use Bylaw.

6.4 Planting Standards

1. All business, commercial, and industrial developments visible from a highway or County roads should apply the following planting standards:

Table 6.4-1: Planting Standards

PLANTING	STANDARD
Minimum Landscaping Area	A minimum of 5% of the site area shall be landscaped.
Minimum Landscaping Area for Parking Lots	For a parking and loading requiring 45 or more parking spaces, a minimum landscaped area of 1.0 m ² (10.8 ft ²) per on-site parking space shall be provided for visual relief from the expanse of hard surfacing.
Trees	The minimum number of trees shall be 1 tree for every 40.0 m ² (430.6 ft ²) of landscaped area. The minimum plant size for trees from ground level shall be 1.8 m (6 ft) in height. No fruit trees and/or berry producing bushes shall be permitted within a Landscaping Plan.
Shrubs	The minimum number of shrubs shall be 1 shrub for every 60.0 m ² (645.8ft ²) of landscaped area. No fruit trees and/or berry producing bushes shall be permitted within a Landscaping Plan.

Note: Where the calculation of the required number of trees and shrubs results in fractions of trees and shrubs, the values shall be rounded up to the next whole number.

- 2. Natural landscaping material shall be maintained in a healthy condition and dead plants shall be removed and replaced.
- 3. Landscaping and grading should be designed to enhance the presence of each building.
- 4. All retaining walls, planters, flowers or shrub bed edging shall give consideration to aesthetics and durability.
- 5. Fences used for screening shall be carefully designed to visually relate to the proposed development in material, detail, and colour. Construction details shall be selected to provide for long-term durability and security.

6.5 Fencing and Screening (for business, commercial, industrial development)

- 1. Fences used for screening should be carefully designed to reflect the proposed development in material, detail, and colour. Construction details should be selected to provide for long-term durability and security.
- 2. Screening for outdoor storage shall be considered.
- 3. The maximum height of a fence as measured from grade shall be 2.0 m (6.6 ft) or as specified for corner lots pursuant to the Land Use Bylaw.

PROCEDURE 6018-01 SCHEDULE "A"

4. Screening in the form of fences, hedges, landscaped berms or other means is required along the property lines of all business, commercial, and industrial lots where such lines are abutting a residential property line or are adjacent to lanes that abut neighbouring residential property. Such screening shall be at least 2.0 m (6.6 ft) high. Other dimensions of the screening shall be at the discretion of the Approving Authority.
5. For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof to the satisfaction of the Approving Authority, may be required.

Section 7 SIGNS

PREAMBLE

These guidelines are intended to have a positive influence on the use of signage by helping to reduce the visual clutter often associated with unregulated and overused signage, as well as aiding efforts to create an image that is appealing to Mountain View County visitors and residents alike. The intent is that signage should be designed to create visually interesting and well-designed signs that integrate with building design. For additional sign requirements including but not limited to; sign definitions, prohibited signs and sign impoundment refer to the Land Use Bylaw.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

7.1 Signs Prohibited

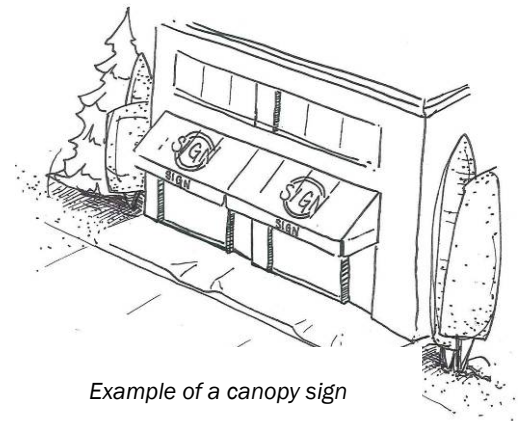
For prohibited signs please see the Land Use Bylaw.

7.2 Sign Owners Responsibilities

1. The Owner of a sign shall at all times maintain the sign in a proper and safe state of repair and shall not allow or permit the sign to be dilapidated or unsightly.
2. Unless otherwise allowed by this bylaw, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.
3. No sign shall be placed on or within a County or Provincial Road Allowance unless approval(s) have been obtained to do so. All signs installation requires municipal approval unless otherwise identified within the Land Use Bylaw.
4. All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this document.

7.3 Awning and Canopy Signs

1. Awning and canopy signs should only be allowed in business, commercial and industrial districts.
2. No person should erect an awning sign, a canopy sign, or an under-canopy sign unless such sign:
 - a) is securely hung and anchored to the building to which it is attached;
 - b) the structure to which it is attached is capable of resisting all stresses resulting from dead weight, snow, and wind loads;
 - c) is at clearance of not less than 2.1 m (7.0 ft) from the average ground level at the face of the building; and
 - d) does not project more than 3.0 m (9.8 ft) from the face of the building or structure to which it is attached.
3. Projecting signs installed over or above canopies should not be supported by the canopy.



4. Canopy signs may be attached to the sides and front of the canopy, and may extend the entire length and width of the canopy.

7.4 Fascia Signs

1. Fascia signs should not be located above any portion of a roadway, or project over public property unless there is a minimum clearance from grade of 2.5 m (8.2 ft) and a maximum projection of 0.4 m (1.3 ft).
2. A fascia sign should not exceed 15% of the visible area of the façade of each wall of the building on which it is located.
3. A fascia sign may be illuminated.



Example of fascia sign.

7.5 Painted Wall Signs

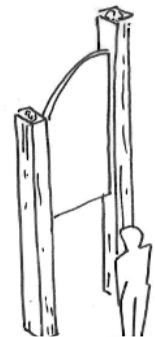
Only one (1) sign per wall should be allowed, and should not exceed 3.0 m (9.8 ft) in height and 9.0 m (29.5 ft) in length, notwithstanding a super-graphic which may be the entire length of an exterior wall.



Example of painted wall sign.

7.6 Freestanding Signs

1. Freestanding signs shall be subject to the following regulations:
 - a) One (1) freestanding sign should be allowed per parcel frontage for the purpose of identifying the use or building on that parcel.
 - b) The sign should be architecturally compatible with the general character of the building and/or the surrounding rural setting.
 - c) The maximum area of the freestanding sign should not exceed 12.0 m² (129.2 ft²).
 - d) The maximum area of a freestanding sign for local commercial developments should not exceed 18.6 m² (200.0 ft²).
 - e) The maximum height of the freestanding sign should not exceed 9.0 m (29.5 ft).
 - f) Where more than one (1) business occupies a building, additional signage should be located in accordance with a comprehensive signage package prepared for the building, and submitted as part of the required Development Permit.
 - g) The sign may be illuminated, but should not have flashing or intermittent lights or devices or mechanisms that create the impression of flashing or intermittent lights. However, reader board signs are permitted.
2. The bottom of a freestanding sign should be a minimum of 3.6 m (11.8 ft) above grade and the space between the bottom of the sign and the grade should be unobstructed, except for such supports as the sign may require.
3. A freestanding sign may be allowed in a setback area as established in the Land Use Bylaw and is subject to the condition that it be removed or relocated at the owner's expense upon request by written notice from the County.



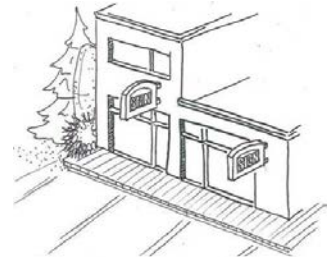
Example of freestanding sign.

7.7 Pylon Signs

1. A pylon sign means a sign supported by or suspended from a freestanding column or columns of structural steel, pipe, or poles.
2. Pylon signs including all uprights, braces, and supports thereof should be constructed of non-combustible material provided however, that facings, letters, figures, decorations, and structural trim thereof may be made of approved combustible materials.

7.8 Projecting Signs

1. The nearest edge of a projecting sign should not extend more than 0.3 m (1.0 ft) from the building face.
2. No projecting sign should be erected so that the bottom thereof is less than 3.6 m (11.8 ft) or more above grade.
3. All projecting signs should maintain the required clearance from overhead power and service lines as required under the Electrical Protection Act and the current Alberta Safety Codes.
4. The maximum area of a projecting sign should be 4.5 m² (48.4 ft²).



Example of projecting sign

7.9 Wall Signs

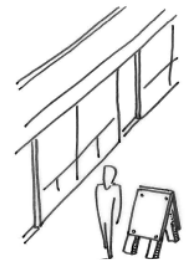
Wall signs should be securely fastened to walls and should not be entirely supported by an unbraced parapet wall. It should have a maximum horizontal dimension of 6.0 m (19.7 ft).



Examples of wall signs.

7.10 Portable, Inflatable, and A-Board Signs

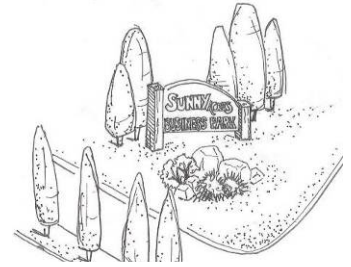
1. Except for portable signs erected by the County or the RCMP as warning signs in connection with traffic speed or safety, portable, temporary, or inflatable signs should not require a permit when in place for no more than three (3) consecutive months in a calendar year.
2. Portable signs can be used for advertising purposes for products and services located on-site and can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support.
3. Unlicensed vehicles used for the purpose of advertising are prohibited, as per the Prohibitions section in the Land Use Bylaw.
4. Portable A-Board signs shall be of a painted finish, be neat and clean, and be maintained in such condition; and shall not exceed 0.6 m (2.0 ft) wide by 0.9 m (3.0 ft) high, and no less than 0.3 m (1.0 ft) wide by 0.6 m (2.0 ft) high.



Example of portable sign

7.11 Gateway and Subdivision Signs

1. Information signs should be a consistent, uniform sign package that introduces the traveler to the Mountain View County. Entry signs should announce the County or individual developments with similar or complementary design themes and material components.
2. Signs should be designed to be unique and reflect the character of Mountain View County. Materials used for the signage should be integrated with the building materials.
3. Gateway features should be designed and constructed at strategic locations identified in the development site plan.
4. An on-site system of directional signage such as way-finding signs and gateway features should be designed and installed to help orient motorists and pedestrians.
5. A subdivision identification sign must meet the following requirements;
 - a) it must be professionally designed and maintained;
 - b) the appearance and contents of the sign must be approved by the Approving Authority;
 - c) not more than one sign for each entrance into the subdivision; and
 - d) shall take into consideration site lines from vehicles entering and exiting the subdivision.



Example of gateway sign

7.12 Illumination Provisions

1. Signs or advertising structures should not have flashing or running lights.
2. A Permit will not be issued for, and no person should erect, install or maintain an electric sign, unless it conforms to the current Alberta Safety Codes and Regulations.
3. A sign located on or at the rear or side of any building should not be illuminated if such sign is adjacent to any multi-parcel residential subdivision.
4. The illumination for any permanent sign should not create a direct glare upon the surrounding site, roadways or multi-parcel residential subdivision.
5. Signs operating or employing stereo-opticon, video, motion picture, laser, or other similar projection devices may only be allowed in commercial or industrial districts.

7.13 Identification Signs – Monument/Historical Signs

1. Identification signs do not contain advertising but are limited to the name, address, and number of building, institution, or person.
2. Identification signs may be used as farm entrance signs exclusive of the rural address, and does not include any business-type sign.
3. Historical signs include information signs for historic sites, building history, scenic views and vistas, historical landmarks, family and early settler history, walking tours, industry, ranching and the railway.

7.14 Directional Signs

1. Directional signage shall indicate the distance and/or direction to a place of business or other premises indicated on the sign.
2. There shall be no more than one (1) directional sign permitted per parcel.

7.15 Construction and Property Management Sign

1. Signs are considered temporary in nature and shall be located at a site where construction is planned and which contains general information about intended construction.
2. Signs shall not exceed 32.0 ft² (344.5 ft²)
3. Signs shall be removed when the construction has been completed.
4. The property management sign identifies the party responsible for the management of the site and any necessary sales, leasing, or rental information.

Section 8 SITE SPECIFIC DESIGN GUIDELINES

PREAMBLE

Site Specific Design Guidelines are provided to guide design in highly visible areas of particular interest to the County, where environmental preservation, site specific features, and building forms may enhance or convey the Mountain View County character.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

8.1 Highways and Collector Roads Entranceways

PREAMBLE

The purpose of this section is to establish a positive visual impression of business, commercial, and industrial developments located in key areas adjacent to highways and County roads. Lands subject to this section should also follow the guidelines laid out in Sections 1 through 6.

Note: The text contained within this grey box does not form a part of the Design Guidelines and is only provided as context for the reader.

1. Application

This section applies to all new and/or major renovation projects of all lands designated for business, industrial, or commercial purposes.

2. Landscaping

- a) Where feasible, trees existing on the site should be preserved and protected or replaced.
- b) Additional landscaping is always encouraged, especially if:
 - i. there is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter, and/or dust; or
 - ii. there is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- c) The additional landscaping is encouraged to mitigate/provide for the following:
 - i. additional separation space between incompatible use classes;
 - ii. the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact; and
 - iii. the use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.

3. Signs

- a) Directional signage should be approved by Alberta Transportation if located adjacent to a highway.
- b) Billboards advertising developments or services off-site will not be allowed within this overlay.

- c) Where more than one (1) business occupies a building, additional signage should be located in accordance with a comprehensive signage package prepared for the building and submitted as part of the Development Permit application.
 - d) The sign should not exceed 9.0 m (29.5 ft) in height and no dimension exceeding 4.5 m (14.8 ft).
 - e) Illuminated freestanding signs should not exceed 7.5 m (24.6 ft) in height.
 - f) Moving or animated signs and electronic message boards that may distract highway users should not be allowed within this overlay.
 - g) Where buildings abut a highway corridor, signs facing and visible from that corridor may be considered by the Approving Authority if they comply with the following principles:
 - i. one (1) illuminated business logo sign per visible façade. The maximum dimension of such sign should not exceed 3.0 m (9.8 ft) in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.3 m (1.0 ft);
 - ii. one (1) illuminated business name per visible façade should not exceed 15% of the area of the façade of the building or business premises, whichever governs and should in no case exceed 40.0 m² (430.6 ft²) less the area of any logo referred to in subsection above; and
 - iii. to discourage the use of building facades as billboards, a business sign exceeding an area of 10.0 m² (107.60 ft²) and 1.5 m (4.9 ft) in height, should be limited to individual letters or shapes.
4. Lighting
- a) Outdoor lighting provided for security, display or attraction purposes for any development should be arranged so that no rays of light are directed at any adjoining site or interfere with the safety of adjacent traffic.
 - b) No light structure should exceed a height of 7.5 m (24.6 ft).
 - c) No light should be attached to a structure above a height of 7.5 m (24.6 ft) along that structure.
 - d) The developer should provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments.
 - e) No flashing or strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, are allowed to be installed on any structure or site.
5. Access
- a) Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes, should be designed to provide a safe and clearly defined circulation pattern.
 - b) Loading bays should be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
 - c) To provide opportunities for convenient and free flowing traffic movements between lots, development on adjoining lots may be integrated by direct on-site access connections.
6. Architectural Features
- a) All buildings on a site should follow the same theme and exhibit a high standard of appearance. Exceptions may be made to accommodate corporate images.

- b) Rooflines and façades of large buildings with a single wall greater than 30.0 m (98.4 ft) in length should be designed to reduce the perceived mass by the inclusion of design elements, such as arches, columns or gables with exterior finish materials composed of predominantly muted colours.
- c) Mechanical equipment (including roof top mechanical equipment) should be screened from view. Screening should be compatible with the theme and character of the site.
- d) All waste collection areas, visible from the corridor, should be screened. Screening should take the form of berming, landscaping or solid fencing or any combination of the foregoing.
- e) Development setbacks should be established with input from Alberta Transportation as part of an outline plan or Area Structure Plan, or at the time of subdivision or development.