

SCHEDULE "A"

SOUTH INDUSTRIAL BUSINESS PARK

ARCHITECTURAL GUIDELINES

ZONE 1 – C3 Zoning – Commercial Industrial

Lots 8-11 Block 1 and Lot 6 Block 3

Zone 2 – M1 Zoning – Light Industrial

Lots 1-7 Block 1, Lots 1-12 Block 2 and Lots 1-5 Block 3

1.0 INTRODUCTION

South Industrial Business Park (hereinafter called the "Park"), was developed to create a business environment of high quality, one which will provide long-term benefits to businesses operating within the Park and the community at large.

2.0 GENERAL PURPOSE

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

3.0 GOVERNING PLANNING CRITERIA

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

- Creation of an attractive environment with a focus on quality in architectural design, site planning and landscaping.
- To protect owners, lessees and/or tenants of buildings within the Park against improper and undesirable use of other building sites in the Park, and to create a development of high quality.
- Each building site shall be site-specific in its design, different from its neighbours, and generally should fit in or improve the aesthetics of the development.
- Landscaping will be an important part of the overall site planning and shall define circulation, and will be used to buffer adjacent uses and unsightly views.

- Enhance and maintain the quality of the architecture and site design of this development within the City of Warman.

4.0 Bylaw

These guidelines are to be used in conjunction with the City of Warman **Zoning Bylaw 2016-12**. The Park has the following types of zoning.

- M1 – Light Industrial
- C3 – Commercial Industrial

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

5.0 ARCHITECTURAL AND DEVELOPMENT GUIDELINES

5.1 General:

- Primary entrances and primary building elevations should orient to the public street that corresponds to the street address, and should be well defined. Lots that have exposure to two streets will require specific architectural treatment of both sides.
- Site design shall relate to adjacent streets and adjacent developments.
- Details of the proposed colours and materials must be shown and listed on the building elevations of the drawings. Bright contrasting colours should be only used for trims and accents only.
- Long horizontal roof lines shall be broken up by providing changes in the facade of the building, changes in heights of roof, or change in colour or front facades will be acceptable.
- Principal facades of the building visible from the addressed street shall be constructed of good quality material. These materials are to extend along the front face and along the side for at least 2m. The definition of good quality materials include:
 - Glass
 - Metal Composite Panels
 - Smooth Stucco Panels
 - Masonry (brick, split-face or cultured stone)
 - Other finishes may be approved, samples must be provided and a acceptance from KH Developments will be required.

The front façade of the building is to be broken up and architectural changes created by combinations of different materials.

5.2 Mechanical Equipment:

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

5.3 Maximum Site Coverage:

- Refer to City of Warman Zoning Bylaw 2016-12 for specific zoning details.

5.4 Loading Areas:

- Refer to City of Warman Zoning Bylaw 2016-12.

5.5 Fencing:

- All exterior yard/storage areas are to be fenced.
- Acceptable fencing materials are as follows: Chain Link, Vinyl, and Masonry.
- No fences will be permitted in the front yard between street and the front of the building.
- Maximum height of and fence shall be 3m in industrial districts and 2m in commercial districts.
- No fence shall extend or be in front of the face of any buildings.
- All side yard fencing that is on the flankage of any street must be non-see through.

5.6 Lighting:

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

5.7 Garbage Enclosures:

- Garbage containers must be hidden from public view by either being set out of view from any public roadway. They will not be allowed in the front of the buildings.
- Garbage containers that can be seen from any street must be hidden by garbage enclosures. The enclosure must be fenced with a non-see through fence to reduce the chance of garbage being carried by wind.
- Gates must be installed and used on both garbage containers and enclosures.

5.8 Landscaping:

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

A landscape plan must be included with each blueprint for each lot. Each landscape plan must be approved by KH Developments.

Zone 1 – C3 Zoning – Commercial Industrial (Lot 6 Blk 3, Lots 8-11 Blk 1)

- A minimum 1m landscape buffer between the building face and parking stalls.
- At the front of the property a minimum of 3m from the rear of the sidewalk must be landscaped and maintained by each property owner.

Zone 2 – M1 Zoning – Light Industrial (Lots 1-5 Blk 3, Lots 1-12 Blk 2, Lots 1-7 Blk 1)

- A minimum of 1m landscape buffer between the building face and parking stalls. This one meter buffer can be planting, hard landscaping or concrete (zone 2 only).

Shrubs, bushes and planting

- All landscape buffers must include shrubs, bushes and planting and must be complementary and provide visual interest in all seasons. Landscape plans may include the use of trees.

5.9 Parking

- Handicap parking to be as per National Building code. Additional requirements are contained in the **City of Warman Zoning Bylaw 2016-12.**
- Standard parking stall dimensions shall be determined by Section 7 of the **City of Warman Zoning Bylaw 2016-12.**
- Additional Parking requirements can be found in the **City of Warman Zoning Bylaw 2016-12.**
- All parking is required to be on-site.

5.10 Signage:

- No sign shall be located where it will interfere with pedestrian or traffic safety.
- The municipal address must be installed in clear view of the street. Must be a minimum of 100mm in height, must be installed on the building at the principal entrance.
- Free standing signage must be permanently attached to the ground.
- The use of freestanding signs that are not permanently attached to the ground will only be allowed to be used on a temporary basis. Temporary signs should not be used to display the name of the business only. Such signs should be used to advertise on a temporary basis only.

5.11 Access

- Lots 1 and 12 Blk 2, and Lots 1 and 11 Blk 1, will not be allowed to have direct access off the grid onto their properties.

The purchaser of LOT _____, BLOCK _____, PLAN _____.
Has read the "Architectural Guidelines" and agrees to build and landscape according to the rules set out herein.

The document has been read and signed this ___day, ___month, 2016 in the City of Warman in the province of Saskatchewan.

Land Purchaser _____
(PRINT LAND PURCHASER'S NAME)

Signature _____
(SIGNATURE LAND PURCHASER)

Acknowledgment by KH Developments,

KH Developments Representative _____