

INDUSTRIAL

Consideration has been given to the following issues as identified in Section 21.8 of the Official Community Plan relating to the Industrial Development Permit Areas:

Site Guidelines - Parking						
Does the proposal comply with parking requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking beside or behind buildings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the development comply with the "Surface Parking Exemption"?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If parking areas are 7 or fewer stalls and are surface parking areas, are they:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Single loaded and angled no greater than 45 degrees to the access lane? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Adjacent to the building, not the sidewalk? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Provide a one way access lane accessing the stalls? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> • Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are loading bays situated so as not to interfere with internal circulation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are loading bays designed to not back over public sidewalks or back in from a public roadway?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are single, large-format buildings located at the front of the property to allow proper circulation, parking and loading behind the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
In the case of sites containing large format buildings with smaller satellite buildings have the larger buildings been located closer to the rear of the property with the satellite buildings closer to the front of the property so as to create a central circulation, parking and loading courtyard?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Lighting						
Has site lighting been designed to avoid glare onto abutting properties or public roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does lighting consist of downcast or cut off luminaries with internal optics designed to avoid glare?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Other						
Are waste containers, recycling areas and mechanical equipment within 15m of a roadway screened with a fenced and gated enclosure shielded from public view?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the grading plan incorporated existing land forms into the development of the site?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Have unsightly and noise- and dust-generating elements been located away from adjacent residences?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have operations that create loud noises, noxious fumes or odours, dust or other particulates been contained indoors or enclosed by noise attenuating fencing?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has accessible bicycle parking been provided as per zoning requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines						
Do façade changes or other forms of structural articulation occur at least twice along any wall fronting a road or road allowance.?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are color changes, changes in materials or material orientation proposed?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are only listed permitted materials being proposed, i.e. masonry, brick, stone, wood, wooden shingles or shakes, cement fiber board, stucco, metal and vinyl siding, or striated concrete?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are permitted material proposed for building trim appropriate, i.e. steel, woodwork, glass, tiles or other similar materials?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is this development to achieve a recognized green building standard?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Signage Guidelines						
Is the freestanding sign less obtrusive and on a low plinth style base?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines						
Is landscaping being used to enhance the property and provide a buffer between adjacent land uses?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the landscaping between buildings and public roadways consist of intermittent trees with drought tolerant understory plantings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If the site has a large outdoor storage yard(s) has a minimum 5m wide landscaped strip been provided between the storage area and fronting any flanking roads?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> Is the landscape strip bermed and consist of a row of trees planted to create a continuous canopy with drought tolerant understory plantings? 	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping, trees or greenery been incorporated where possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>