

# Industrial Landscaping Guidelines



## Content

|                                |         |
|--------------------------------|---------|
| Purpose                        | 2       |
| Design Objectives              | 2       |
| Landscaping Process            | 3       |
| Bylaw Requirements             | 4 - 5   |
| Irrigation Systems             | 6       |
| Site Requirements              | 7       |
| Acceptable Landscape Materials | 8 - 10  |
| Landscape Plan Options         | 11 - 13 |
| Sample Landscape Plan          | 14      |
| Resources                      | 15      |

## What is the purpose of industrial landscaping guidelines?

Over the past year, the Town of Coaldale has been updating its requirements for landscaping in its industrial areas and refining the design process for new industrial developments. Recent updates to the Land Use Bylaw and the creation of a landscaping policy are part of a commitment from the town to streamline development processes and ensure clarity for developers when planning for their respective development. The importance of landscaping on industrial lots is to provide quality design, character, and appearance and deliver a professional finish for businesses and the general industrial area.

## What are our landscaping objectives for industrial areas?

The overall intent behind the “Industrial Landscaping Guidelines” is to implement landscape design objectives such as water conservation, cohesive design, improved views from public areas, and adding environmental value to the community. With the continued installment of effective industrial landscaping, the town aims to achieve the following objectives:

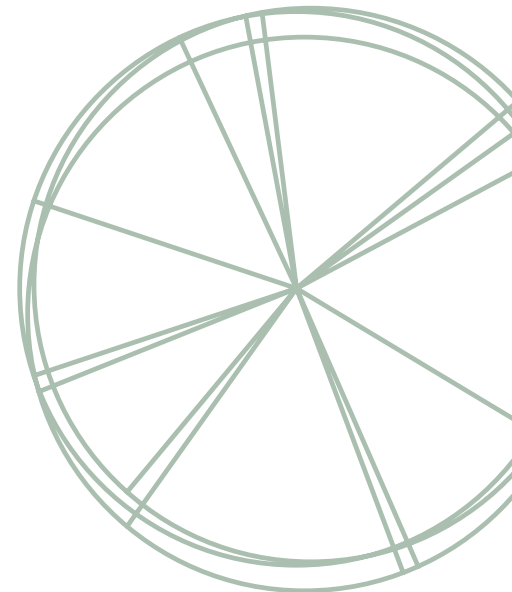
### Landscaping Design Objectives

- 1 Treat water as a valued commodity and continue to explore water conservation measures.
- 2 Landscaping features, where possible, are to absorb surface runoff and provide drainage solutions for industrial sites.
- 3 Plant materials are to improve and soften the impact of buildings, parking and any development adjacent to residential uses by use of buffering and screening, where necessary.
- 4 Industrial sites are to consist of a variety of trees and shrubs to achieve a cohesive design.
- 5 Trees are to be used to moderate temperatures while providing visual and environmental value to the site.

## Landscaping Process

When reviewing development permit applications, planning staff will use the landscaping process to provide developers with additional direction on landscaping requirements.

- 1** **Submit a professionally prepared landscaping plan**
  - a. Select one of the three town-prepared landscaping plan options **OR**
  - b. Submit a professionally prepared landscape plan.
- 2** **Submit a landscaping deposit to the town**
  - a. Deposits are calculated on a per acre basis beginning at \$5000
- 3** **Complete your landscaping**
- 4** **Landscaping approved**



***Please note:***

- » *A refundable security fee is required as a condition of any development permit approval.*
- » *Landscaping shall be completed within 24 months of occupancy (weather permitting) unless otherwise specified on a development permit.*
- » *The landscaping security shall be retained by the Town to ensure the survival and maintenance of the landscaping for a period of one year or growing season (April to September) from the date of acceptance by the Development Authority.*

## Industrial Landscaping Requirements *as per the Land Use Bylaw*

Within the current Land Use Bylaw 677-P-04-13, there are general landscaping requirements and considerations specific to industrial areas. If you are planning to construct a new industrial building or undertake renovations or redevelopment. You must consult with the Land Use Bylaw for direction on the applicable rules and regulations you will need to consider.

### Minimum Standards and Requirements for Industrial lands

- » A minimum 6 m (20 ft.) landscape buffer is required (except for those areas occupied by sidewalks and driveways) for all industrial projects located adjacent to municipal roadways, to the satisfaction of the Municipal Planning Commission or Designated Officer.
  - i. The minimum 6 m (20 ft.) landscape buffer is measured from the back of curb and not the property boundary.
  - ii. In instances where a curb is not in place in the public r-o-w adjacent to a lot, but will be in place as a part of a future road upgrade, the landscape buffer can be partially developed until such time that the curb is in place, at which time the landscaping will be fully installed to the back of curb, to the satisfaction of the Municipal Planning Commission or Designated Officer.
  - iii. In instances where a curb is not in place in the public r-o-w adjacent to a lot and is not planned to be put in place in the future, such as but not limited to instances where open drainage (ditches and swales) is present adjacent to the frontage of the lot, the landscape buffer is required to be measured from the property boundary, and shall be a minimum of 6 m (20 ft).
  - iv. For interior lots and instances where a lot access on a corner lot is located adjacent to an interior lot, a landscape buffer along a side yard is required, to a minimum width of 1 m (3 ft. 3.37 inches) and depth of 6 m (20 ft.) as measured from back of curb or as outlined in sub-section ii or iii as outlined above.
  - v. Parking stalls and loading areas are not permitted to be located in the landscape buffer area.
  - vi. Lot access is not permitted to be placed across the entirety of lot frontage and instead shall be designed and placed in such a way as to ensure the majority of lot frontage is landscaped, to the satisfaction of the Municipal Planning Commission or Designated Officer.
- » Parking or storing of vehicles is not permitted on required landscaping areas unless approved specifically by the Municipal Planning Commission or Designated Officer as an outside display area as part of an approved development permit.
- » In all industrial land use districts, trees are required as part of an overall landscape plan and shall be planted at the overall minimum ratio of one (1) tree per 65 m<sup>2</sup> of landscaped area provided.

**Schedule 9:**  
Landscaping and  
Amenity Areas  
Standards and  
Guidelines



## Minimum Standards and Requirements for Industrial Lands *(continued)*

- » At the discretion of the Municipal Planning Commission or Designated Officer, a tree may be replaced by shrubs at a ratio of five (5) shrubs to one (1) tree, to a maximum of twenty (20) percent of trees required.
- » Wherever space permits and where acceptable to the Town of Coaldale, trees shall be planted in groups.
- » To ensure the continued care of lawns and other vegetation, developers are required to install underground watering/irrigation systems as a condition of development permit approval.
- » A professionally prepared landscape plan shall be required for all industrial development projects and shall be submitted as part of a development permit application.

## Property Maintenance *as per the Community Standards Bylaw*

Within the town's Community Standards Bylaw 810-R-04-21, there are considerations for developers installing landscaping that can be found within the Property Maintenance section.

## Minimum Requirements for Boulevard Maintenance

An owner or occupant of a premises shall maintain any boulevard adjacent the premises or property by:

- » Keeping any grass on the boulevard cut to a length of no more than 15 cm.
- » Removing any accumulation of fallen leaves or other refuse or debris; and subject to obtaining written permission from the Municipality, any owner who chooses to utilize any landscaping material other than natural grass (e.g. crushed rock, mulch, artificial turf, hard- surfacing, plantings, etc.) in the boulevard or any other publicly owned premises or property adjacent to their premises or property assumes responsibility for all maintenance of such landscaping material and the repair of damage to such landscaping material, regardless of cause.

Part II - Property  
Maintenance

**Section 203.  
Boulevards**



## Irrigation Systems

The primary purpose of a landscape irrigation system is to deliver supplemental water when rainfall is not sufficient to maintain the turfgrass and plant materials to meet their intended purpose. A quality irrigation system and its proper management are required to efficiently distribute water in a way that adequately maintains plant health while conserving and protecting water resources and the environment. To assure the overall quality of an irrigation system it requires attention to system design, installation, and management.

For irrigation design standards, please refer to the City of Lethbridge Irrigation Design Standards:

- » [Irrigation Approved Equipment List](#)
- » [Irrigation Design Standard](#)

## Water Conservation

- » Where possible, all planted areas are to be covered with landscape fabric and mulched.
- » The use of drought tolerant plant material is encouraged.

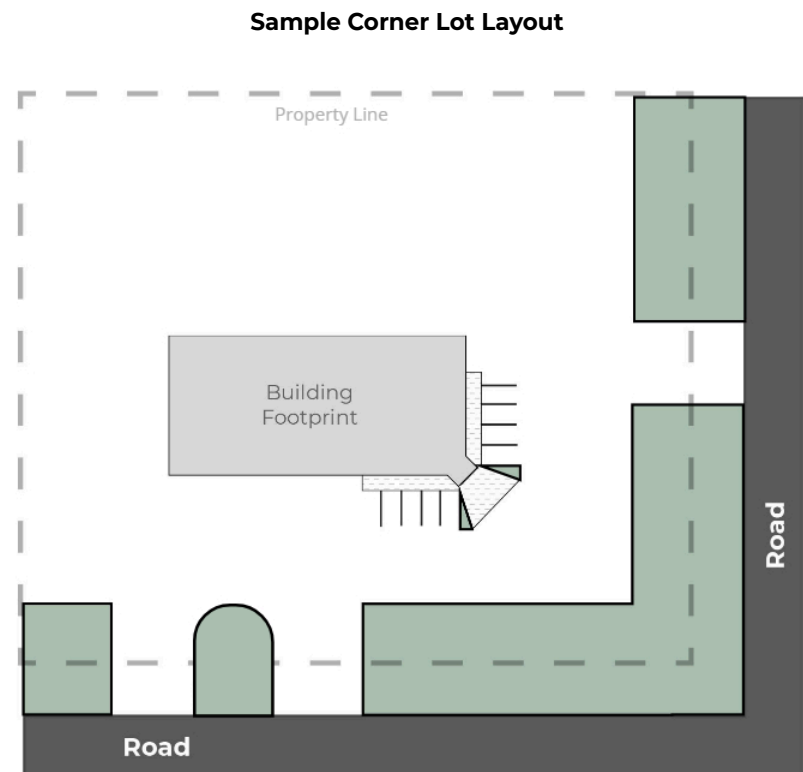
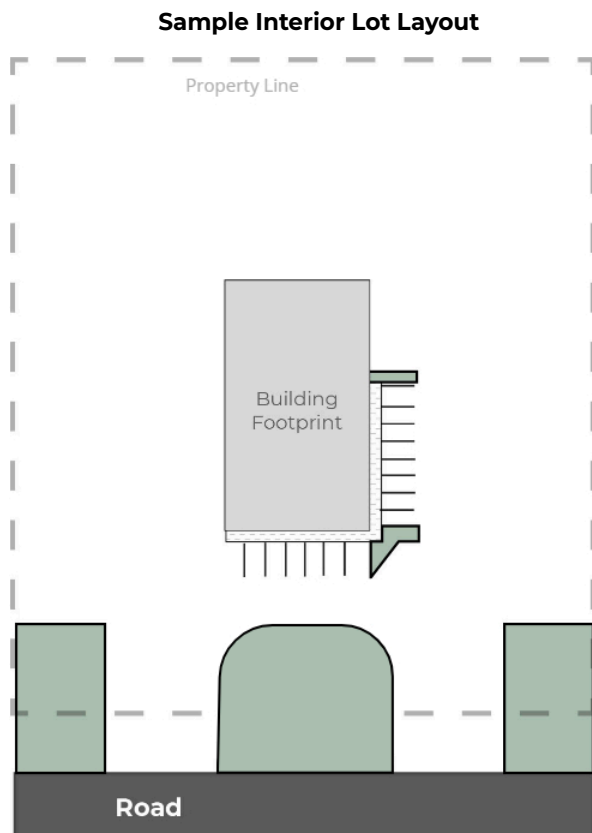


## Site Requirements

The industrial area consists of a combination of interior and corner lots. The obvious difference of lots is the overall size and a narrower lot can restrict the flexibility of the lot layout. The Town of Coaldale has focused on providing industrial lot sizes that accommodate the various activities that can occur within an industrial use.

## Interior and Corner Lot Layouts

The following images provide an example of interior and corner lot layouts that meet landscaping requirements:



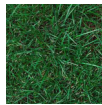
## Acceptable Landscaping Materials

### Organic Ground Covers

“Natural landscaping” consists of vegetation such as trees, shrubs, hedges, grass, flowers and other ground cover or materials and this may include xeriscaping or xerigardening

- » When seeding or sodding, 150 mm (6”) of top soil is required
- » When hydroseeding, hydromulching is encouraged to achieve desirable results

#### *Examples of organic ground covers*



Kentucky Blue Grass Sod



Grass Seed Blends



Mulch and Wood Bark Products

### Inorganic Ground Covers

“Hard Landscaping” consists of non-vegetative materials such as brick, rock, stone, decorative concrete, tile and wood, excluding monolithic concrete and asphalt.

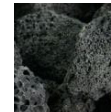
#### *Examples of inorganic ground covers*



Rundle Rock



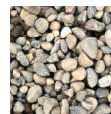
Limestone



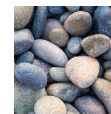
Black Lava Rock



Rainbow Rock



Washed Rock



River Rock



## Coniferous Plant Materials

The following table outlines a selection of coniferous plant materials appropriate for Coaldale's Zone 4 climate.

| Coniferous Trees                      |                      |
|---------------------------------------|----------------------|
| Botanical Name                        | Common Name          |
| <i>Picea pungens</i>                  | Colorado Blue Spruce |
| <i>Picea pungens glauca</i>           | Montgomery Spruce    |
| <i>Picea pungens 'Hoopsii'</i>        | Hoopsi Spruce        |
| <i>Picea pungens 'Fastigiata'</i>     | Columnar Blue Spruce |
| <i>Pinus ponderosa</i>                | Ponderosa Pine       |
| <i>Pinus sylvestris</i>               | Scots Pine           |
| <i>Pinus mugo</i>                     | Mountain Pine        |
| <i>Juniperus scopulorum</i>           | Upright Juniper      |
| <i>Thuja occidentalis</i> Brandon     | Brandon Cedar        |
| <i>Thuja occidentalis 'Holmstrup'</i> | Holmstrup Cedar      |

| Coniferous Shrubs                               |                         |
|---|-------------------------|
| Botanical Name                                  | Common Name             |
| <i>Juniper horizontalis</i>                     | Blue Chip Juniper       |
| <i>Juniper horizontalis 'Plumosa Compacta'</i>  | Andora Juniper          |
| <i>Juniperus horizontalis</i>                   | Blue Rug Juniper        |
| <i>Juniperus horizontalis 'Prince of Wales'</i> | Prince of Wales Juniper |
| <i>Juniperus sabina</i>                         | Savin Juniper           |
| <i>Juniperus sabina arcadia</i>                 | Arcadia Juniper         |
| <i>Juniperus sabina 'Broadmoor'</i>             | Broadmoor Juniper       |
| <i>Juniperus sabina 'Monna'</i>                 | Calgary Carpet Juniper  |
| <i>Juniperus chinensis</i>                      | Gold Coast Juniper      |



## Deciduous Plant Materials

The following table outlines a selection of deciduous plant materials appropriate for Coaldale's Zone 4 climate.

| <b>Deciduous Trees</b>             |                         |
|------------------------------------|-------------------------|
| <b>Botanical Name</b>              | <b>Common Name</b>      |
| Aesculus glabra                    | Ohio Buckeye            |
| Crataegus x mordenensis            | Snowbird Hawthorn       |
| Elaeagnus angustifolia             | Russian Olive           |
| Fraxinus pennsylvanica             | Excel Green Ash         |
| Fraxinus pennsylvanica 'Foothills' | Foothills Green Ash     |
| Fraxinus pennsylvanica 'Patmore'   | Patmore Green Ash       |
| Fraxinus pennsylvanica 'Rugby'     | Prairie Spire Green Ash |
| Malus 'Spring Snow'                | Spring Snow Crabapple   |
| Malus 'Thunderchild'               | Thunderchild Crabapple  |
| Malus x adstingens 'Durleo'        | Gladiator Crabapple     |
| Malus x 'Jeflite'                  | Starlite Crabapple      |
| Populus tremula 'Erecta'           | Swedish Aspen           |
| Populus deltoides                  | Sargent Poplar          |
| Populus x 'Assiniboine'            | Assiniboine Poplar      |
| Prunus virginiana 'Schubert'       | Schubert Chokecherry    |
| Syringa reticulata 'Ivory Silk'    | Ivory Silk Lilac Tree   |
| Syringa reticulata                 | Japanese Lilac Tree     |

| <b>Deciduous Trees continued</b> |                    |
|----------------------------------|--------------------|
| <b>Botanical Name</b>            | <b>Common Name</b> |
| Tilia x flavescens 'Dropmore'    | Dropmore Linden    |
| Tilia cordata                    | Little Leaf Linden |
| Elm Ulmus americana 'Brandon'    | Brandon Elm        |

| <b>Deciduous Shrubs</b> |                        |
|-------------------------|------------------------|
| <b>Botanical Name</b>   | <b>Common Name</b>     |
| Amelanchier alnifolia   | Saskatoon              |
| Caragana pygmaea        | Pygmy Caragana         |
| Cornus florida          | Dogwood                |
| Cotoneaster acutifolius | Peking Cotoneaster     |
| Cinquefoil              | Potentilla             |
| Hydrangea arborescens   | Annabelle Hydrangea    |
| Philadelphus lewisii    | Waterton Mockorange    |
| Physocarpus opulifolius | Ninebark               |
| Prunus tomentosa        | Nanking Cherry         |
| Spiraea                 | Spirea                 |
| Prunus x cistena        | Purple Leaf Sandcherry |

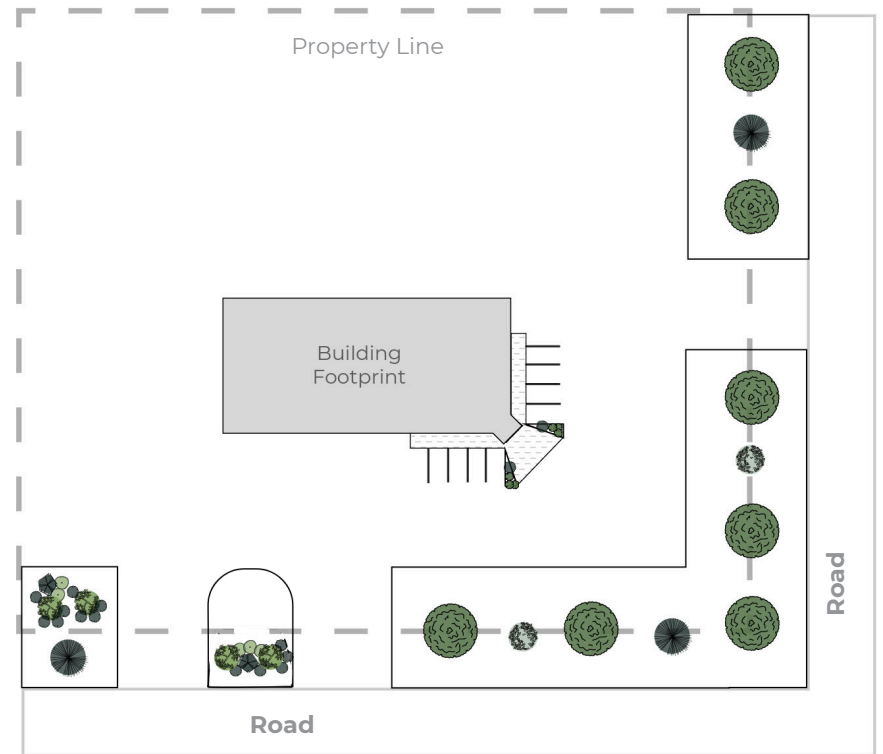
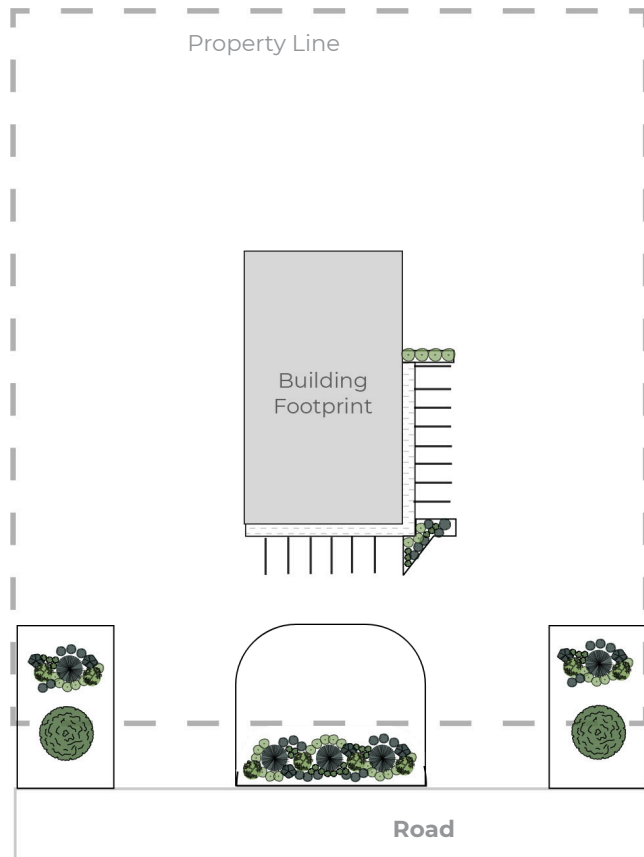
# Landscape Plan Option 1

## Planting Requirements:

- » At the time of planting, minimum caliper width for all trees shall be 20 millimetres (0.79 in).
- » At the time of planting, a minimum of 50% of any required trees shall be coniferous.
- » An overall minimum ratio of one (1) tree per 65 m<sup>2</sup> of landscaped area.

## Landscape Materials Legend

- |   |                      |   |                             |
|---|----------------------|---|-----------------------------|
|  | Ohio Buckeye         |  | Savin Juniper               |
|  | Colorado Blue Spruce |  | Annabelle Hydrangea         |
|  | Gladiator Crabapple  |  | Japanese Spirea 'Goldmound' |
|  | Saskatoon Berry Bush |  | Blue Chip Juniper           |











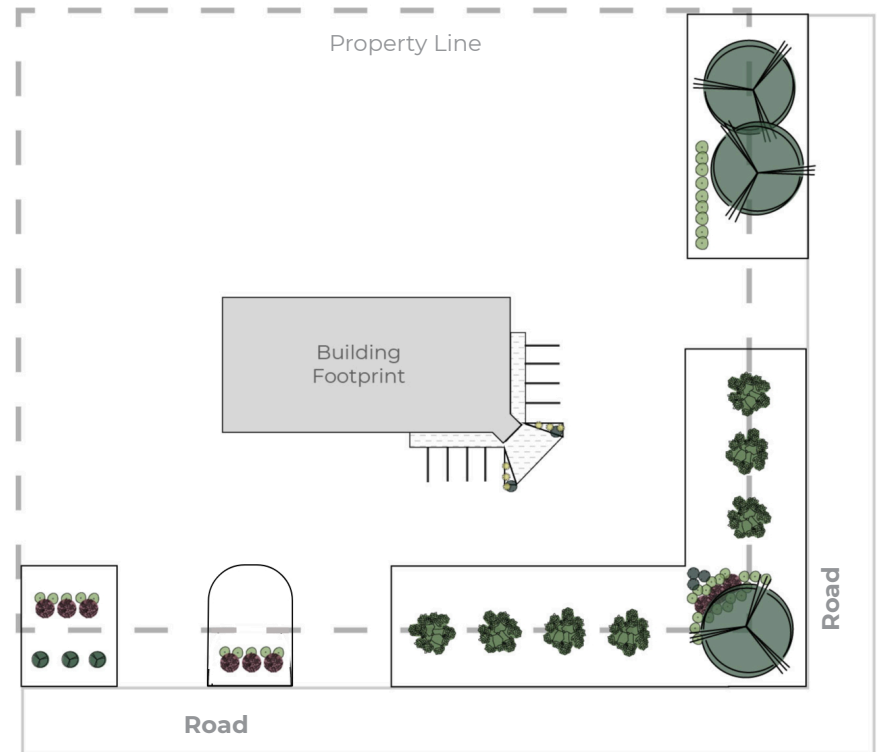
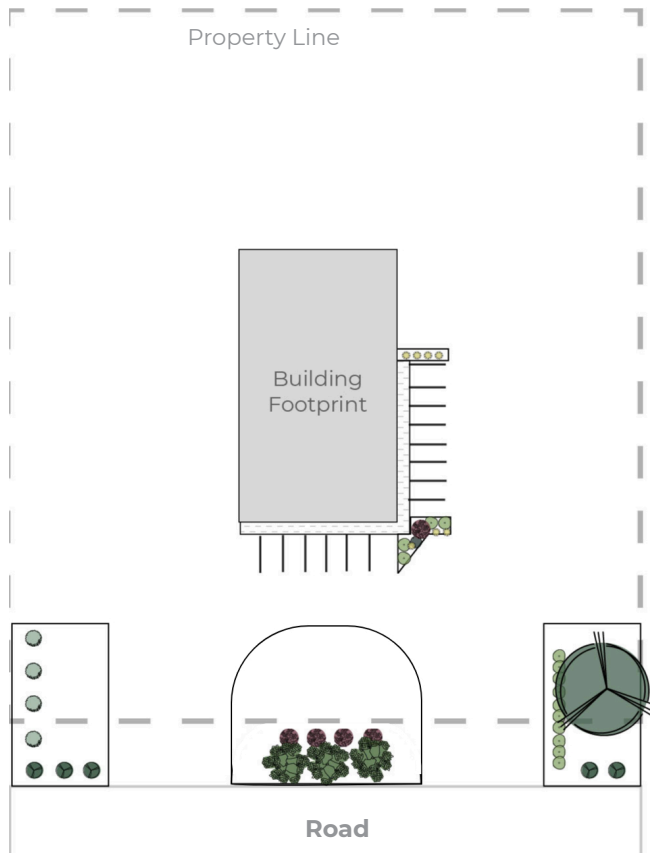
## Landscape Plan Option 2

Requirements:

- » At the time of planting, minimum caliper width for all trees shall be 20 millimetres (0.79 in).
- » At the time of planting, a minimum of 50% of any required trees shall be coniferous.
- » An overall minimum ratio of one (1) tree per 65 m<sup>2</sup> of landscaped area.

### Landscape Materials Legend

- |   |                       |   |                                    |
|---|-----------------------|---|------------------------------------|
|  | Scot's Pine           |  | Ninebark 'Summer Wine'             |
|  | Spring Snow Crabapple |  | Annabelle Hydrangea                |
|  | Swedish Aspen         |  | Feather Reed Grass 'Karl Foerster' |
|  | Upright Juniper       |  | Prince of Wales Juniper            |



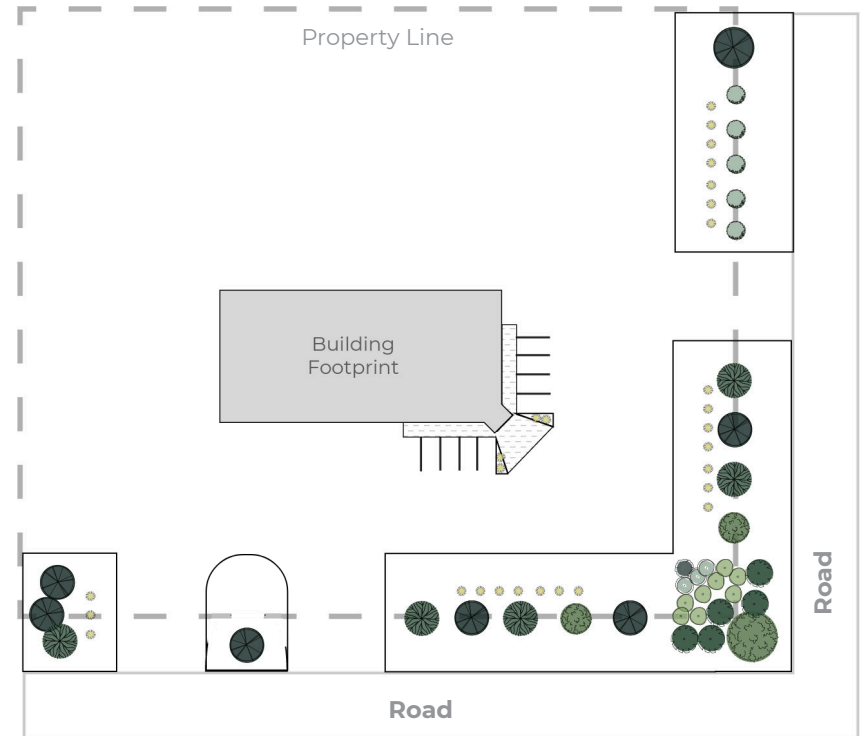
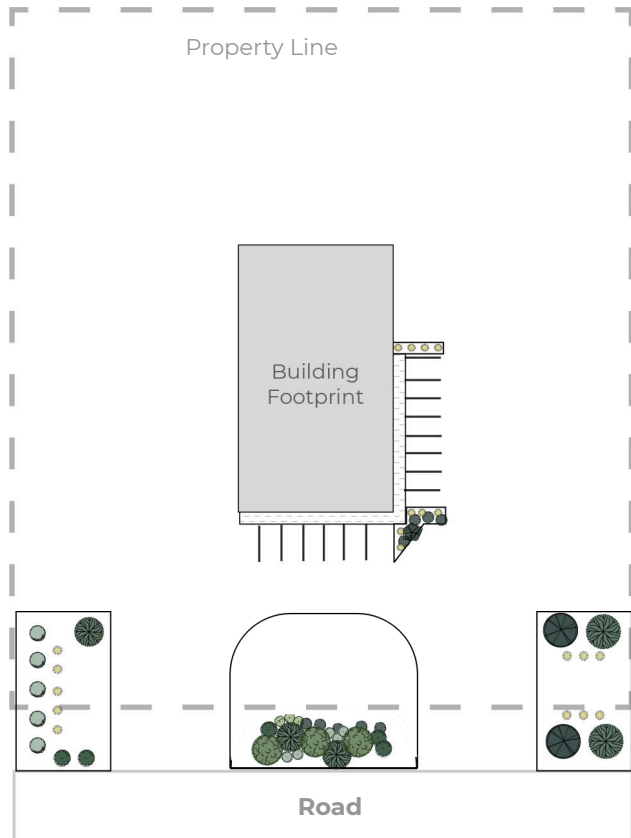
# Landscape Plan Option 3

## Planting Requirements:

- » At the time of planting, minimum caliper width for all trees shall be 20 millimetres (0.79 in).
- » At the time of planting, a minimum of 50% of any required trees shall be coniferous.
- » An overall minimum ratio of one (1) tree per 65 m<sup>2</sup> of landscaped area.

## Landscape Materials Legend

- |   |                       |   |                                    |
|---|-----------------------|---|------------------------------------|
|  | Hoopsi Spruce         |  | Savin Juniper                      |
|  | Mountain Pine         |  | Annabelle Hydrangea                |
|  | Ivory Silk Lilac Tree |  | Magic Carpet Spirea                |
|  | Swedish Aspen         |  | Feather Reed Grass 'Karl Forester' |
|  | Red Osier Dogwood     |  | Calgary Carpet Juniper             |

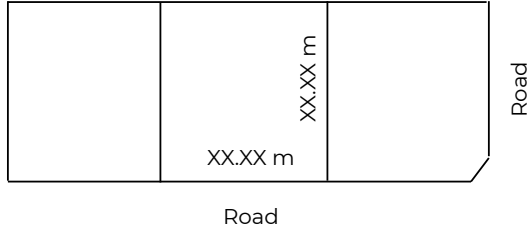


# Sample Landscape Plan

Municipal Address:  
222 - 22 Street

Lot: X Block: XX  
Plan: XXXXXXX





Date: 00/00/0000  
Scale: 1: 300

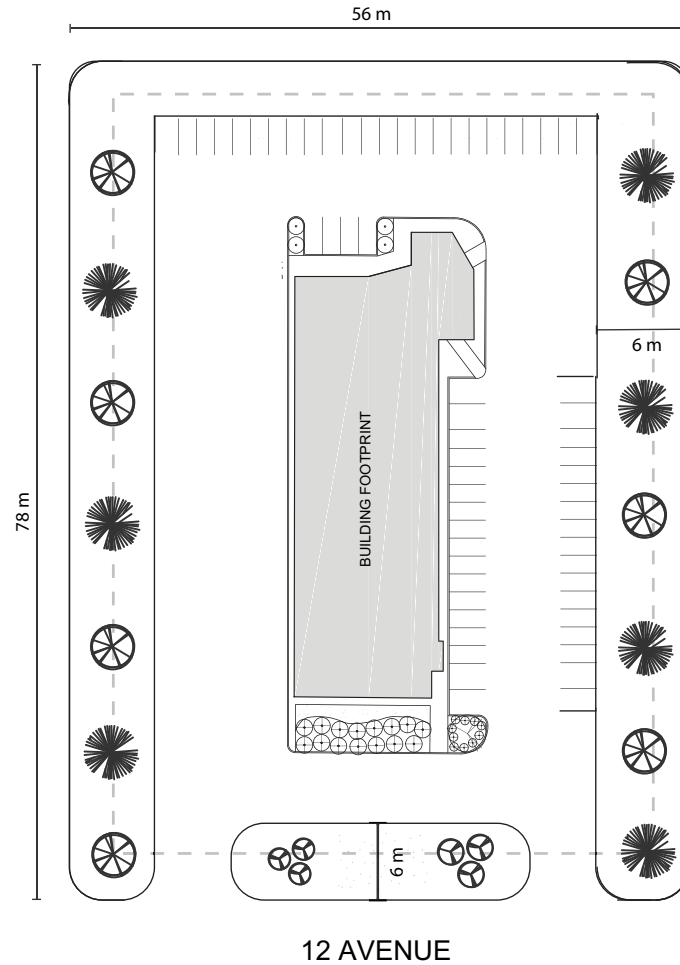


Lot Area: XX.XX m<sup>2</sup>  
 Total Building Area: XXX.XX m<sup>2</sup>  
 Total Lot Coverage: XX.XX %  
 Total Landscaped Area: XXX.XX m<sup>2</sup>  
 Total Landscape Coverage: XX.XX %

Zoning District: Industry - I

### Landscape Materials Legend:

-  Plant variety 1 (minimum 50% coniferous)
-  Plant variety 2
-  Plant variety 3
-  Plant variety 4



## Resources

### Alberta One Call

For your safety, prior to any excavation, please call before you dig.

Toll Free: 1 800 242 3447

[www.albertaonecall.com](http://www.albertaonecall.com)



### International Society of Arboriculture

An educational resource on the benefit trees and how to care for trees in an urban environment.

[www.treesaregood.org](http://www.treesaregood.org)



## Community Partners

### Bos Scapes Inc.

403 345 5607

[www.bosscapes.ca](http://www.bosscapes.ca)



### Coaldale Nurseries

403 345 4633

[www.coaldalenurseries.ca](http://www.coaldalenurseries.ca)



### Bos Sod Farms

403 345 5600

[www.bossod.ca](http://www.bossod.ca)



### Simon Bos Nurseries

403 330 8010

[www.bosnurseries.com](http://www.bosnurseries.com)

