



**SCHEDULE C**  
**HIGH VISIBILITY CORRIDOR OVERLAY**  
**HVCO**



## **Section 1 Purpose**

*To establish a positive visual impression on major arterial corridors.*

## **Section 2 Application**

2.1 The High Visibility Corridors are the corridors shown on Schedule A - Land Use District Map. Any development located within this overlay shall conform to the regulations of both the overlay and the underlying district or the more restrictive of the two. The High Visibility Corridor Overlay regulations apply within the City of Grande Prairie to the development or redevelopment of all lands and buildings within the High Visibility Corridor Overlay. The High Visibility Corridor Overlay covers any area located within 100.0m in depth from any property line located immediately adjacent to one of the corridors or a service road to one of the corridors. In the case of a conflict between the text of this section and Schedule A - Land Use District Map, the text of this section shall prevail.

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- 2.2 The regulations, to be satisfied as condition of a Development Permit, of the overlay apply to the redevelopment of existing buildings and facilities as well as all new development.
- 2.3 Vegetation existing on the site shall be preserved and protected or replaced. It is not required to replace the existing vegetation if the development requires the permanent removal of the area of existing vegetation.
- 2.4 Where the provisions of the overlay conflict with other regulations of this Bylaw the more restrictive provisions shall take precedence.

## **Section 3 General**

- 3.1 All applications for development permits within the overlay area shall be accompanied by a landscaping plan. No development permit shall be issued prior to the approval of the required landscaping plan.
- 3.2 The 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 existing plant materials to be retained;
  - (d) Location of new plant materials;
  - (e) Plant material list identifying the name, quality and size of plant material; and
  - (f) All other physical features, existing or proposed; including berms, contours, walls, fences, outdoor furniture, lighting and decorative paving.
- 3.3 The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. If the landscaping does not survive a two year maintenance period, the applicant shall replace it with a similar type of species and with a similar calliper width.

- 3.4 As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The condition of the security being that, if the landscaping is not completed in accordance with this Bylaw and the plan within one growing season after the completion of the development, then the amount fixed shall be paid to the City for its use.

## **Section 4 Planting Standards**

- 4.1 All required yards and all open spaces on the site excluding parking areas, driveways, outdoor storage and services areas shall be landscaped in accordance with the approved landscaping plan
- 4.2 A tree mix of approximately 50% coniferous and 50% deciduous shall be provided.
- 4.3 50% of required deciduous trees shall be at least 50mm calliper and 50% shall be a minimum of 75mm calliper above the root ball.
- 4.4 75% of coniferous trees shall be a minimum of 2m in height and 25% shall be a minimum of 3.5m in height above the root ball.
- 4.5 The number of trees or shrubs shall be provided as follows:
- (a) One tree for every 39.9m<sup>2</sup> and one shrub for each 19.2m<sup>2</sup> of any required yard or setback;
  - (b) One tree for each 25.1m<sup>2</sup> and one shrub for each 10.03m<sup>2</sup> of required parking area islands. In no case shall there be less than one tree per required parking area island.
- 4.6 The undeveloped portion of the site must be graded, contoured and seeded, if not utilized for other purposes.

## **Section 5 Landscaping of City Boulevards**

- 5.1 The owner of a site abutting a City boulevard is responsible for the initial excavating, backfilling, levelling to final grade, and seeding or to perform other works that may be necessary to construct a turf boulevard; the maintenance of the said boulevard is at the owner's expense.

## **Section 6 Landscape Islands Within Parking Areas**

- 6.1 In addition to the requirements of this section, parking space sizes and quantities shall be provided in accordance with Part Nine of the Bylaw.
- 6.2 Landscape islands shall be required within at-grade parking areas with a capacity of 30 or more vehicles. These islands shall be landscaped in accordance with Section 7 of this schedule.
- 6.3 The minimum total area of these required landscape islands shall be 1.7m<sup>2</sup> of landscaped island area per required parking space.

- 6.4 For parking areas containing 40 or more vehicles, a minimum of two landscaped islands shall be required.
- 6.5 Parking islands shall be placed to provide visual relief, and to organize large areas of parking, into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

## **Section 7 Additional Landscape Regulations**

- 7.1 The Development Officer may require the application of additional landscaping regulations to those specified in Sections 4, 5, and 6, if in the opinion of the Development Officer:
- (a) 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, or dust;
  - (b) There is a likelihood that undesirable impacts may be generated on the site, and cause conflicts among Use Classes within the development;
- 7.2 The additional landscaping that may be required at the discretion of the Development Officer may include, but is not limited to, the following:
- (a) Additional separation space between incompatible Use Classes;
  - (b) The use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact;
  - (c) The use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.
- 7.3 The Development Officer may consult with a qualified or accredited landscape professional, such as a landscape architect or horticulturalist, in determining if additional landscaping requirements are to be imposed, and/or in determining the type of additional landscaping required.

## **Section 8 Signage**

- 8.1 Where buildings abut the Highway Visibility Corridor, additional signage facing and visible from that corridor may be considered by the Development Officer if they comply with the following principles:
- (a) One illuminated company or business sign per visible façade. The maximum dimension of such sign shall not exceed 3.1m in vertical and horizontal direction, parallel to the façade of the building, nor exceed a depth of 0.31m.
  - (b) One illuminated business name per visible façade shall not exceed 15% of the area of the façade of the building or business premises, whichever governs and shall in no case exceed 39.9m<sup>2</sup> less the area of any logo sign pursuant to the clause (a) above.
- 8.2 A business sign exceeding an area of 10.3m<sup>2</sup> and 1.52m in height shall be limited to individual letters or shapes.

- 8.3 Where individual letters are required in accordance with the provisions above, the letters shall be either fixed directly to the building without sign backing panel, or mounted by an architecturally compatible method designed under the direction of an architect.
- 8.4 Where more than one business occupies a building, additional signage should be located in accordance with a comprehensive signage package prepared for the building under the direction of an architect, and submitted as part of the required landscape plan.

## **Section 9 Access**

- 9.1 Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes, should be designed in a manner that provides a safe and clearly defined circulation pattern.
- 9.2 Loading bays shall 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.
- 9.3 Development on adjoining lots shall be integrated by direct on site access connections to provide opportunities for convenient and free flowing traffic movements between lots where in the opinion of the Development Authority, such integration is considered advantageous, due to existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configuration and location of existing buildings.

## **Section 10 Architectural Features**

- 10.1 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.
- 10.2 Rooflines and facades of large buildings (single wall >30.48m) 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.
- 10.3 Mechanical equipment (including roof top mechanical equipment) should be screened from view. Screening should be compatible with the theme and character of the site.
- 10.4 All waste collection areas, visible from the corridor must be screened. Screening may take the form of berming, landscaping or solid fencing, or any combination of the foregoing.

## **Section 11 Industrial Lands**

- 11.1 In Industrial Districts and at the discretion of the Development Authority, developments may require screening from the corridor. Screening may take the form of berming, landscaping or solid fencing, or any combination of the foregoing.