

Griffin Road Area Redevelopment Plan

January 1994

Consolidated to Include Amendments to August 13, 2001

Town of Cochrane
BYLAW NUMBER 22/93

Being a Bylaw of the Town of Cochrane,
in the Province of Alberta, to provide for the
Griffin Road Area Redevelopment Plan

WHEREAS pursuant to the provisions of Section 65 of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980, the Council of the Town of Cochrane in the Province of Alberta (hereinafter called the "Council") wishes to provide a framework for redevelopment of existing industrial areas with the Municipality;

AND WHEREAS the Council of the Town of Cochrane did require the preparation of an area redevelopment plan for existing industrial areas within the Town of Cochrane;

NOW THEREFORE the Council of the Town of Cochrane enacts as follows:

1. This Bylaw be cited as the "Griffin Road Area Redevelopment Plan";
2. This Griffin Road Area Redevelopment Plan attached hereto is hereby adopted as the Area Redevelopment Plan for the subject lands;
3. Portions of the Cochrane Industrial Area Structure Plan Bylaw No. 16/81, which applies to the land that is the subject of the bylaw, is hereby superseded;
4. This Bylaw comes into full force and effect on the date of its third reading.

READ A FIRST TIME this 20th day of December, A.D. 1993.

READ A SECOND TIME this 20th day of December, A.D. 1993.

READ A THIRD TIME this 14th day of February, A.D. 1994.

Original Signed by "LYDIA GRAHAM"
Mayor

Original Signed by "MARTIN SCHMITKE"
Chief Administrative Officer

Town of Cochrane
Griffin Road Area Redevelopment Plan
Including Amending Bylaws:

No.	Action	Adoption Date
17/01	Amendments to bring GRARP into conformity with Municipal Development Plan	Aug. 13, 2001

This document is consolidated into a single publication for the convenience of users. When making reference to this document, users are directed to contact the Town of Cochrane for any additional amendments. In case of any dispute, the original should be consulted.

For easy reference the amending Bylaw numbers are noted adjoining the Section that was the subject of the amendment.

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1. GOAL OF THE PLAN

The Goal of the Griffin Road Area Redevelopment Plan is to maintain the viability of the existing industrial area in Cochrane by:

- 1.1 Providing an adequate road and utility infrastructure.
- 1.2 Providing for a broad range of industrial uses and limited commercial uses required to service industrial uses.
- 1.3 Encouraging intensification of land use.
- 1.4 Encouraging a high design quality for all development.
- 1.5 Protecting significant environmental and historical sites.

2. PLAN AREA

The Plan area is depicted in Figure 1.

3. DEFINITIONS

Area Redevelopment Plan (ARP) means the Griffin Road Area Redevelopment Plan prepared in accordance with the Municipal Government Act. (17/01)

Central Business District (CBD) Expansion Area means the area designated in the Municipal Development Plan (MDP) for downtown expansion. This area lies north and west of the Griffin Road ARP. The MDP identifies the CBD Expansion Area as suitable for an area redevelopment plan. (17/01)

General Industrial means land extensive industrial development which may require large storage areas for raw materials and finished goods and may include external effects which are likely to be felt to some degree on surrounding sites.

Historical Resources Impact Assessment means a document required of a landowner prior to development by appropriate provincial government authorities under Section 33(2) of the Historical Resources Act.

Land Use Bylaw (LUB) means the Cochrane Land Use Bylaw No. 1/99 including all amending bylaws adopted by Council pursuant to the Municipal Government Act. (17/01)

Light Industrial means land intensive industrial development which includes minimal activity outside of building and structures and which in general does not create any nuisance beyond the boundaries of the site.

Municipal Development Plan (MDP) means the Cochrane Municipal Development Plan No. 17/98 adopted by Council pursuant to the Municipal Government Act and all amendments thereto. (17/01)

Municipal Government Act (MGA) means the Municipal Government Act Statutes of Alberta 1994, Chapter M-26.1, and all amendments thereto. (17/01)

Off-site Levies means a charge that can be imposed pursuant to the Municipal Government Act on land about to be developed or subdivided. The levy pays for all or part of the capital costs of new or expanded offsite facilities related to major municipal services. (17/01)

- (b) *Roads in the study area shall conform to Municipal design standards:*

MUNICIPAL DESIGN STANDARDS					
Class of Roadway	Primary Function	Number of Lanes	Right of Way Width	Design Speed	Type of Access
Industrial Local Road	To provide access to properties	2 moving	17m	50km/h	Direct access to adjacent property
Collector Road	To provide for local traffic movement and access to local streets and properties	2-4 moving; 0-2 parking	22m-30m	50km/h	Direct access to adjacent property
Arterial Road (Major Road)	To provide for movement of through traffic	2 or 4 moving; 0 parking	36m	70km/h	No direct access

- (c) *Special building setbacks shall be required for any structure abutting an arterial road, which requires widening to meet municipal design standards.*

This policy should be implemented through Land Use Bylaw amendments.

- (d) *The Centre Avenue extension should be acquired and constructed as abutting lands are subdivided and redeveloped.*

The intent of this policy is to ensure that the operation of existing industrial uses is not disrupted.

- (e) *In the long term, the alignment of Centre Avenue south of Griffin Road will require realignment in order to ensure the efficient movement of traffic [MDP 95 (k)].* (17/01)

4.2 Road Design and Access

4.2.1 Objectives

- (a) *Provide for the safe and efficient movement of people, goods, and vehicles as the Town grows [MDP 9.2(1)].* (17/01)
- (b) *Design road systems to minimize through traffic in residential areas and prevent industrial traffic from entering residential districts [MDP 9.2(2)].*
- (c) *Provide for services in such a way that the demands on the transportation system are reduced.* (17/01)

4.2.2 Policies

- (a) *Accesses onto arterial and major roads should be limited to minimize congestion and Impact on traffic flow.*

Recommended access points to implement this policy are shown in Figure 2.

- (b) *Notwithstanding Policy 4.2.2(a), the existing intersection to the internal sawmill driveways, which crosses River Avenue to connect sawmill lands lying east and west of River Avenue, will be retained as long as the sawmill remains in operation. Any traffic conflict, which is anticipated as a result of traffic generated by new development or increased activity in current operations, shall be mitigated by proponents of the new development.*

- (c) *As ultimate roads are developed, redundant roads should be closed and consolidated with abutting lands.*

A portion of Railway Street shown in Figure may become redundant as the road network is developed. Connection on the proposed Centre Avenue extension may ultimately not be feasible due to grade differences. (see Policy 4.1.2(a)).

Several undeveloped roads may also have to be closed if subdivision occurs in the east part of the Plan area.

- (d) *Driveways required to access on-site parking and loading areas shall be designed to meet generally accepted engineering standards and minimize loss of required landscaped areas and boulevards within street rights-of-way.*

This policy should be implemented through Land Use Bylaw amendments (See also policy 6.2.2(a)).

- (e) *Respect the small town atmosphere of Cochrane and focus on efficient internal movement of people at a scale consistent with development in Town [MDP 9.4(b)]. (17/01)*
- (f) *Develop the transportation system to provide the required service in a manner that is economically efficient and minimizes servicing costs [MDP 9.4(c)]. (17/01)*
- (g) *The transportation system should be developed to provide the required service in a manner that is economically efficient and minimizes servicing costs [MDP 9.4(c)]. (17/01)*
- (h) *At their own cost, developers shall be required to replace and complete the bridge, which replaces the River Avenue Bridge, to a two lane standard with a separate pedestrian walkway, no later than Year Five (5), following registration of the Phase One (1) tentative plan. The timing of the second bridge across the Bow River connecting to Griffin Road and/or*

expansion of the first bridge must be addressed prior to the approval of conceptual schemes and Land Use Bylaw amendments for those lands east, north and south of the Cochrane Crossing Subdivisions and contained within the South Ridge Area Structure Plan. The expansion of the new bridge or construction of a second new bridge will be the responsibility of the developers [MDP 9.5(d)]. (17/01)

4.3 Truck Routes

4.3.1 Objectives

- (a) *Designate truck route and dangerous goods routes through the study area.*

4.3.2 Policies

- (a) *Roads required to provide adequate access for trucks to and from the industrial area shall be designed and designated as truck routes.* (17/01)

4.4 Utilities

4.4.1 Objectives

- (a) *Ensure that utility systems are upgraded and expanded in an environmentally*

sensitive and fiscally responsible manner to coincide with future urban growth [MDP 10.2(1)]. (17/01)

4.4.2 Policies

- (a) *When reviewing and deciding upon development and subdivisions proposals Council or its approving authorities shall ensure that municipal utilities (e.g.: water, sanitary and storm sewers) are designed to meet appropriate engineering standards and satisfy the following criteria:*

- *water supply, treatment and distribution facilities shall be adequately designed to meet projected consumption and fire-flow requirements;*
 - *400mm diameter connection between the downtown and the 450mm diameter main on Griffin Road;*
 - *300mm diameter main on Griffin Road from Fifth Avenue to west to Riverside place; [MDP 10.3(f)]* (17/01)
- *sanitary sewage collection and treatment facilities shall be adequately designed to meet peak demand requirements and to minimize maintenance and capital costs;*

- *the Town's storm water collection and disposal system shall be upgraded and/or expanded as required; and*
 - *the provision of these facilities shall be comprehensively planned to meet anticipated growth and demand requirements of the Town.*
- (b) *The developer shall be responsible for any costs arising from provision or necessary upgrading of utility lines and associated facilities to service the development area.*
- (c) *Off-site levies or acreage assessments to recover the costs of providing major public utilities will be imposed by the Town with respect to land that is to be developed or subdivided, and which has not been previously subject to an off-site levy. These levies shall be assessed on a gross developable acreage basis, pursuant to the relevant sections of the MGA and the Town's current off-site levy schedules.*
- (d) *Upgrades to roads and utilities, including street lighting, shall be designed to conform to generally accepted design standards for industrial areas.*

5. LAND USE

5.1 Industrial

5.1.1 Objectives

- (a) *Ensure that there is an adequate supply of industrial land within the Town boundaries in order to provide a balanced assessment and employment base [MDP 8.6.2(6)].* (17/01)
- (b) *Encourage a broad range of industrial developments that are light, clean, and high-tech in orientation. Educational, service commercial, institutional, and tourism based developments that reflect Cochrane's economic development objectives are also encouraged [MDP 8.6.2(3)].* (17/01)
- (c) *Discourage noxious heavy industrial development [MDP 8.6.2(8)].* (17/01)
- (d) *Provide for industrial uses with operations in enclosed buildings as a transition between residential uses and those industrial activities, which may have nuisance potential.*
- (e) *Ensure that industrial land is used for industrial purposes through limitations on the type and size of commercial activities.*

- (f) *Encourage all existing resource extraction industries to implement a reclamation strategy [MDP 8.6.6(c)].* (17/01)

5.1.2 Policies

- (a) *The Plan area should accommodate a wide range of industrial uses in distinct categories as outlined below:*

Service Commercial

To provide for comprehensively designed intensive industrial development and business parks comprising uses which can be conducted entirely within buildings and structures and which are compatible with any abutting non-industrial district. Service Commercial uses would normally occur at the periphery of the industrial development to provide a buffer between non-industrial uses and other industrial districts. (17/01)

Light Industrial

To provide for a wide range of intensive industrial uses which are compatible with each other. In general any nuisance associated with Light Industrial uses should not extend beyond the boundaries of the site. Light Industrial uses would normally occur on interior sites in industrial areas, which abut Service Commercial uses.

General Industrial

To provide for land extensive manufacturing, assembly and fabricating activities including large scale specialized operations where external effects are likely to be felt to some degree on surrounding sites. General Industrial uses would normally occur on internal sites in industrial areas.

- (b) *Service Commercial uses are encouraged around the perimeter of the industrial area, as a buffer between abutting non-industrial uses and Light Industrial and General Industrial uses in the centre of the industrial area.* (17/01)

The land use concept is shown in Figure 4.

- (c) *Designate the industrial area with land use districts which allow high intensity uses with operations generally carried on within the buildings.*
- (d) *In the event that existing General Industrial uses are discontinued, consideration should be given to developing these lands with Service Commercial or Light Industrial uses.*
- (e) *New industries that create air pollution, negative environmental impacts, or noxious odours will not be permitted in the Municipality [MDP 8.6.3(a)].* (17/01)

- (f) All existing resource extraction industries shall be encouraged to implement a reclamation strategy that is complementary to the natural landforms and consistent with Provincial reclamation policies [MDP 8.6.6(c)]. (17/01)*
- (g) Labour intensive industries are encouraged to locate in the existing industrial area in order for the labour force to be in proximity to the downtown [MDP 8.6.7(c)]. (17/01)*

5.2 Commercial

5.2.1 Objectives

- (a) Reinforce the downtown as Cochrane's primary retail area by concentrating commercial activities within the downtown and downtown expansion lands [MDP 8.5.2(1)]. (17/01)*
- (b) Ensure all developments will be subject to design controls as outlined in Appendix H of the MDP to ensure they complement and reflect the character of Cochrane's heritage [MDP 8.3(e)]. (17/01)*
- (c) Encourage the development of a business park that includes allowance for Service Commercial uses [MDP 8.6.2(7)]. (17/01)*

5.2.2 Policies

- (a) Retail and wholesale activity accessory to any principal industrial use should be allowed in all industrial districts.*
- (b) A limited range of commercial uses required to service industrial uses shall be allowed in Service Commercial industrial land use policy areas.*

5.3 Other Land Use Issues

5.3.1 Objectives

- (a) Emphasize, prepare, and utilize the existing land base more efficiently and recognize the importance of urban design. Provide opportunities for the creative use of land and address the unique attributes of specific areas [MDP 8.2(1), (2), (3)]. (17/01)*
- (b) Ensure that the introduction of residential dwelling located above commercial and industrial areas [MDP 8.4.3(d)]. (17/01)*
- (c) Develop in a manner that will lead to more compact, cost effective and efficient land use forms, while enhancing Cochrane's small town atmosphere [MDP 8.4.2(2)]. (17/01)*

5.3.2 Policies

- (a) Land lying south of the east-west escarpment (Lot 1, Block 3, Plan 8111002*

and portion of NW¼ 35-25-4 W5M) shall be designated Urban Reserve District (UR) in the Land Use Bylaw to ensure that these lands are planned and developed in conjunction with abutting land to the south and east.

- (b) The Urban Reserve District in the Land Use Bylaw shall allow continuation of the existing log storage activity on portion of NW¼ 35-25-4 W5M only.*
- (c) When development of lands lying south of the east-west escarpment is imminent, these lands should be removed from the Plan area to allow for coordinated planning of these lands with abutting lands to the south.*

A portion of the land addressed in the above policies is owned and used by Spray Lake Sawmills Ltd. to store logs and continuation of this use is considered essential to the operation of the sawmill. Storage of logs on this site is an appropriate interim use. In the long term, these and other lands lying south of the escarpment should be planned and developed in a manner compatible with future development of abutting lands to the south in regard to land use, road and utility systems, and open space systems. This is best accommodated through an area structure plan, which is the appropriate statutory document for new development areas.

- (d) The area identified as Business Park in the MDP is considered appropriate for a range of non-polluting, technical, and research-oriented uses [MDP 8.6.4(a)].* (17/01)
- (e) The Town should initiate, in partnership with C.P.E.D. and the business community, a strategy to create staff housing opportunities [MDP 8.4.3(k)].* (17/01)

6. URBAN DESIGN AND BUILT FORM

6.1 Land Utilization

6.1.1 Objectives

- (a) Encourage the comprehensive planning and subdivision of existing large industrial parcels and/or more intensive use of the sites.*
- (b) Prepare plans for existing industrial areas to facilitate future subdivision and development.*
- (c) Encourage development of industrial land to provide and adequate inventory of serviced industrial sites.*
- (d) Encourage a broad range of industrial developments that are light, clean, and high-tech in orientation. Educational, service commercial, institutional, and tourism based developments that reflect*

Cochrane's economic development objectives are also encouraged [MDP 8.6.2(3)].
(17/01)

6.1.2 Policies

- (a) *Road rights of way required to improve access to existing large industrial parcels should be protected and ultimately developed as subdivision and development occurs.*

In the event that larger parcels lying east of Second Avenue are subdivided, on possible design solution to resolve access requirements is to introduce service roads along Griffin Road. If existing multiple access points along Griffin Road between River Avenue and Second Avenue (see Policy 4.2.2(a)) become a problem, a cul-de-sac could be developed on Town owned land from Bow Street. These possible designs are shown conceptually on Figure 2.

If industrial land lying south of Griffin Road is more intensely developed, access to these lands should be provided by a service road or internal roads, which could be developed as part of a condominium plan.

- (b) *A special land use district shall accommodate the existing sawmill and ensure that a comprehensive land use review is undertaken prior to subdivision and/or redevelopment occurs on the lands.*

Spray Lake Sawmills (1980) Ltd. employs a significant number of Cochrane residents and is an important component of the Town's economic well-being. This operation is considered land extensive and a high proportion of the site is used for outside storage. This site may have redevelopment potential in the long term because of the large amount of land involved, the low intensity of the existing use, its central location, and high visibility. A special land use district is required to accommodate this important existing use while at the same time ensuring that these lands are not subdivided or redeveloped without a comprehensive development plan to determine the most efficient development pattern and land uses compatible with the area (see Figure 4). Land Use Bylaw amendments and redesignations implement this policy.

- (c) *The Plan area should be promoted as an "Industrial Park" though the following means:*

- *Organizing a business association;*
- *Developing landscaped entrances into the "park" which may include business directory signs; and*
- *Encouraging development of a wide range of industrial uses and a limited*

range of commercial uses (restaurants, convenience stores, etc.) to service the “park”;

- (d) *Encourage a broad range of industrial developments that are light, clean, and high-tech in orientation. Educational, service commercial, institutional, and tourism based developments that reflect Cochrane’s economic development objectives are also encouraged*

6.2 Design Standards

6.2.1 Objectives

- (a) *Encourage visual compatibility including landscaping among industrial uses.*
- (b) *Require consideration of building façade compatibility in reviewing development proposals*
- (c) *Encourage full provision of on-site parking to minimize impacts of parking on adjacent areas and streets.*
- (d) *Provide buffering and fencing where industrial uses abut non-industrial uses.*
- (e) *Ensure that a high standard of building design and landscaping is obtained, particularly in highly visible sites adjacent to major roads.*

6.2.2 Policies

- (a) *Extensive buffering in the form of fencing and landscaping shall be provided on industrial sites, particularly on the perimeter of the industrial area.*
- (b) *All front yards of industrial sites shall have a high standard of landscaping.*
- (c) *All landscaped areas should be clearly defined by standard curb and gutter or vertical faced curb to minimize damage to landscaped areas abutting parking and vehicle circulation areas.*

Land Use Bylaw amendments implement Policies 6.2.2 (a), (b), and (c) above.

- (d) *A landscaped buffer strip shall be provided along the east side of the Centre Avenue extension between the railway and Griffin Road.*

This buffer strip should be registered concurrent with registration of the Centre Avenue extension or with any subdivision of the lands lying east of the Centre Avenue extension within Block F, Plan 1325JK (see also Policy 4.1.2(a) and (d)). Recommended design details for this buffer strip are shown in Figure 5.

- (e) *Undertake a program to clean up all industrial sites and landscape the yards of existing developments, which abut roads or residential areas.*

This policy could be implemented in conjunction with Policy 6.5.2(a). Tree planting on industrial sites would provide screening of industrial areas from entranceways into Cochrane and screen storage areas etc. from abutting roads.

- (f) *Council shall develop and implement a minimum maintenance bylaw.*
- (g) *Parking lots shall be landscaped to the satisfaction of the Development Authority with particular attention to buffering parking areas adjacent to sidewalks. The Principles of Crime Prevention Through Environmental Design, as detailed in Appendix F of the MDP, shall be incorporated into parking lot design [MDP 8.5.8(e)].* (17/01)
- (h) *All developments will be subject to design controls as outlined in Appendix H of the MDP to ensure they complement and reflect the character of Cochrane's heritage [MDP 8.3(e)].* (17/01)

6.3 Environmentally Sensitive Areas

(17/01)

6.3.1 Objectives

- (a) *Recognize that natural features help create Cochrane's unique sense of place, and, as a result, aesthetics are considered an important planning concern.*
[MDP 6.2(5)] (17/01)
- (b) *Identify and protect environmentally significant and ecologically sensitive areas, which contribute to the maintenance of natural processes and the quality of the urban environment, including escarpment areas, watercourses and significant views and vistas [MDP 6.2(1)].* (17/01)
- (c) *Discourage development of floodplains and ice hazard areas.*
- (d) *Ensure that Historical Resources Impact Assessment is undertaken to the satisfaction of the Alberta Community Development prior to subdivision and development where significant historical sites are contained within a proposed development area.* (17/01)
- (e) *Ensure that public safety is protected and development is safe-guarded from areas of known hazard [MDP 6.2(1)].* (17/01)

6.3.2 Policies

- (a) *Lands in the SE ¼ 2-26-4 W5M and Lot 1, Block 3, Plan 8111002, lying in the vicinity of the Bow River should be designated Urban Reserve District to ensure that environmentally sensitive lands are protected.*

Land Use Bylaw redesignations implement the above policy.

- (b) *Lands lying within the escarpment and required setbacks of the Bow River or within flood prone lands shall be designated as Environmental Reserve when subdivision occurs.*

Sensitive natural areas are shown in Figure 6. These natural areas are intended to link into the Town's pathway and open space system.

- (c) *Reserve land in the vicinity of the bow River or on the escarpment of the Bow River should be designated Public Service District in the Land Use By-law.*

Several existing reserve parcels in the vicinity of the Bow River can be redesignated immediately. As additional reserves are created these should also be designated as Public Service.

- (d) *An historical resources impact assessment should be undertaken for the old barn located on Lot 1, Block 3, Plan 8111002 prior to redevelopment of the site, and the Town should encourage preservation of the structure in a manner, which ensures that it is retained as a functional and productive element of Cochrane.*

This building is constructed using Cochrane brick and represents an important aspect of Cochrane's historical development. Such a structure could be incorporated into development of the future open space system along the Bow River.

- (e) *A municipal environmental impact statement (MEIS), paid for by the developer, is required for all developments or subdivisions adjacent to watercourses, escarpments or other areas, at the discretion of the Development Authority. The MEIS will comply with the requirements outlined in Section 6.3(a) of the Municipal Development Plan [MDP 6.3(a)].* (17/01)

- (f) *Developers of natural resource extraction industries shall take measures to minimize impacts on historical and archaeological resources to the satisfaction of The Town and Alberta Community Development [MDP 12.3(i)].* (17/01)

- (g) *Public access to scenic vistas and viewpoints will be encouraged by incorporating such sites into the parks and open space network [MDP 8.7.4(f)].* (17/01)
- (h) *Developers of proposed recreational, commercial, and industrial developments shall be required to prepare and implement a stormwater management plan. The cost to prepare the plan shall be borne by the developer and will include, but not necessarily limited to, the following:*
- flooding hazards;*
 - existing drainage features;*
 - stormwater related environmental issues (first flush effects, stockpile snowmelt, soil erosion;*
 - minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system);*
 - design criteria for flows originating off-site;*
 - erosion and sediment control especially in escarpment areas;*
 - operation and maintenance.* (17/01)
- (i) *On lands that are known or suspected to be contaminated, no development shall proceed until plans of remediation and development are prepared, reviewed and commented upon by the Environmental Advisory Committee [MDP 6.3(f)].* (17/01)

- (j) *All applications for subdivision shall be circulated to Alberta Community Development for comment to determine if an historical resources impact assessment is required.*

6.4 Open Space and Redevelopment Levy

6.4.1 Objectives

- (a) *Incorporate environmentally sensitive areas into the open space system [MDP 8.7.2(7)].* (17/01)
- (b) *Maintain and enhance public access and recreational use of the Bow River [MDP 8.7.2(3)].* (17/01)
- (c) *Provide and meet the demand for recreational and cultural facilities for a variety of age and income groups while remaining within the financial resources of the municipality [MDP 8.7.2(8), (9)].* (17/01)
- (d) *Ensure that the riparian environments of the Bow River, Jumping Pound Creek, and Big Hill Creek are preserved and enhanced [MDP 8.7.2(4)].* (17/01)

6.4.2 Policies

- (a) *Several small ornamental parks should be developed at entrances into the industrial park.*

The intent of this policy is to improve the appearance of the industrial area and provide some passive recreational areas for employees. Possible locations are shown in Figure 6.

- (b) *Any cash in lieu or land reserves, which become available through the subdivision process, should be utilized to develop a park in the vicinity of the Bow River and ornamental parks.*

These parks are shown in Figures 4 and 6. The park in the vicinity of the Bow River and existing reserve land along the Bow River form an integral link in the Town's pathway and open space system.

- (c) *A redevelopment levy shall be imposed on each successful application for a development permit for the purpose of purchasing land pursuant to Policies 6.5.2(a) and (b).*

Council should determine the redevelopment levy amount on an annual basis.

- (d) *The timely development of a pathway system in the Griffin Road Industrial Park is encouraged. Possible locations for major pathway links are shown in Figure 6.*
- (e) *Pathway enhancements in the east end of Town should be further investigated by the Town and improvements initiated, when*

appropriate, and where they do not impact sensitive natural areas [MDP 8.7.3(b)]. (17/01)

- (f) *Provisions for public access to permanent waterbodies and natural drainage features will be incorporated into subdivision plans, provided it does not negatively impact sensitive natural areas [MDP 8.7.4(b)]. (17/01)*

6.5 Public Improvements to Existing Developments

6.5.1 Objectives

- (a) *Provide buffering where industrial uses abut non-industrial uses.*
- (b) *Encourage improvements to the appearance of industrial areas from highway entranceways into Cochrane.*
- (c) *Provide a variety of open space opportunities ranging from formal parks to natural areas [MDP 8.7.2(5)]. (17/01)*
- (d) *Reinforce and promote architectural aesthetics that reflect Cochrane's unique natural environment, western heritage, and sense of place [MDP 8.5.2(6)]. (17/01)*

6.5.2 Policies

- (a) *Undertake a boulevard improvement program in partnership with landowners to reclaim boulevards. This program should include a rationalization of access*

driveways from the street to industrial sites, parking, planting of boulevard trees and provision of hard and soft landscaping with a unique theme for each block or street.

Uncontrolled access to industrial sites results in reduced landscaped areas and haphazard parking and traffic circulation. A uniform landscaping theme for each street would provide a strong unifying element to the industrial area. Shared access would increase the amount of land available for landscaping and improve traffic flow on public roads and into industrial sites. In addition, trees would provide a canopy effect, which would improve the appearance of industrial areas from entranceways into Cochrane. Examples of improvements, which could be made, are shown in Figure 7 and described below.

The primary objective of these design considerations is to provide space for landscaping which is protected from damage by traffic.

Angle Parking

Angle parking in the road right of way could be used in some existing situations where the entire front yard to the building face and the Town boulevard is used for parking/circulation due to limited on-site space and no other on-site solution for parking is available. If sufficient parking is

not feasible directly in front of a building, consideration could be given to providing limited amounts of angle parking areas in front of abutting properties. Angle parking is suggested to provide easy access and reduce access from the opposite driving lane. Care should be taken to ensure that adequate pedestrian circulation is retained.

Shared Accesses

Many smaller sites could benefit from shared accesses to parking and loading areas. Shared accesses would allow for more efficient internal and external traffic circulation and allow more space for boulevard landscaping.

Consolidate Accesses

Many larger sites have more access points or wider access driveways than are required for circulation. Unnecessary accesses could be closed and wide accesses modified to allow additional landscaping.

On-Site Parking

In some cases sufficient space is available to move parking from a crowded front yard to a side or rear yard to allow additional landscaping in the front yard.

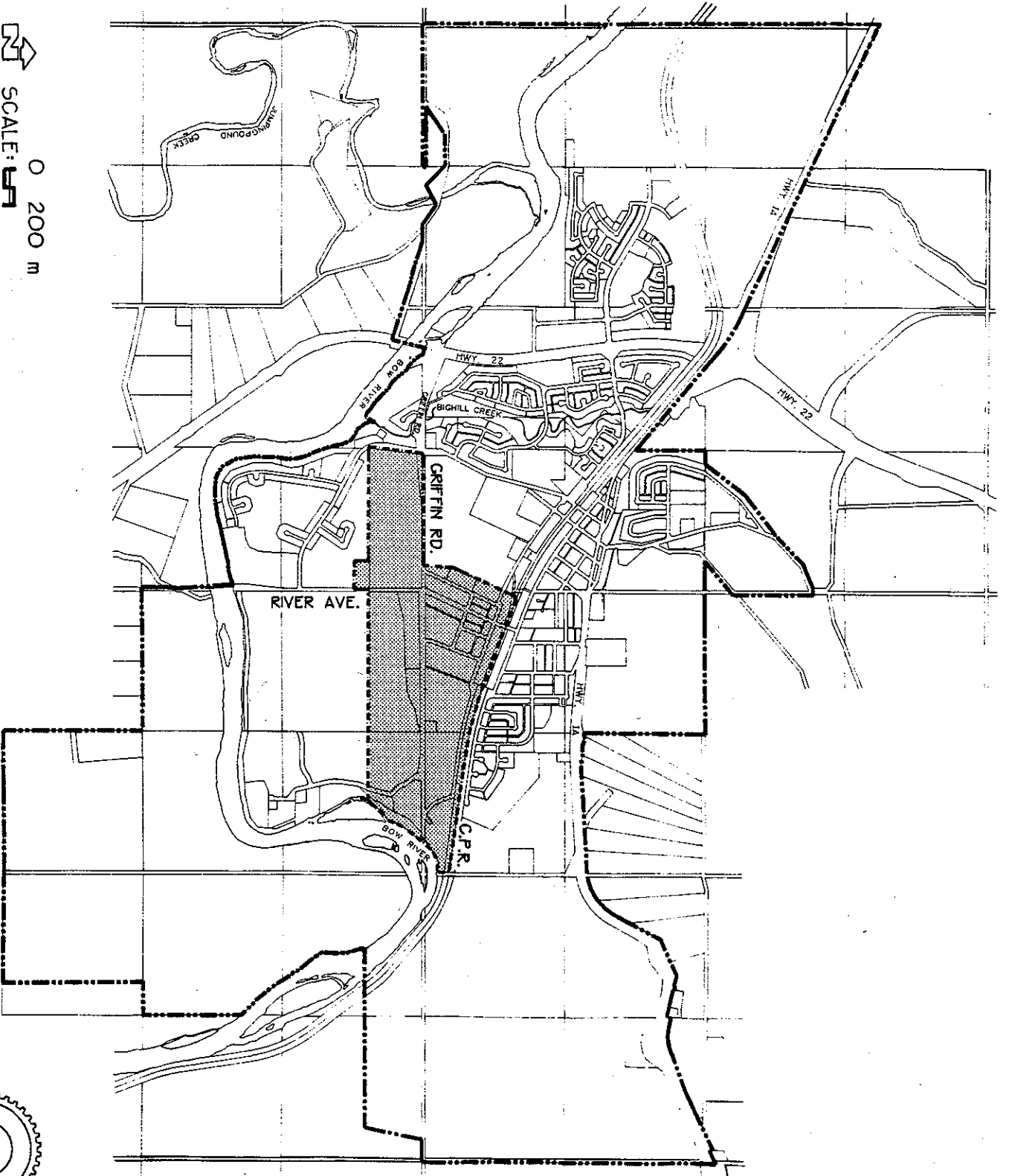
- (a) *Development of the Centre Avenue Extension should include extensive buffering in the form of berms, uniform fencing, and extensive planting to screen the industrial area from the road and CBD Expansion Area west of this Plan area.*
- (b) *A tree planting program in the south boulevard of First Street and on Railway lands to provide a buffer between the industrial area and residential areas should be undertaken.*

Figure 1

Plan Area

Legend

- Plan Area
- Town Boundary



Prepared by the Calgary Regional Planning Commission

Griffin Road Area Redevelopment Plan

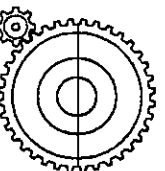


Figure 2

Transportation

Legend

- Arterial Road (Truck Routes)
- Major Roads
- Collector Road Access Points
- Somerville Driveways



Note: All internal local roads within the Plan Area can be used for truck movement. All new roads are conceptual and ultimate locations may vary somewhat.

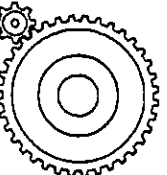
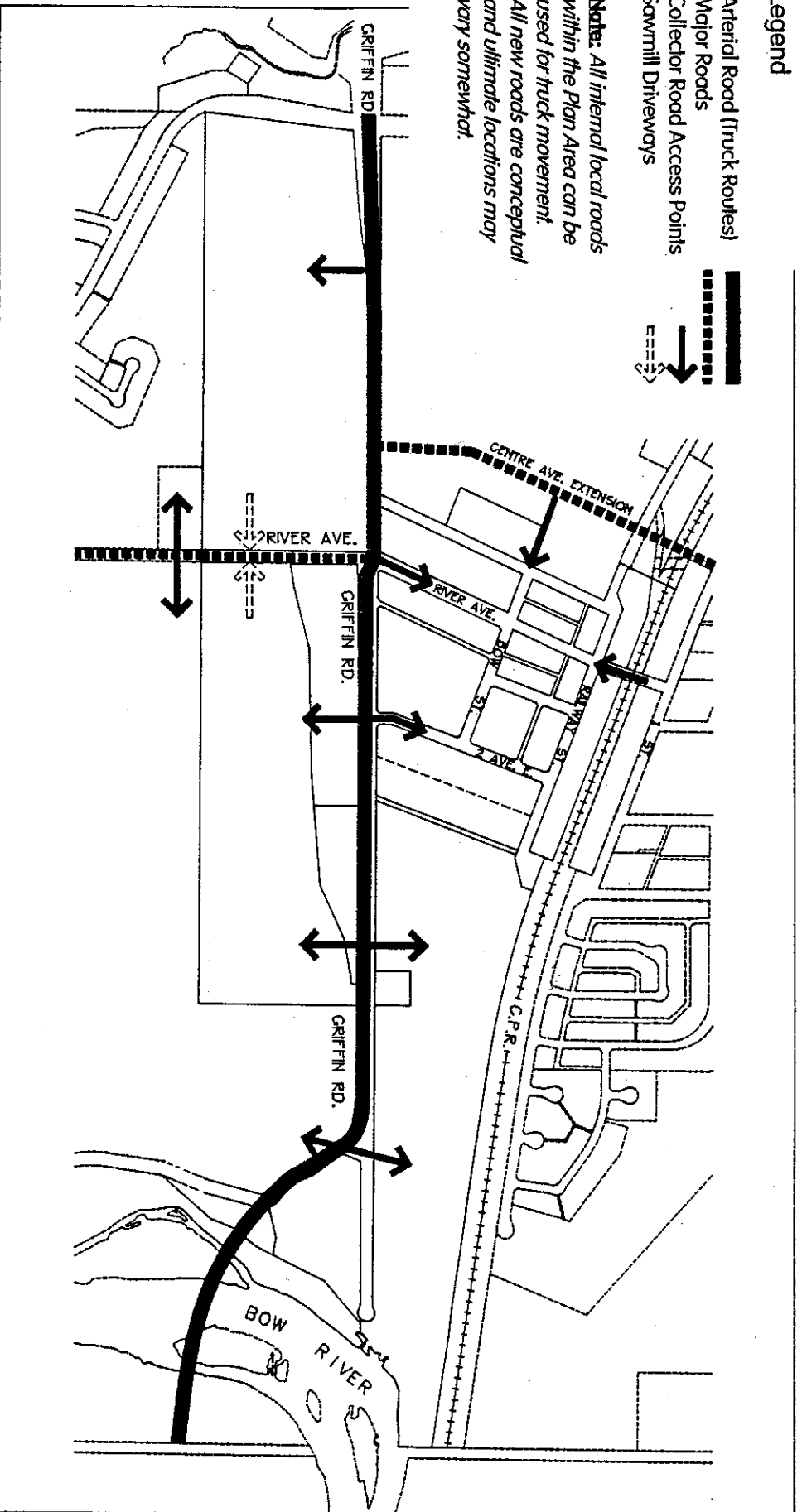


Figure 3

Utilities

Legend

- Existing Sanitary Sewer Trunk
- Future Lift Station
- Future Sanitary Force Main
- Existing Water Mains
- Future Water Mains
- Existing Water Treatment Plant

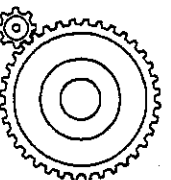
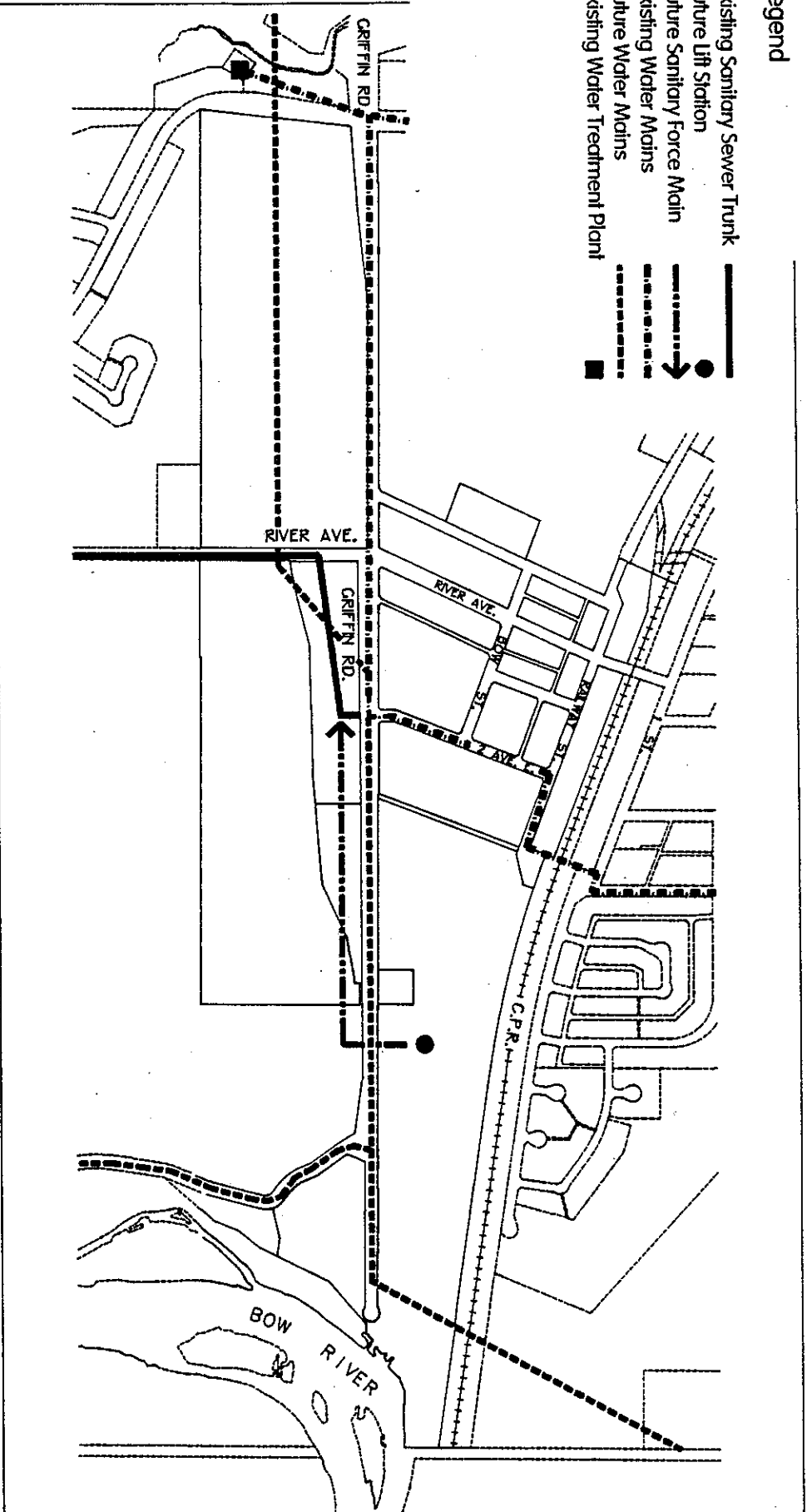


Figure 4

Land Use Concept

Legend

- Business Industrial B I
- Light Industrial L I
- General Industrial G I
- Special Industrial S I
- Park and Open Space (stippled pattern)
- Future Study Area (A.S.P.) (hatched pattern)

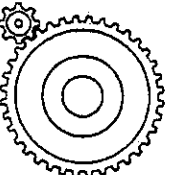
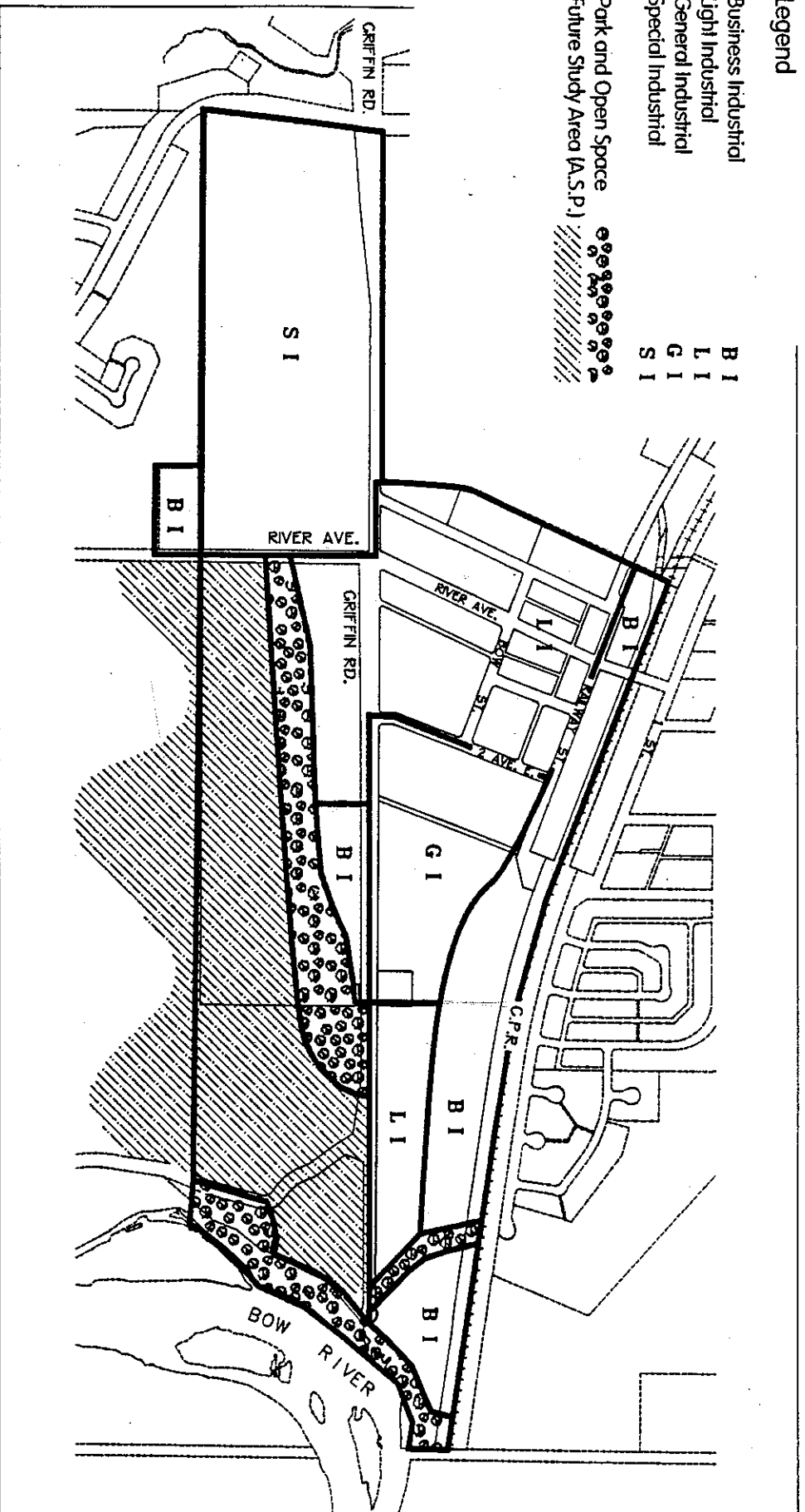


Figure 5

Centre Avenue Extension Buffer Strip Detail

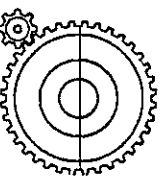
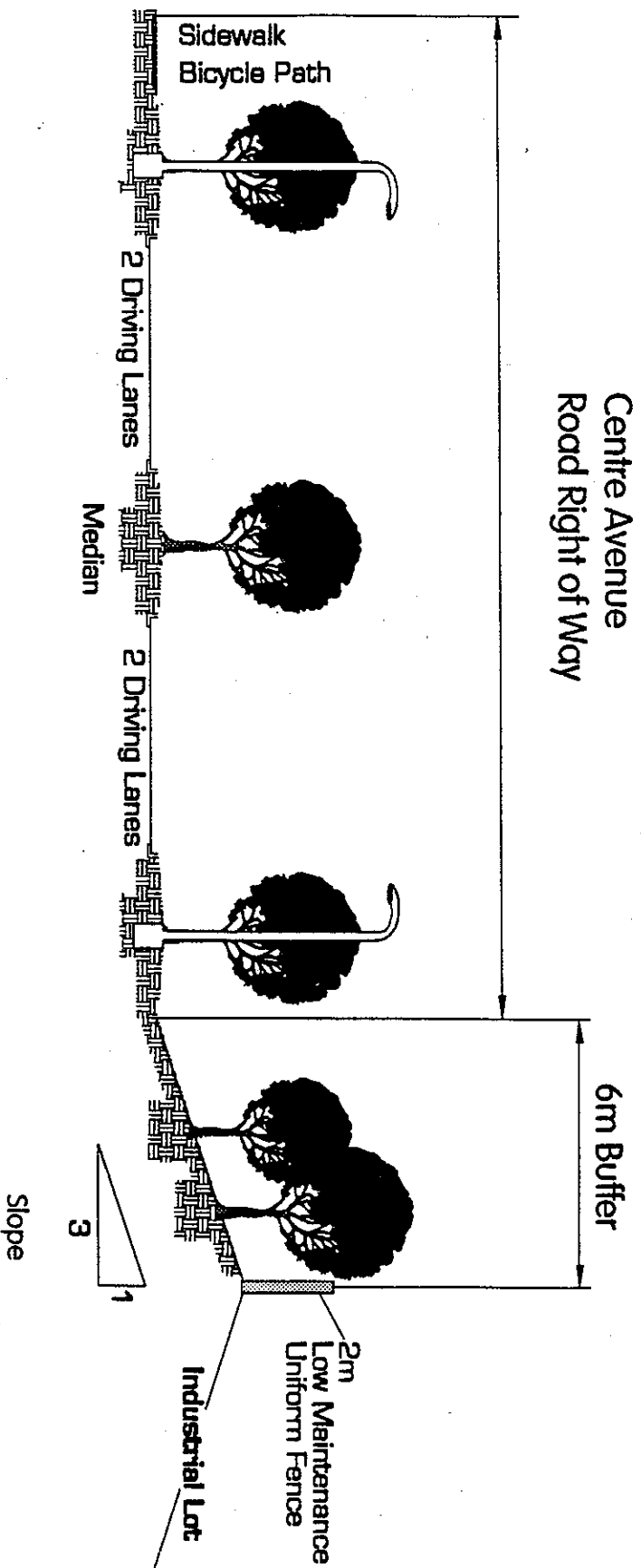


Figure 6

Parks and Open Space

Legend

- Escarpments
- Flood Plain
- Possible Ornamental Parks
- Possible River Front Park Pathways

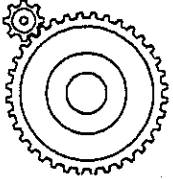
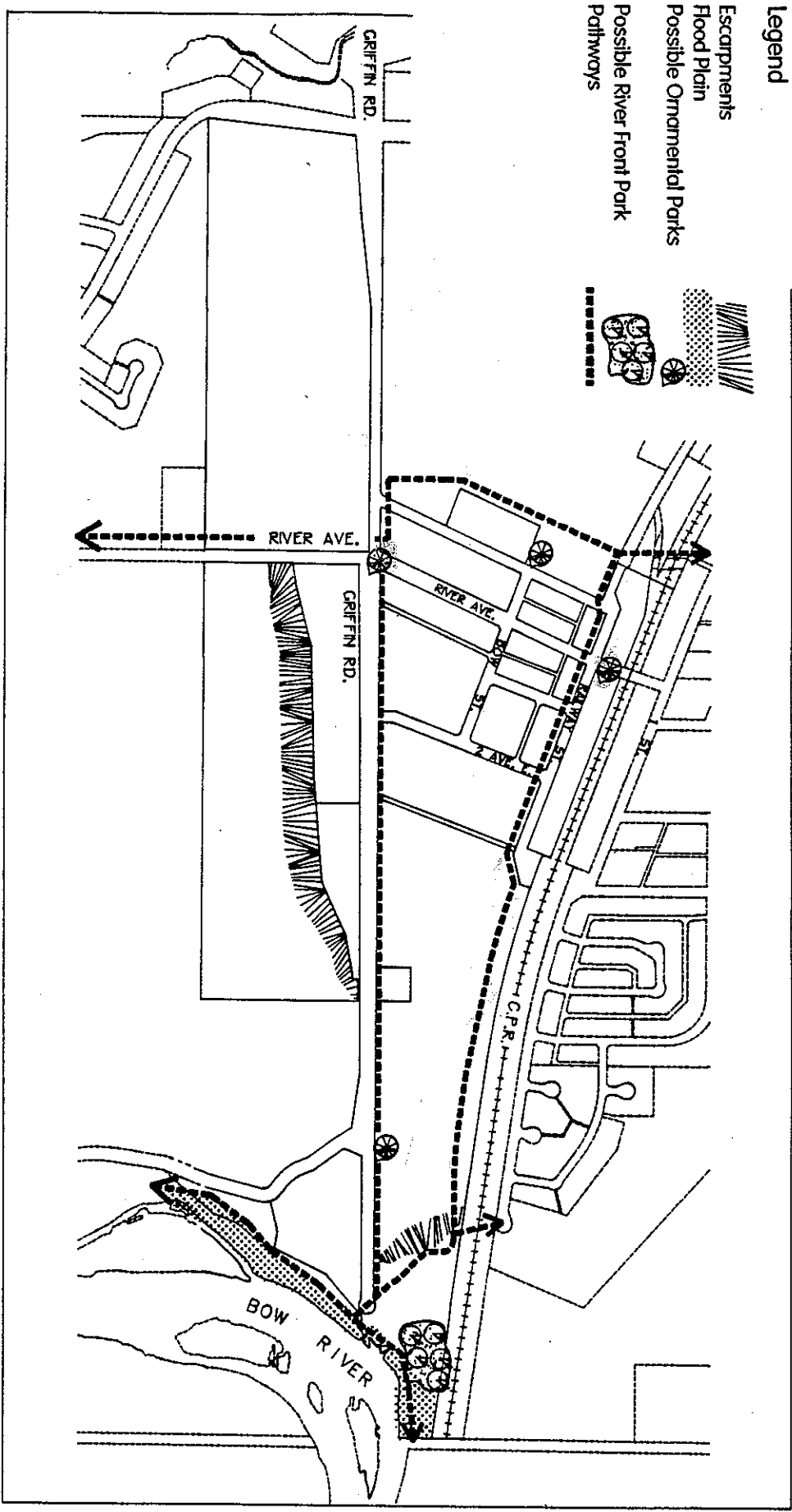
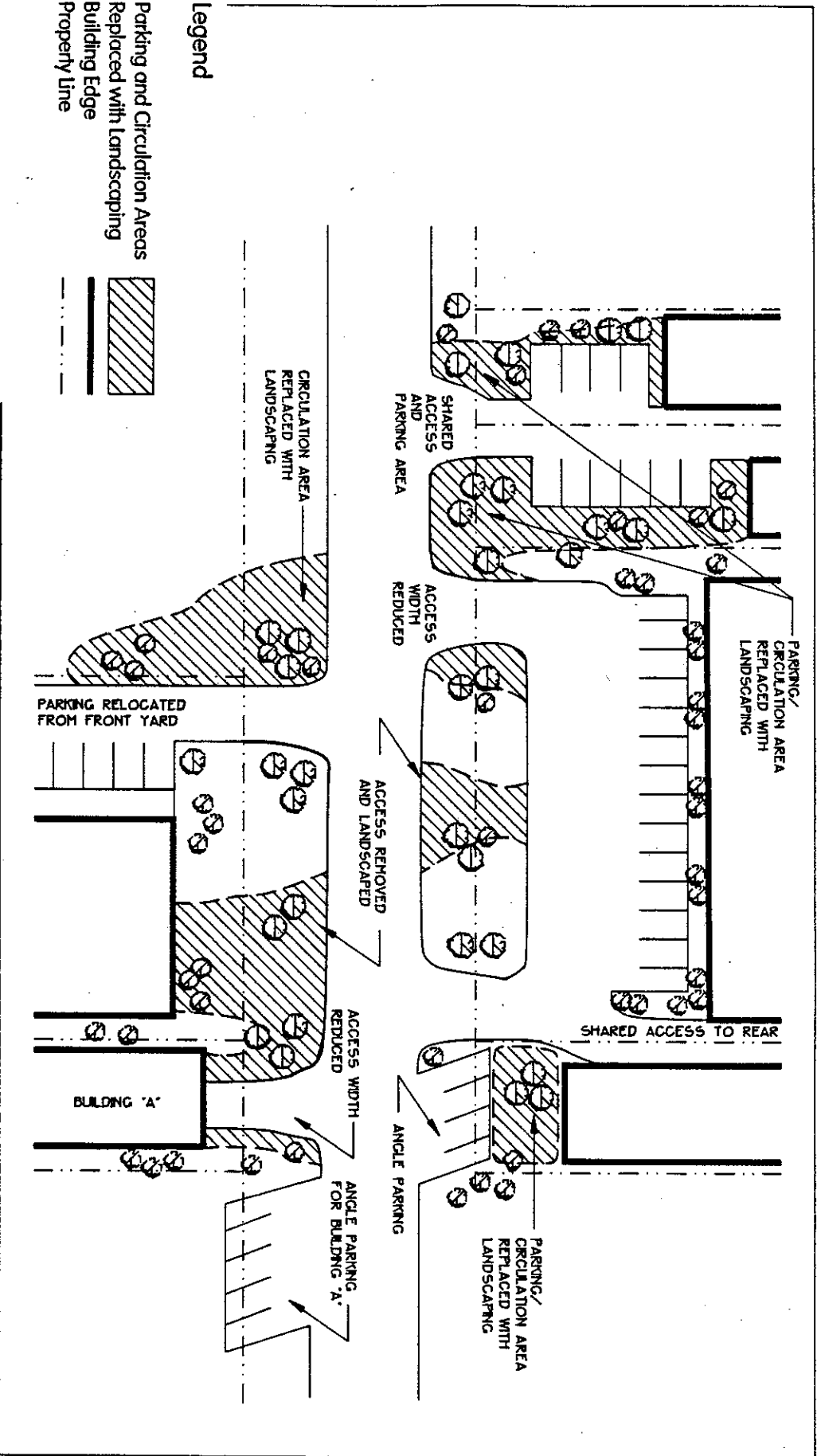


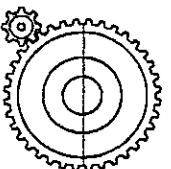
Figure 7

Landscaping Improvements Concept



Prepared by the Calgary Regional Planning Commission

Griffin Road Area Redevelopment Plan



APPENDIX A

It is recommended that the attached land use designations, districts and definitions be incorporated into the Cochrane Land Use Bylaw to permit adoption of the Griffin Road Area Redevelopment Plan and to implement its policies

1. Section 8.3.0 (Land Use Map) amended as shown on the map below.

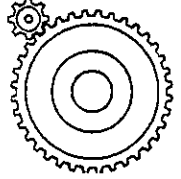
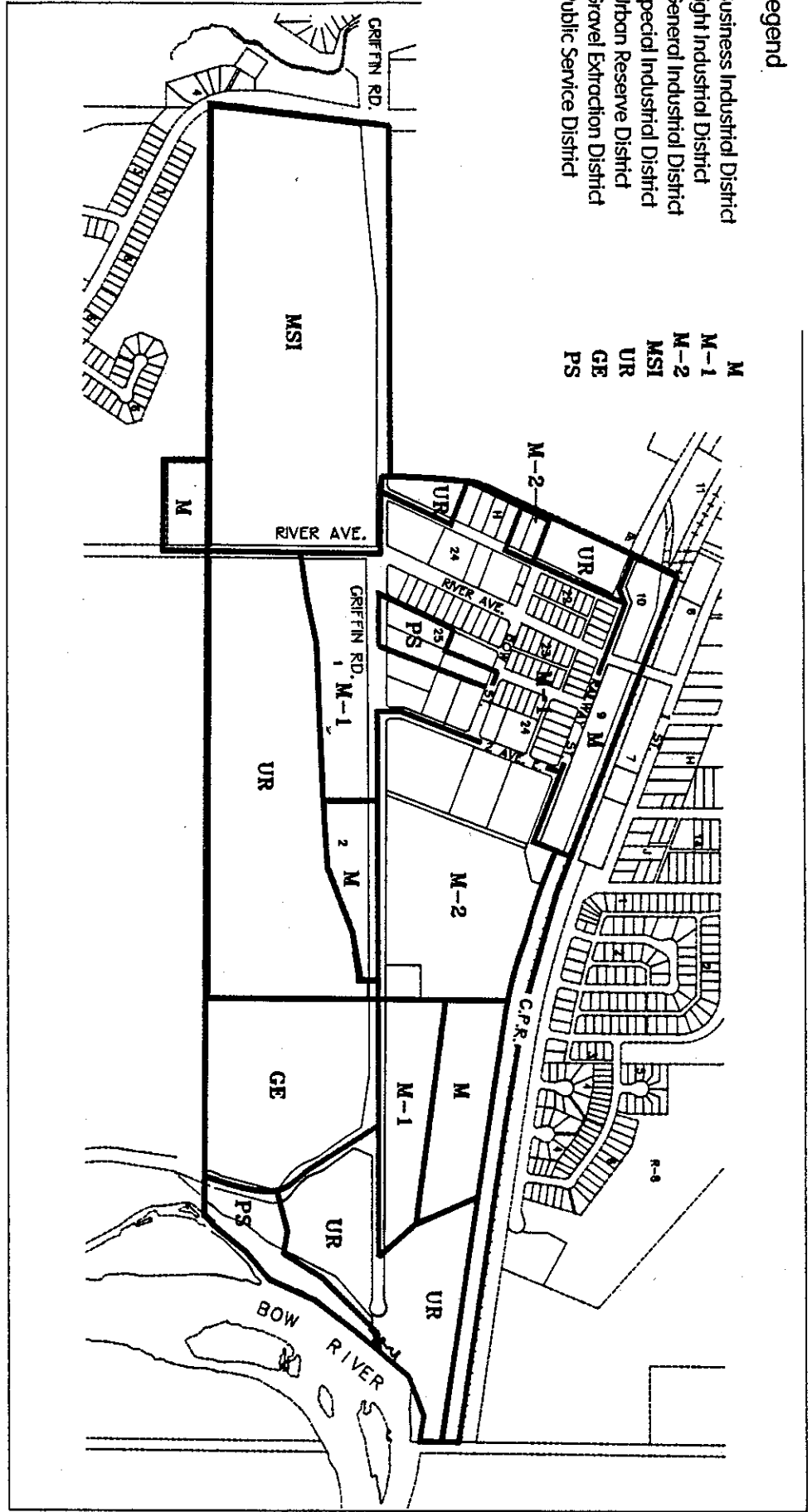
1. Section 8.3.0 (Land Use Map) Amended as Shown on the Map Below.

Land Use Designations

Legend

- Business Industrial District
- Light Industrial District
- General Industrial District
- Special Industrial District
- Urban Reserve District
- Gravel Extraction District
- Public Service District

- M
- M-1
- M-2
- MSI
- UR
- GE
- PS



2. Section 19.0.0 (Restricted Light Industrial District) to be amended by deleting the entire Section and inserting a new Section as follows:

**“SECTION 19.0.0 SERVICE COMMERCIAL
DISTRICT (M) LAND USE RULES**

19.1.0 PURPOSE AND INTENT

- 19.1.1 The purpose and intent of this District is to provide for comprehensively designed land intensive industrial development and business parks comprised of uses which can be conducted entirely within buildings and structures and which are compatible with any abutting non-industrial district. This District would normally apply to industrial lands abutting arterial roads and non-industrial development to provide a buffer between non-industrial uses and other industrial districts.

**19.2.0 LIST OF PERMITTED AND
DISCRETIONARY USES**

19.2.1 Permitted Uses

Accessory Buildings
Antenna Structures
Car Wash
Commercial Schools
Dry Cleaning Establishments
Essential Services
Food Caterers
Office Support Services
Public Parks
Commercial Printing and Processing

Public and Quasi-Public Installations
and Facilities
Repair and Service Shops (Radio, Television,
Small and Major Appliances)
Service Stations
Signs

19.2.2 Discretionary Uses

Accessory Uses
Automotive Parts Sales
Cafeterias
Convenience Stores
Existing Uses
Financial Institutions
Offices (business and professional)
Private and Public Recreational Facilities
Private Clubs, Lodges and Fraternal Orders
Restaurants

19.3.0 GENERAL REQUIREMENTS

- 19.3.1 In addition to the general land use provisions contained in Section 9, the following provisions as contained within this section shall apply to every development in this district.

19.4.0 MINIMUM REQUIREMENTS

- 19.4.1 Area of Site: 695m² (7480.92 sq.ft.)
19.4.2 Width of Site: 22m (72.18 ft.)
19.4.3 Front Yard: 8m (26.25 ft)

19.4.4 Side Yards:

- (a) Except as hereinafter provided, a minimum of 1.5m (4.92 ft)
- (b) Where a fire resistant wall is provided, no side yard is required
- (c) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.69 ft) excluding corner sites with alternative rear access. This does not include the accessory building when the accessory building is located to the rear of the principal building and separated from such building by a distance of 12m (39.37 ft.) measured parallel to the side property line.

19.4.5 Rear Yard: 6m (19.69 ft.)

19.5.0 MAXIMUM LIMITS

19.5.1 Height of Buildings: 12m (39.37 ft)

19.6.0 SPECIAL REQUIREMENTS

19.6.1 Building Design:

- (a) The design, character and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project

- (b) Extensions to existing building shall be constructed with compatible materials to the existing buildings and be satisfactory to the Municipal Planning Commission or Development Officer.
- (c) Where more than one use occupies a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Standards.
- (d) Awnings and canopies will be allowed provided they do not create a hazard for pedestrian or vehicular traffic.

19.6.2 Performance Standards:

- (a) No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the building which contains it, such as the following
 - (i) noise,
 - (ii) odour,
 - (iii) earthborn vibrations.
 - (iv) heat, or
 - (v) high brightness light sources

19.6.3 Landscaping

- (a) The boulevard an all areas not covered by buildings or hard surfaces shall be landscaped

in accordance with the site plan approved by the Development Authority.

- (b) A minimum of 10% of the site area shall be landscaped.
- (c) Trees shall be planted in the overall minimum ratio of one tree per 45 square metres of landscaped area provided.
- (d) The quality and extent of the landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigating and maintaining the landscaping shall be provided.
- (e) Soft landscaping shall be provided as follows:

- (i) All plant materials shall be of a species capable of healthy growth in Cochrane and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.
- (ii) The mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50 percent larger trees.
- (iii) The minimum size for deciduous trees shall be:

- (A) for smaller deciduous trees, 50 millimetres calliper except 35 millimetres calliper for flowering ornamental trees, and

- (B) for larger deciduous trees, 85 millimetres calliper;

- (iv) The minimum size for small coniferous trees shall be a height of 2 metres and for larger coniferous trees, a height of 3 metres
- (v) Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted.
- (vi) Wherever space permits, trees shall be planted in groups.
- (vii) Shrubs shall be a minimum height or spread of 600 millimetres at the time of planting.

19.6.4 Screening:

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- (b) All apparatus on the roof shall be screened from view to the satisfaction of the Development Authority

19.6.5 Site Access:

- (a) The maximum number of access driveways permitted onto the public roadway system shall be as follows:

- (i) Sites with an aggregate frontage along abutting streets excluding lanes or less than 45m: one;
 - (ii) sites with an aggregate frontage along abutting streets excluding lanes of less than 90m: two;
 - (iii) sites with an aggregate frontage along abutting streets excluding lanes of less than 135m but 90m or greater: three;
 - (iv) all other sites: four;
- (b) Access driveways shall be designed and located to meet generally accepted engineering standards and minimize loss of required on-site and off-site landscaped areas.
- 19.6.6 Outside Storage: Outside storage of any materials, equipment, or products is prohibited
- 19.6.7 Signs:
- In addition to Section 9.11.0 of the General Land Use Rules, signs may be permitted as follows:
- (a) Signs identifying, by lettering or numbers, the name, business, and products of the owner or occupant of the premises.
 - (b) Registered trademarks or similar signs which, at the discretion of the Development Authority, comply with the intent of the District.

- (c) No more than one (1) separate freestanding sign per lot shall be permitted.
- (d) Signs may be illuminated but not flashing or rotating.

19.6.8 Lighting: All on-site lighting shall be located, oriented, and shielded not to adversely affect the adjacent residential properties.

19.7.0 SPECIAL SETBACK REQUIREMENTS

19.7.1 All development adjacent to Griffin Road shall be set back 5.0m (16.4 ft) in addition to the applicable front, side, or rear yard provisions of this District.

19.7.2 Where the necessary road widening has been provided so that adequate rights-of-way as required in the adopted Transportation Study are ensured then the additional setback required in Subsection 19.7.1 does not apply.

19.8.0 OTHER REQUIREMENTS

19.8.1 The Development Authority may allow office, retail, and wholesale activities directly related to the principal industrial use of the site as an accessory use.”

3. Section 20.0.0 (Light Industrial District) is amended by deleting the entire Section and inserting a new Section as follows:

**“SECTION 20.0.0 LIGHT INDUSTRIAL DISTRICT
(M-1) LAND USE RULES**

20.1.0 PURPOSE AND INTENT

20.1.1 The purpose and intent of this District is to provide for a wide range of land intensive industrial uses, which are compatible with each other. In general any nuisance associated with the uses in this District should not extend beyond the boundaries of the site. This District would normally apply to interior sites in industrial areas, which abut Business Industrial Districts.

**20.2.0 LIST OF PERMITTED AND
DISCRETIONARY USES**

20.2.1 Permitted Uses

- Accessory Buildings
- Antenna Structures
- Auction Rooms
- Automotive Shops (Rental, Repair, Sales, Service, and Storage)
- Building Supply Centres
- Business Support Services
- Commercial Schools
- Commercial Printing and Processing
- Dairy Processing
- Dry Cleaning Plants and Establishments

- Equipment Rental Shops (Small Equipment)
- Essential Services
- Food Caterers
- Industrial Service Shops
- Light Manufacturing engaged in secondary processing, assembly, and packaging, where no excessive atmospheric emissions, vibrations, and noise are produced
- Office Support Services
- Public Parks
- Private Clubs, Lodges, and Fraternal Orders
- Private and Public Recreational Facilities
- Public and Quasi-Public Installations and Facilities
- Service and Repair Shops
- Signs
- Tire Sales and Service Shops
- Veterinarian Clinics
- Warehouses

20.2.2 Discretionary Uses

- Accessory Uses
- Agricultural Equipment (Rental, Repair, Sales, Service, and Storage)
- Existing Uses
- Lumber Yards
- Recycling Depots
- Storage Yards (Vehicles, Equipment, Material)
- Truck Terminals

20.3.0 GENERAL REQUIREMENTS

20.3.1 In addition to the general land use provisions contained in Section 9, the following provisions as contained within this section shall apply to every development in this District.

20.4.0 MINIMUM REQUIREMENTS

20.4.1 Area of Site: 695 m² (7480.92 sq.ft.), excepting Lots 13 and 15, Block 23, Plan 3761X, which shall be 638.6m² (6875 sq.ft.)

20.4.2 Width of Site: 22m (72.18 ft.), excepting Lots 13 and 15, Block 23, Plan 3761X, which shall be 15.24m (50 ft.)

20.4.3 Front Yard: 8m (26.25 ft.)

20.4.4 Side Yards:

- (a) Except as hereinafter provided, a minimum of 1.5m (4.92 ft.)
- (b) Where a fire resistant wall is provided, no side yard is required.
- (c) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.69 ft.), excluding corner sites with alternate rear access. This does not include the accessory building when the accessory building is located to the rear of the principal building and separated from such building distance of 12m (39.37 ft.) measured parallel to the side property line.

20.4.5 Rear Yard: 6m (19.69 ft.)

20.5.0 MAXIMUM LIMITS

20.5.1 Height of Buildings: 12m (39.37 ft.)

20.6.0 SPECIAL REQUIREMENTS

20.6.1 Building Design and Site Development:

- (a) All development in this District must be designed to maximize the development potential of the site.
- (b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (c) Extensions to existing buildings, where these are visible from a public street, shall be constructed with compatible materials to the existing buildings and be satisfactory to the Cochrane Planning Commission or the Development Officer.
- (d) Where more than one use occupies a particular site, separation between buildings and construction of separating wall shall be in accordance with the Alberta Building Standards.
- (e) Awnings and canopies will be allowed provided they do not create a hazard for pedestrian or vehicular traffic.

20.6.2 Performance Standards:

- (a) No use or operation shall cause or create any conditions, which may be objectionable or dangerous beyond the boundary line of the site which contains it, such as the following:
 - (i) noise,
 - (ii) odour,
 - (iii) earthborn vibrations,
 - (iv) heat, or
 - (v) high brightness light sources.

20.6.3 Landscaping:

- (a) On lots adjacent to Griffin Road, the boulevard and 5.0m (16.4 ft.) strip adjacent to and for the full length of the boulevard shall be landscaped in accordance with the plan approved by the Development Officer or the Cochrane Planning Commission.
- (b) On lots adjacent to roads other than Griffin Road, the boulevard and a 3.0m (9.84 ft.) strip adjacent to and for the full length of the boulevard shall be landscaped in accordance with the plan approved by the Development Officer or the Cochrane Planning Commission.

- (c) A strip adjacent to the front of the principal building where loading does not occur shall be landscaped to an average depth of 2.5 m (8.2 ft.).
- (d) Side yards between the front and rear of a principal building shall be landscaped where they are not used for vehicular circulation.

20.6.4 Screening:

- (a) All apparatus on the roof shall be screened to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (b) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (c) All storage of materials, products, or equipment shall be screened to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (d) The materials and style of screening and fencing shall be to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (e) The screening and fencing adjacent to the road shall be erected directly behind the landscaped area.

20.6.5 Site Access:

- (a) The maximum number of access driveways permitted onto the public roadway system shall be as follows:
 - (i) sites with an aggregate frontage along abutting streets excluding lanes of less than 45m: one;
 - (ii) sites with an aggregate frontage along abutting streets excluding lanes of less than 90 m but 45m or greater: two;
 - (iii) sites with an aggregate frontage along abutting streets excluding lanes of less than 135m but 90m or greater: three;
 - (iv) all other sites: four;
- (b) Access driveways shall be designed and located to meet generally accepted engineering standards and minimize loss of required on-site and off-site landscaped areas.

20.6.6 Signs:

In addition to Section 9.11.0 of the General Land Use Rules, signs may be permitted as follows:

- (a) Signs identifying, by lettering or numbers, the name, business, and products of the owner or occupant of the premises;
- (b) Registered trademarks or similar signs, which at the discretion of the Development Officer

or the Cochrane Planning Commission comply with the intent of the District.

- (c) No more than two (2) separate freestanding signs per lot shall be permitted.
- (d) Signs may be illuminated but not flashing or rotating.

20.6.7 Outside Storage:

- (a) Outside storage, including the storage of trucks and trailers, shall be allowed to the side or rear of buildings, provided that:
 - (i) such storage areas do not include any required minimum yards;
 - (ii) the storage is visually screened from public thoroughfares;
 - (iii) all storage is related to the business or industry on the site.
- (b) Outside display areas shall be allowed to the front or side of a principal building outside any required minimum yard provided that such displays are limited to examples of equipment or items related to the business industry located on the site.

20.7.0 SPECIAL SETBACK PROVISIONS

- 20.7.1 All development adjacent to Griffin Road shall be set back 5m (16.40 ft.) in addition to the applicable front, side or rear yard provisions of this Land Use District.

20.7.2 Where the necessary road widening has been provided so that adequate rights-of-way as required in the adopted Transportation Plan are ensured, then the additional setback required in Subsection 20.7.1 does not apply.

20.8.0 OTHER REQUIREMENTS

20.8.1 The Development Officer or the Cochrane Planning Commission may allow office, retail, and wholesale activities directly related to the principal industrial use of the site or manufactured on the site as an accessory use.”

4. Section 21.0.0 (General Industrial District) is amended by deleting the entire Section and inserting a new Section, as follows:

“SECTION 21.0.0 GENERAL INDUSTRIAL DISTRICT (M-2) LAND USE RULES

21.1.0 PURPOSE AND INTENT

21.1.1 The purpose and intent of this District is to provide for land extensive manufacturing, assembly and fabricating activities including large scale specialized operations where external effects are likely to be felt to some degree by surrounding sites. This District would normally apply to internal sites in industrial areas.

21.2.0 LIST OF PERMITTED AND DISCRETIONARY USES

21.2.1 Permitted Uses

Accessory Buildings
Antenna Structures
Auction Rooms and Yards
Automotive Shops (Rental, Repair, Service, and Storage)
Equipment Rental (Small and Heavy)
Essential Services
Industrial Service Shops
Lumber Yards
Mobile Home (Repair, Sales, Service, and Storage)
Public Parks
Public and Quasi-Public Installations and Facilities
Recycling Depots
Signs
Storage Yards
Truck Terminals
Veterinarian Clinics
Warehouses

21.2.2 Discretionary Uses

Agricultural and Heavy Construction Equipment Assembly (Rental, Repair, Sales, Service, and Storage)
Agricultural Processing Industries
Bulk Fuel Storage and Distribution Centres
Flour and Fee Mills
Fertilizer Storage and Distribution

Manufacturing Plants (engaged in processing, assembly, and packaging)
Smoke Houses

21.3.0 GENERAL REQUIREMENTS

21.3.1 In addition to the general land use provisions contained in Section 9, the following provisions as contained within this section shall apply to every development in this district.

21.4.0 MINIMUM REQUIREMENTS

21.4.1 Area of Site: 0.25 ha (0.62 acres)

21.4.2 Width of Site: 30m (98.43 ft.)

21.4.3 Front Yard: 8m (26.25 ft.)

21.4.4 Side Yards:

- (a) Except as hereinafter provided, a minimum of 1.5m (4.92 ft.)
- (b) Where a fire resistant wall is provided, no side yard is required.
- (c) In a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.69 ft.), excluding corner sites with alternative rear access. This does not include the accessory building when the accessory building is located to the rear of the principal building and separated from such building by a distance of 12m (39.37 ft.) measured parallel to the side property line.

21.4.5 Rear Yard: 6m (19.69 ft.)

21.5.0 MAXIMUM LIMITS

21.5.1 Height of Buildings:

- (a) Except as in (b) below, 12m (39.37 ft.)
- (b) The maximum height requirements for buildings as specified in (a) may exceed 12m (39.37 ft.) if the additional height is required for housing mechanical equipment essential to the operations of a manufacturing process or is required for engineering or environmental reasons.

21.6.0 SPECIAL REQUIREMENTS

21.6.1 Building Design:

- (a) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (b) Awnings and canopies will be allowed provided they do not create a hazard for pedestrian and vehicular traffic.

21.6.2 Landscaping:

- (a) On lots adjacent to Griffin Road, the boulevard and a 5.0m (16.4 ft.) strip adjacent to and for the full length of the boulevard

- (b) shall be landscaped in accordance with the plan approved by the Development Officer or the Cochrane Planning Commission.
- (c) On lots adjacent to other than Griffin Road, the boulevard and a 3.0m (9.84 ft.) strip adjacent to and for the full length of the boulevard shall be landscaped in accordance with the plan approved by the Development Officer or the Cochrane Planning Commission.

21.6.3 Screening:

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (b) All apparatus on the roof shall be screened to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (c) Storage of materials, products, or equipment shall be screened to the satisfaction of the Development Officer or the Cochrane Planning Commission.
- (d) The materials and style of screening and fencing shall be to the satisfaction of the Development Officer or the Cochrane Planning Commission.

- (e) The screening and fencing adjacent to the road shall be erected directly behind the landscaped area.

21.6.4 Site Access:

- (a) The maximum number of access driveways permitted onto the public roadway system shall be as follows:
 - (i) sites with an aggregate frontage along abutting streets excluding lanes of less than 45m: one;
 - (ii) sites with an aggregate frontage along abutting streets excluding lanes of less than 90 m but 45m or greater: two;
 - (iii) sites with an aggregate frontage along abutting streets excluding lanes of less than 135m but 90m or greater: three;
 - (iv) all other sites: four;
- (b) Access driveways shall be designed and located to meet generally accepted engineering standards and minimize loss of required on-site and off-site landscaped areas.

21.7.0 SPECIAL SETBACK REQUIREMENTS

- 21.7.1 All development adjacent to Griffin Road shall be set back 5m (16.40 ft.) in addition to the applicable front, side, or rear yard setback provision of this Land Use District.

21.7.2 Where the necessary road widening has been provided so that adequate rights-of-way as required in the adopted Transportation Plan are ensured, then the additional setback required in Subsection 21.7.1 does not apply.”

1. Section 22.0.0 is amended by inserting a new Section, as follows:

**“SECTION 22.0.0 SPECIAL INDUSTRIAL DISTRICT
(MSI) LAND USE RULES**

22.1.0 PURPOSE AND INTENT

22.1.1 The purpose and intent of this District is to allow continuation of the existing sawmill operation and ensure that if the sawmill site is considered for redevelopment that new subdivision and development is land intensive and is compatible with abutting existing or proposed uses.

**22.2.0 LIST OF PERMITTED AND
DISCRETIONARY USES**

22.2.1 Permitted Uses

Existing Sawmill

22.2.2 Discretionary Uses

Limited expansions or additions to existing uses and buildings

22.3.0 SPECIAL REQUIREMENTS

22.3.1 Area of Site: Minimum parcel size is 23 ha (56.832 acres)

22.3.2 Screening: All storage of materials, products, or equipment shall be screened to the satisfaction of the Development Officer or the Cochrane Planning Commission.

22.3.3 Landscaping: The boulevard and a 3.0m (9.84 ft.) strip adjacent to and for the full length of all abutting roads shall be landscaped to the satisfaction of the Development Officer or the Cochrane Planning Commission.

22.3.4 Redevelopment: Subdivision, redevelopment, and associated Land Use By-law redesignations on this site may occur, if a comprehensive concept plan is prepared to the satisfaction of the Municipality. The concept plan shall:

- (a) include all lands, which are contiguous and classified Special Industrial District;
- (b) address building design compatibilities, site layout including setbacks, landscaping, parking, access, continuity of pedestrian and vehicular circulation, signage, and fencing.”

2. Section 26.0.0 (Interpretation) is amended by inserting a new subsection, as follows:

(135(b)) **“Sawmill”** means an establishment engaged in the processing of logs into lumber or other primary wood products and may include accessory open storage and warehousing of raw materials and finished products, offices, a scale house, and garage/shop. Typical processes include cutting, planning, peeling, treating, and drying wood.