

## Inland Port Special Planning Area Landscaping Guidelines

General Requirements/Information:		
<ul style="list-style-type: none"> <li>- Native plantings are encouraged.</li> <li>- Trees and shrubs may be clustered to create visual interest.</li> <li>- Trees should be selected based on their suitability to the site.</li> <li>- Trees must be planted in accordance with their mature size.</li> <li>- Trees shall be a minimum of 50 mm caliper for deciduous trees and 1800 mm height for coniferous trees at time of planting.</li> <li>- No single species can make up more than 30% of a planting.</li> </ul>		
Zone and Overlay	Requirement	Specifications
<p><b>“I1” Industrial Centre Zone</b> Walkable Street Overlay, Active Transportation Overlay AND Industrial Corridor Overlay</p>	Development and/or individual lot must be landscaped with connections to any existing or proposed sidewalks and bikeways.	<ul style="list-style-type: none"> <li>- A minimum of 1 tree/9.1 m (30 ft) plus 3 shrubs/6.1 m (20 ft) of lot frontage (primary and secondary, if applicable) is required.</li> <li>- A minimum of 1 foundation shrub/3 m (9.84 ft) of building frontage is required.</li> <li>- Additional landscaping is encouraged to provide a visually appealing aesthetic.</li> </ul>
	<p><b>“I2” Industrial General Zone</b> Walkable Street Overlay</p> <p><i>Objective is for landscaping to support pedestrian comfort and commercial activity; and provide a visually appealing aesthetic.</i></p>	<p>Parking areas must be paved and landscaped.</p>
<p><b>“I2” Industrial General Zone</b> Active Transportation Overlay AND Industrial Corridor Overlay</p> <p><i>Objective is for landscaping to provide a visually appealing aesthetic.</i></p>	Development and/or individual lot must be landscaped with connections to any existing or proposed sidewalks and bikeways.	<ul style="list-style-type: none"> <li>- A minimum of 1 tree/18.3 m (60 ft) plus 3 shrubs/12.19 m (40 ft) of primary frontage is required.</li> <li>- A minimum of 1 foundation shrub/3 m (9.84 ft) of shopfront/common entry facade is required.</li> <li>- Visually appealing aesthetic along primary frontage (a 6.1 m (20 ft) landscaped buffer is recommended, although other options may be proposed that ensure a visually appealing aesthetic along primary frontage).</li> <li>- Landscaped islands in parking areas every 40 number of stalls (hydroseeding, rock beds along with plantings is acceptable).</li> <li>- Landscaped sidewalks/linkages to parking areas (hydroseeding, rock beds along with plantings is acceptable).</li> <li>- Additional landscaping is encouraged to provide a visually appealing aesthetic.</li> </ul>

<p><b>“I3” Industrial Heavy Zone</b> Active Transportation Overlay AND Industrial Corridor Overlay</p> <p><i>Objective is for landscaping to provide a visually appealing aesthetic</i></p>	<p>Development and/or individual lot must be landscaped with connections to any existing or proposed sidewalks and bikeways.</p>	<ul style="list-style-type: none"> <li>- Visually appealing aesthetic along primary frontage (a 6.1 m (20 ft) landscaped buffer is recommended, although other options may be proposed that ensure a visually appealing aesthetic along primary frontage).</li> <li>- Landscaped sidewalks/linkages to any existing or proposed sidewalks and bikeways (hydroseeding, rock beds along with plantings is acceptable).</li> </ul>
<p>Additional Requirements:</p> <ul style="list-style-type: none"> <li>- Additional landscaping buffers are required between industrial development and existing residential dwellings.</li> <li>- Tree planting and landscaping will be encouraged along all collector and arterial roads. If you are developing adjacent to a collector or arterial road, additional tree planting and landscaping will be required.</li> <li>- If you are developing any public road, additional landscaping (street trees) will be required.</li> <li>- Industrial lands that front or back onto CentrePort Canada Way must, if required by the approving authority, provide landscaping and an active transportation pathway along the right-of-way.</li> </ul>		

\*Conceptual Landscaping Plan should illustrate: the type and location of landscaping, dimensions of buffer areas and landscaped islands, proposed tree and shrub species and any areas of mulch, rock beds, hydroseeding, etc.