FOOTHILLS COUNTY SCREENING STANDARDS

REVISED - ADOPTED BY FOOTHILLS COUNTY COUNCIL - RESOLUTION #251, March 3, 2021

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1.0 INTRODUCTION

2020 Update:
In late 2019, in response to concerns brought forward by business owners in the Highway 2A Corridor, Foothills County Council directed administration to undertake a review and amendment of the Screening Standards. The instructions were to simplify the document, incorporate some flexibility, and reduce the requirements for landscape screening in the Highway 2A corridor.

The Screening Standards had been originally adopted in December 2010 in response to concerns regarding the negative visual impact of RV storage lots and other outdoor storage uses in the County. The document was intended to provide a comprehensive screening strategy for industrial and commercial development in order to preserve the natural beauty of the area. Dillon Consulting provided assistance with the development of the original screening strategy.

The Screening Standards identify the types of development in Foothills County that are considered to be potentially visually obtrusive and would benefit from screening. These "target activities and facilities" include the outdoor storage of vehicles, materials, or other goods, exterior work or assembly areas, waste and recycling areas, loading areas, mechanical and electrical equipment, as well as parking and sales lots.

Based on the categories of target activities and facilities, Dillon Consulting recommended a system consisting of three (3) different screening levels. In order of highest to lowest level of screening they are: full screening, which approximates 100% screening of the property from adjacent properties, partial screening, which achieves about 50% screening, and buffer screening, which should obscure approximately 25% of the development from adjacent roads or properties. A table is provided to assist in determining what level of screening is appropriate for different "target activities and facilities".

The level of screening, as well as the method of screening is to be proposed by applicants for development and will be evaluated by Council or the Approving Authority. In order to assist the developer in determining how to achieve the desired results, the Screening Standards provide examples of Full, Partial and Buffer screening and a variety of methods that can be used to achieve each of them.

2.0 SCREENING IN FOOTHILLS COUNTY

Screening is defined in **Foothills County's Land Use Bylaw** as:

> *A fence, earth berm, hedge or trees used to visually and/or physically separate areas or functions.*

The Land Use Bylaw also indicates that:

> *The Development Authority may require that landscaping and/or screening is provided in conjunction with any development, and is addressed as part of the Development Permit application. The intent of landscaping and screening is to contribute to a reasonable standard of appearance for developments, to provide a positive overall image for the County and to encourage good environmental stewardship (Section 9.14.2).*

Further,

> *Landscaping and screening requirements may be applied to commercial and industrial uses. Where landscaping and screening is required, it shall be completed in accordance with the County's "Screening Standards" (Section 9.14.3).*

The Land Use Bylaw prescribes landscaping and screening for a number of specific uses including, cannabis production facilities, commercial storage facilities, recreational vehicle storage and dog facilities. There are also a number of land use districts where the completion of landscaping and screening in accordance with the Screening Standards is required including Business Park District, Community Commercial District, Highway Commercial District, Rural Business District, Hamlet Industry District, General Industry District, Industrial Edge District, Natural Resource Extraction District and a number of direct control districts.

These standards are intended to provide guidance to landowners or developers who are making changes to an existing commercial or industrial use, or are proposing a new commercial or industrial use or development, on how they can prevent their business from creating a negative visual impact on surrounding properties. The Screening Standards will help them anticipate if screening might be required at their site, how much screening would be appropriate, and options as to how the screening could be achieved. The Standards also outline requirements for an application.

This document is provided as a guideline to suggest what the screening requirements may be for commercial or industrial development in Foothills County. It should be noted that the requirements are different depending on whether the proposed development is inside or outside of the Highway 2A Corridor. This is because in the Corridor, the entire area is contemplated for industrial or commercial uses so the visual impacts of development are not the same as in other areas where there are likely to be adjacent residential uses. While these Standards provide a good understanding of what may be required; ultimately, Council or the Approving Authority will determine whether screening is required and the appropriate level of screening for any proposal.

3.0 TARGET ACTIVITIES AND FACILITIES

To help applicants determine if screening may be required for their development, a list of the types of activities and facilities for which screening is generally recommended has been compiled. The list is not comprehensive or exhaustive and ultimately Council or the Approving Authority will decide if a proposed development requires screening.

Screening Standards are applied based on the likelihood that the activity or facilities proposed will detract from the visual character of the area or have a negative impact on adjacent development. It should be noted that these standards are for commercial and industrial applications, they are not intended to be applied to Agricultural, General uses or to structures or equipment in support of the same on land that is zoned as Agricultural District.

Target Activities and Facilities:

1. **Outdoor Storage Areas:** Outdoor storage is defined in the land use bylaw as "*the accessory storage of equipment, vehicles, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land*". This category would include storage areas for heavy equipment, lumber, pipe, tanks, manufactured goods or materials for manufacturing processes, it does not include RV storage.
2. **Vehicle Storage Areas:** This category would include cars, farm equipment, recreational vehicles, tractor trailers, boats etc. It does not include typical parking lots unless vehicles are stored there for an extended period.
3. **Stockpile Areas:** This includes large stockpiles of materials such as sand or aggregate used for industrial purposes, or areas for storing or stockpiling bulk landscaping materials, materials used for manufacturing processes, or those awaiting packaging, as well as finished product waiting to be shipped. *
4. **Exterior Work Areas:** This includes exterior areas for assembly, construction or repair and industrial processing.
5. **Garbage, Recycling, Composting or Waste Areas:** This would include areas for waste disposal, settling ponds, recycling storage or processing and composting sites as well as portable washrooms. Auto Wreckers and similar activities would be covered here as well.
6. **Loading Areas:** This category includes loading docks and bays or other outdoor loading areas for commercial or industrial buildings.
7. **Mechanical and Electrical Equipment:** This would typically include large air conditioning units, ventilation units, transformers, small trash receptacles and other such equipment.
8. **Sales Lots:** This category would include areas used for the storage and display of vehicles or equipment that are available for sale or lease and recognizes the desire to utilize these areas for advertising.
9. **Parking Lots:** This category includes areas designed to accommodate the parking of more than 25 cars.

Note: Gravel Pits are regulated by Alberta Environment and Parks and must comply with *all requirements under the applicable provincial legislation as well as any conditions specific to an approval granted by AEP.

Examples of each type of Target Activities or Facilities:

Category 1: Outdoor Storage Areas **Figure 3.1**

Category 1: Outdoor Storage Areas **Figure 3.2**

Category 2: Vehicle Storage Areas **Figure 3.3**

Category 2: Vehicle Storage Areas **Figure 3.4**

Category 3: Stockpile Areas **Figure 3.5**

Category 4: Exterior Work Areas **Figure 3.6**

Category 5: Garbage, Recycling, Composting or Waste Areas **Figure 3.7**

Category 5: Garbage, Recycling, Composting or Waste Areas **Figure 3.8**

Category 6: Loading Areas **Figure 3.9**

Category 7: Mechanical & Electrical Equipment **Figure 3.10**

Category 8: Sales Lots **Figure 3.11**

Category 9: Parking Lots **Figure 3.12**

4.0 LEVELS OF SCREENING

Depending on the category of target activity or facility and its location there are three (3) different levels of screening that could be implemented. In order of highest to lowest level of screening they are: full screening, which approximates 100% screening of the property from adjacent roads or properties, partial screening, around 50% screening from adjacent roads or properties, and buffer screening, which should obscure approximately 25% of the development from adjacent roads or properties. A more detailed description of the three types of screening follows.

4.1 FULL SCREENING

Full screening is used to provide a complete visual barrier of a selected area, using fences, walls, berms, tightly spaced evergreen plant material or some combination of these methods. Full screening may also be provided by locating the activity behind a building or structure.

Full screening may be considered appropriate when the intent is to fully block the view from the adjacent roads or lands. Garbage storage areas and electrical or mechanical equipment locations are examples of areas that may benefit from full screening. There may be circumstances where full screening is used in conjunction with partial or buffer forms of screening on a site.

Closely spaced evergreen trees are one method of providing full screening

4.2 PARTIAL SCREENING

Partial screening is used when the intent is to visually block approximately 50% of the activity or facility from adjacent properties or roadways. A partial screen provides a sense of visual transparency between portions of the site and adjacent roads/lands. This moderate level of screening is appropriate for a variety of sites.

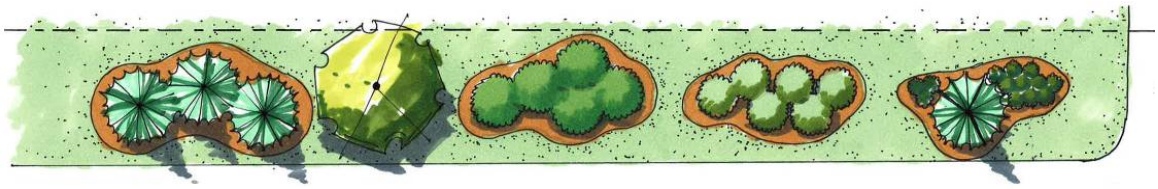
A combination of structures, walls/ fences, coniferous/deciduous plant material and earth berms may be used to create partial screening by blocking approximately 50% of the site from view. Fences may allow for 50% opacity, trees are planted farther apart and earth berms may only be half the height necessary to block the view. A hedge of deciduous shrubs, such as lilacs or Caragana provides significant coverage for 50% of the year. A combination of multiple screening elements may be used to create an interesting visual barrier from both inside and outside the site.

A mixed landscape is an appropriate method of providing partial screening

4.3 BUFFER SCREENING

Buffer screening is used to provide a low level of screening or 'landscape softening'. Vehicle sales lots and commercial parking areas are suggested examples of areas that may benefit from buffer screening.

Fences, low walls, earth berms and a mix of deciduous and coniferous trees and shrubs can be used as components of buffer screening.



A landscape buffer screen is one method of providing the 25% screening suggested for buffer screening

5.0 DETERMINING THE SUGGESTED LEVEL OF SCREENING

In Section 3 of this document, a number of types of activities and facilities for which screening may be required were described. Some of these would benefit from minimal screening, while for others, a more complete screening would be appropriate.

The precise level of screening that will be required of a landowner or developer will be at the discretion of Council or the Approving Authority and will be dependent upon such factors as the visibility of the site as well as adjacent land uses. A general guideline for what will be required is provided in the following table. To determine what level of screening is required:

First: look up the activity and location in Table 5.1.

Then: answer the qualifying questions to determine if the level should/may be adjusted.

TABLE 5.1 SCREENING LEVELS BY ACTIVITY OR FACILITY CATEGORY

Category		Location		
		Highway 2A General Area*	Highway 2A Enhanced Area*	Outside Highway 2A Corridor
1	Outdoor Storage Areas	Partial	Partial	Full
2	Vehicle Storage Areas	Partial	Partial	Full
3	Stockpile Areas	Buffer	Partial	Partial
4	Exterior Work Areas	None	Buffer	Partial
5	Garbage, Recycling, Composting or Waste Areas	Partial	Full	Full
6	Loading Areas	None	Buffer	Partial
7	Mechanical & Electrical Equipment	None	Full	Full
8	Sales Lots	None	None	Buffer
9	Parking Lots	None	Buffer	Partial

** The Enhanced Area of the Highway 2A Corridor includes lands in the Highway 2A Industrial ASP area that are in the Industrial Edge, Gateway Interface or the Industrial / Commercial policy areas as Shown on the Map in **Appendix 3**. The General Area includes all remaining lands in the ASP area.*

Note: Foothills County Council or the Approving Authority may require a higher or lower level of screening than is indicated in the chart.

QUALIFYING QUESTIONS FOR TABLE 5.1

Is the proposed development:

1	**In or adjacent to a hamlet?**	If yes, may need to increase level of screening.
2	**In an intermunicipal development plan (IDP) area?**	If yes, may need to increase level of screening.
3	**In an Area Structure Plan or Area Concept Plan area that addresses design guidelines or screening?**	If yes, may need to increase or decrease level of screening accordingly.
4	**Located on a major road or provincial highway?**	If yes, may need to increase level of screening.
5	**Located adjacent to residential development?**	If yes, may need to increase level of screening.
6	**Located adjacent to a natural area?**	If yes, may need to increase level of screening.
7	**Located near a major recreational facility?**	If yes, may need to increase level of screening.
8	**On a site that has rolling terrain?**	If yes, may be able to decrease level of screening depending on location of visually obtrusive activity or facility.
9	**On a site that is well treed?**	If yes, may be able to decrease level of screening depending on location of visually obtrusive activity or facility.
10	**On a large site that provides setback between target use and adjacent parcels?**	If yes, may be able to decrease level of screening on the sides where there is a great distance from target activity to property lines
11	**Adjacent to similar uses, or other uses that may be considered visually obtrusive?**	If yes, may be able to decrease level of screening or eliminate screening at least on sides adjacent to similar or visually obtrusive use.
12	**A sales lot?**	Screening requirements may be reduced along the road side of the parcel for advertising purposes. However, may need to be increased along any boundaries adjacent to residential properties.
13	**In a location where screening would be ineffective or could not achieve the desired effect (for instance in an area much lower than the surrounding lands or roads)?**	Screening requirements may be reduced or eliminated but landscaping to improve the appearance of the site may still be required.

Following are some examples of how to utilize Table 5.1 and the qualifying questions:

Example 1:

There is a proposal for an RV storage facility in the Highway 2A Corridor General Area. This would fall under Category 2 - Vehicle storage areas. For Category 2 in the General Area of the Highway 2A Corridor Table 5.1 suggests partial screening.

However, the proposed facility is located on a flat site with no trees that is on a highway and adjacent to a residential development. Thus, Council or the Approving Authority may, at their discretion, require full screening.

Example 2:

There is a proposal for a restaurant within a Hamlet. The restaurant will require a large mechanical fan off the kitchen, a used grease collection bin and a garbage dumpster.

According to Table 5.1, the mechanical equipment and the garbage/waste area will likely require full screening. As the proposed site is within a hamlet and located adjacent to residential lots it is likely that Council or the Approving Authority will adhere to the recommended full screening.

Example 3:

There is a proposal for a car dealership on a parcel along Highway 2A north of Okotoks, the subject parcel is outside of the IDP area and presently abuts country residential parcels on two sides. This would fall under category 8 – Sales Lots.

According to Table 5.1, sales lots outside of the Highway 2A Industrial Corridor require partial screening. Looking at the qualifying questions #5 and #12 are relevant in this case. In consideration of question 5, since the use is adjacent to residential development, screening may need to be increased along the boundary adjacent to the residential development. In consideration of #12, screening could be reduced along the road side. The recommendation in this case would be to increase the screening level from partial to full screening on the boundaries of the development that abut residential lands and reduce the screening to buffer level or even none along the road side of the development.

6.0 SCREENING METHODS

There are four methods that are generally considered appropriate for screening, these are:

1. Fence or Wall,
2. Earth Berm,
3. Landscaping,
4. Combination.

Once the appropriate level of screening (full, partial or buffer) has been determined using the table and questions in Section 5, the next step is to determine which method will be used to achieve the desired level of screening. The following table describes how the three levels of screening may be achieved using each of the four screening methods.

TABLE 6.1 – SCREENING METHODS

Screening Method	Screening Level	Description	Pros	Cons
Fence or Wall	Full Screening	Solid constructed fence or wall of sufficient height and length to obscure the activity or facility that requires screening. Acceptable Materials Include: Concrete Block, Concrete Panels, Brick, Wood, Aluminum, PVC, Stucco **Note: Chain-link fencing with vinyl inserts is not considered appropriate outside of the General Area of the Highway 2A Corridor.**	Attractive and generally low maintenance requirements.	Relatively large initial expense. May be difficult to build on rolling or densely vegetated land.
Fence or Wall	Partial Screening	Solid constructed fence or wall of sufficient height and length to obscure approximately 50% of the activity or facility that requires screening. Acceptable Materials: See above	See above	See above
Fence or Wall	Buffer Screening	Sections of fence or wall, may be only partially solid – may have sections of wrought iron or lattice or openings which provide for views through. It must obscure approximately 25% of the activity or facility that requires screening. Acceptable Materials: See above and add Lattice, Wrought Iron and Glass Block.	See above	See above

Earth Berm	Full Screening	A mound or bank of earth of sufficient length and height to obscure all of the activity or facility that requires screening.	Relatively inexpensive. Very low maintenance requirements. May mitigate noise as well.	Not attractive unless combined with landscaping and/or hardscaping. May need to remove existing vegetation to accommodate.
Earth Berm	Partial Screening	A mound or bank of earth of sufficient length and height to obscure approximately 50% of the activity or facility that requires screening.	See above	See above
Earth Berm	Buffer Screening	A mound or bank of earth of sufficient length and height to obscure approximately 25% of the activity or facility that requires screening.	See above	See above
Landscap-ing	Full Screening	Densely planted rows or groupings of evergreen trees of sufficient height and length to completely obscure the activity or facility that requires screening.	Attractive, and works on flat or rolling terrain and can work with existing vegetation.	Relatively large initial expense. Maintenance and water requirements.
Landscap-ing	Partial Screening	Rows or groupings of trees and shrubs, both evergreen and deciduous of sufficient density to obscure approximately 50% of the activity or facility that requires screening.	See above	See above
Landscap-ing	Buffer Screening	Rows or groupings of trees and shrubs, both evergreen and deciduous of sufficient density to obscure approximately 25% of the activity or facility that requires screening.	See above	See above
Combina-tion	Full Screening	Utilizing a combination of two or more of the following of sufficient density to entirely obscure the activity or facility that requires screening: fencing or walls, berms, and rows or groupings of trees and shrubs (evergreen and/or deciduous).	Potentially the most attractive option.	May be expensive. Water and maintenance requirements may be significant particularly if plants on top of berms.
Combina-tion	Partial Screening	Utilizing a combination of two or more of the following of sufficient density to obscure approximately 50% of the activity or facility that requires screening: fencing	See above	See above

		or walls, berms, and rows or groupings of trees and shrubs (evergreen and/or deciduous).		
Combina-tion	Buffer Screening	Utilizing a combination of two or more of the following of sufficient density to obscure approximately 25% of the activity or facility that requires screening: fencing or walls, berms, and rows or groupings of trees and shrubs (evergreen and/or deciduous).	See above	See above

6.1 SCREENING METHODS - SPECIFICATIONS

FENCES AND WALLS:

1. Screening fences or walls must comply with Foothills County's Land Use Bylaw.
2. Fences and walls must meet development setbacks to property lines, municipal roads and highways as outlined in Section 9.14 of the Land Use Bylaw unless relaxed through the development permit process.
3. Maximum fence height is 3.05m (10 ft.) unless otherwise accepted by the Approving Authority.
4. Solid metal fences must have capping along unfinished edges on top and bottom.
5. Fences and walls shall be constructed with components of sufficient size, and strength to prevent sagging or leaning.
6. Screening fences or walls shall be consistent in quality, design and character with buildings on the same site.
7. Fences or walls should incorporate pillars or articulation for visual interest.
8. Security toppers, if installed, shall be angled wire or as accepted by the Approving Authority.
9. No razor wire is permitted on screening walls or fences.
10. Chain link fences with vinyl slats will generally not be supported as screening fences.
11. Where significant lengths of uninterrupted fencing or walls are required, pockets of landscaping are encouraged.

EARTH BERMS:

12. An earth berm shall not impact drainage on the parcel it is located on, unless supported by appropriate studies to the satisfaction of the County's Public Works department and the Approving Authority.
13. An earth berm shall not negatively impact drainage on an adjacent parcel.
14. Earth berms shall be constructed with a maximum 3:1 slope on sides and ends (3 horizontal units for each vertical unit).
15. Earth berms shall be designed and constructed to the satisfaction of the Approving Authority.

16. Earth berms shall be covered with turf, ground cover or rip-rap to reduce erosion.
17. Earth berms shall be seeded with a seed mix approved by Foothills County's Agricultural Fieldman or their designate. Hydro-seeding or drill seeding is strongly encouraged.
18. If landscaping is incorporated into an earth berm, locating it on the top of the berm is discouraged unless irrigation with harvested stormwater or reclaimed water is available.

LANDSCAPING:

19. Potable water shall not be used to irrigate landscaping used for screening.
20. Landscape screening shall be comprised of drought tolerant plant material.
21. Trees and shrubs shall be chosen and planted so that at maturity they do not interfere with overhead or underground utility service lines or traffic site lines.
22. Planting beds for landscape screening shall incorporate appropriate ground cover to the satisfaction of the Approving Authority, to reduce weed growth.
23. Ground cover materials shall be appropriately contained to prevent migration and shall be topped-up or replaced as necessary to maintain function and appearance.
24. Minimum size for coniferous trees is 1 meter height, 600mm root ball diameter
25. Minimum #5 pot for all shrubs;
26. Minimum 40mm caliper for deciduous trees, 600mm root ball diameter
27. All planting beds should be mulched to a depth of 75mm.
28. Minimum 125mm depth of topsoil for sod, minimum 150mm depth of topsoil for seed;
29. Shrubs to be in 600mm depth topsoil bed;
30. Landscaping shall be regularly maintained by the property owner and dead materials shall be replaced annually.

6.2 SCREENING METHODS - EXAMPLES


Fence or Wall Screen – Full Screening

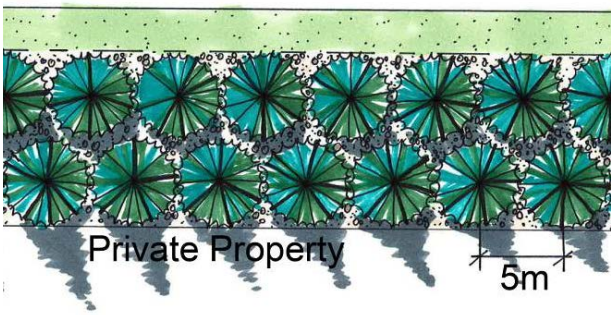
Fence or Wall Screen – Partial Screening

Note: Decreasing height and/or length or creating gaps in fencing can change a wall or fence from full to partial screen or partial to buffer screen.

Fence or Wall Screen – Buffer Screening

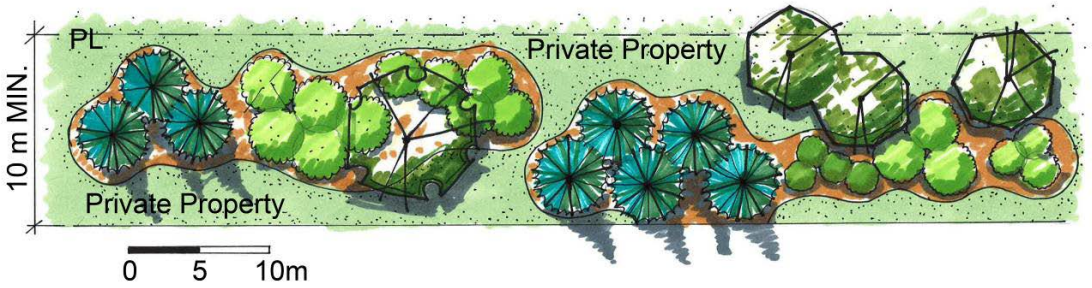
Earth Berm Screen – Full or Partial Screening

Note: Decreasing height and/or length can change a berm from full to partial or buffer screen.

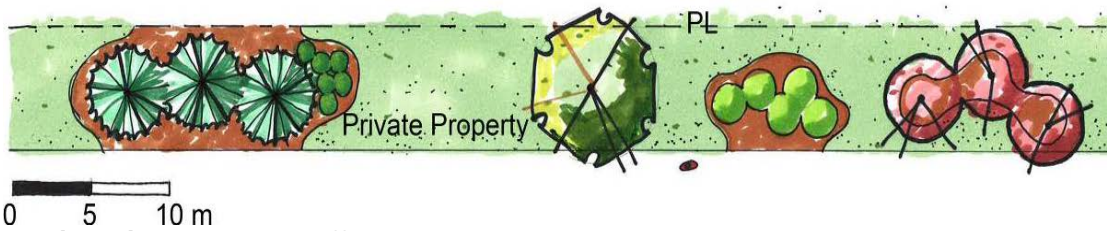


Landscaping Screen – Full Screen

Note: Full screening using landscaping alone is very difficult in most areas of Foothills County. Full screening using a combination of landscaping with fencing or earth berms is suggested as more attainable.



Landscaping Screen – Partial Screen

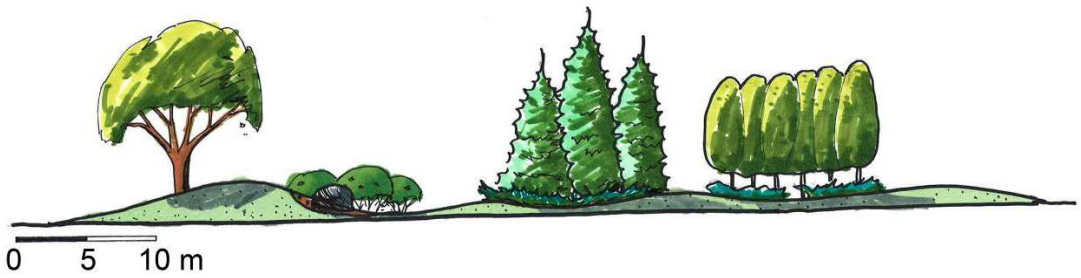


Landscaping Screen – Buffer Screen

Combination Screen – Full Screening (Fence with Landscaping)

Combination Screen – Buffer Screen (Berm with Landscaping)

Note: Placing landscaping on top of berms is not recommended unless provisions can be made for irrigation with non-potable or reclaimed water.



Combination Screen – Full, Partial or Buffer Screening (Earth Berms and Mixed Planted Landscaping)

7.0 DEVELOPING & SUBMITTING THE SCREENING PLAN

A complete application for a proposed development that is likely to require screening should include the Proposed Screening Plan. This scaled drawing of the site will show proposed access, any rights of way or easements existing on the site, any required setbacks and all existing and proposed development. It will clearly indicate which areas are likely to require screening, the type of screening proposed (full, partial or buffer screening), and the methods that will be used to achieve the screening. It may be desirable to have a Professional Landscape Architect prepare the Proposed Screening Plan particularly if the proposed development is likely to require extensive screening.

Section 6.0 of this document provides an overview of different methods of screening and how they can be used to achieve the desired level of screening. Following are some suggested steps for developing and submitting a Proposed Screening Plan.

STEP 1:

Prepare a detailed site plan to scale, or approximately to scale, that includes:

- Legal description and boundaries of project parcel including dimensions;
- All required setbacks from property lines;
- Any easements or rights of way existing on the site (e.g. access easements, power lines or utility rights of way);
- Existing and proposed access to the site with adjacent roads labelled;
- Existing and proposed internal roadways, driveways, parking areas and loading areas;
- The locations of all existing and proposed buildings and other improvements such as retaining walls, fences, gates, signs, pathways etc. (labelled as existing or proposed);
- The location of any significant natural site features, for example areas with significant slope, water courses or wet areas, areas with existing trees or shrubs etc.;
- The location of any existing or proposed product display, storage, refuse, recycling and/or exterior work areas;
- The locations of existing and proposed landscaped areas;
- Site contours or grading as required;
- Any other information as required by Council or the Approving Authority;

STEP 2:

Determine the suggested level of screening by referring to Table 5.1 and answering the accompanying qualifying questions. This should result in an idea of the likely screening requirements.

STEP 3:

Referring to Table 6.1 – Screening Methods and the Screening Methods examples and specifications in Section 6.0 of this document, determine the most appropriate method(s) for achieving the level of screening that is likely to be required.

STEP 4:

Add the proposed screening to the detailed site plan to create a Proposed Screening Plan. Some examples of screening plans are included in **Appendix 1** for reference. The Plan should include a schedule that identifies how the screening will be constructed including construction details for walls, fences or berms and a plant list identifying species, quantities and sizes of trees and shrubs to be used, if any. A Maintenance Plan for the screening should also be provided.

STEP 5:

Submit the Proposed Screening Plan in both 11x17 hard copy and digital pdf (or equivalent) as part of a development permit application for the proposed development. Further to the approval of the Proposed Screening Plan, applicants will generally be required to execute a Development Agreement regarding the construction of the screening in advance of commencing construction. This agreement may include provisions related to the execution of other agreements(s), proof of required insurance, payment of review fees, terms for maintenance and submission of a surety. Provisions regarding screening may also be incorporated into an overall Development Agreement for the whole development for which a development permit is being sought.

Note on Plant Species:

A list of plant material that is considered suitable for Foothills County is provided, in **Appendix 2**. This list includes the hardiness (by zone) to assist with plant selection for specific sites. More exposed areas will tend to require hardier plants more suited to colder zones than sheltered locations. The use of native plant material is usually preferred, however, the number of native species is quite limited and many foreign species have been successfully used in Alberta for decades.

The mature size of the plant material is given, but these are average sizes only. Some plants will grow to surpass these sizes, while some will not achieve the average sizes. The more favourable the growing conditions, the more likely the plants will achieve or surpass average sizes.

Species not included on the plant list may be used at the discretion of the Approving Authority.

8.0 MAINTENANCE REQUIREMENTS

Once the screening has been installed according to specifications, there will be a maintenance requirement to ensure that it does not become unsightly due to dead or dying vegetation, an abundance of weeds, or fences or walls that are in need of maintenance or repair. The ongoing maintenance and upkeep of all landscaping and screening is expected to continue for the life of the project and is the responsibility of the property owner.

The maintenance plan for the screening, including procedures and schedules for maintenance should be included in the Proposed Screening Plan that is submitted as part of the development permit application. Maintenance requirements may also be included as part of a development agreement. As a guideline, or in absence of a development agreement, the following are the general maintenance requirements for screening installations.

LANDSCAPING:

- All plant material is to be kept in a healthy, vigorous growing condition;
- Un-mulched beds and tree pits must be freshly cultivated and free of weeds, rubbish, and debris;
- Mulched beds should be free of weeds, rubbish and debris, the mulch should be contained with a barrier so it does not migrate and should be replenished as required to maintain function and appearance;
- Remove all dead branches. Prune broken portions of branches back to live material;
- Replace dead trees and shrubs annually.

FENCING AND HARDSCAPING:

- Fences, walls or other structures used in screening must be kept in good repair; any damage from weather, wildlife, livestock, traffic accidents or vandalism must be repaired in a timely manner.
- Fences or walls should be repainted or refinished at such time as they begin to appear unsightly from age or degradation.

9.0 CONCLUSION

The purpose of the Screening Standards is to provide guidance to landowners or developers who are operating or proposing to operate a commercial or industrial enterprise anywhere in Foothills County. The suggested level of screening for a particular use will vary depending on its location, the type of surrounding development and the individual site conditions. The goal is to prevent businesses from creating a negative visual impact on surrounding properties or along major roads or highways. It should be noted that the screening requirements in the Highway 2A Corridor are generally less than elsewhere for similar types of development. This is due to the nature of that area as an established industrial area.

These guidelines were developed to help protect the visual quality of the lands in the County and are not intended to impose undue hardship on business owners. The guideline package may assist applicants for commercial or industrial projects in anticipating if screening might be required for their project, and provide guidance to allow them to successfully navigate the design and approvals process.

Foothills County Council or the appointed Approving Authority will generally consider a Proposed Screening Plan submitted by a developer as part of the overall development permit application. They will determine, at their discretion, if and how much screening is required based on the particulars of the specific development. The goal is to work with applicants to ensure that future developments maintain or enhance the visual quality of Foothills County and to preserve our rural character for future generations.

APPENDIX 1 - SAMPLE SCREENING PLANS

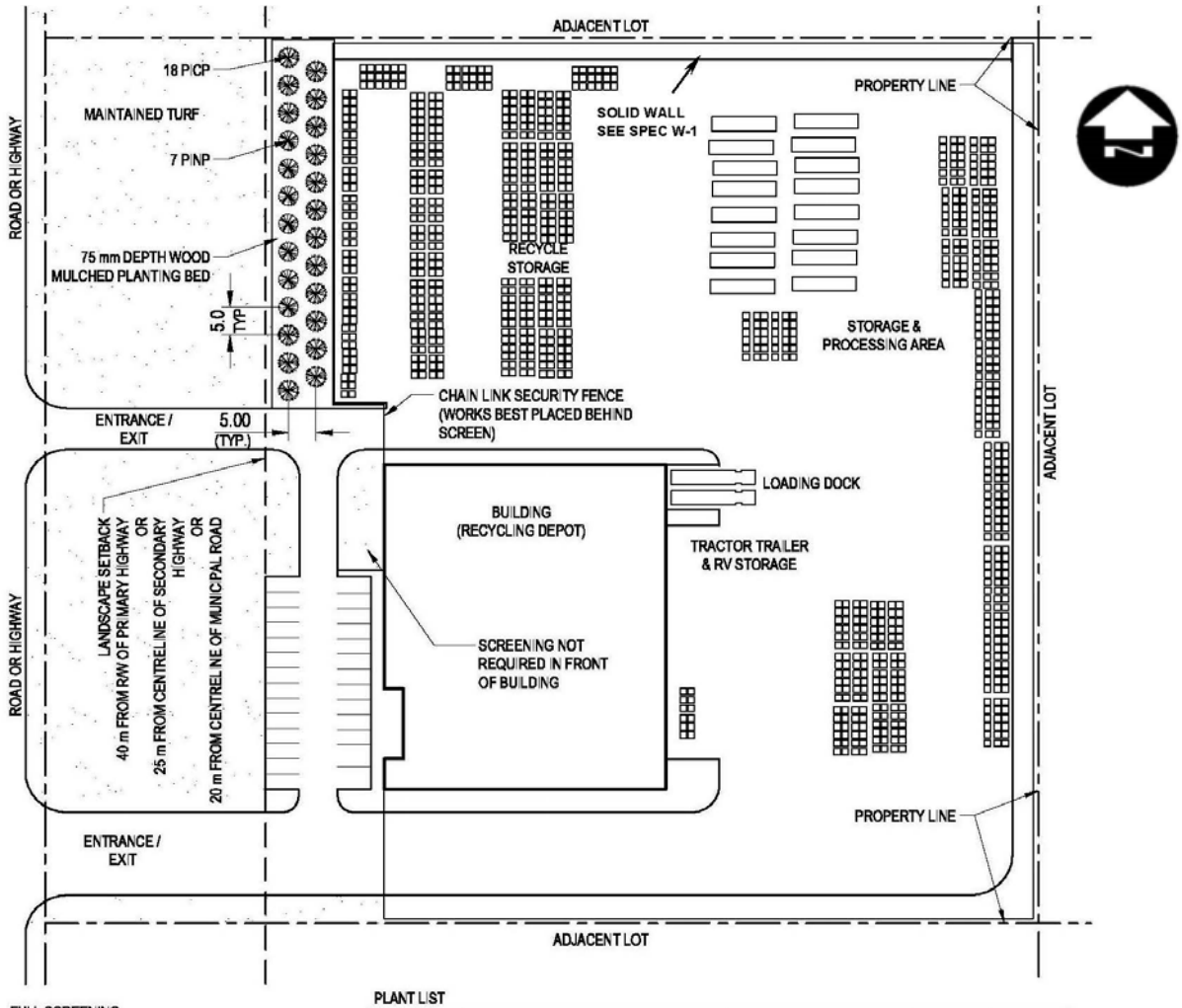
SAMPLE SCREENING PLAN - FULL SCREENING

This example shows a hypothetical recycling facility that is proposed for lands in the General Area in the Hwy 2A Corridor. The exterior storage area and processing & storage area of this facility fall under Category 5 - Garbage, recycling, composting or waste areas which according to Table 5.1 require Partial Screening in the General Areas of the Hwy 2A Corridor.

This facility is proposed adjacent to Hwy 2A which is a Provincial Highway so the level of screening required along that side has been increased to full screening. A double row of evergreen trees is proposed to accomplish this.

The adjacent use to the north is in the Enhanced Area of the corridor and is designated as Business Park so full screening is required on that side, a solid wall with brick pillars is proposed to meet this requirement.

The adjacent uses to the east and south are considered compatible uses and it was determined that screening on those sides was not required so a chain link security fence is proposed there.



PLANT LIST

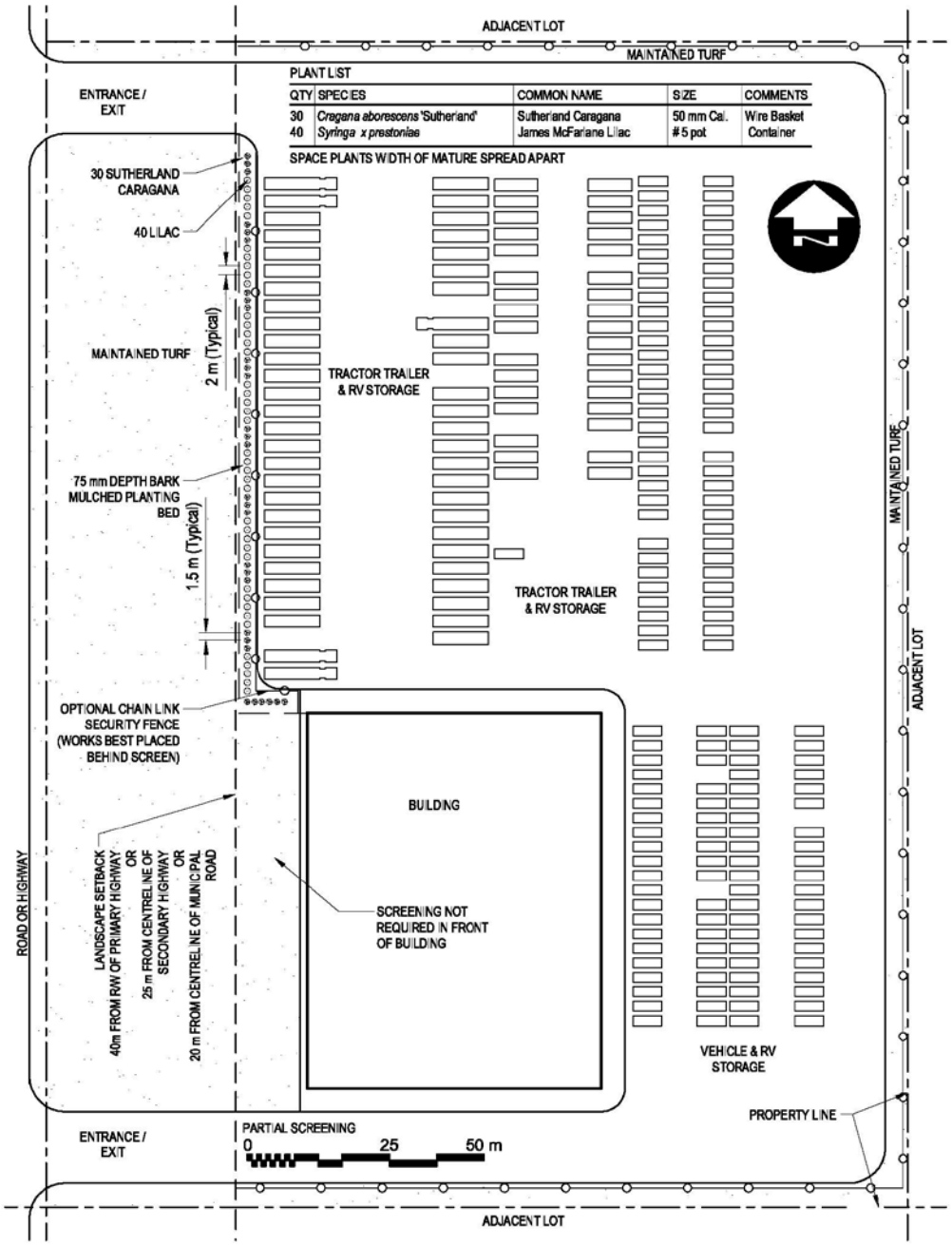
QTY	SYMBOL	SPECIES	COMMON NAME	SIZE	COMMENTS
18	PICP	*Picea pungens*	Colorado Spruce	2.5 m Ht.	B & B
7	PINP	*Pinus sylvestris*	Scott's Pine	2.5 m Ht.	B & B

SAMPLE SCREENING PLAN - PARTIAL SCREENING

This hypothetical proposal is for a Tractor Trailer and RV storage facility in the General Area of the Hwy 2A Corridor. This use falls under Category 2 - Vehicle parking and storage areas, which according to Table 5.1 require Partial Screening in the General Areas of the Hwy 2A Corridor. This facility is proposed on an internal road and is not visible from the highway so the level along the road does not need to be increased.

It is proposed that the partial screening required along the road side of the facility will be achieved by planting a hedge of Caragana and Lilac.

All the adjacent lots are designated as General Industry and the uses are considered compatible industrial uses and so the level of screening along those sides was reduced and screening was deemed not required.

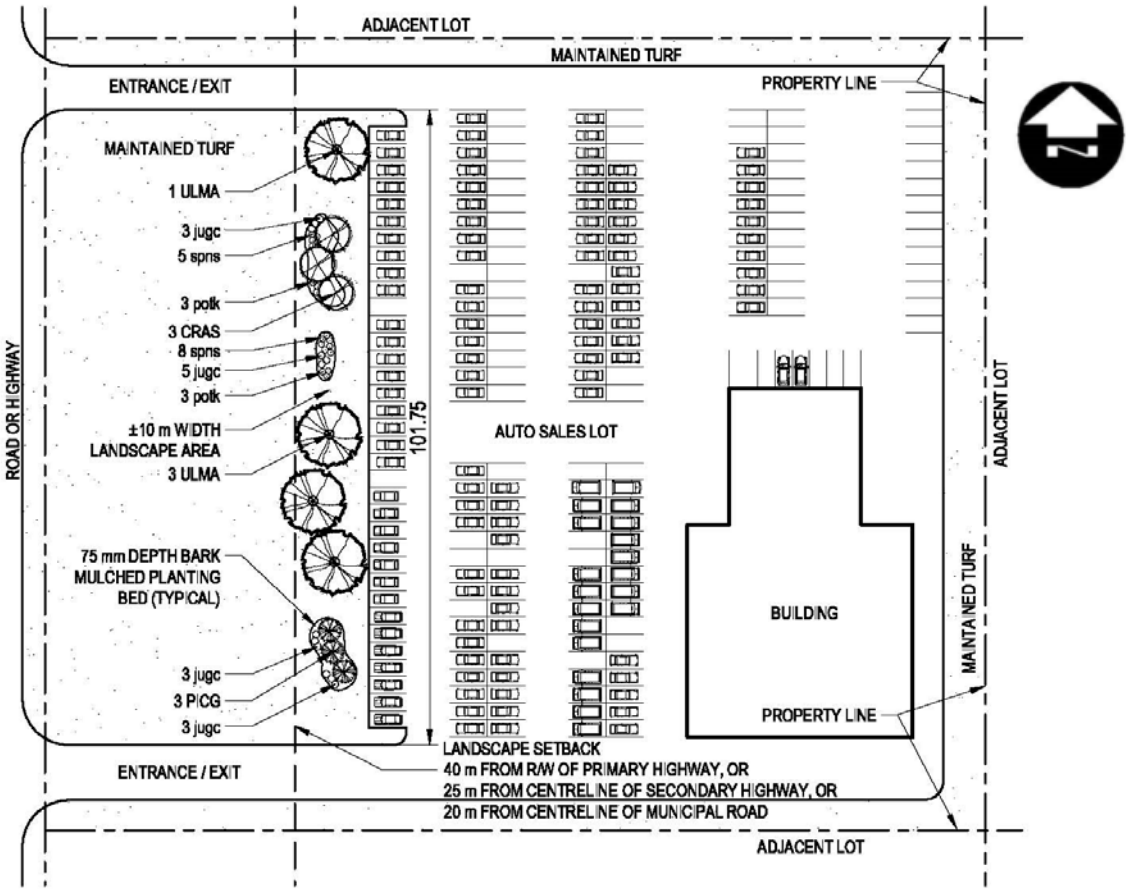


SAMPLE SCREENING PLAN - BUFFER SCREENING

This hypothetical proposal is for a car dealership outside of the Highway 2A Corridor falls under Category 8 - Parking and sales lots. According to Table 5.1 for this use outside of the 2A Corridor, partial screening is suggested.

In this case, the proposal is located in an Area Concept Plan (ACP) area. This ACP contemplates locating a number of similar uses in the same area and provides design guidelines that call for buffer screening along the road side and no screening of property lines adjacent to parcels with compatible land use.

The buffer screening is proposed using a mixture of trees and shrubs that provide select views into the sales lot from the adjacent road.



BUFFER SCREENING

0 25 50 m

PLANT LIST

QTY	SYMBOL	SPECIES	COMMON NAME	SIZE	COMMENTS
3	CRAS	*Crataegus succulenta*	Fleshy Hawthorne	50 mm Cal.	Wire Basket
3	PICG	*Picea glauca*	White Spruce	2.5 m Ht.	B & B
4	ULMA	*Ulmus americana*	American Elm	50 mm Cal.	Wire Basket
SHRUBS					
12	jugc	*Juniperus horizontalis* 'Gold Coast'	Gold Coast Juniper	# 2 pot	Container
6	potk	*Potentilla fruticosa* 'Katherine Dykes'	Katherine Dykes Potentilla	# 2 pot	Container
13	spns	*Spirea nipponica* 'Snowmound'	Snowmound Spirea	# 2 pot	Container

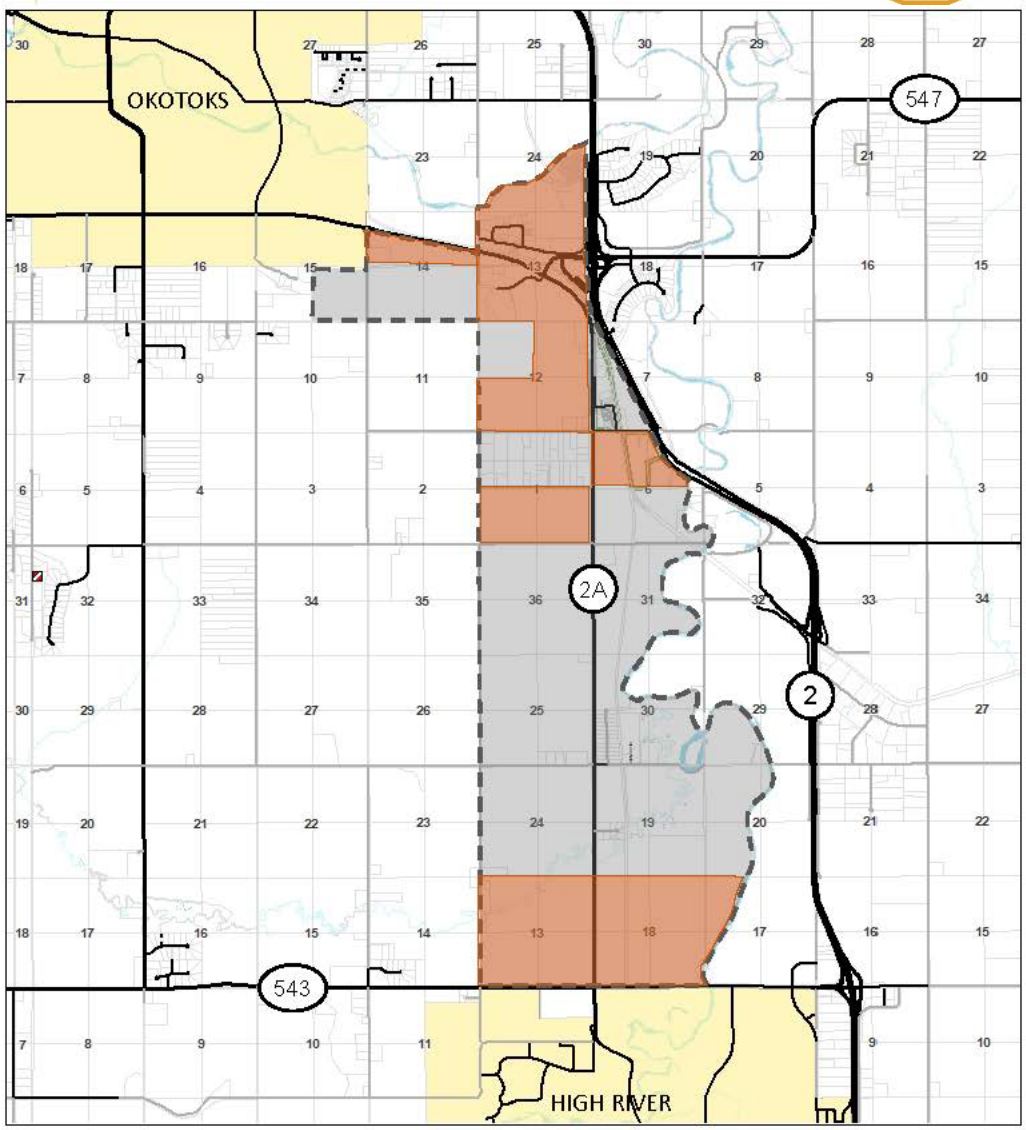
100 m X (3 SMALL SHRUBS + 1 TREE / 10 m) = 30 SHRUBS + 10 TREES
33% OF PLANTS ARE CONIFEROUS (EVERGREEN)

APPENDIX 2 - PLANT LIST

Scientific Name	Common Name	Spread (m)	Zone	Height (m)
Deciduous Trees				
Crataegus x species	Hawthorn	4	3	5
Fraxinus x species	Ash	3	2-3	10
Malus x species	Crabapple trees, varies and	3	2	5
Populus x species	Poplar and Aspen species, various cultivars.	12	2-3	12
Salix pentandra	Laurel-Leaf Willow	12	2-3	12
Sorbus x species	Mountain Ash, various cultivars	5	2	8
Evergreen Trees				
Picea pungens	Colorado blue Spruce, various cultivars	5	2	20
Evergreen Shrubs				
Juniperus x species	Juniper shrubs, various cultivars	2	2	0.3
Pinus x species	Pine shrubs, various cultivars	5	4	10
Deciduous Shrubs				
Amelanchier x species	Saskatoon	4	2	5
Aronia melanocarpa	Chokeberry	1	3	1.5
Berberis x species	Barberry, various cultivars	1.3	3	1.3
Eleagnus commutata	Wolf Willow	2	2	2
Hippophae rhamnoides	Sea Buckthorn (male and female)	4	2	4
Physocarpus x species	Ninebark	1	2	1.3
Potentilla fruticose x variety	Potentilla	1	2	1
Rosa rubrifolia	Redleaf Rose	1.2	3	1.2
Rosa woodsii	Woods Rose	1	2	1
Sambucus x species	Elder, various cultivars	3	2	3
Sorbaria sorbifolia	False Spirea	2	2	2
Sorbus decora	Showy Mountain Ash (shrub)	4	3	5
Spiraea x species	Spirea, various cultivars	1	2-3	1
Symphoricarpos albus	Snowberry	1	2	1.2
Symphoricarpos occidentalis	Buckbrush	1	1	1.2
Syringa vulgaris	Common Lilac	2	2	2.5
Viburnum x species	Cranberry, various cultivars	3	3	3

APPENDIX 3 - HWY 2A INDUSTRIAL ASP POLICY AREAS

Map 1 - Highway 2A Industrial ASP Policy Areas



LEGEND

- HWY 2A INDUSTRIAL ASP AREA
- GENERAL AREAS
- ENHANCED AREAS

APPENDIX 4 - WARNING: UTILITY & PIPELINE LOCATIONS

As with any activity that requires excavation, it is of paramount importance that you contact **Alberta One Call** at least 3 working days prior to commencing work on any screening installation to request that the buried utilities on your property be located and marked. It's easy and there is no charge. Requests can be submitted by phone or on their website.

You will need to have the following information ready:

- your dig area information (address or legal land description, whether you will be digging on public or private property, which portion of the site you will be digging on etc.)
- the type of work you are doing and
- the date you require locates to be completed by

Please note: It is the excavator's responsibility to make sure there is no damage to the located utilities during excavation, and placing a request with the One Call Centre does not remove that responsibility.

CALL BEFORE YOU DIG!

Telephone: 1-800-242-3447

Website: http://www.albertaonecall.com/submit-a-locate-request/