

SCHEDULE "A"

STANDARDS, REGULATIONS AND RESTRICTIVE COVENANTS FOR SUMMERSIDE BUSINESS PARK

Lot development in the Summerside Business Park shall be subject to the following standards and regulations.

1. Permitted Uses

Uses in the Business Park shall be restricted to the following:

- (a) Any manufacturing, processing or industrial undertaking that is conducted and wholly contained within an enclosed building and is not considered obnoxious by reason of sound, odour, dust fumes or smoke. The use, moreover, should not be a detriment either in appearance or effect to the surrounding uses.
- (b) Any commercial or service use to resource sector industries which in the opinion of Finance PEI creates significant employment and is significantly complimentary to manufacturing and processing.
- (c) Commercial Research and Development facilities.

2. Lot Standards

2.1 All buildings erected on a lot in the Business Park shall conform to the following standards unless otherwise approved by Finance PEI.

(a) Coverage

The minimum area covered by a building on a lot shall not be less than 20 percent of the lot and the maximum shall not exceed 50 percent of the lot.

(b) Height

The height of the main building shall not exceed 40 feet and the height of any accessory building shall not exceed 15 feet.

(c) Setback

(1) Front Yard - There shall be a front yard of 40 feet in depth where the lot fronts on a street.

(2) Side Yard - There shall be a side yard of not less than 15 feet in depth where the lot abuts a neighbouring lot. Where the lot abuts a street, there shall be a side yard of not less than 40 feet in depth,

(3) Rear Yard - There shall be a rear yard of not less than 15 feet in depth,

(4) Yard Abutting Railway - Where lots abut railway right-of-way, no set back shall be required.

2.2 No building or part of a building shall be permitted in the required yard.

3. Outside Storage

3.1 The storage of materials, equipment and vehicles shall not be permitted in any part of a front yard which abuts a public street. Permission to exhibit finished products in the front yard must be obtained from Finance PEI. Where storage is permitted, it shall be surrounded, on all sides, by a fence or wall that is:

- 8 feet in height,

- Constructed of permanent opaque materials that provide a visual barrier.

4. Loading Spaces

4.1 Off-street loading spaces shall be provided for every building in excess of 5,000 square feet and shall be provided at the ratio of one off-street loading space for every 30,000 square feet or fraction thereof up to a maximum of six loading spaces. Such loading space shall be large enough to accommodate trucks or vehicles without obstructing street traffic.

4.2 Where a loading space is provided:

- The yard in which the loading space is located shall be no less than 20

feet.

- Sufficient driveway space shall be provided to permit the manoeuvring of vehicles on the lot so that they do not cause an obstruction or a hazardous condition on adjacent streets.

4.3 Any exceptions to 4.1 and/or 4.2 must receive prior approval from Finance PEI.

5. Parking Spaces (Unless specified otherwise)

- 5.1 For every building erected on a lot, off-street space shall be provided and maintained on the same lot at the ratio of one parking space for each 1,000 square feet of building floor space.
- 5.2 The location of parking spaces shall not be permitted in the front yard of any lot or the side yard when such yard abuts a public street.
- 5.3 The parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles.
- 5.4 Entrance and exit ramps to each lot from the street shall not exceed two in number and shall be defined by a fence, curb, or other suitable obstruction designed to provide a neat appearance.
- 5.6 Lights used for the illumination of a parking area shall be so arranged to divert light away from adjacent lots.

6. Billboards and Signs

- 6.1 No billboard or advertising signs shall be permitted except:
 1. Signs identifying a business or service conducted or the product manufactured or sold on the premises.
 2. Information signs indicating "No Trespassing," safety or caution, or identifying entrances, exists or parking areas or giving direction.
- 6.2 Advertising signs shall:
 - Be limited to two to each lot provided only one is a ground sign and one is either a wall sign or a free-standing sign flush with the building.
 - Not exceed 40 square feet in area and 20 feet in height above the adjoining ground in the case of ground signs, and not exceed 100 square feet in the case of wall signs. (Freestanding signs shall not exceed 100 square feet in the area contained by a line drawn around the space in which the lettering is contained).
 - Constructed and lighted as to reflect or deflect away from adjacent property.
- 6.3 Information signs shall:
 - (a) Not be illuminated,
 - (b) Not be larger than 2 square feet.
- 6.4 Ground signs shall not be electrically or mechanically animated and shall be stationary.
- 6.5 Wall signs shall not project above the level of the roof of the building or beyond the end of the wall to which they are attached.
- 6.6 Roof signs shall not be permitted.

7. Landscaping

7.1 Where feasible, all areas free of buildings or structures should be suitably landscaped to enhance the appearance of the site.

8. Building Design

8.1 The design of all buildings and structures in the Business Park shall require the approval of Finance PEI.

8.2 Preliminary plans are to be submitted in triplicate showing the building layout on the site with dimensions, proposed use of the remaining parts of the property, materials used in construction, the four elevations and a perspective. (The perspective drawing required is sometimes referred to as an artist's conception as to how the front and side of a building would appear to someone at a distance.)

8.3 Building materials for the main building should consist of one of the following:

- (a) Coloured pre-engineering metal structure;
- (b) Load-bearing concrete masonry units;
- (c) Profile concrete masonry unite;
- (d) Aluminum and glass curtain wall;
- (e) Precast concrete units;
- (f) In situ architectural concrete;
- (g) Other materials satisfactory to Finance PEI.

8.4 For those buildings incorporating pre-engineering metal structures or load-bearing concrete block masonry, the front should be faced with one of the following:

- Profile concrete masonry units;
- Face brick;
- Stone;
- Aluminum and glass curtain wall;
- Precast concrete units;
- In situ architectural concrete;
- Other materials satisfactory to Finance PEI.

9. Performance

9.1 Uses which are obnoxious because emissions of sound, odour, dust, fumes or smoke will not be permitted.

9.2 Those uses which can cause discomfort to persons, can cause loss of enjoyment of normal conduct of business or can cause damage to property will not be accepted.

9.3 It is a requirement that pollution abatement facilities for this project be incorporated and utilized which meet the specifications set by appropriate Municipal, Provincial and Federal Regulatory bodies.

9.4 All industries must comply with all Municipal, Provincial and Federal statutory laws applicable to the operations being carried on at the plant situated on the lands and premises.