

RPL § 10.8L

5. Landscaping and Fencing

The builder must take a \$1,000 landscaping security deposit from the homeowners (including spec/model homes), which is to be held until the property passes a landscaping inspection by the ADC. Completion of the landscaping is to be completed within one year of occupancy (weather permitting). Refer to Landscaping Requirements document for further detail on fencing and landscaping requirements.

Front yard landscaping

The developer mandates that the front yard landscaped ahead of the fence tie-back line with the following requirement:

- Sod to the fence tie back line
- Minimum of one tree AND six shrubs

Minimum tree and shrub size requirements:

- 1.5" caliper if deciduous (leaf-bearing)
- 5' in height if coniferous (spruce or pine). Pyramid cedars & upright junipers will not be accepted as coniferous trees
- Shrubs must be no less than 12" in height if global variety or 12" in diameter if a spreading variety
- Plant measurements are at the time of planting.
- Caliper measurements are measured 12" up from ground cover.
- City / developer trees cannot be used as part of the landscaping requirement.
- Alternative landscaping will be considered on an individual lot basis if it can be demonstrated that the alternate plan meets the objective of the standard sod ground cover objective previously noted in these guidelines to achieve greenery in all front yards within the neighborhood.

In order for a resident to obtain approval for landscaping varying from the architectural guidelines, the resident must contact their builder and submit a detailed sketch of the landscape plan. The builder will then send the plans to the Architectural Consultant for review (up to \$150.00 plus GST will apply). The sketch must include the following:

1. Legal land description: Block/Lot/Plan
2. All materials that will be used in the landscape – including mulch, stones etc.
3. Variety of tree (if any)
4. Variety of shrubs (if known), and identification of coniferous or deciduous

Fencing

- Individual lot fencing to be wood screen fence, as per diagram attached.
- Stain to be "Fawn" by Cloverdale Paint, solid wood stain, as reflected on the diagram.
- No chain link fencing will be allowed other than what is installed by the developer. Chain link may be required on high-profile lots at the rear.