



meadowview

# LANDSCAPING REQUIREMENTS For Meadowview

## LANDSCAPING

- Front yard is to be completed within one year of the approved rough grade certificate date.
- All sizes stated are the **minimum requirement** at the time of planting
- When the sub-grade is prepared next to the sidewalk or curb, all efforts shall be made to avoid water ponding next to the concrete. Clay should be removed and replaced with topsoil in one expedient step
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Landscaping inspections are weather dependent and will commence once plant material has come out of dormancy and it is possible to tell that trees, shrubs and grass are alive and growing. Inspections will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs)
- The accepted **minimum standard** is to consist of:
  - Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas, and
  - SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable); and
  - Additional plantings as noted in table below to be planted in the front yard:

Zoning / Location	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
RSL	1 @ 2"	or	1 @ 6'	or	7@ 24"
Estate	1 @ 2"	or	1 @ 6'	&	3 @ 18"
RPL - Zero Lot Line	-	-	-	-	3 @ 18"
Duplex Front Garage	1 @ 2"	or	1 @ 6'	or	7@ 24"
Townhome – Rear Garage	-	-	-	-	3 @18

Notes:
*Deciduous trees are measured at 6" above ground and based on trunk width / caliper.
**Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).
***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.
***Shrubs are to be a <b>combination</b> of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock ( <b>no grey or black rock</b> ).
Pie Lots are not required to have Sod or a tree in the front yard, but are required to plant a minimum of <b>5 shrubs @ 24"</b> for RSL & Streetscape Single Family and <b>10 shrubs @24"</b> for Estate homes and meet all requirements noted above.



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## Xeriscaping Landscaping

Homeowners wishing to reduce water usage might consider a front yard that has been designed specifically for water conservation. We recommend that homeowners research trees and shrubs that are suited for Xeriscaping along with materials that help with drainage and evaporation

- The following must be incorporated in front yard if Xeriscaping is being used:
  - Mulch and Landscaping Rock (**black and grey rock will not be permitted as the primary hard landscaping material, consideration may be given for use as an accent only**); and
  - Additional plantings as noted in table below to be planted in the front yard (planting in the swale area/driveway side will not be considered as part of the shrub count):

	<b>*Deciduous Tree Number &amp; Size</b>		<b>**Coniferous Tree Number &amp; Size</b>		<b>***Shrubs Number &amp; Size</b>
<b>Xeriscape Option #1</b>	1 @ 2"	or	1 @ 6'	&	10 @ 24"
<b>Xeriscape Option #2</b>	-	-	-	-	17 @ 24"
<b>Estate Lots Only</b>	<b>*Deciduous Tree Number &amp; Size</b>		<b>**Coniferous Tree Number &amp; Size</b>		<b>***Shrubs Number &amp; Size</b>
<b>Xeriscape Option #1</b>	2 @ 2"	or	2 @ 6'	&	13 @ 24"
<b>Xeriscape Option #2</b>	1 @ 2"	or	1 @ 6'	&	20 @ 24"

### Notes:

\*Deciduous trees are measured at 6" above ground and based on trunk width / caliper.

\*\*Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).

\*\*\*Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.

\*\*\*Shrubs are to be a combination of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock. Grey or black may only be used as an accent and is to be very limited.

Road crush or gravel will not be accepted as Landscaping Rock.

## OTHER

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

## LANDSCAPING DEPOSITS AND RETURN PROCEDURE

- Homeowners are to contact their Builder once they are ready for the landscaping inspection.
- Please note that all plant sizes stated are at the time of planting and the minimum is the **minimum size** that is required in order for the landscaping to pass
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Upon approval of the landscaping by Qualico, the \$1,000.00 landscaping deposit will be refunded to the Builder. It will be the Builder that issues the landscaping deposit to the homeowner

## FENCING

- Fencing is encouraged to be of a similar design and color to the fencing style established for the subdivision by the Developer. In some cases, chain link fencing may be specified by the City, County, Municipality or Town
- **Zero Lot Line – Rear Garage lots have restricted fencing see below for Fence and Gate Guidelines and Diagrams for important information**
- Developer fencing has been done in:
  - Post & Stringers: Cloverdale – Carbon Fiber
  - Boards: Cloverdale – Waterfall

## FENCE AND GATE GUIDELINES

Your property is located in an area which is structured for zero lot line or streetscape home construction. This means that houses and garages may be built on or near the property line. In order to build structures on or near the property line, and to access the side of the structures that are located on or near the property line, a lot owner must have access over their neighbour's lot. This access is protected by an easement, registered on your Certificate of Title, which allows you to access your neighbour's lands, and allows your neighbour to access your land, to facilitate zero lot line construction on the terms stated in the Easement.

The short definition of an easement – is the right to use property, or a portion thereof, of another for a specified purpose (ie. Drainage, eaves, fence)

Under this Easement, you are not allowed to erect structures or improvements, such as fences, which interfere with your neighbour's rights over the Easement portion on your property. If you build a fence on your lot, we recommend you follow these guidelines to reduce the chance of liability from neighboring land owners, and to protect your fence from damage.

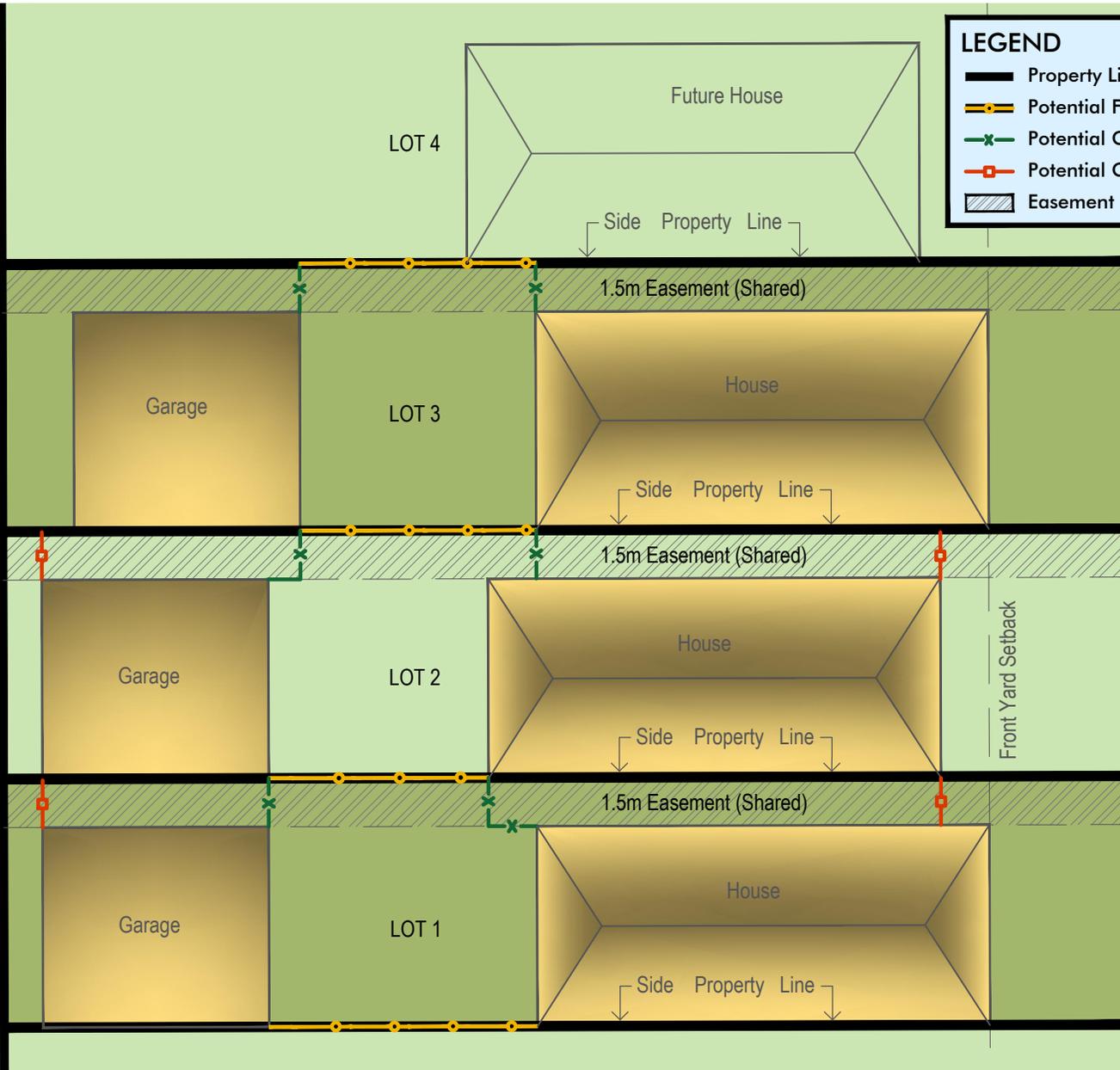
1. **We recommend that you do not erect a fence on your property until your neighbour has finished building on its lot.** Your neighbour will have the right to move your fence to enlarge their build zone, to access their property, and for the other reasons stated in the Easement. This may cause damage to your fence.
2. **Do not build a fence in a location which would prevent your neighbour from exercising its rights under the Easement.** If you prevent access, you may be liable for interfering with the rights granted in the Easement, and may be required to remove the fence, alter the fence, or pay damages.
3. **If you build a fence in a location that may prevent your neighbour from exercising its rights under the Easement, we recommend that you install a gate in a location that allows direct access to the easement area.** Your neighbour will still have the right to move your fence, if necessary, for the reasons stated in the Easement, but a gate will allow them ease of access. This will reduce the likelihood that they will need to move your fence.
4. **Do not install locks on any gates. Latches are acceptable, but the neighbour must have free access to use them.** A lock will prevent access. You may be liable for interfering with the rights granted in the Easement, and may be required to remove the fence, alter the fence, remove the lock, or pay damages.

The attached diagram illustrates a few potential fence and gate locations which you may consider. This diagram is for illustrative purposes only. Any variations should comply with the above guidelines and registered easement.

L:\Projects\ACAD\Lot Details\RPL (Zero Lot Line) - Fence Details\Zero Lot Line (Rear Garage RPL) - Lot Detail & Fence Options.dwg

ALLEYWAY / LANE

Rear Property Line



### LEGEND

- Property Line
- Potential Fence Location (On Property Line)
- Potential Gate Location (Inner Side Yard)
- Potential Gate Location (Outer Side Yard)
- Easement (Shared)

Front Property Line

LOCAL ROAD

### NOTE:

It is recommended that the homeowner does not erect a fence on their property until the neighbouring house has been built.



# 01 POTENTIAL FENCING OPTIONS

## ZERO LOT LINE - REAR GARAGE

# QUALICO<sup>®</sup> communities

January 25, 2016