



meadowview



LANDSCAPING AND FENCING REQUIREMENTS

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communities



- The intent of the landscaping requirements is to provide a consistent standard for the community while allowing the homeowner flexibility with their individual landscaping style
- Front yard landscaping is to be completed within one year of the approved rough grade certificate date
- Inspections are weather dependent and will commence once plant material has come out of dormancy. 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:
 1. Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas, and
 2. SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable). Artificial Turf is permitted as long as material and installation are of high quality; and
 3. Additional plantings as noted in table below to be planted in the front yard:

Home Style	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Single Family - Front Garage	1 @ 2"	or	1 @ 6'	or	7 @ 24"
Single Family Executive - Front Garage	1 @ 2"	or	1 @ 6'	or	7 @24"
Single Family Estate - Front Garage	1 @ 2"	or	1 @ 6'	&	3 @24"
Single Family Zero Lot Line - Rear Lane	1 @ 2"	or	1 @ 6'	or	3 @ 24"
Duplex - Front Garage	1 @ 2"	or	1 @ 6'	or	7 @24"
Townhome - Rear Lane	1 @ 2"	or	1 @ 6'	or	3 @24"

Quick Tips

- **Deciduous Trees** are measured at 6" above ground and based on trunk width (caliper). Move aside any rocks/wood chips surrounding the base of the tree to allow for an accurate 6" measurement from the ground.
- **Coniferous Trees** are: Fir, Larch, Pine or Spruce. These trees are measured by height. Columnar or pyramid cedars are considered shrubs.
- **Deciduous shrubs** are measured by height and Coniferous shrubs are measured by spread or height.
- **Shrubs** are to be a combination of Deciduous and Coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock. Perennials can be used in place of deciduous shrubs, and are measured by height. For example: Cedar, Juniper, Lily, Peony, Rose Bush = 5 shrubs - 2 are Coniferous, 2 are Perennial (which count as Deciduous) and 1 is Deciduous.
- **Pie Lot Option:** Pie lots are not required to have Sod in the front yard, but are to have finishing landscaping material and 5 shrubs @ 24" (combination of Deciduous and Coniferous).



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:
 1. 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
 2. Additional plants as noted in the 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);

	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Option #1	1 @ 2"	or	1 @ 6'	&	10 @ 24"
Option #2	-	-	-	-	17 @ 24"

See "Quick Tips" on previous page for further information.

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 have completed their front yard landscaping
- Please note that all plant material is to be the size stated above at time of inspection
- 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 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
- **Developer fencing has been done in Cloverdale:**
 1. Posts and Stringers in Carbon Fibre
 2. Boards in Waterfall
- Zero Lot Line – Rear Lane lots have restricted fencing see below for Fence and Gate Guidelines and Diagrams for important information



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 (i.e. Drainage, eaves, fence)

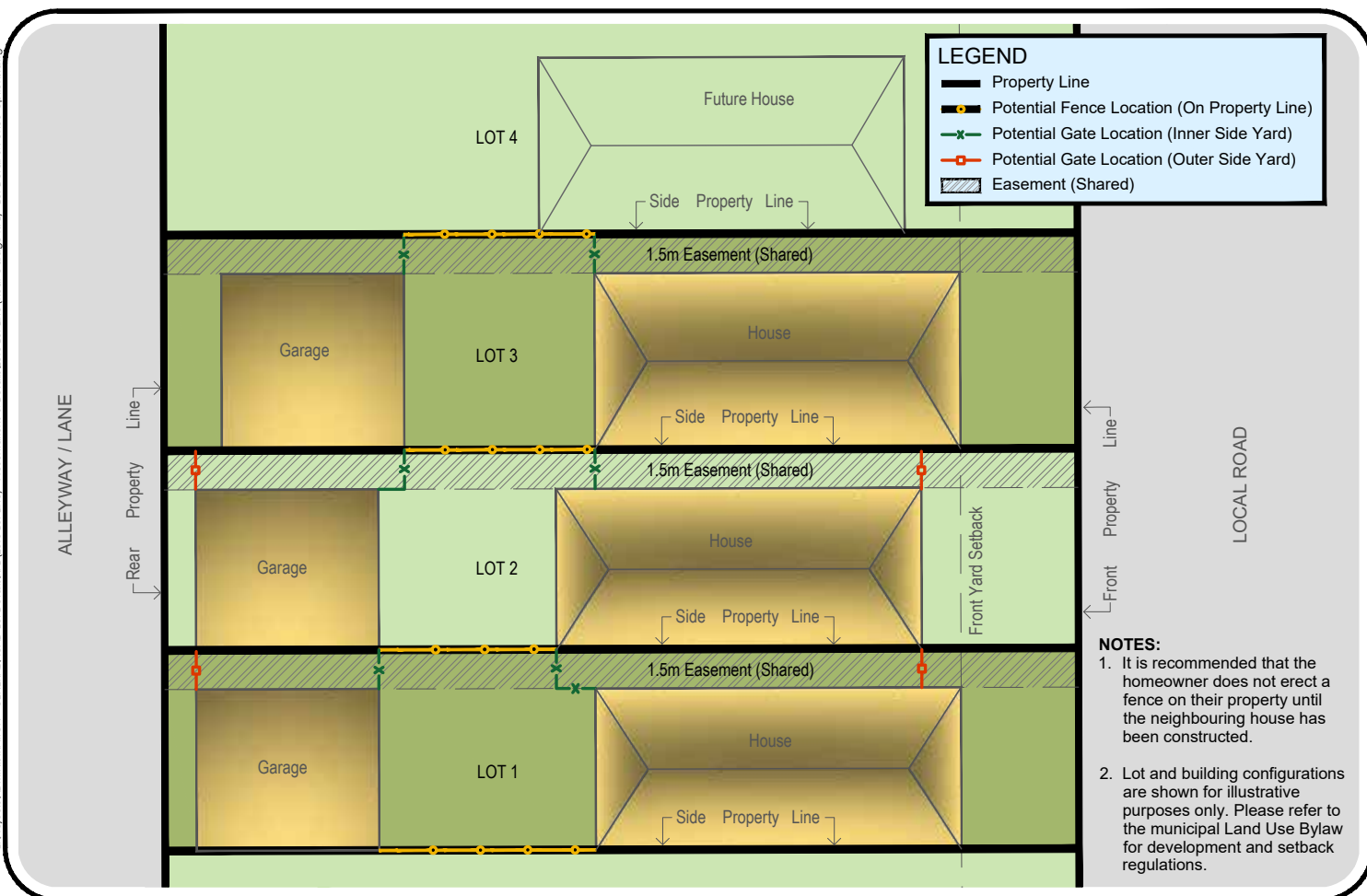
Under this Easement, you are not allowed to erect structures or improvements, such as fences, which interfere with your neighbour's rights over the Easement portion on your property. If you build a fence on your lot, we recommend you follow these guidelines to reduce the chance of liability from neighbouring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

- **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
- **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
- **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
- **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\ADMINISTRATION - GENERAL\CAD Lot Details\RP1 - Presentations & Details\Zero Lot Line (rear Garage RP1) - Lot Detail & Fence Options.dwg



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ZERO LOT LINE - REAR GARAGE

POTENTIAL FENCING OPTIONS

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