



Title: Landscaping in New Developments	Internal/External
Department: Planning and Protective Services	Policy Number : PPS-004
Approval Date: October 20, 2015	Implementation Date: October 20, 2015

BACKGROUND

This policy combines the previous Tree Planting in New Developments policy, adopted on October 19th 2004 (M02-328), and the Policy on Landscaping, adopted on May 15 2007 (M07-348). Policy has been reprinted to match updated policy format.

PURPOSE: This policy outlines guidelines related to landscaping of new developments.

POLICY STATEMENT

The Town of Paradise requires that all developers, applicants, builders, property owners etc. in subdivisions, in-fill lots, commercial properties complete the front landscaping and lot grading of all new developments. In the case of residential properties, front landscaping will include the side yard area to the rear wall of the building. The rear yard of the dwelling must be brought to rough grade.

In the case of all other new developments, including but not limited to commercial, industrial, institutional, apartment buildings and condominiums, a landscaping plan must be submitted for approval.

All developers, applicants, builders, property owners etc. shall obtain the necessary permits from the Town of Paradise Building Department prior to commencement of any work. All landscaping must conform to the conditions outlined in this policy.

GUIDELINES AND PROCEDURES

1. Tree Planting in New Developments

- (i) As part of the landscaping, tree planting will be required in the front of all new developments. For all single dwellings (with or without subsidiary apartments), a minimum of two trees must be planted. For all other developments (duplex, multiplex,

condominium, apartment building, commercial/industrial, institutional etc.) a landscaping plan must be submitted and approved prior to any building permit being issued.

- (ii) All trees should be straight and sturdy, have well balanced heads, and be healthy and hardy. Ensure trees are planted in appropriate soil to allow for proper root development.
- (iii) The species of tree or shrub may be selected from a list of trees and shrubs provided by the Town Planning Department.
- (iv) Trees and shrubs must be healthy upon installation and must be in keeping with the amenity of the area in which they are being installed.
- (v) Variances from the policy may be considered for lots, which, due to their configuration, topography or other limiting factors, do not allow for the convenient installation of trees in the front yard.
- (vi) Trees are to be planted not closer than 3.0m to the front property boundary and located as to not impede snow clearing operations in winter. (See Town of Paradise Snow Clearing Regulations for more information). All trees should be staked in place until well established.
- (vii) The minimum size of trees shall be as follows:
 - a. Height: 1.0m (3.3')
 - b. Minimum stem diameter: 1.5"

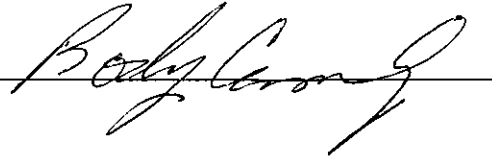
2. Landscaping Conditions

- (i) The Town of Paradise requires, as a minimum, that the front of all new developments be landscaped. Such landscaping shall extend from the front building line to the inside of the curb. Where no curb is present the landscaping shall extend to the bottom of the inner ditch slope. For corner lots, the landscaping shall be completed on both the facing (front) and flanking (side) streets.
 - a. In the case of residential properties, front landscaping must include the side yard area to the rear wall of the building. In addition, residential rear yards must be brought to an adequate standard so that the yard is ready for the placement of topsoil.
 - b. In the case of all other developments, the landscaping shall be installed as per the approved landscaping plan.
- (ii) The landscaping must consist of a lawn, seeded or sodded, with good overall growth of grass, trees, shrubs, etc., and any other landscaping materials providing the front yard has a clean and tidy appearance. The Town of Paradise will at its own discretion determine whether or not the landscaping is approved under this policy.
- (iii) In the case of grassed lawns, front or rear, there is to be a minimum of 150mm (6") of loose topsoil of 100mm (4") of compacted topsoil, evenly spread, prior to placement of sod or seed. The depth of the topsoil will be monitored through random sampling.
- (iv) A security deposit, as determined by Council, must be paid to the Town to ensure all work is completed in accordance with the conditions of this policy. The security deposit

will be held until all work relating to the landscaping is completed and the Town of Paradise Building Department has inspected and approved the work.

REVIEW: This policy will be subject to review and update in the year 2016 when amendments are made to the Town of Paradise Development Regulations.

Chief Administrative Officer:

A handwritten signature in black ink, appearing to read "Boby Caron", is written over a horizontal line. The signature is cursive and somewhat stylized.