

PART 9 – LANDSCAPE REGULATIONS

SECTION 88 APPLICABILITY

- (1) Any new Development shall require Landscaping of the Site in accordance with this Section where applicable. An expansion or change to an existing Development that substantially enlarges or alters the character and that requires a Development Permit may require Landscaping at the discretion of the Development Officer. The requirement will not apply to Developments that consist of interior alterations only or those that do not alter the size, scale or character of the existing Building. All landscaping plans must be approved by the Development Officer.
- (2) In any district all required Yards and all open spaces or undeveloped areas excluding parking areas, driveways, Sidewalks, outdoor storage and service areas shall be landscaped in accordance with a landscaping plan. The following districts shall be exempt from the requirement to provide the landscaping plan, but otherwise meet the landscaping requirements of the bylaw:
 - (a) R1 – Mixed Low to Medium Density Residential District;
 - (b) RE1 – Established Neighborhood Residential District 1;
 - (c) RE2 – Established Neighborhood Residential District 2;
 - (d) GPL – Greenbury Planned Lot District;
 - (e) HLC – Hawthorne Lifestyle Community District;
 - (f) RMHC – Manufactured Home Court District; and
 - (g) RMHS – Manufactured Home Subdivision Residential District.

(Bylaw C-1025-17, March 5, 2018)

(Bylaw C-865-13, Feb. 10, 2014 and Bylaw C-942-15, Jan. 29, 2016)
(C-1104-19, May 25, 2020)

SECTION 89 GENERAL LANDSCAPING

- (1) The landscape plan shall be prepared by a registered Landscape Architect who is a member in good standing with the Alberta Association of Landscape Architects (AALA).
- (2) Landscaped Setbacks must be provided in accordance with a landscape plan approved by the Development Officer.

- (3) A landscape plan, drawn at a scale of 1:500 or larger, for the proposed Development must be submitted as part of each Development Permit application where changes are proposed to the Building or parcel, and must show at least the following:
 - (a) The property lines of the Site, Adjacent land uses, approximate or estimated location of Buildings and Landscaping on Adjacent Sites;
 - (b) A north arrow;
 - (c) A signed stamp or seal of a Landscape Architect who is registered and in good standing with the AALA;
 - (d) Adjacent public areas and features located within the Site, including Streets, Sidewalks, Alleys, driveways, vehicular accesses, street lights, street furnishings, and Boulevard landscaping;
 - (e) Location of all Buildings, parking areas and vehicular and pedestrian circulation systems on the subject Site;
 - (f) All overhead, surface and underground Utilities, limits of easements and rights-of-way;
 - (g) The existing and proposed topography;
 - (h) The existing vegetation and indicate whether it is to be retained or removed;
 - (i) The layout of berms, retaining walls, screening, soft surfaced landscaped areas and Hard Surfaced landscaped areas;
 - (j) The location, Height and materials of all proposed walls, Fences and screens;
 - (k) Common and botanical names, sizes and quantities of all proposed plant material and the types of landscaped areas;
 - (l) Typical planting details indicating soil depths and mulch types; and,
 - (m) A table indicating the quantities of plant material required and the quantities provided, as detailed under Section 90 of this Bylaw.
- (4) All required Setback areas, except for those portions specifically required for Sidewalks and motor vehicle access, shall be landscaped.
- (5) All Setbacks adjacent to an Alley, except for those portions specifically required for motor vehicle access, motor vehicle Parking Stalls, loading stalls or garbage facilities shall be landscaped.
- (6) Any portion of the Site not occupied by Buildings, pedestrian circulation or parking areas shall be landscaped.

- (7) Hard Surfaced Areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer. Provision shall be made for adequate On Site pedestrian circulation, by means of Sidewalks or walkways, to connect with public Sidewalks and walkways Adjacent to Streets or within right-of-ways Abutting the Site.
- (8) Any Parking Facility having eight or more Parking Stalls that is visible from an adjoining Site in a residential or commercial District, or from a Street other than an Alley, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining residential or commercial District, and enhance the view of the Parking Facility from any Adjacent Street.
- (9) Any garbage collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an Adjacent Site in a residential or commercial District, or from a Street other than an Alley, shall have screen planting. The location, length, thickness and height of such screen planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to block the view from any Adjacent residential or commercial District, or from the Street. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.85 m. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution
- (10) For the purpose of determining the required number of trees and shrubs in a Setback, portions of Setback areas that are paved for Sidewalks and vehicle access, Utility rights-of-way or any other purpose allowed by the Development Officer, must be included in the calculation of the landscape area, even though they are not capable of sustaining trees and shrubs. The provision of a Hard Surface Area does not negate the requirements for plant material.
- (11) All required Setback areas are to meet the following landscape requirements:
 - (a) Be a soft surfaced or suitable durable, decorative Hard Surfaced landscaped area. Suitable Hard Surfaces may consist of, but are not limited to, paving stone, natural stone work, or architectural features. Hard Surface areas must provide visual or pedestrian amenity and must be augmented with plant material to provide a suitable visual character. The provision of Hard Surface area does not negate the requirements for plant material. The acceptable scope and scale of Hard Surface landscape areas is at the discretion of the Development Officer; and
 - (b) Provide a minimum of one tree for each 35.0 m², and one shrub for every 15.0 m² of required Setback area.

- (12) If the required landscaped Yards, or portions thereof, contain native trees and shrubs the area may be maintained in its natural vegetated state at the discretion of the Development Officer. Vegetation preserved on the Site may, at the discretion of the Development Officer, be credited to the total Landscaping requirements. Consideration must be given to the following:
- (a) Ensuring the safety and maintainability of the Site and its surroundings;
 - (b) Ensuring the long-term viability of the remaining native vegetation considering the potential alteration of Site hydrography, disruption of existing native soils, increased exposure to sun and wind and increased human activity brought about as a result of Site Development; and,
 - (c) Compatibility with Adjacent land Uses and Landscaping.
- (13) Naturalized landscapes may be developed where appropriate at the discretion of the Development Officer. Generally, naturalization would apply to ravine lands, major Utility and road rights-of-way, adjacent to existing natural areas and in industrial Districts. Naturalized landscapes are to be designed to reflect the plant materials, soil types and topography typical to the Central Parkland Sub-region of Alberta. The Landscape Architect shall provide any additional required specifications and details required for the installation and establishment of a naturalized landscape on the landscape drawings when submitted for approval.
- (14) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a Grade Plan for the Site.
- (15) The Registered Land Owner of a Site Abutting a City Boulevard of an Arterial, Collector or Local Road is responsible for Landscaping and maintaining said Boulevard at the Registered Land Owner's expense, excluding anything specified in a Development Agreement or as determined by the Development Officer. The Registered Land Owner shall provide ongoing maintenance of the Turfgrass within a Boulevard that abuts the Owner's property and shall keep it free of any other types of landscape development including, but not limited to, those consisting of rock, stone, shale, gravel or aggregates of any kind, shrubs, concrete, rubber, plastic, wood, metal or any other materials or things other than Turfgrass.
- (Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)
- (16) Should any City Boulevard be disturbed by adjacent development, including but not limited to the use of the Boulevard as temporary construction access, the City Boulevard shall be restored to the original landscaped state or landscaped with Turfgrass and boulevard trees of an approved species planted at the recommended spacing for that species as deemed appropriate by the Development Officer. Any additional or alternative Landscaping on City Boulevards shall be subject to review and approval by the Development Officer in consultation with the Engineering Department.
- (Bylaw C-865-13, Feb. 10, 2014)
(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)

- (17) The Registered Owner shall be responsible for Landscaping of the subject Site and maintenance of the Landscaping for twenty four months from the date of substantial completion of the work. If the Landscaping does not survive a twenty four month maintenance period, the plant materials must be replaced by the Registered Owner with the same species at the same size and height originally provided.
- (18) If any Landscaping does not survive the twenty four month maintenance period and is not replaced in a timely manner in the opinion of the Development Officer, the City may replace the landscaping by drawing the security deposit pursuant to Section 92.
- (19) Where financial security has been collected by the City, the Landscaping shall be completed in accordance with the approved plan within twelve months of the completion of the Development.
- (20) Where a Development is not required to provide a Landscaping Plan, the landscaping shall be completed in accordance with this Bylaw within twelve (12) months from the issuance of Occupancy Certificate. A six (6) month extension may be granted with written approval from the Development Officer.
(Bylaw C-1104-19, May 29, 2020)
- (21) For Single Detached, Semi –Detached and Row Housing Dwellings and Developments, the area covered by Impermeable Material shall not exceed 70 percent of the total lot area. This shall include artificial turfs that do not allow water percolation. R2 – Mixed Medium to High Density Residential District is exempt from this regulation.
(Bylaw C-1104-19, May 29, 2020)
- (22) Notwithstanding subsection 89. (11), Trees and shrubs shall be provided as follows:

Development	Tree and Shrub Planting Requirements (Minimum)
Row Housing, Street Oriented (all types)	One deciduous or coniferous tree, and One shrub

(Bylaw C-1096-19, May 29, 2020)

SECTION 90 PLANTING REQUIREMENTS

- (1) All plant materials used for Landscaping including screening must be of a species capable of healthy growth in Spruce Grove and be resilient to specific Site location factors present at the subject Site (i.e. sun, excessive wind, shade, road salt and gravel and reasonable maintenance practices). All plant materials must conform to the horticultural standards of the most current edition of the Canadian Standards for Nursery Stock from the Canadian Nursery Landscape Association. The use of drought tolerant plant material and the application of Xeriscaping principles are encouraged. The following planting requirements shall be met in all landscaped areas:

- (a) A minimum of one third of all required trees must be coniferous. Coniferous trees must be a minimum height of 2.5 m and at least 50% of the required coniferous trees must be a minimum of 3.5 m in height at the time of planting;
- (b) Deciduous trees must have a minimum Caliper of 65 mm and at least 50% of the provided deciduous trees must have a minimum Caliper of 75 mm at the time of planting;
- (c) A minimum of one third of all required shrubs must be coniferous. Coniferous shrubs must be a minimum spread of 450 mm at the time of planting. Smaller shrubs may be accepted depending on the species of shrub, and at the discretion of the Development Officer; and
- (d) Deciduous shrubs must be a minimum height of 450 mm at the time of planting. Smaller shrubs may be accepted depending on the species of shrub, and at the discretion of the Development Officer.

SECTION 91 LANDSCAPING ISLANDS FOR PARKING AREA

- (1) Landscaped islands shall be required within at-grade Parking Facilities with a capacity of twenty-five or more vehicles. Where more than forty Parking Stalls are provided, a minimum of two landscaped islands are required. Landscape areas within and Abutting Parking Facilities are to be contained by a 150.0 mm height concrete curb or approved alternative. Landscaped islands in the Parking Facility:
 - (a) Must be provided at a ratio of 2.0 m² of landscaped island for every Parking Stall provided; and,
 - (b) Islands provided in the Parking Facility shall:
 - (i) Be provided at the beginning and end of every row of motor vehicle Parking Stalls;
 - (ii) Be provided with no more than twenty Parking Stalls between islands;
 - (iii) Be a minimum area of 14.0 m² with at least one side of the island being a minimum length of 2.5 m; and
 - (iv) Be surrounded by a concrete curb.
 - (c) The number of trees and shrubs required shall be as follows:
 - (i) One tree for each 20.0 m² and one shrub for each 10.0 m² of required parking island; or,
 - (ii) Provide a minimum of one tree and two shrubs per parking island; whichever is greater.

SECTION 92 SECURITY

- (1) Notwithstanding the provisions under Section 92(5), the applicant may be required, at the discretion of the Development Officer and as a condition of the Development Permit approval, to provide to the City either a certified cheque or an Irrevocable Letter or Credit equal to 100% of the required Landscaping costs. The amount shall be based on the approved landscape plan and be determined by the applicant and is subject to review and increase by the Development Officer if the amount is deemed to be insufficient. The amount shall include the cost of the following:
 - (a) Rough grading of landscaped area;
 - (b) Minimum of 150.0 mm depth of topsoil and sod or seed;
 - (c) Trees and shrubs in accordance with this Section; and,
 - (d) 150.0 mm height concrete curb separating landscaped areas and Parking Facilities.

- (2) Pursuant to Section 92(1) the conditions upon which the security shall be held:
 - (a) 80% of the certified cheque or Letter of Credit to an amount of not less than \$1,000 will be released upon issuance of a Construction Completion Certificate with respect to the Landscaping;
 - (b) The balance of the certified cheque or Letter of Credit to be released as provided in Section 92(3);
 - (c) The applicant shall replace all required Landscaping that does not survive the twenty-four month maintenance period to the satisfaction of the Development Officer with a suitable, similar material; and,
 - (d) If the Landscaping is not completed within twelve months of the date the Development Permit is issued, then the certified cheque or proceeds of the Letter of Credit may be used by the City to undertake the Landscaping. If such amount is insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the City.

- (3) The certified cheque or Letter of Credit shall be released to the developer, upon written request, once an inspection of the Site demonstrates to the satisfaction of the Development Officer that the Landscaping has been well maintained and is in a healthy condition two growing seasons after issue of the Construction Completion Certificate for the Landscaping. The inspection shall take place within ten business days of the date the receipt of the written request. If the Development Officer is not satisfied that the Landscaping meets the requirements a re-inspection fee shall be required for subsequent inspections.

- (4) In the event seasonal conditions prohibit the completion of landscaping, the Site shall have all Landscaping completed prior to July 15 of the following growing season.
- (5) To ensure compliance with this Section, and at the discretion of the Development Officer, the City may enter into an agreement with the Registered Owner. The City may register the agreement by way of a caveat under the Land Titles Act against the property being developed. As a condition of the agreement, the Registered Land Owner/developer will be required to provide security in accordance to Section 92(1). This caveat shall be discharged when the Development Officer accepts the Landscaping as complete.