



Sienna



**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 @ 1 3/4"	or	1 @ 6'	or	7 @ 24"
Single Family - Rear Lane	1 @ 1 3/4"	or	1 @ 6'	or	7 @ 24"
Single Family Zero Lot Line - Rear Lane	1 @ 1 3/4"	or	1 @ 6'	or	5 @ 24"
Duplex - 2-Storey Front Garage	1 @ 1 3/4"	or	1 @ 6'	or	5 @ 24"
Front Split Duplex	1 @ 1 3/4"	or	1 @ 6'	or	5 @ 24"
Back Split Duplex	1 @ 1 3/4"	or	1 @ 6'	or	7 @ 24"
Townhome - 2-Storey Rear Lane	1 @ 1 3/4"	or	1 @ 6'	or	7 @ 24"

Disclaimer: Substituting one tree with seven appropriately sized shrubs is permitted.

The builder is responsible for completing the backyard landscaping for 2- and 3-Storey Townhomes.

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
- **Coniferous shrubs** are measured by spread or height
- **Shrubs** should be a combination of Deciduous and Coniferous types, planted in a mounded shrub bed topped with mulch or landscaping rock. Two Perennials can be substituted for one deciduous shrub, and are measured by height. **For example:**
 - 1 Cedar (Coniferous)
 - 1 Juniper (Coniferous)
 - 2 x Lily (equivalent to one Deciduous)
 - 2 x Peony (equivalent to one Deciduous)
 - 1 Rose Bush (Deciduous)
= 5 shrubs - 2 coniferous, 4 perennials (counted as 2 deciduous), and 1 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. Both Mulch and Landscaping Rock are required
 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)

Home Style	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Single Family - Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	7 @ 24"
Option #2	-		-		14 @ 24"
Single Family - Rear Lane					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	7 @ 24"
Option #2	-		-		14 @ 24"
Single Family Zero Lot Line - Rear Lane					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	5 @ 24"
Option #2	-		-		10 @ 24"
Duplex - 2-Storey Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	3 @ 24"
Option #2	-		-		10 @ 24"
Split Duplex - Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	3 @ 24"
Option #2	-		-		10 @ 24"
Split Duplex - Rear Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	5 @ 24"
Option #2	-		-		12 @ 24"

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

Other

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

- 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. For lots backing onto park and public space, side yard fencing must be of a similar style (chain link, wrought iron, etc.) as that established by the developer for these locations.
- **Developer fencing has been done in: Cloverdale – Rock Vale #8463**

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 diagrams illustrates a few potential fence and gate locations which you may consider. These diagrams are for illustrative purposes only. Any variations should comply with the above guidelines and registered easement.

Zero Lot Line EASEMENT With Rear Garage



Gates may have latches but shall not be locked.

It is not recommended to erect a fence until the neighbouring house and garage are built.

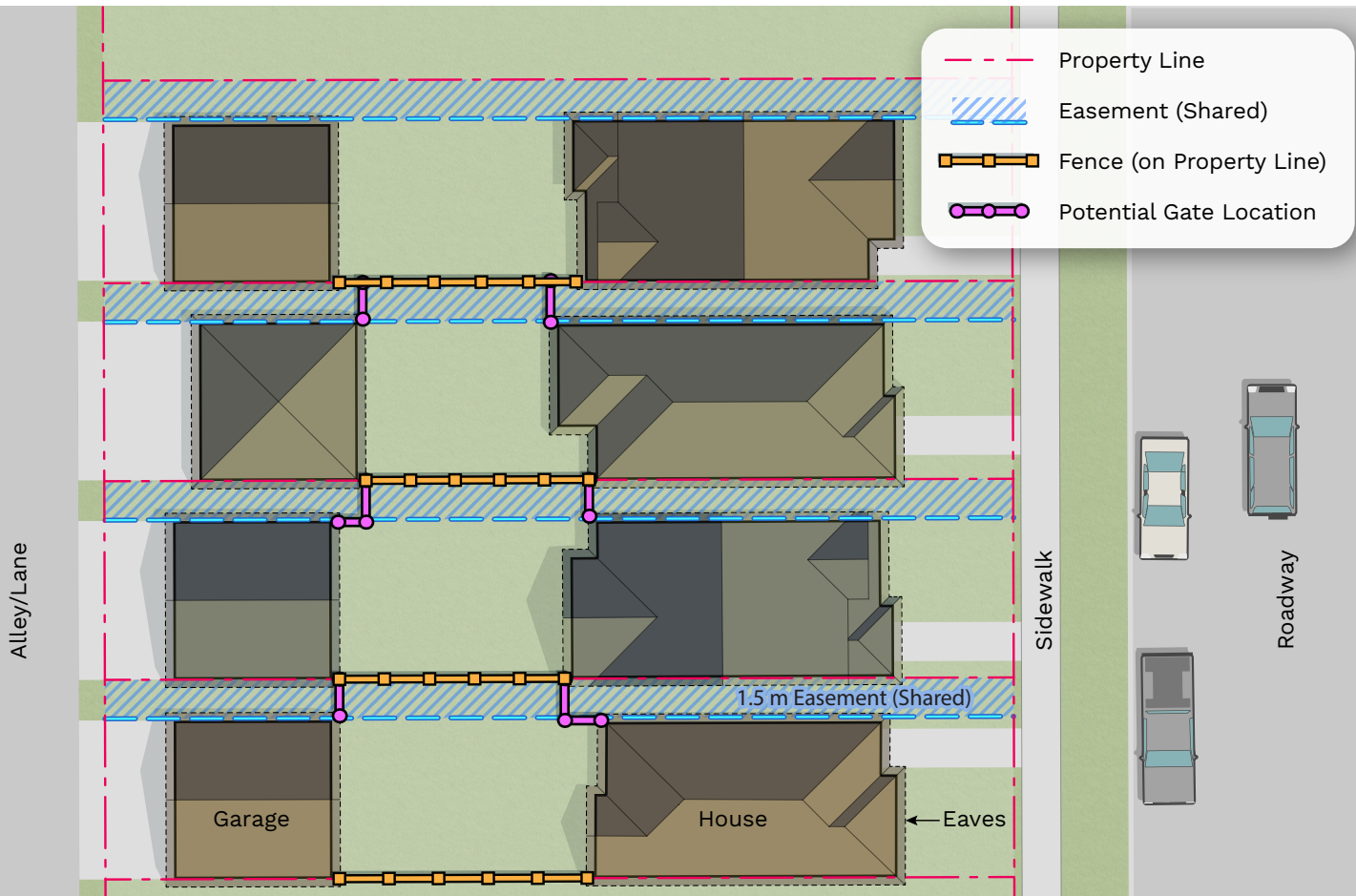
Potential Gate

Gates should be located such that each neighbour can access the entire side of their buildings (i.e. at the back of the house).

Neighbouring house, garage and fence built on **property line**.

1.5 m Easement (Shared)

Property Line



Lot, building and fence configurations on the above diagrams are shown for illustrative purposes only. Please refer to the municipal **Land Use Bylaw** for development and setback regulations.

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Zero Lot Line EASEMENT

Considerations

Your property is located in an area which is structured for Zero Lot Line home construction. This means that houses and garages may be built on or near the property line.

What does this mean for the homeowner?

- 1 Cost saving:** As a buyer, you benefit by being able to build the same size home on a smaller lot. Zero Lot Line lots are as deep as a standard lot which ensures your dollar is maximized by paying for the more functional land at the front and rear, rather than the additional side yard.
- 2 Registered easement:** With one side of the home on the property line, permission is needed to maintain and access the side of the home that is only accessible via the neighbour's side yard. To handle this, the developer registers a maintenance access easement. The short definition of an easement is the right to use property, or a portion thereof, of another for specified purpose (ie. Drainage, maintenance eaves, fence)
- 3 Ownership:** There is a 1.5m easement on both sides of your home. One is on your property and the other is on the neighbour's. While you own your property, the easement grants your neighbour access to that portion of your property. Similarly, the easement on your neighbour's property grants access to you.
- 4 Access for maintenance:** The easement grants you access to your neighbour's lot to maintain your house or garage without having to ask permission. You can temporarily bring in items, like ladders, to conduct maintenance but it cannot be stored in the area.
- 5 Restrictions:** Access to the easement must not be obstructed. Side yards are to be free of anything and everything to allow neighbour access. Air conditioners, general storage, sheds, decks, bins, hose-reels, landscaping (other than ground cover) or other items are not allowed within the easement. Tools to conduct maintenance may be brought into the area but cannot be stored (ie. Ladders)
- 6 Fencing:** To maintain unobstructed access, a fence cannot be built across the easement. Fences can only be built within the rear yard, and it is recommended you wait until construction on your neighbour's home is complete to avoid conflict. A gate may be installed, but to ensure access, must not be locked. See reverse side for a diagram on fence and gate placement. If access is obstructed, you may be liable for interfering with the rights granted in the easement and you may be required to remove or alter the fence or pay damages.
- 7 Communication is key:** The first step as a Zero Lot Line homeowner is understanding the easement registered to your land title. This will ensure that you know your rights and responsibilities and can easily avoid or resolve conflict.