

SECTION H LANDSCAPING, FENCING & MISC.

H.1 GENERAL

H.1.1 When landscaping or planning is a condition of the approval of a development permit, all such landscaping and planting must be carried out, to the satisfaction of the Development Authority, within one (1) year of the occupancy or the commencement of operation of the proposed development.

H.2 Commercial and Industrial

H.2.1 Commercial developments in or adjacent to Residential Districts shall be screened from view by means of a fence, not less than 1.5 m and not more than 2.1 m in height, which shall be designed and constructed to the satisfactory of the Development Authority.

H.2.1.(a) Commercial developments may use alternative methods approved by the County

H.2.2 Landscaping shall be provided for 10% of the lot for commercial developments in or adjacent to Residential Districts.

H.2.3 All yards, setbacks and buffer strips in Commercial and Industrial Districts shall be landscaped to the satisfactory of the Development Authority. Details of such landscaping shall be included in development permit applications for all developments in these Districts.

H.3 STREET NAMES

H.3.1 The landscaping plan shall include up to three alternative names for each street. Street naming approval will be completed by the County of Vermilion River Council. The County of Vermilion River reserves the right to select or reject proposed names.

H.3.2 Section B.4 details the drawing submission requirements.

H.4 TOPSOIL AND SEEDING

H.4.1 All ditches, boulevards and disturbed areas shall be topsoiled, fertilized and seeded to grass or sodded.

H.4.2 The topsoil shall have a depth of at least 50 mm and shall be free of rock, roots, weeds and other deleterious material.

H.4.3 The grass seed mixture shall be No. 1 certified grass seed mixture with zero tolerance on noxious weeds. Certificate of seed analysis is required to be supplied to the County.

H.4.3.1 Creeping Red Fescue is not permitted for use in the County.

H.4.4 The fertilizer and seed shall be applied at a rate of 112 kg and 65 kg per hectare respectively.

H.4.5 Areas showing deterioration, bare spots or thin areas within the warranty period shall be re-seeded or re-sodded at the Developer's expense.

H.4.6 The topsoil shall be removed from areas requiring levelling, filling, excavation or grading before work commences. The topsoil shall be stockpiled and replaced following the completion of the work.

H.4.7 Alternative erosion control measures for road ditches with grades steeper than 5%, outfall ditches and stormwater management facilities shall be proposed in order to protect the topsoil. Reinforcing mats may be required to control erosion until vegetation is established.

H.4.8 Growing Season:

1. Grass Planting: Grass seed shall not be planted before May 1 or after September 15.
2. Sod laying: Sod shall not be laid before May 1 or after September 30. Sod laying on slope 3:1 or steeper shall not be done when temperature is above 23°C.
3. The County or an approved professional landscaper may approve an alternative method of installation.

H.4.9 Professional Turf & Reclamation Products 2011

05001	T-6 All Purpose Blend	40% Kentucky BG	4 lbs per	5 kgs	Playgrounds
		1000			
25001		40% Creeping Red Fescue		25 kgs	Economy Mixture
		20% Diploid Annual Rye			
90073	T-3 Playground / Rural Lawn Mix	35% Kentucky BG	4lbs per	25 kgs	Playgrounds
		1000			
		35% Creeping Red Fescue			Rural Lawns
		20% Fairway Crested Wheatgrass			Drought Tolerant
		10% Diploid Annual Ryegrass			High Quality Mixture

Maintenance:

Maintenance shall commence immediately after sodding or seeding and shall continue until the date of acceptance by the County. Such maintenance shall include all measures necessary to establish and maintain grass in a vigorous growing condition, including but not limited to:

1. Mowing (Hamlets) – Mowing shall be done as required to maintain the grass at a maximum height of 25 cm with not more than 1/3 of the blade cut @ any one mowing. Heavy clippings shall be removed immediately after mowing.
2. Mowing (remainder of County) – Same as above; height of 40 cm, clippings shall be mulched.
3. Top Dressing – Top dressing and rolling shall be done as required to repair tests or erosion. Bare spots shall be repaired by either cultivating and re-seeding or by replacing the dead sod with new sod as required by this specification.
4. Cleanup – Cleanup shall be a continuous operation and at no time shall topsoil or debris of any kind be allowed to remain on roadways overnight.

H.5 TREES AND SHRUBS

H.5.1 No trees or shrubs will be permitted within any road right-of-way including boulevards unless a Homeowners Association is in place that will take responsibility for the maintenance and replacement thereof.

H.5.2 Trees and shrubs located within or near a pipeline or power line right-of-way shall conform to the type, spacing, and offset required by the company operating the utility. Landscaping shall be in accordance with all relevant Federal and Provincial legislation or acts and any regulations established by the Energy and Utilities Board.

H.5.3 Coniferous trees and shrubs will be considered on landscape berms. Number and spacing shall be approved by the Development Authority.

H.5.4 A landscape plan must be prepared showing the species, location and spacing of the proposed trees and/or shrubs and submitted to the County for approval prior to installation. The Developer may be required to demonstrate the necessity of the landscape features.

- H.5.5** The Developer shall be responsible for the replacement of unsuccessful trees or shrubs within the warranty period specified in the Development Agreement.
- H.5.6** No trees or shrubs or other similar obstructions to visibility which are more than 1.0 m above road grade shall be permitted within 30 m of the intersection of two roads as required in the Land Use Bylaw.
- H.5.7** All plant materials included in landscaping plans shall be tolerant to the climatic conditions of the County of Vermilion River as outlined in the Alberta Shelter Belt Program & Prairie Shelterbelt Program.
- H.5.8** Existing trees and shrubs that are to be retained within the development must be protected to the furthest extent of the drip line. Final grading of the site is not to impact the root zone by more than 0.2 m (0.7 ft)
- H.5.9** Tree species included on the landscaping plans shall meet the following specifications:
- H.5.9.1** Tree species at maturity shall have an average spread of crown greater than 3.0 m (9.8 ft).
 - H.5.9.2** Deciduous trees shall be at least 60 mm (2.4 in) calliper at time of planting.
 - H.5.9.3** Coniferous trees shall have a minimum spread of 2.5 m (8.2 ft) at time of planting.
 - H.5.9.4** Coniferous shrubs shall have a minimum spread of 0.5 m (1.6 ft) at time of planting.
 - H.5.9.5** Deciduous shrubs shall have a minimum height of 0.5 m (1.6 ft) at time of planting.

H.6 FENCING

- H.6.1** Wherever possible, fencing shall be designed to match or compliment existing fencing on adjacent properties. All materials are subject to inspection and approval by the County.
- H.6.2** Fencing shall be designed to be maintenance free for a minimum of 15 years.
- H.6.3** Fencing shall be located entirely within private property, including foundations.
- H.6.4** A landscape plan shall be prepared by the Developer and submitted to the County showing the fence design including alignment, elevations, materials, foundations, coatings and dimensions. The plans shall include installation details.

H.6.5 Fencing shall comply with all setback and height requirements specified in the County of Vermilion River Land Use Bylaw.

H.7 LANDSCAPE BERMS

H.7.1 A landscape plan shall be prepared by the Developer showing the proposed berm design including alignment, elevation, dimensions and slopes. The plan must be approved by the County prior to construction.

H.7.2 Berms required for noise attenuation purposes shall be designed by a Professional Engineer or Landscape Architect. The Developer may be required to provide design information including projected traffic volumes and noise exposure.

H.7.3 Berm side slopes shall not be steeper than 4H : 1V to facilitate maintenance.

H.7.4 Berms shall have a flat top not less than 1 m wide.

H.7.5 All berms shall be topsoiled and seeded according to Section H.1.

H.8 LANDSCAPEING REQUIREMENTS FOR PARKING FACILITIES

H.8.1 A parking and loading area for development in a commercial district or industrial development in a prominent location requiring two or more parking spaces and which is adjacent to a residential district shall have a landscaped buffer between uses. The location, planting type, thickness and height of the landscaped buffer will be at the discretion of the Development Authority.

H.8.2 A parking and loading area for a commercial or industrial use in a prominent location requiring twenty (20) or more parking spaces shall include landscaped areas within the parking lot.

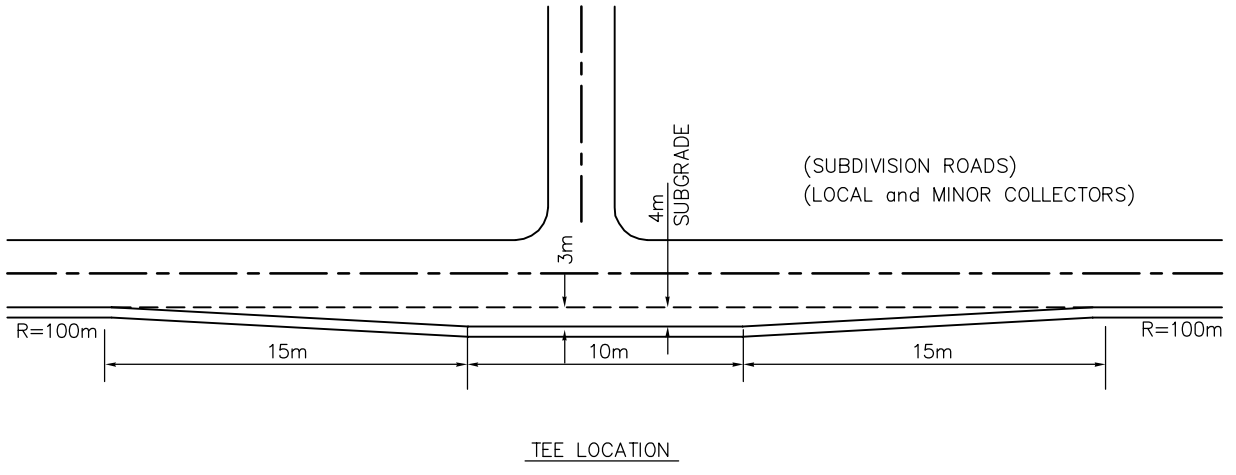
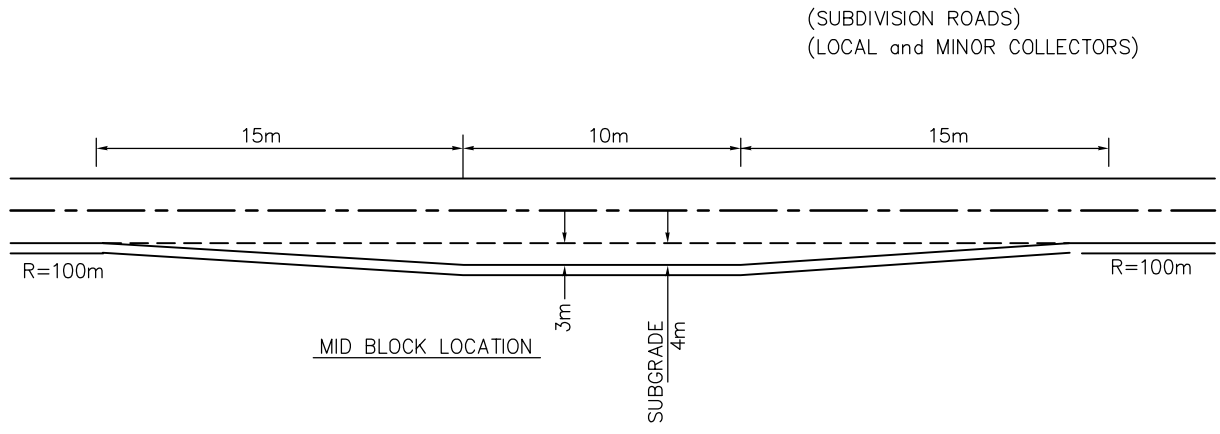
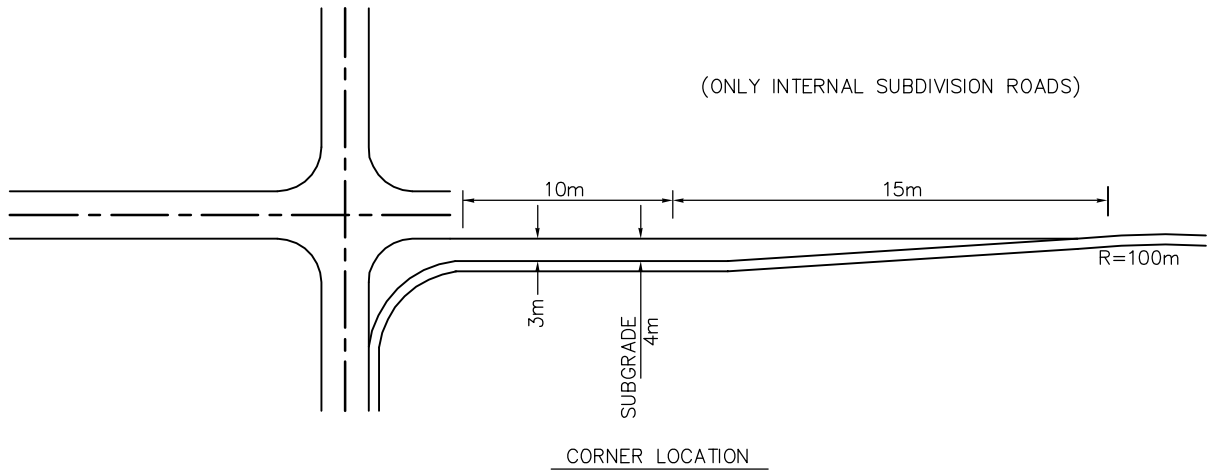
H.8.3 The minimum landscaped areas shall be calculated as 1.0 m² (10.8 ft²) per required on-site parking space. Landscaped areas shall be provided throughout the parking lot and shall not be provided in a single landscaped area.

H.9 Mail Boxes


H.9.1 Residential, Condominium, Internal Subdivision, and Industrial / Commercial Roads shall have a Postal Box Turnout. Sightline requirements, in accordance with TAC's *Geometric Design Guide for Canadian Roads*, shall be maintained at all times.

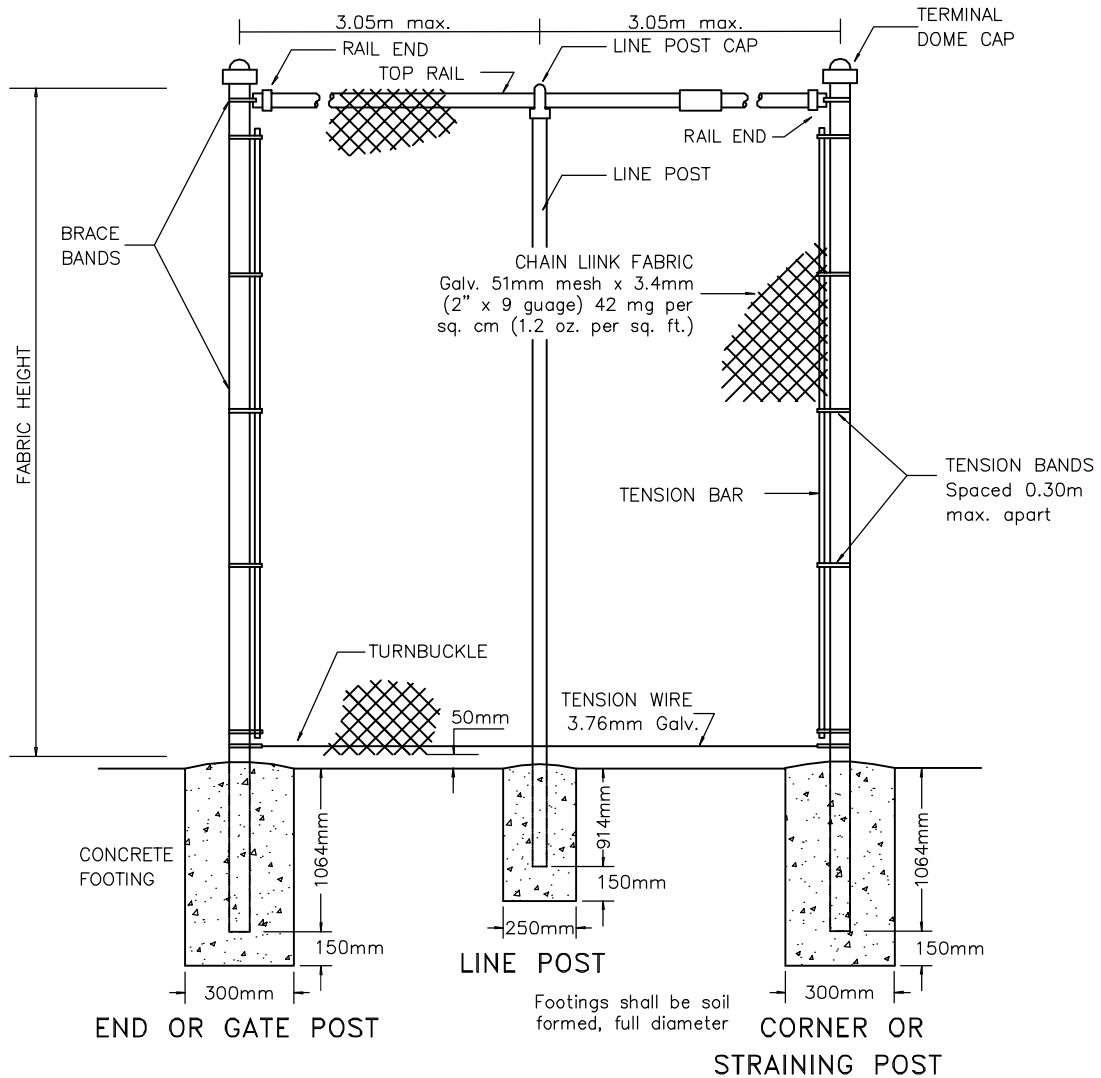
H.9.2 The Postal Box Turnout shall be located a minimum distance of 50 m from the edge of pavement on an intersecting road or cul-de-sac and shall be located on the right-hand side. The final location must be approved by the Municipality.

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General Municipal Servicing Standards

Rev.		TYPICAL MAILBOX PULLOUT LOCATIONS		
Rev.				
Rev.				
Rev.	File No.: ED60.35171	Design:	Approved:	Drawing H-01
Date: DECEMBER 2011	Drawn: JIM	Scale: NTS		




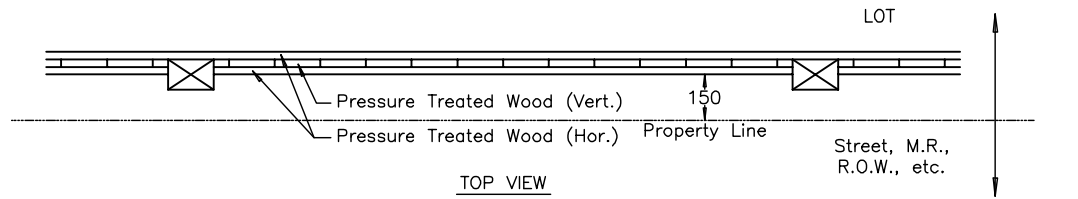
TOP RAIL: 33.4mm O.D. galvanized steel. Rails to be connected by slip-on sleeves.
 LINE POSTS: 48.3mm O.D. galvanized steel. Spaced 3.05m max. apart. Straining posts shall occur at min. 152m.
 GATE POST: 88.9mm O.D. galvanized steel for panels up to 3.05m (6.1m Double Swing Gate).
 END OR CORNER POST: 88.9mm O.D. galvanized steel.
 CONCRETE: 20 MPa (2900 P.S.I.) Strength in 28 days.
 TIE WIRE: 3.55mm (9 guage) aluminum wire every 305mm for line posts, every 457mm for top rail.

NOTE: All pipes to be sufficient strength to support fabric weight and tension, and to support weight of gate.
 All fittings to be designed and manufactured of materials having sufficient strength to perform the necessary function.

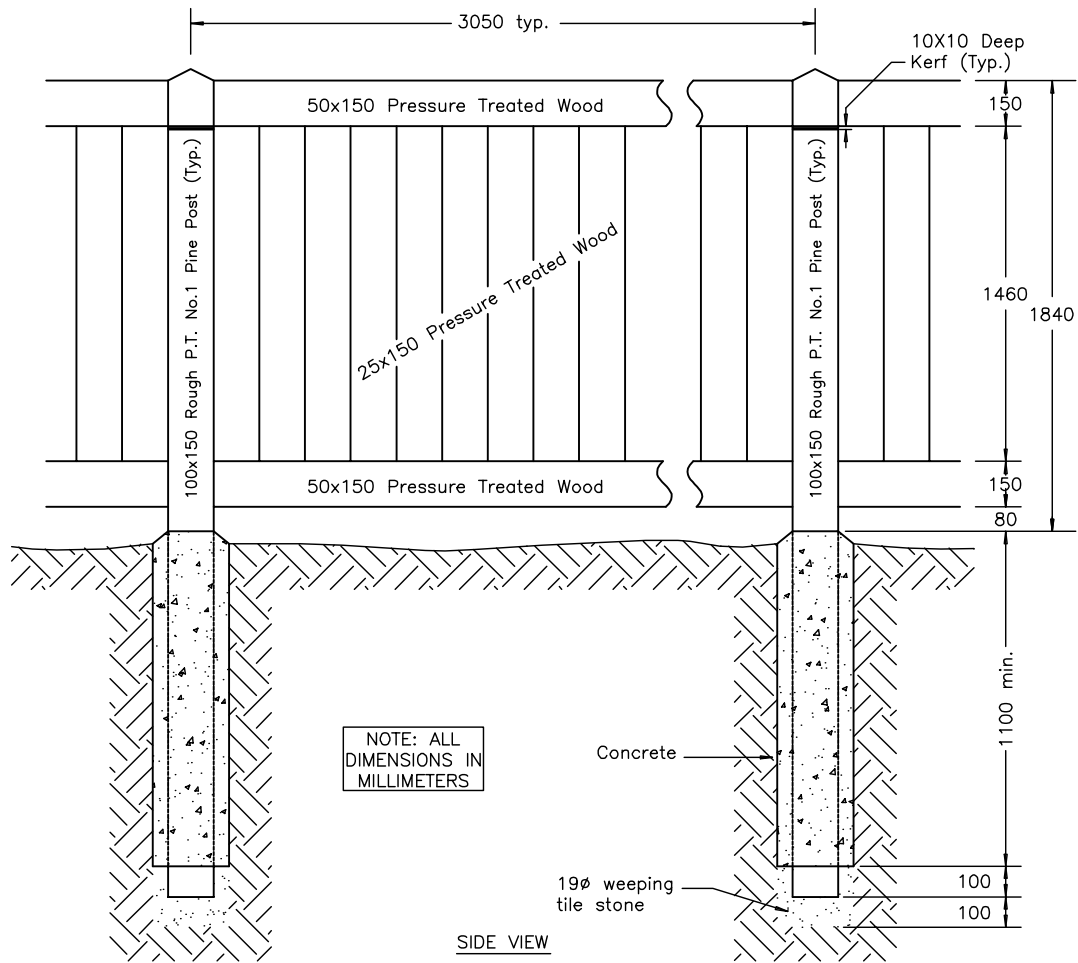


General Municipal Servicing Standards

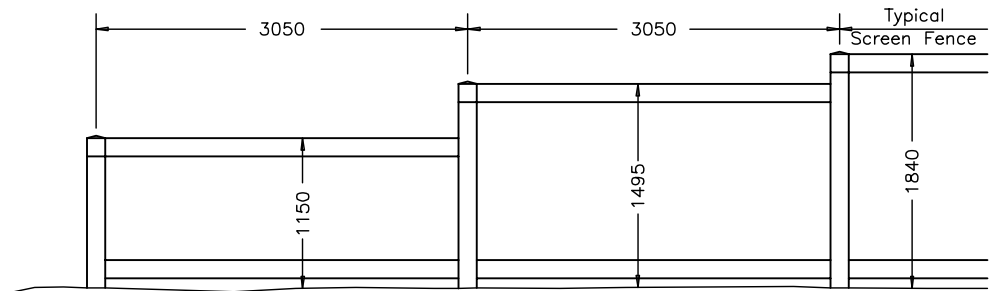
Rev.			CHAIN LINK FENCE DETAIL	
Rev.				
Rev.				
Rev.				
Date: DECEMBER 2011	File No.: ED60.35171	Design:	Approved:	Drawing H-02
	Drawn: JIM	Scale NTS		



TOP VIEW




SIDE VIEW



County of
VERMILION RIVER

General Municipal Servicing Standards

Rev.			WOOD SCREEN FENCE DETAIL	
Rev.				
Rev.				
Rev.	File No.: ED60.35171	Design:	Approved:	Drawing
Date: DECEMBER 2011	Drawn: JIM	Scale NTS		H-03