

6. Landscaping and Screening

6.1 Visibility Clearance at Intersections

6.1.1 No **fence, landscaping or screen** shall be grown, placed or caused or allowed to be grown or placed so as to obstruct the line of vision at an **intersection** between the **height** of 0.9 m and 3.0 m, as measured from the top of any curb, or if there is no such curb, as measured from the crown of the roadway, in that area bounded by the **property lines** adjoining the **road or lane** and a line drawn to connect the **property lines** at a distance of 7.5 m from their point of **intersection**.

6.2 General

6.2.1 In the event that plant material in an approved **development** is inappropriate or fails to survive, the **City** may allow or require alternative materials to be substituted.

6.2.2 Where, because of conditions not conducive to good horticultural practices, **landscaping and screening** cannot reasonably be expected to survive, the **City** may require a masonry wall, wood **fence**, earth berm or combination thereof to be substituted.

6.2.3 Notwithstanding the provisions of Section 6, no **landscaping or screening** shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic control device.

6.2.4 Notwithstanding the requirements of Section 6, the provision and maintenance of **landscaping and screening** should comply with the objectives, policies and development permit guidelines of the **Official Community Plan** and any development permit or development variance permit approved by the **City**.

6.2.5 Where a **fence** has been erected **adjacent** and parallel to but not actually upon a **lot line** which **abuts** a **road, lane** or public **walkway**, the portion of the **lot** between the **fence** and the said **lot line** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn, except where there is a ditch or **watercourse adjacent** to the **road** or public **walkway**.

6.2.6 Where a **site** is to be developed in phases, the final **landscaping** need only be provided on that portion of the **site** to be approved in each phase. **Landscaping** shall be required in subsequent phases on the remainder of the **site** at the time these are approved and developed. In the interim period, subsequent phases must be planted with grass seed or sod, as a minimum, to ensure that the entire **site** is presentable and properly maintained.

6.2.7 The **owner** of the property shall provide **landscaping** where existing mature vegetation cannot be retained and shall maintain **landscaping** on all developed portions of the **lot** not covered by **buildings, structures or hardsurfacing**.

6.2.8 Where the **landscaping, screening and fence** requirements in Section 6 conflict with those in any **zone**, the specific **landscaping, screening and fence** regulations in the **zone** take precedence.

6.2.9 For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard**

setback area, but any mechanical or manual gate must be located at least 6.0 m from the **front lot line**. *[Bylaw 9737, Jul 14/17]*

6.3 Landscape Requirements for Unenclosed Outdoor Storage Areas in Industrial Zones

- 6.3.1 Section 6.3.2 shall apply to properties which are regulated by the **industrial zones** and those **site specific zones** that govern industrial **uses** where unenclosed **outdoor storage** areas are specifically permitted.
- 6.3.2 Unenclosed **outdoor storage** areas shall be gated and screened from **adjacent lots**:
- buildings or structures;
 - a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height**, provided that **access gates** match the character and **height** of the **fence** provided.
- 6.3.3 Unenclosed **outdoor storage** areas shall be gated and screened from **adjacent lots** by any combination of:
- a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access gates** match the character and **height** of the **fence** provided;
 - a landscape strip providing a solid visual **screen**, is planted and maintained to a **height** of at least 2.0 m and a width of 1.5 m, and is situated between the required **fence** and **road**.
- 6.3.4 The **fence** referred to in Section 6.3.2 shall not be situated closer than 1.5 m to a **lot line abutting a road**.

6.4 Landscape Requirements in Residential Zones *[Bylaw 9737, Jul 24/17]*

- 6.4.1 In the **residential zones** and **site specific zones** that govern **single detached housing** and **small-scale multi-unit housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows: *[Bylaw 10573, Jun 24/24]*
- for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**; *[Bylaw 9737, Jul 24/17]*
 - for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**; and *[Bylaw 9737, Jul 24/17]*
 - for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to **garage** or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors. *[Bylaw 9737, Jul 24/17]*
- 6.4.2 The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot** that is: *[Bylaw 9737, Jul 24/17]*
- regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions** or **small-scale multi-unit housing subdivisions**; *[Bylaw 10573, Jun 24/24]*
 - on a **lot** that is being **subdivided** into two or more **lots** on a single **subdivision** plan. *[Bylaw 9737, Jul 24/17]*

- 6.4.3 In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts** a **road**. *[Bylaw 9737, Jul 24/17]*
- 6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** or **small-scale multi-unit housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees—one (1) in the required **front yard** and one (1) in the required **rear yard**—must be planted as part of a building permit. *[Bylaw 10573, Jun 24/24]*
- 6.4.5 In the **residential zones** and **site specific zones** that govern residential **uses**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, **screening** and **fences** on the **site** for all **yards** visible from a **road**. The **owner** of the property shall also ensure that the portion of the **lot** not occupied by **non-porous surfaces**, including **buildings**, is planted and maintained with any combination of trees, shrubs, ornamental plants or lawn. *[Bylaw 9737, Jul 24/17]*
- 6.4.6 Private outdoor open space shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors. *[Bylaw 9737, Jul 24/17]*

6.5 Landscape Requirements in Commercial and Industrial Zones

- 6.5.1 Sections 6.5.2 to 6.5.9 shall apply to the following:
- a) properties which are regulated by the **industrial zones** or by **site specific zones** that govern industrial **uses** where the **development** does not require the issuance of a development permit; and
 - b) properties which are regulated by the **commercial zones** or by **site specific zones** that govern **commercial uses** where the **development** does or does not require the issuance of a development permit.
- 6.5.2 Where a **lot** being developed **abuts** a **zone** which permits residential **use**, the **owner** shall erect and maintain a solid **fence** of a minimum **height** of 2.0 m and the **fence** shall be situated within 1.0 m of the boundary line of the **adjacent zone**.
- 6.5.3 The portion of the **lot** which is within 3.0 m of a **property line abutting** a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn, except where unenclosed **outdoor storage** areas are specifically permitted, in which case Section 6.3.2 shall apply.
- 6.5.4 Vacant **lots** which are regulated by the **commercial zones** or **site specific zones** that permit **commercial uses** shall be separated from a **road** by **landscaping**, **screening** or a **fence** until such time as a development permit is issued on the property.
- 6.5.5 All refuse and recycling bins situated on a **site**, including all other large receptacles used for the temporary storage of materials:
- a) shall be located a minimum of 3.0 m from any **abutting** residential **zone**;
 - b) shall require opaque **screening** from **adjacent lots** and **roads**;
 - c) the **screening** shall be a minimum of 2.0 m in **height** to a maximum **height** that is equivalent to the **height** of the refuse or recycling bin but in no case more than 2.4 m;
 - d) all sides open to public view such as a **road**, **lane** or **walkway** shall be **screened** by the planting of shrub and groundcover material at least 1.5 m in **height** in addition to the aforesaid required **screening**;

e) the **screening** shall not inhibit **access** to the refuse or recycling bins.

6.5.6 A **use** involving the wrecking, salvaging or storing of scrap, damaged **vehicles**, salvage or other junk not contained within a **building** shall be bounded on all sides by a landscape **screen** of not less than 2.4 m nor more than 3.0 m in **height**, and no material shall be stored to a greater **height** than the landscape **screen**.

6.5.7 **Landscaping** and **screening** is to be compatible with the surrounding neighbourhood.

6.5.8 The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.

6.5.9 **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

6.6 Landscaping of Waste Management

6.6.1 A **lot** which is used for **waste management** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn to the following extent:

- a) within areas which are 3.0 m or less from **property lines** which **abut roads** or from **zones** which permit **commercial use** or residential **use** where the waste amounts to 23,000.0 litres per day or less; or
- b) within areas which are 15.0 m or less from **property lines** which **abut roads** or from **zones** which permit **commercial uses** or residential **uses** where the waste amounts to more than 23,000.0 litres per day:

6.7 Specifications for Landscape Construction

6.7.1 All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in manner consistent with good horticultural practice.

6.7.2 All landscape areas and installations shall meet or exceed latest edition of the British Columbia Nursery Trades Association Standards and be regularly maintained, except for natural area plantings which should meet the latest edition of the Society of Landscape Architects Landscape Standards and where regular maintenance may not be required.

6.7.3 All plant materials shall be hardy to the location on the **site** where they are planted.

6.7.4 Existing **landscaping** or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the **site** should not **alter** the existing **grade** within the root zone more than 20.0 cm, unless an arborist report indicates otherwise and is approved by the **City**.

6.7.5 Where **landscaping** is required under Section 6, it shall conform to the following at installation:

- a) tree species at maturity shall have an average spread of crown greater than 5.0 m. Trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity;
- b) deciduous trees shall have at least a DBH of 60.0 mm; and
- c) coniferous trees shall have a minimum height of 2.0 m.

6.8 Fence Limitations in Residential Zones

- 6.8.1 No **fence** constructed in **residential zones** and **site specific zones** that include residential **uses** shall exceed 2.0 m in **height**. Furthermore, a **fence** located in the **front yard**, or any part of a **yard** between the **principal building** and the **front lot line**, shall not exceed 1.2 m in **height**.
- 6.8.2 Where a **fence** is located along a **lot line** that **abuts**:
- a) a **zone** other than a **residential zone**; or
 - b) a **site specific zone** that governs residential **uses**;
- the maximum **fence height** shall be 2.4 m along that **lot line** only.
- 6.8.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**. *[Bylaw 10122, Nov 16/20]*
- 6.8.4 An outdoor play space provided on a property zoned for residential **child care use** shall be enclosed by a solid **fence** of a minimum **height** of 1.2 m but not exceeding a maximum **height** of 2.0 m. The minimum and maximum **heights** apply to all **fences** enclosing the outdoor play space, including **fences** located in the **front yard** of the zoned property, notwithstanding Section 6.8.1.
- 6.8.5 The use of barbed wire, electrified wire, razor wire and barbed tape obstacles as fencing material is prohibited in all the **residential zones** or **site specific zones** that govern **single detached housing**.

6.9 Fence Limitations in All Other Zones

- 6.9.1 No **fence** constructed in the **agricultural zones** and **site specific zones** that govern **farm businesses** shall exceed 2.4 m in **height**. Furthermore, a fence shall not: *[Bylaw 10122, Nov 16/20]*
- a) exceed 2.0 m in **height** where the **fence** is located in the **exterior side yards** of a **single detached housing unit**; or *[Bylaw 10122, Nov 16/20]*
 - b) exceed 1.2 m in **height** where the **fence** is located in the **front yard** (or yard fronting a public street) of a **single detached housing unit**. *[Bylaw 10122, Nov 16/20]*
- 6.9.2 No **fence** constructed in all the other **zones** shall exceed a maximum **height** of 2.4 m.
- 6.9.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**. *[Bylaw 10122, Nov 16/20]*
- 6.9.4 The following are suitable **fence agrarian materials** for the design and construction of fencing in **agriculture zones**. *[Bylaw 10122, Nov 16/20]*
- a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m. *[Bylaw 10122, Nov 16/20]*
 - i) Diagonal cross bracing permitted if bracing between posts. *[Bylaw 10122, Nov 16/20]*
 - b) Metal post and rail, minimum 0.3 m spacing between horizontal members. *[Bylaw 10122, Nov 16/20]*
 - c) Wood Post and welded wire mesh. *[Bylaw 10122, Nov 16/20]*
 - d) Steel Post and welded wire mesh. *[Bylaw 10122, Nov 16/20]*

e) Wood pickets, 8 cm minimum distance between pickets. *[Bylaw 10122, Nov 16/20]*

6.9.5 In **agricultural zones**: *[Bylaw 10122, Nov 16/20]*

- a) **Fences** shall be constructed of materials limited to farm **agrarian materials** for fencing to the satisfaction of the Director, Building Approvals. *[Bylaw 10122, Nov 16/20]*
- b) Any gate providing farm **access** (even if also serving the **single detached housing unit**) is required to comply with the **agrarian materials**. *[Bylaw 10122, Nov 16/20]*
- c) Masonry **fences** are not permitted *[Bylaw 10122, Nov 16/20]*

6.9.6 Barbed wire, razor wire and barbed tape obstacle, and electrified wire may only be used as a fencing material:

- a) where it is used to confine domestic farm animals; or
- b) the purpose of the **fence** is to limit **access** to a lawful **commercial**, industrial, community or institutional **use** of land, provided that the wire component of the **fence** is no closer to the ground than 2.0 m.