

6.0 Landscape & Screening

6.1 Required Landscaping

- 6.1.1 The minimum level of **landscaping** required in each **zone** along all **front, rear** and **side yards** shall be determined from the Minimum Landscape Buffer Schedule (Table 6.1) and **landscaping** details entitled Minimum Landscape Buffer in Section 6.6, unless otherwise specified as a landscape corridor in the *Official Community Plan (Plan Vernon)* or any bylaw replacing same.
- 6.1.2 In cases where the property is to be developed in phases, **landscaping** needs to be provided on all lands that are used for the **development** of a phase. This includes lands that have been graded or filled. **Landscaping** shall be required in subsequent phases on the remainder of the property at the time that these are developed.
- 6.1.3 Any designated **landscaping** area between the **lot line** and the existing road curb or shoulder area shall be completed concurrently with **landscaping** within **lot lines** by the **development** to the standard of **landscaping** required for the **lot** and in conformance with the *City of Vernon Subdivision & Development Servicing Bylaw No. 3843*, as amended.

6.2 Landscaping Standards

- 6.2.1 All required landscape areas and installations shall meet or exceed the Landscape Standards Bylaw #5015, and meet or exceed the *British Columbia Landscape Standards* as jointly published by the *British Columbia Landscape and Nursery Association* and *British Columbia Society of Landscape Architects*.
- 6.2.2 All required landscape areas and installations shall be regularly maintained by property owners to meet the Landscape Maintenance Bylaw #5014, and meet or exceed the *British Columbia Landscape Standards* as jointly published by the *British Columbia Landscape and Nursery Association* and *British Columbia Society of Landscape Architects*.
- 6.2.3 In reference to 6.2.2 above, the landscape maintenance requirements shall address/provide for the following items in regards to plant material: watering, mulching, pruning, fertilizing, liming and tree support as well as weed, pest and disease control.

- 6.2.4 In reference to 6.2.2 above, the landscape maintenance requirements shall address/provide for the following items in regards to lawns and grass areas: watering, fertilizing, liming, mowing and trimming, edging, aeration and repairs (regarding, reseeding or resodding) as well as weed, insect and disease control.
- 6.2.5 The execution of the above mentioned landscape maintenance requirements shall take place on a regular basis as to ensure a healthy, neat and orderly appearance throughout the year.
- 6.2.6 The above requirements for landscape maintenance shall be enforced by the City of Vernon, under Section 3 of this bylaw.
- 6.2.7 Driveways and **walkways** shall be located in order to accommodate the required **landscape buffers** of Section 6.7. Required **landscape buffers** shall be continuous along the affected property boundaries, interrupted only by **walkways**, driveways and required utility service boxes.
- 6.2.8 All landscaped areas will be graded to meet the following criteria:
- maximum 1:5 slope (20%) for lawn areas;
 - maximum 1:3 slope (33%) for shrub or ground cover area;
 - minimum 1:25 slope (4%) for cross slope for any landscape area;
 - all **site** grading will direct overland drainage along or away from any **landscape buffer** to collection points off-site away from **buildings**;
 - all areas in which the existing slope exceeds 30% are to be identified;
 - all areas developed and **adjacent** lands impacted by **development** with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the **site**.
- 6.2.9 All **outdoor storage** areas shall have a dust-free surface.
- 6.2.10 All **construction** on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during **construction**.
- 6.2.11 All required **landscape buffer** areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, **streets**, or parking areas shall be permitted.
- 6.2.12 Notwithstanding Section 6.2.6, the following areas are exempt from having permanent fully automatic irrigation systems:
- existing areas of undisturbed native vegetation which have been accepted as **landscape buffer** or stream protection **leave strips**;

- landscape areas specifically designed as xeriscape or drought resistant natural species plantings, however temporary irrigation may be required, and;
- **landscape buffers** which are established with drought resistant species to return the area to a natural condition, however temporary irrigation may be required.

6.2.13 Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the **construction** to ensure the health of the vegetation.

6.2.14 New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0m from all underground utilities.

6.3 Refuse and Recycling Bins

6.3.1 When any **development** is proposed, provisions for garbage storage, recycling and collection shall be provided on the same **site** as the **development**, unless a bin sharing agreement is in place.

6.3.2 All **site** refuse and recycling bins in **zones** other than **agricultural zones**, including all other large receptacles used for the temporary storage of materials, require opaque screening from **adjacent lots** and **streets**.

6.3.3 All screening will be a minimum of 2.0m in **height** to a maximum **height** that is equivalent to the **height** of the refuse or recycling bin.

6.3.4 All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5m in **height**.

6.3.5 Notwithstanding sub-section 6.3.2, a refuse or recycling bin located within a property and screened from adjoining **lots** and **streets** will not require any screening or landscape.

6.3.6 All refuse or recycling bins shall be located entirely within the property boundary lines so as to not obstruct pedestrian or **vehicle** traffic.

6.3.7 An unobstructed access **lane** with a minimum width of 3.0m and a minimum vertical **clearance** of 4.6m shall be provided for access to a required refuse and recycling room or enclosure.

6.3.8 All refuse and recycling bins should be sited as far away from **watercourses** as possible.

6.4 Urban Plazas

- 6.4.1 Urban plazas, when permitted pursuant to Section 6.6, must be solely for pedestrian **use** and accessible to the public from both the **street** and from the **development**.
- 6.4.2 The minimum plaza **street** frontage is 6.0m.
- 6.4.3 The minimum plaza depth is 4.0m.
- 6.4.4 For any urban plazas in lieu of a **landscape buffer**, the following are minimum requirements:
- all **hard surface** areas shall **use** a decorative paving surface;
 - a minimum of two benches for public seating shall be provided;
 - a minimum of 3 trees, with a minimum 65mm **caliper** and rootball of 900mm, shall be provided; and,
 - pedestrian and decorative lighting must be provided.

6.5 Fencing and Retaining Walls

- 6.5.1 Subject to traffic sight lines, the following **height** limitations shall apply to **fences**, walls, chainlink **fences** and hedges in all **Residential zones**:
- i) 1.2m (4.0ft) if situated along the **lot lines** within **front yard setbacks**;
 - ii) 2.0m (6.4ft) if situated behind the **front yard setback**;
 - iii) 2.0m (6.4ft) if situated along the interior and exterior and/or **rear yard**.
- 6.5.2 Screen **fences** shall be consistent with the quality of **building** design and materials of the primary **building**.
- 6.5.3 Screen **fences** and walls shall complement **building** design and materials.
- 6.5.4 Fencing type may be established in neighbourhood plans, building schemes or by precedent from **adjacent** properties.
- 6.5.5 Wood **fences** shall be designed to a high level of finish with materials of lumber grade standard or better. Wood posts shall be treated against rotting to provide for the longevity of the **fence**. **Fences** shall be constructed with all components of sufficient size, materials, and strength to prevent sagging and to minimize rot. Along sloping ground, the top of wood **fences** shall be horizontal with vertical drops at the posts.

- 6.5.6 Screening **fences** shall be opaque double-sided **construction**. Where screen **fences** are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque, translucent or lattice design.
- 6.5.7 No **fence** constructed at the **natural grade** in residential **zones**, shall exceed 2.0m in **height**, except where **abutting** an **agricultural** or **commercial zone** the maximum **height** is 2.4m.
- 6.5.8 No **fence** in a **commercial** or **industrial zone** shall exceed 2.4m.
- 6.5.9 **Industrial zones** are to have an opaque 2.4m high **fence** along all **property lines abutting** non-industrial **zones** and around **wrecking yards** that are visible from a **street abutting** the property.
- 6.5.10 No barbed wire or electrified fencing shall be allowed in any **residential, commercial, public** or **industrial zones** except:
- in RR **zone** for **use** in **livestock** enclosures; and
 - in P2 **zone** where the **site** is used for **detention and correctional services**.
- Razor wire fences shall not be permitted in any zone.
- 6.5.11 **Retaining walls** on all residential **lots**, except those required as a condition of **subdivision** approval, must not exceed a **height** of 1.2m measured from grade on the lower side, and must be constructed so that multiple **retaining walls** are spaced to provide at least a 1.2m horizontal separation between them.
- 6.5.12 In the case of a **retaining wall** constructed in accordance with Section 6.5.11, the combined **height** of a **fence** on top of a **retaining wall** at the **property line** or within 1.2m of the **property line** shall not exceed 2.0m, measured from **natural grade** at the **property line** (see Diagram 6.1).
- 6.5.13 Notwithstanding Section 6.5.11, a **retaining wall** may be higher than 1.2m, measured from grade, where the **natural grade** of the subject property is lower than the **abutting** property (see Diagram 6.2).
- 6.5.14 In the case of a **retaining wall** constructed in accordance with Section 6.5.13, the maximum **height** of a **fence**, or portion of **retaining wall** extending above the **natural grade** of the **abutting** higher property, or combination thereof, shall be 2.0m, measured from the **natural grade** of the **abutting** higher property (see Diagram 6.2).
- 6.5.15 Notwithstanding Section 6.5.14, where an affected property remains at **natural grade** and the subject property **constructs** a **retaining wall** and a **fence** within 1.2m of the **property line**, the maximum **height** for a **fence** on the affected property shall be no greater than 1.8m above the **height** of the **retaining wall** or 2.0m whichever is less (see Diagram 6.1). *(Bylaw 5440)*

Diagram 6.1

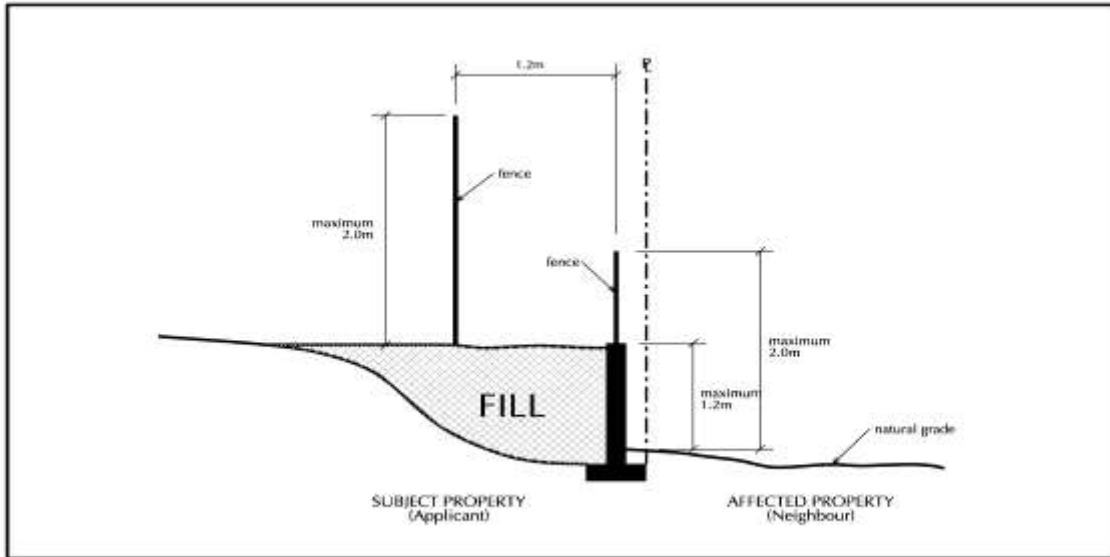
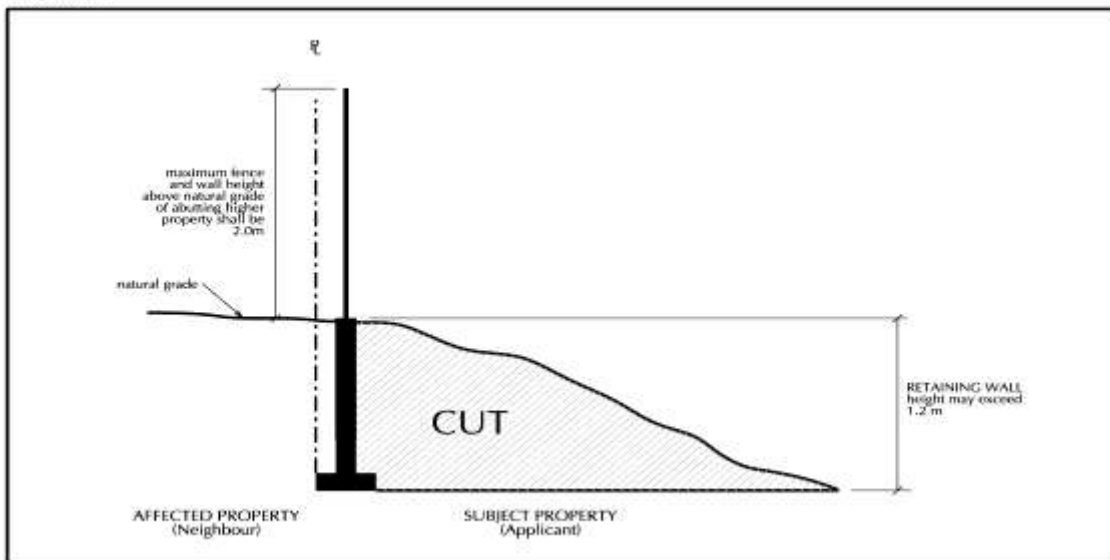


Diagram 6.2



6.6 Minimum Landscape Buffers

6.6.1 **Landscape buffers** are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other **nuisances**, or facilitating natural drainage and wildlife movement.

6.6.2 **Landscape buffers**, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 1 through 5), for the **front yard, side yards**, and **rear yard** depending upon the **zone** as indicated by Section 6.6.5, are as follows:

- Level 0 : no specific guidelines for the design of the **landscape buffer**;
- Level 1 : to separate **uses** from **adjacent** properties, a minimum 1.5m **landscape buffer** is required and will consist of a vegetative buffer only, unless a **fence** is required for other reasons;
- Level 2 : to separate **uses** from **adjacent** properties, a minimum 1.5m vegetative **landscape buffer** combined with a **fence** is required;
- Level 3 : to separate **uses** from **adjacent** properties, a minimum 2.0m vegetative **landscape buffer** combined with a **fence** is required;
- Level 4 : to separate **uses** from **adjacent** properties, a minimum 3.0m **landscape buffer** is required;
- Level 5 : a **landscape buffer** is required for all land **abutting** ALR land where non-farm **uses** exist. The minimum buffer shall meet the guidelines in the Landscape Buffer Specifications document prepared by the Agricultural Land Commission.

6.6.3 Trees shall be spaced, on average, to the dimensions specified in the approved drawings. The equivalent of 1 tree per 10.0 lineal metre of required **landscape buffer**, including **walkways**, driveways and required utility boxes, shall be planted on the subject property. Deciduous trees shall have a minimum **caliper** of 60mm with a minimum clearstem **height** of 1.5m. Conifers shall be a minimum of 2.5m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0m on center with 10cm ground cover at a maximum spacing of 0.5m on center. The equivalent of 1 shrub per 1 linear metre of required landscape buffer, including walkways, driveways, and required utility boxes, shall be planted on the subject property. The shrubs shall be irrigated No. 2 pot shrubs and are to be placed at a maximum spacing of 1.0m on center.

6.6.4 In order to provide heritage trees for future generations, trees required according to Section 6.6.3 shall include **legacy trees**. One out of every ten trees required according to Section 6.6.3 shall be designated as a **legacy tree** and accordingly located and identified on approved drawings. A minimum of 1 **legacy tree** shall be provided.

6.6.5 Trees or shrubs higher than 0.6m shall not be located in the visual triangle indicated on the drawings and specified by the City of Vernon Traffic Regulations Bylaw #2749, as amended.

- 6.6.6 Where a visual screen is required it may consist of either vegetation or decorative **fence** or wall. The minimum **height** of the screen is 1.2m for Level 3 (at maturity for vegetation, planted at a minimum of 1.0m high on an maximum spacing of 1.0m on center), 1.5m for Level 4, and 1.8m for Level 5.
- 6.6.7 Notwithstanding Section 6.6.1, buffer widths may be reduced to the width of the actual setback of the **building** or **structure** if the actual setback of the **building** or **structure** is narrower than the buffer specified in Section 6.6.1.
- 6.6.8 Notwithstanding Section 6.6.1, parking lots **abutting** major roads as identified on Map 4 of *Official Community Plan*, require an additional **landscape buffer** of a minimum of 3.0m.
- 6.6.9 Notwithstanding any other provisions in this Bylaw, where **leave strips** are required along stream corridors in accordance with the *Official Community Plan*, the land and vegetation shall remain undisturbed. In the case of **leave strips** along Okanagan Lake, land is to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no **development** occurred. **Retaining walls** along the Okanagan Lake waterfront are permitted under the terms of a **development** permit where required to protect lakefront property.
- 6.6.10 In addition to the minimum **landscape buffer** treatment levels above:
- all lands **adjacent** to provincial highways, except those in **agricultural zones** and within Town Centres, are required to have Level 4 **landscape buffer** treatment unless superceded by **development** permit area guidelines;
 - all internal **lot lines** on a **site** being comprehensively developed are exempt from **side yard buffer zones**;
 - all **industrial zone** properties shall have a Level 3 buffer **zone** when **adjacent** to non-industrial **zone** properties;
 - all commercial zoned properties shall have a Level 3 buffer zone when adjacent to non-commercial and non-industrial properties;
 - **CD zones** shall specify **landscape buffer** treatment for the **CD site**;
 - all non-secondary surface parking **lots** in a **commercial zone** shall have a Level 3 buffer **zone**;
 - required landscape islands in parking areas shall have the same level of **landscaping** as a Level 1 buffer **zone**; and
 - recreational **vehicle** parking compounds in residential **zones** shall have a Level 4 buffer **zone**.
- 6.6.11 Notwithstanding Section 6.6.1, all landscape areas should reflect the character and intent of the *Official Community Plan*.

6.6.12 Where a **side yard landscape buffer** treatment is required and an opaque barrier is included in the Landscape Buffer Treatment Design, the opaque barrier may be located at the **property line**.

6.6.13 **Landscape buffer** treatments for school **sites** may be amended from the standards indicated in Table 6.1 - **Minimum Landscape Buffer Schedule**. Where changes to the standards are proposed, supporting documentation from a registered landscape architect must be provided that contains that the following objectives have been met:

- that sufficient screening to **adjacent** residential properties has been achieved;
- that adequate **landscaping** has been provided to provide shade for **buildings** and play areas;
- driveway entrances and parking areas have been appropriately **landscaped** for optimization of screening and vehicular **site** lines; and,
- **landscaping** around active play areas ensures safety to children on the school grounds.

Where perimeter **landscaping** cannot be provided due to any of the above noted objectives, the School District will be required to provide or upgrade boulevard trees on all **abutting** roads.

**Table 6.1
Minimum Landscape Buffer Schedule**

Location	Front Yard	Rear Yard	Side Yard	Urban Plaza Permitted
Agricultural Zones				
A1, A2, A3*	0	0	0	NO
Residential Zones				
RST1, RST2, RR, R1, R2, R3, R4, R5A, R6, RTR, HR1	0	0	0	NO
R5, R7	1	1	1	NO
RM1, RM2, RH2	1	2	1	NO
RH1, RH3	1	2	2	YES
HR2, HR3	4	4	4	NO
Commercial Zones				
C3, C4, C5, C6	3	3	3	YES
C1, C2, C3, C7, C8	1	1	1	YES
C9	4	3	3	YES
C11	1	3	3	YES
C10, C10A, RTC	3	3	3	YES
RTCA				

Industrial Zones

I1, I2	4	3	3	NO
I3	3	0	0	NO
I4	4	3	3	YES
I5	4	3	3	NO

**Public &
Institutional Zones**

P1, P5	0	0	0	N/A
P2, P3	4	1	1	YES
P4	3	1	1	NO
W1	N/A	N/A	N/A	N/A

Comprehensive Development Zones

CD1	AS SPECIFIED			
CD2	3	3	3	NO
CD3	1	2	2	NO

* Non-farm **development** on ALR lands will require a Level 5 buffer.

Diagram 6.3: Level 1 - MINIMUM LANDSCAPE BUFFER TREATMENT

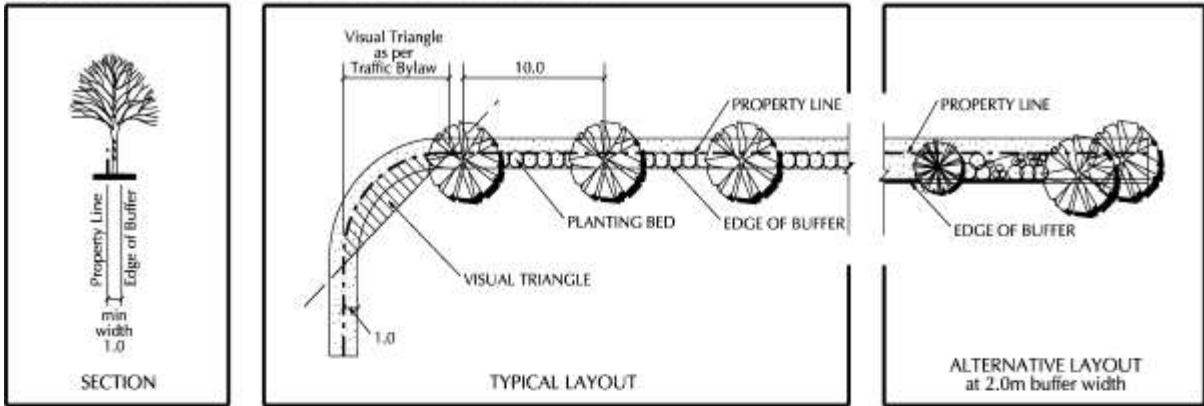


Diagram 6.4: Level 2 - MINIMUM LANDSCAPE BUFFER TREATMENT

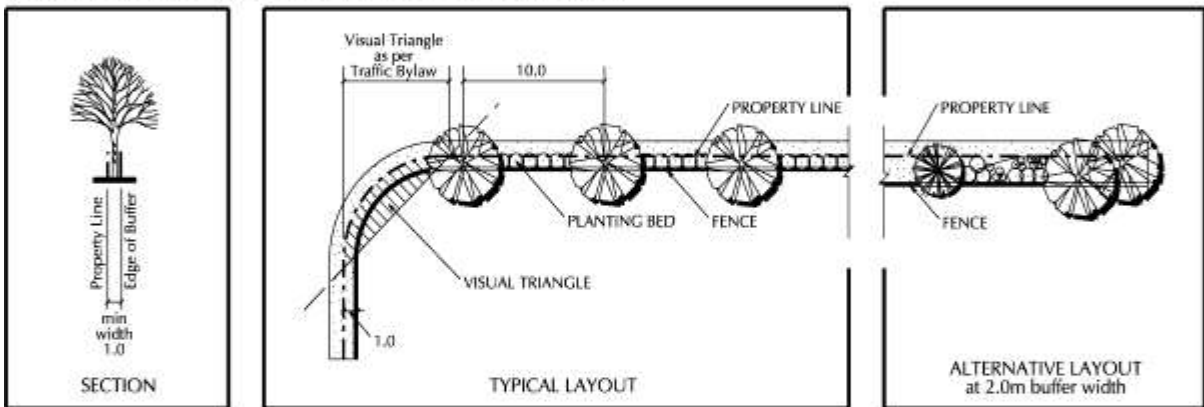


Diagram 6.5: Level 3 - MINIMUM LANDSCAPE BUFFER TREATMENT

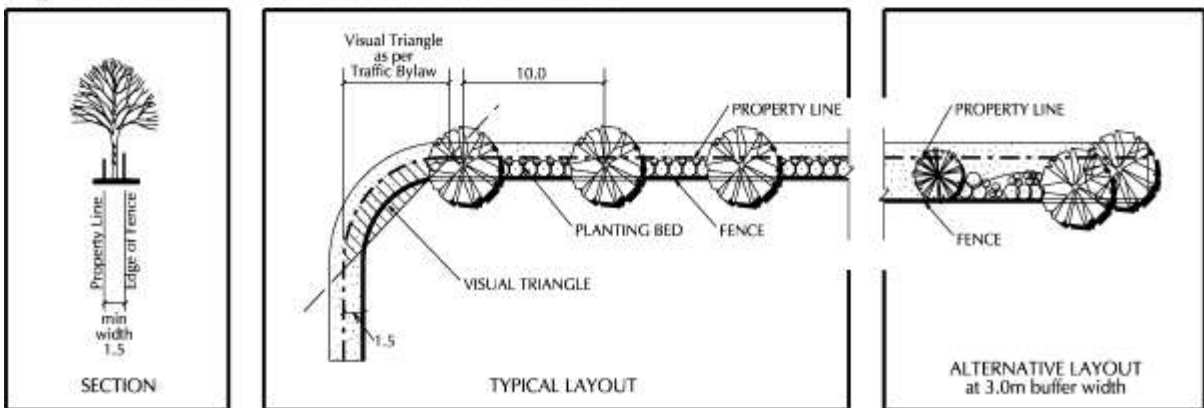


Diagram 6.6: Level 4 - MINIMUM LANDSCAPE BUFFER TREATMENT

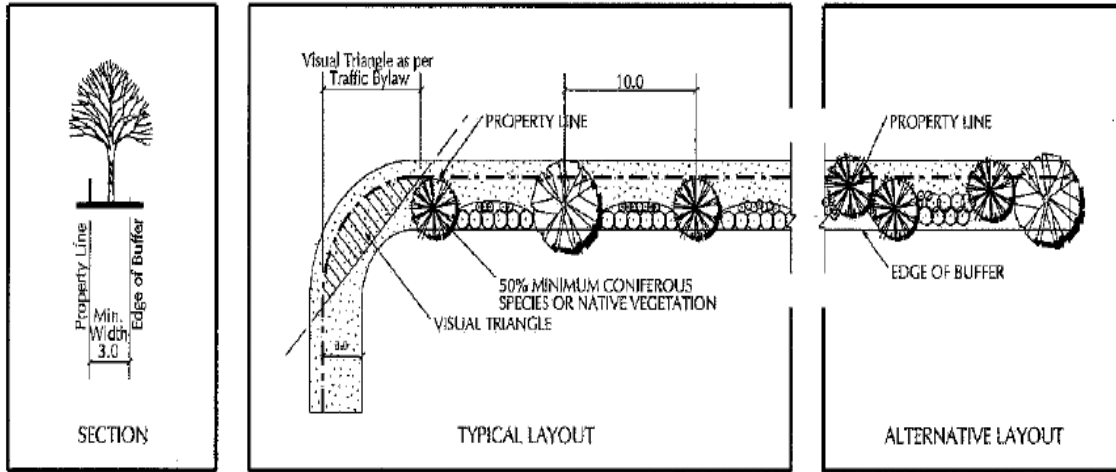


Diagram 6.7: Level 5 - MINIMUM LANDSCAPE BUFFER TREATMENT ALR

