

# SECTION 6: 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 **Lot** 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 **Lot** at the time that these are developed.
- 6.1.3 Any designated **Landscaping** area between a **Lot Line** and an 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*.

## ▲ 6.2 Landscaping Standards

- 6.2.1 All required **Landscape** areas and installations shall meet or exceed the Landscape Standards Bylaw No. 5015, and meet or exceed the *Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association*.
- 6.2.2 All required **Landscape** areas and installations shall be regularly maintained by property **Owners** to meet the Landscape Maintenance Bylaw No. 5014, and meet or exceed the *Canadian Landscape Standard, current edition, as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association*.
- 6.2.3 In reference to 6.2.2 above, the **Landscape** maintenance requirements shall address and 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 and 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, 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 **Lot** boundaries, interrupted only by walkways, **Driveways** and required utility service boxes.
- 6.2.8 All **Landscape** areas will be graded to meet the following criteria:
- .1 maximum 1:5 slope (20%) for lawn areas;
  - .2 maximum 1:3 slope (33%) for shrub or ground cover area;
  - .3 minimum 1:25 slope (4%) for cross slope for any **Landscape** area;
  - .4 all **Site** grading will direct overland drainage along or away from any **Landscape Buffer** to collection points off-site away from **Buildings**;
  - .5 all areas in which the existing slope exceeds 30% are to be identified; and
  - .6 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 **Watercourses**. 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**, **Laneways**, **Alleys** 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:
- .1 existing areas of undisturbed native vegetation which have been accepted as **Landscape Buffer** or stream protection leave strips;
  - .2 **Landscape** areas specifically designed as xeriscape or drought resistant natural species plantings, however temporary irrigation may be required; and
  - .3 **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 1.0 m 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 2.0 m 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 1.5 m 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 **Lot Lines** so as to not obstruct pedestrian or **Vehicle** traffic.
- 6.3.7 An unobstructed access **Laneway** or **Alley** with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m 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 Public Amenity Areas

- 6.4.1 **Public Amenity Areas**, 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 **Public Amenity Area Street Frontage** is 6.0 m.
- 6.4.3 The minimum **Public Amenity Area** depth is 4.0 m.
- 6.4.4 For any **Public Amenity Area** in lieu of a **Landscape Buffer**, the following are minimum requirements:
  - .1 all **Hard Surface** areas shall use a decorative paving surface;
  - .2 a minimum of two benches for public seating shall be provided;
  - .3 a minimum of 3 trees, with a minimum 65 mm **Caliper** and rootball of 900 mm, shall be provided; and
  - .4 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 housing zones:
- .1 1.2 m (4.0 ft) if situated along the **Lot Lines** within a **Front Setback**;
  - .2 2.0 m (6.4 ft) if situated behind the **Front Setback**;
  - .3 2.0 m (6.4 ft) if situated abutting a **Side Yard, Flanking Side Yard** and/or **Rear Yard**.
- 6.5.2 Screen fences shall be consistent with the quality of **Building** design and materials of the **Principal Building**.
- 6.5.3 Screening fences required for outdoor storage areas for **Temporary Shelter Services** shall be a combination of opaque and translucent or lattice design to ensure nature surveillance is permitted into the space. 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 Lots**.
- 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 housing zones, shall exceed 2.0 m in **Height**, except where abutting an agricultural or commercial zone the maximum **Height** is 2.4 m. No fence shall have pickets or finials extending above a horizontal rail that may pose a danger to wildlife.
- 6.5.8 No fence in a commercial or industrial zone shall exceed 2.4 m.
- 6.5.9 Industrial zones are to have an opaque 2.4 m high fence along all **Lot Lines** abutting non-industrial zones and around **Wrecking Yards** that are visible from a **Street** abutting the **Lot**.



6.5.10 No barbed wire or electrified fencing shall be allowed in any housing, commercial, community or industrial zones except:

- .1 in ALR, AGRL and AGRS zones for use in livestock enclosures; and
- .2 in CMTY zone where the **Site** is used for a **Detention Facility**.

Razor wire fences shall not be permitted in any zone.

6.5.11 Retaining walls on all housing-based **Lots**, except those required as a condition of subdivision approval, must not exceed a **Height** of 1.2 m measured from **Grade** on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m 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 **Lot Line** or within 1.2 m of the **Lot Line** shall not exceed 2.0 m, measured from **Natural Grade** at the **Lot Line** (see Diagram 6.1).

6.5.13 Notwithstanding Section 6.5.11, a retaining wall may be higher than 1.2 m, measured from **Grade**, where the **Natural Grade** of the subject **Lot** is lower than the abutting **Lot** (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 **Lot**, or combination thereof, shall be 2.0 m, 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 **Lot** constructs a retaining wall and a fence within 1.2 m of the **Lot Line**, the maximum **Height** for a fence on the affected **Lot** shall be no greater than 1.8 m above the **Height** of the retaining wall or 2.0 m whichever is less (see Diagram 6.1).



Diagram 6.1 — Retaining Wall on Higher Subject Property

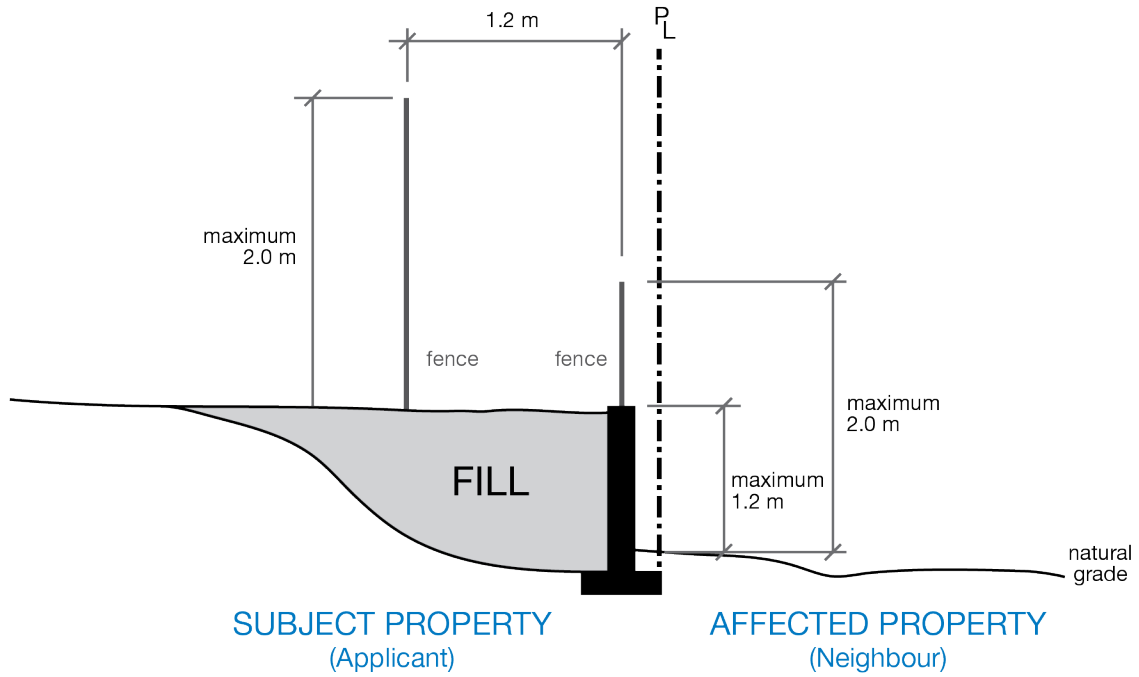
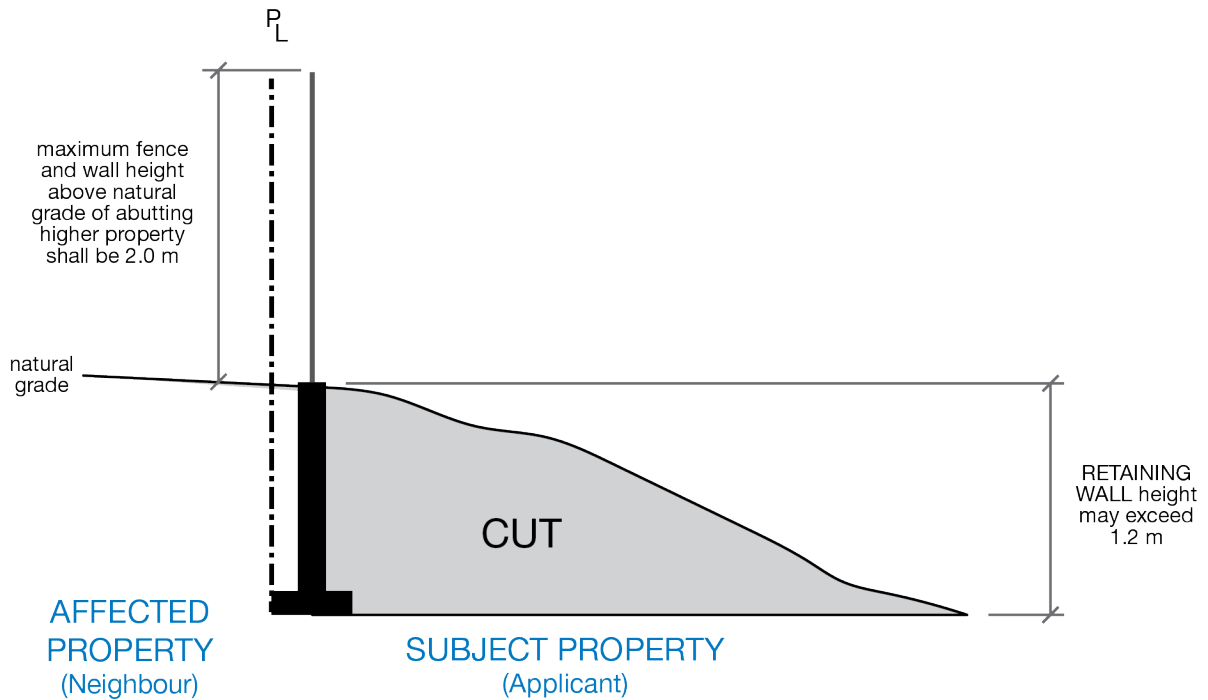


Diagram 6.2 — Retaining Wall on Lower Subject Property



## ▲ 6.6 Minimum Landscape Buffers

- 6.6.1 **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:
- .1 Level 0: no specific guidelines for the design of the **Landscape Buffer**;
  - .2 Level 1: a minimum 1.5 m **Landscape Buffer** is required and will consist of a vegetative buffer only, unless a fence is required for other reasons;
  - .3 Level 2: a minimum 1.5 m vegetative **Landscape Buffer** combined with a fence is required;
  - .4 Level 3: a minimum 2.0 m vegetative **Landscape Buffer** combined with a fence is required;
  - .5 Level 4: a minimum 3.0 m **Landscape Buffer** is required; and
  - .6 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.
- 6.6.2 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 60 mm with a minimum clearstem **Height** of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on center with 10 cm ground cover at a maximum spacing of 0.5 m 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 **Lot**. The shrubs shall be irrigated No. 2 pot shrubs and are to be placed at a maximum spacing of 1.0 m on centre.
- 6.6.3 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.
- 6.6.4 Trees or shrubs higher than 0.6 m shall not be located in the visual triangle indicated on the drawings and specified by the *City of Vernon Traffic Bylaw No. 5600*.
- 6.6.5 Where a visual screen is required, it may consist of either vegetation or decorative fence or wall. The minimum **Height** of the screen is 1.2 m for Level 3 (at maturity for vegetation, planted at a minimum of 1.0 m high on an maximum spacing of 1.0 m on center), 1.5 m for Level 4, and 1.8 m for Level 5.



- 6.6.6 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.
- 6.6.7 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 3.0 m.
- 6.6.8 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.
- 6.6.9 In addition to the minimum **Landscape Buffer** treatment levels above:
- .1 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;
  - .2 all internal **Lot Lines** on a **Site** being comprehensively developed are exempt from **Side Yard** buffer zones;
  - .3 all industrial zone properties shall have a Level 3 buffer zone when **Adjacent** to non-industrial zone properties;
  - .4 all commercial zoned properties shall have a Level 3 buffer zone when **Adjacent** to non-commercial and non-industrial properties;
  - .5 CD zones shall specify Landscape Buffer treatment for the CD **Site**;
  - .6 all non-secondary surface parking **Lots** in a commercial zone shall have a Level 3 buffer zone;
  - .7 required **Landscape** islands in parking areas shall have the same level of **Landscaping** as a Level 1 buffer zone; and
  - .8 **Recreational Vehicle** parking compounds in housing zones shall have a Level 4 buffer zone.
- 6.6.10 Notwithstanding Section 6.6.1, all landscape areas should reflect the character and intent of the *Official Community Plan*.
- 6.6.11 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 **Lot Line**.
- 6.6.12 **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:

- .1 that sufficient screening to **Adjacent** housing-based **Lots** has been achieved;
- .2 that adequate **Landscaping** has been provided to provide shade for **Buildings** and play areas;
- .3 **Driveway** entrances and **Parking Areas** have been appropriately **Landscaped** for optimization of screening and vehicular **Site** lines; and
- .4 **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 **Streets**.

Table 6.1— Minimum Landscape Buffer Schedule

Location	Front Yard	Rear Yard	Side Yard	Public Amenity Area Permitted
<i>Agricultural Zones</i>				
<b>ALR, AGRL, AGRS</b>	0	0	0	NO
<i>Housing Zones</i>				
<b>MUS</b>	0	0	0	NO
<b>MUA, MHS</b>	1	1	1	NO
<b>MUM</b>	1	2	1	NO
<b>MSH</b>	1	2	2	YES
<i>Commercial and Resort Zones</i>				
<b>CMUN, CMUC</b>	1	1	1	YES
<b>CMUB</b>	1	2	2	YES
<b>RTH</b>	1	1	1	NO
<b>RCC</b>	1	2	2	YES
<i>Industrial Zones</i>				
<b>INDL, INDA</b>	4	3	3	NO
<i>Community &amp; Parks Zones</i>				
<b>PANS</b>	0	0	0	N/A
<b>CMTY</b>	1	1	1	YES
<b>UTIL</b>	3	1	1	NO



## Minimum Landscape Buffer Treatment

Diagram 6.3  
Level 1

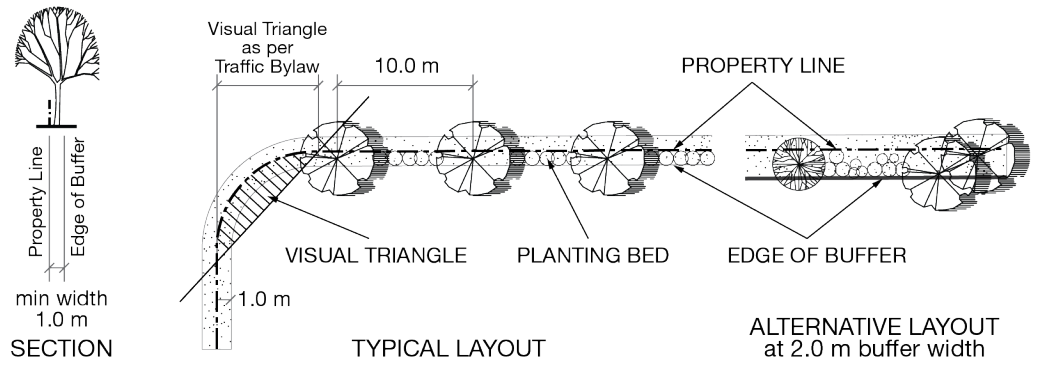


Diagram 6.4  
Level 2

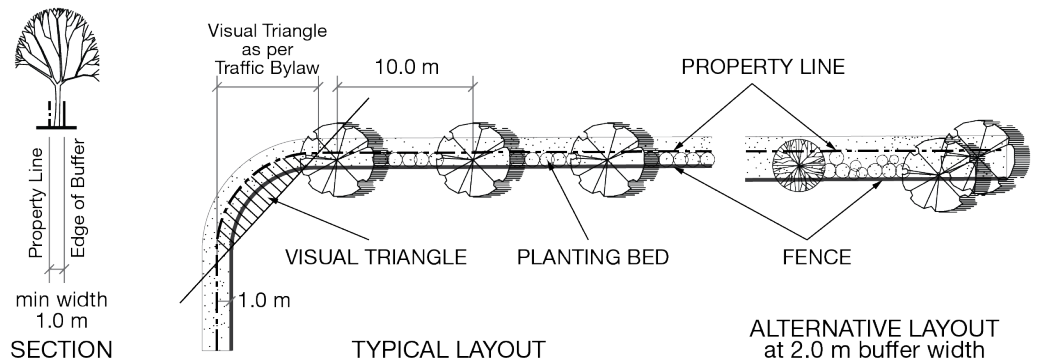


Diagram 6.5  
Level 3

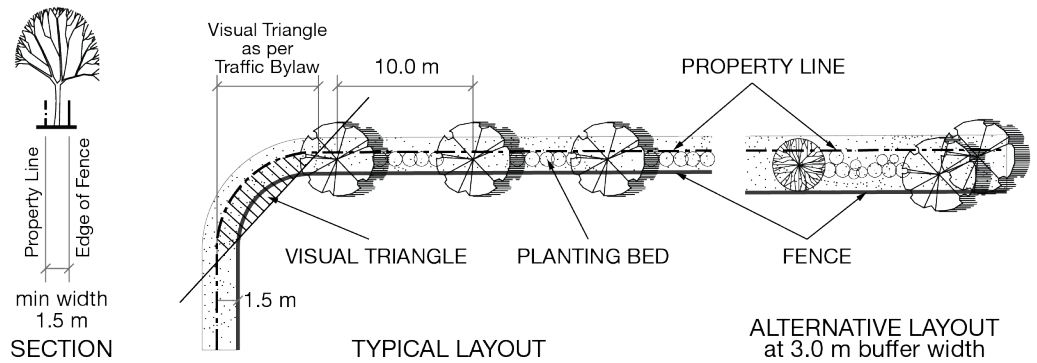


Diagram 6.6  
Level 4

