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INTENT

The landscape standards outlined within have been designed to ensure a reasonable standard of appearance within the City of Corner Brook. The landscape standards outlined within represent the City of Corner Brook's essential criteria for landscape design of properties. Landscaping is intended to improve the general appearance of land within the City of Corner Brook. Furthermore, landscaping shall be designed to reduce the effects of drainage and erosion upon all properties within the City of Corner Brook.

PURSUANT TO

Pursuant to the powers vested under Section 5 of the Occupancy and Maintenance Regulations given authority under the Urban and Rural Planning Act. The authority hereby outlines acceptable landscape standards for all properties within the City of Corner Brook

DEFINITIONS

Definitions

Commercial Property – Refers to both Commercial and Industrial properties located within the City of Corner Brook.

Front yard depth – As defined by the most current edition of the City of Corner Brook's Development Regulations.

Hard-Cover Landscaping – Landscaping for the purpose of parking and pedestrian traffic, this landscaping shall include but not be limited to, crushed stone, asphalt, concrete and the like.

Inspector – Any person appointed as a Development Inspector employed by the City of Corner Brook

Landscaping – Landscaping refers to any activity that modifies the visible features of an area of land. This may include ground cover such as grass sods, grass seed, plants, trees, asphalt, concrete curbs and the like.

Rear-yard depth – As defined by the most current edition of the City of Corner Brook's Development Regulations.

Residential Property – Refers to all residential properties within the City of Corner Brook.

Side-yard depth – As defined by the most current edition of the City of Corner Brook's Development Regulations.

Soft-Cover Landscaping – Landscaping used for drainage control, erosion control and the beautification of property. This landscaping shall include but not be limited to, sodding, seeding, shrubs, trees and the like.

NEW RESIDENTIAL PROPERTIES

Purpose

The purpose of this landscape standard is to ensure a reasonable benchmark of appearance in residential areas through the enforcement of these landscape standards. The landscape standards outlined in this schedule represent the City of Corner Brook's essential criteria for landscape design of new *residential properties*. *Landscaping* for new *residential properties* must be completed while adhering to the City of Corner Brooks site grading requirements.

Application

An application for a new home shall be required to adhere to the standards outlined within this document. The provision of *landscaping* shall be a condition of the issuance of a building permit and shall apply to any new *residential properties* within the City of Corner Brook.

Process

At the building permit application stage of a new home the landscape standards outlined within this schedule shall be identified to the home builder. The home builder will then be required to identify to the City of Corner Brook how they intend to landscape their *residential property*. When a building permit for a new home is issued, the applicable landscape standards outlined within this document shall apply. *Landscaping* for new *residential properties* must be completed while adhering to the City of Corner Brooks site grading requirements. The *inspector* has the discretion to vary any aspect of these guidelines.

Security

A security is not required for new residential properties.

Standards

Landscaping Standards:

Once an occupancy permit has been obtained the owner/builder will have one year to complete *landscaping* to the following standards:

- The entire property must be landscaped from boundary to boundary, front and rear.
- Landscaping must include but shall not be limited to; grass sods, grass seed or hydro seed with good grass growth which may incorporate nursery type ground cover species.
- Areas with sodding or seeding will require 6" of topsoil.
- Asphalt, Concrete and Paver-stone driveways shall not be started until approval is obtained from the City of Corner Brook and shall not interfere with sidewalk installation.
- The property owner/contractor must ensure that the lot is landscaped in conformance with the City of Corner Brook's site grading policy.
- Existing landscape features may be retained at the discretion of the authority if the existing
 landscaping does not pose erosion and drainage control issues and achieves the intent of this
 document.

- Landscaping shall not be completed in any manner that violates any municipal or provincial regulation or standards.
- The property owner shall not direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.
- Landscaping shall be completed in a manner that reduces drainage and erosion control issues to adjacent properties.
- Driveways shall conform to section 88 of the City of Corner Brook's Development Regulations.
- A minimum of 40% of the front yard shall be Soft-Cover Landscaping.
- All embankments shall be vegetated with *Soft-Cover Landscaping* to aid in the control of drainage and erosion.
- All areas disturbed by site work, such as embankments and slopes, are to be re-instated with a
 minimum of sodded grass. This applies to front, flanking street Side-yards, as well as side and rearyards.

Maintenance

Any *residential property* within the City of Corner Brook that does not comply with the standards outlined within this schedule may be ordered to remediate the said property to an acceptable standard.

EXISTING RESIDENTIAL PROPERTIES

Purpose

The purpose of this landscape standard is to ensure a reasonable benchmark of appearance in residential areas through the enforcement of these landscape standards. The landscape standards outlined in this schedule represent the City of Corner Brook's essential criteria for landscape design of existing *residential properties*.

Application

Existing *residential properties* shall be required to adhere to the standards outlined within this schedule. The provision of *landscaping* shall be a condition of the issuance of a permit and shall apply to any existing *residential properties* within the City of Corner Brook that do not currently comply with the standards outlined here within.

Process

Any existing *residential property* that does not comply with the standards outlined within this schedule shall remediate their property to conform to these standards. Existing *residential properties* will be required to complete the minimum standard of *landscaping* outlined within this schedule by August 31, 2013. The *inspector* has the discretion to vary any aspect of these guidelines.

Security

A security is not required for existing *residential properties*.

Standards

Landscaping Standards:

Existing *residential properties* will be required to complete the minimum standard of *landscaping* outlined within this schedule by August 31, 2013.

- The entire property must be landscaped from boundary to boundary, front and rear.
- Landscaping must include but shall not be limited to; grass sods, grass seed or hydro seed with good grass growth which may incorporate nursery type ground cover species.
- Areas with sodding or seeding will require 6" of topsoil.
- Asphalt, Concrete and Paver-stone driveways shall not be started until approval is obtained from the City of Corner Brook.
- The property owner/contractor must ensure that the lot is landscaped in conformance with the City of Corner Brook's site grading policy if deemed applicable by the Inspector.
- Existing landscape features may be retained at the discretion of the authority if the existing landscaping does not pose erosion and drainage control issues.
- Landscaping shall not be completed in a manner that violates any municipal or provincial regulation or standards.
- The property owner shall not direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.

- Landscaping shall be completed in a manner that reduces drainage and erosion control issues to adjacent properties.
- Driveways shall conform to section 88 of the City of Corner Brook's Development Regulations.
- A minimum of 40% of the front yard shall be Soft-Cover Landscaping.
- All embankments shall be vegetated with Soft-Cover Landscaping to aid in the control of drainage and
 erosion.
- All areas disturbed by site work, such as embankments and slopes, are to be re-instated with a
 minimum of sodded grass. This applies to front, flanking street Side-yards, as well as side and rearyards.

At the request of the property owner the City of Corner Brook will conduct an inspection to determine if *landscaping* is acceptable. The owner shall contact the Development and Inspection office 48 hours in advance to arrange for the required *landscaping* inspections.

Maintenance

Any *residential property* within the City of Corner Brook that does not comply with the standards outlined within this schedule may be ordered to remediate the said property to an acceptable standard.

NEW COMMERCIAL PROPERTIES

Purpose

The purpose of this commercial landscape standard is to provide direction for *landscaping* with respect to new commercial developments within the City of Corner Brook. The landscape requirements outlined in this schedule represent the City of Corner Brook's essential criteria for landscape design. The submission of a landscape design that exceeds this schedules minimum standard is encouraged.

Application

The provision of *landscaping* and the submission of a landscape plan shall be a condition of the issuance of a building/development permit. This shall apply to any new *commercial properties* within the City of Corner Brook. New properties will not be granted an occupancy permit unless compliance with these standards has been achieved.

Process

New Commercial Developments

a) Landscape plan and approval process:

All new commercial developments, as part of the development/building permit application process, shall submit a landscape plan to the Development Inspection Section for review and approval. The *inspector* has the discretion to vary any aspect of these guidelines.

b) Submission of Landscape Plan

The landscape plan must ensure compliance with the City of Corner Brook Development Regulations. The landscape plan may be incorporated into the site plan or may be submitted on a separate drawing.

The Landscape Plan shall:

- i) indicate a scale and all dimensions are to be in metric;
- ii) indicate boundary lines, bearings, and development regulation *front yard*; Side-yard; and rear-yard depth.
- iii) indicate the location of all proposed plant material, landscape design elements, tree and shrub plantings, planting beds, and sodded areas;
- iv) indicate the location of all hard-surfaced areas (e.g. driveways, walkways, parking areas);
- v) indicate the location, height, and construction type of all fences, screen walls and retaining walls, if applicable;
- vi) indicate the location of storm water management landscape features, aboveground, if applicable;
- vii) indicate the location of existing vegetation to be retained or removed;
- viii) indicate the location of all existing natural features (e.g. top of bank, water courses etc.);
- ix) indicate the proposed grades, slopes, finished first floor elevations, existing grades along the property lines:
- x) indicate the location of existing and proposed utilities; and
- xi) indicate any other landscape element that contributes to the site development.

Security

As a condition of all *landscaping* approvals and prior to the issuance of a building permit, the applicant is required to provide a security to the City of Corner Brook to ensure the proper and timely completion of the approved *landscaping*:

Amount

The securities will be determined as follows:

• Commercial Lots – \$4.00 per square metre of overall lot to a maximum of \$5000.00. Buildings, undisturbed areas and vegetated areas shall be removed from the landscape fee calculation.

Ex. Total lot area 1000 sq-m
Building area - 200 sq-m
Natural vegetation retained - 100 sq-m

Calculated landscape fee area 700 sq-m @ \$4.00/sq-m

• Subdivisions - As determined by the developer's consultant and as required by the City.

Type

The applicant will be required to provide a security in the amount of \$4.00/sq-m to a maximum of \$5000.00 in one of the following forms:

- cash deposit, in the amount of 100% of the approved security value with the City, or;
- an irrevocable letter of credit from a Chartered Bank and payable to the City at any time the owner is in default of the landscape plan, in the amount of 100% of the approved security value.

Security Release

The landscape plan designer/engineer is to certify that all landscape works were implemented to specification. The City reserves the right to undertake spot checks and probing of completed landscape works to confirm compliance.

The security will be released upon successful completion of the *landscaping* to the satisfaction of the City. An occupancy permit will not be granted unless all *landscaping* requirements outlined in the approved landscape plan have been completed. The City of Corner Brook reserves the right to issue a conditional occupancy permit if *landscaping* is not completed. The *Landscaping* deposit will not be returned until all *landscaping* is completed as per the submitted landscape plan.

Standards

General Requirements

- The existing landscape character shall be preserved to an extent reasonable and feasible.
- Shrubs, ground cover and trees are encouraged, but shall not be the sole contributor to the landscape. Effective use of existing topography and existing vegetation is also encouraged as a component of the landscape plan.
- All *landscaping* adjacent to parking areas shall be protected by concrete curbs, retaining structures or other protective measures.
- Landscaping both at the time of establishment and in the future, shall not obstruct the view between street, access driveways and parking aisles.

Site Preparation / Grading / Slope

- All areas disturbed by site work, such as embankments and slopes, are to be re-instated with a minimum of sodded grass. This applies to front, flanking street Side-yards, as well as side and rear-yards.
- The maximum permitted vertical slope for sodding/seeding is 2:1. Slopes greater than 2:1 shall require a design from an Engineer Licensed to practice in Newfoundland and Labrador.
- All slopes are to be covered with a minimum of sodded grass or other plant material such as low growth ground covers, to be approved by the City. The use of other *landscaping* materials, such as ornamental gravel, shall not be permitted on slopes greater than 10%.
- Existing vegetation to be retained shall only be permitted if it does not contribute to drainage and/or erosion control Issues.

Hard-cover and Soft-cover Landscaping Requirements

- The complete lot is to be landscaped (hard-cover and/or soft-cover landscaping); this applies to front, flanking street Side-yards, as well as side and rear-yards.
- Landscaping must include but shall not be limited to; grass sods, grass seed or hydro seed with good grass growth which may incorporate nursery type ground cover species.
- A minimum of 20% of the overall lot is to be landscaped with *soft-cover landscaping* (sodding, tree and shrub plantings, natural landscape design elements). Zones that allow for front, side and *rear-yard* reductions to zero may be excluded from this requirement.
- A minimum of 1 metre in the front and Side-yards are to be landscaped with soft cover landscaping except where controlled access is provided. If the development regulations allow the reduction of a *front yard* or *rear-yard* to zero, this requirement will not be enforced.
- All areas between the curb/sidewalk and the property boundary are to be landscaped with a minimum of sodded grass.
- Where the applicant proposes to use landscape materials for ground cover on the subject property other than sod (e.g. ground cover perennials, mulching, ornamental gravel), it shall be ensured that the material is appropriately contained and does not spill onto the sidewalk or into the street right-of-way.
- All areas disturbed through site work shall be re-instated with a minimum of sodded grass.
- The City encourages the retention of natural vegetation where applicable.
- Owner/contractor shall contact the Development Inspection office 48 hours in advance to arrange for required *landscaping* inspections.
- The City of Corner Brook reserves the right to retain the *Landscaping* Deposit if an Occupancy Permit is not issued for the property.
- If time expires with respect to *landscaping* the City of Corner Brook reserves the right to retain the *landscaping* deposit.
- The driveway and all vehicle circulation areas are to be paved with curbing from the front of the property up to the limits of the rear wall of the building.
- No more than 80% of the *front yard* is to be paved unless otherwise approved by the Development Inspector.
- All areas designated as high traffic areas as determined by City of Corner Brook shall be paved using any of the following, asphalt, concrete, paver stones and the like.
- Driveways shall conform to section 88 of the City of Corner Brook's Development Regulations.

- All embankments shall be vegetated with *Soft-Cover Landscaping* to aid in the control of drainage and erosion.
- The *landscaping* of berms and tree plantings may be required at the discretion of the *Inspector*.

Maintenance

The property owner shall be responsible to maintain and keep in healthy condition all *landscaping* elements implemented with each commercial lot. Any property within the City of Corner Brook that does not comply with the standards outlined within this schedule may be ordered to remediate the said property to an acceptable standard.

EXISTING COMMERCIAL PROPERTIES

Purpose

The purpose of this commercial landscape standard is to provide direction for *landscaping* with respect to existing commercial developments within the City of Corner Brook. The landscape requirements outlined in this document represent the City of Corner Brook's essential criteria for landscape design. The submission of a landscape design that exceeds this documents minimum standard is encouraged.

Application

The provision of *landscaping* and the submission of a landscape plan shall be a condition of the issuance of a building/development permit. This shall apply to any existing *commercial properties* within the City of Corner Brook.

Process

Existing Commercial Developments

a) Landscape plan and approval process:

All existing commercial developments, shall submit a development/building permit application and a landscape plan to the Development Inspection Section for review and approval. *Commercial properties* that do not conform to the minimum standard of *landscaping* set out in this document will have until August 31, 2014 to comply. The *inspector* has the discretion to vary any aspect of these guidelines.

b) Submission of Landscape Plan

The landscape plan must ensure compliance with the City of Corner Brook Development Regulations. Where required, the landscape plan shall conform to the site plan and include the following information:

The Landscape Plan shall:

- i) indicate a scale and all dimensions are to be in metric;
- ii) indicate boundary lines, bearings, and development regulation *front yard*; Side-yard; and rear-yard depth.
- iii) indicate the location of all proposed plant material, landscape design elements, tree and shrub plantings, planting beds, and sodded areas;
- iv) indicate the location of all hard-surfaced areas (e.g. driveways, walkways, parking areas);
- v) indicate the location, height, and construction type of all fences, screen walls and retaining walls, if applicable;
- vi) indicate the location of storm water management landscape features, aboveground, if applicable;
- vii) indicate the location of existing vegetation to be retained or removed;
- viii) indicate the location of all existing natural features (e.g. top of bank, water features etc.);
- ix) indicate the proposed grades, slopes, finished first floor elevations, existing grades along the property lines;
- x) indicate the location of existing and proposed utilities; and
- xi) indicate any other landscape element that contributes to the site development.

Security

A security is not required for existing *commercial properties*.

Standards

Any property that does not comply with the standards outlined within this schedule must be landscaped to comply with standards outlined below.

General Requirements

- The existing landscape character shall be preserved to an extent reasonable and feasible.
- Shrubs, ground cover and trees are encouraged, but shall not be the sole contributor to the landscape. Effective use of existing topography and existing vegetation is also encouraged as a component of the landscape plan.
- All *landscaping* adjacent to parking areas shall be protected by concrete curbs, retaining structures or other protective measures.
- *Landscaping* both at the time of establishment and in the future, shall not obstruct the view between street, access driveways and parking aisles.

Site Preparation / Grading / Slope

- All areas to be instated with a minimum of sodded grass. The maximum permitted vertical slope for sodding/seeding is 2:1. Slopes greater than 2:1 shall require a design from an Engineer Licensed to practice in Newfoundland and Labrador.
- All slopes are to be covered with a minimum of sodded grass or other plant material such as low growth ground covers, to be approved by the City. The use of other *landscaping* materials, such as ornamental gravel, shall not be permitted on slopes greater than 10%.
- Land located at the rear of a *commercial property* that is not adequately landscaped may be screened so as not to be visible from any adjacent street views. Screening type must be submitted to the City of Corner Brook for review and approval. Privacy fencing may be considered for adequate screening.
- Areas determined to be having excessive erosion/drainage control issues must be vegetated. Screening alone will not be adequate for these areas.

Hard-cover and *Soft-cover Landscaping* Requirements

- The complete lot is to be landscaped (*hard-cover* and/or *soft-cover landscaping*); this applies to front, flanking street Side-yards, as well as side and rear-yards.
- Landscaping must include but shall not be limited to; grass sods, grass seed or hydro seed with good grass growth which may incorporate nursery type ground cover species.
- A minimum of 1 metre in the front and Side-yards is encouraged to be landscaped with soft cover *landscaping* except where controlled access is provided. If the development regulations allow the reduction of a *front yard* or *rear-yard* to zero, this requirement will not be enforced.
- All areas between the curb/sidewalk and the property boundary are to be landscaped with a minimum of sodded grass.
- Where the applicant proposes to use landscape materials for ground cover on the subject property other than sod (e.g. ground cover perennials, mulching, ornamental gravel), it shall be ensured that the material is appropriately contained and does not spill onto the sidewalk or into the street right-of-way.

- All areas disturbed through site work shall be re-instated with a minimum of sodded grass.
- The City encourages the retention of natural vegetation where applicable.
- Owner/contractor shall contact the Development Inspection office 48 hours in advance to arrange for required *landscaping* inspections.
- The entire property must be landscaped from boundary to boundary front and rear in accordance with the *landscaping* requirements of these guidelines, except where adequate screening has been approved.
- The driveway and all vehicle circulation areas are to be paved with curbing, provided that adequate storm water control can be accommodated.
- No more than 80% of the *front yard* is to be paved unless otherwise approved by the city of Corner Brook.
- All areas designated as high traffic areas as determined by City of Corner Brook shall be paved using asphalt, concrete, paver stones and the like, provided that adequate storm water control can be accommodated.
- Driveways shall conform to section 88 of the City of Corner Brook's Development Regulations.
- All embankments shall be vegetated with *Soft-Cover Landscaping* to aid in the control of drainage and erosion.
- The *landscaping* of berms and tree plantings may be required at the discretion of the *Inspector*.

Maintenance

The property owner shall be responsible to maintain and keep in healthy condition all *landscaping* elements implemented with each commercial lot. Any property within the City of Corner Brook that does not comply with the standards outlined within this schedule may be ordered to remediate the said property to an acceptable standard.

VACANT LAND

Purpose

The purpose of this landscape standard is to provide direction for *landscaping* with respect to vacant land within the City of Corner Brook. The landscape requirements outlined in this schedule represent the City of Corner Brook's essential criteria for landscape design within vacant properties.

Application

The provision of *landscaping* shall be a condition of the issuance of a development permit. This shall apply to any vacant properties within the City of Corner Brook.

Process

Vacant land that does not comply with the standards outlined within this schedule may be ordered by the City of Corner Brook to comply with the standards outlined here within. The *inspector* has the discretion to vary any aspect of these guidelines.

Security

A security is not required for vacant land.

Standards

- All areas disturbed by site work, such as embankments and slopes, are to be re-instated with a minimum of sodded grass. This applies to front, flanking street Side-yards, as well as side and *rear-yards*.
- Landscaping must include but shall not be limited to; grass sods, grass seed or hydro seed with good grass growth which may incorporate nursery type ground cover species.
- The maximum permitted vertical slope for sodding/seeding is 2:1. Slopes greater than 2:1 shall require a design from an Engineer Licensed to practice in Newfoundland and Labrador.
- All slopes are to be covered with a minimum of sodded grass or other plant material such as low growth ground covers, to be approved by the City.
- Areas determined to be having excessive erosion/drainage issues must be vegetated.
- The City encourages the retention of natural vegetation where applicable.
- The entire property must be landscaped from boundary to boundary front and rear in accordance with the *landscaping* requirements of these guidelines, except where adequate screening has been approved.

Maintenance

The property owner shall be responsible to maintain and keep in healthy condition all *landscaping* elements implemented with each vacant lot. Any property within the City of Corner Brook that does not comply with the standards outlined within this schedule may be ordered to remediate the said property to an acceptable standard.