

Landscape Guidelines for Development Applications Niagara-on-the-Lake



Introduction:

Landscaping has fundamentally become an essential and integral part of urban design as it fulfills important physical, environmental and ecological functions. These functions are considered indispensable to achieving a healthy and invigorating lifestyle, which provides recreational, educational, aesthetic and environmental benefits to residents.

Municipalities often influence the shape, size, form, pattern and maintenance regime of the urban landscape by following simple landscape management options that are enforceable through various regulatory tools such as, zoning controls, site plan and sub-divisional control agreements, and awareness campaigns.

This Landscape Guidelines serves as a guide for landscaping developments associated with site plans, sub-divisions, and includes requirements for streetscapes, parking areas and certain types of buildings.

Limitations: The Landscape Guidelines provides a reference framework to assist applicants during the development review process. The plan is intended to encourage a higher level of landscape quality while at the same time providing the necessary flexibility to encourage creativity. While establishing minimum landscape design standards, it is not the intent of the Landscape Guidelines to dictate specific planting styles, themes or arrangements.

The Landscape Guidelines is to be applied to all development projects.

The Landscape Guidelines do not address the following:

1. Wetland, ravines, ponds & streams and agricultural lands.
2. Hydro right-of-ways, vacant railway lands, vacant or underutilized lots and road allowances other than within a site plan or subdivision proposal.
3. Regional parks, trail systems, sports parks, neighbourhood parks, theme parks and other park systems.
4. Rural and Urban roads systems, pedestrian ways and other transportation routes other than those that fall within a site plan or subdivision proposal.
5. Preparation, installation and maintenance methods for tree types and plants listed or recommended in the Guidelines.



If any of the above were to form part of a site plan or subdivision on which a developmental approval is applied for, the applicant will be required to consult with the of Director of Planning & Development Services and internal staff regarding the landscape treatment of these elements.

A. Landscape Requirements and General Guidelines

1 Basic Requirements A Landscape Plan, submitted as part of a development application, shall be a detailed and comprehensive plan that adequately demonstrates the desired landscaping program in terms of location, size and scale, function, theme and similar attributes. The plan shall provide the Town with a clear understanding of the landscaping program. Following the basic principals of preparing Landscape Plans, the applicant will:

- 1.1 Formulate plans on the basis of these Guidelines.
- 1.2 Aim to conserve natural areas and resources.
- 1.3 Maximize natural water storage and infiltration opportunities within the landscape unit.
- 1.4 Protect slopes and channels during landscape design.
- 1.5 Include a tree protection plan, as required.

2 Purpose of the Landscape Guidelines

The purpose of the Landscape Guidelines is to establish requirements for achieving:

- 2.1 A healthy and attractive environment, in accordance with recognized urban design principles and horticultural & environmental management practices, with the objective of promoting and protecting the natural identity of Niagara-on-the-Lake.
- 2.2 A safe pedestrian environment.

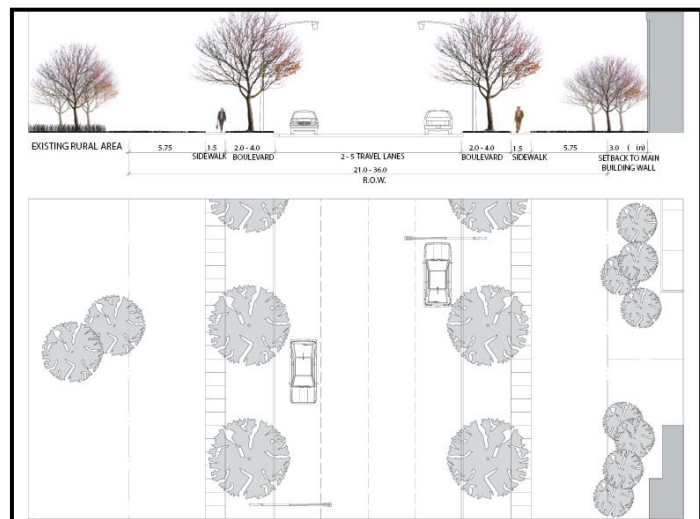
3 Submission Requirements Fifteen sets of landscape drawings are to be submitted along with the application for Site Plan Control. For Subdivisions approval of a Landscape Plan will be required for street trees, parks and public spaces.

- 3.1 Refer to the Development Guide for;
 - 3.1.1 Details on submission, format and specifications of the Landscape Plan requirements,
 - 3.1.2 Details on information to be provided on the Landscape Plan.

4 General Design Requirements

4.1 Where these Guidelines come in conflict with the Town Zoning By-law requirements the Town Zoning By-law shall prevail.

4.2 In urban areas, include in your design, a 1.5-metre public sidewalk along the entire length of the property's street frontage.



- 4.3 Lighting may form part of the Landscape Plan. Lighting Plans for building and streets are also to be submitted separately, indicating type and specification.
- 4.4 Prepare your Landscape Plan keeping in mind the recommendations outlined in the Glendale Urban Design Study, Village of St. David's Urban Design Guidelines, Virgil Streetscape Plan, Queenston Secondary Plan and Queen Picton Heritage District Conservation Plan, if your property is located in any of these areas.
- 4.5 Include in your plan a schedule showing the number, type of trees, plants and shrubs and their size specifications.
- 4.6 Depict boundary and width dimensions of all proposed planting beds.
- 4.7 Integrate open space design into the plan i.e. playgrounds, easements.
- 4.8 Trees and shrubs shall be planted so that at maturity they do not interfere with under/above ground services and safety sight areas. Consideration should be given to impact on adjacent property.
- 4.9 Impending damage to public infrastructure due to spread of tree root systems must be a consideration.
- 4.10 Trees that have a life span of more than 60 years, are clean, strong, and insect and disease resistant are preferred.
- 4.11 Include slope treatment, if required, to contain erosion and reduce runoff.
- 4.12 No permanent structures, except signs, sidewalks, benches, utility boxes and footpaths may be located in landscape strips or buffer areas.

B. Landscape Design Guidelines

These Guidelines are to be applied where possible on all streets, boulevards, medians, sight triangles, parking areas, residential and non-residential developments and will include buffering, screening, foundation planting and front and rear yard landscaping.

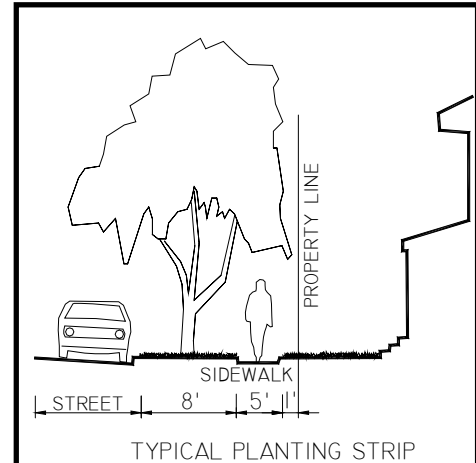
1 a) Streets & Boulevards

Many factors affect design along streets, which include: extent of use by pedestrians, speed and volume of vehicular traffic, shape and size of sidewalk and function and intent of the street. A good Landscape Plan should be designed to maintain the use and character of the street. The following are recommended, (Refer to spacing standard where necessary).

- 1.1 Use deciduous tree species with a minimum 50mm (2 inches) caliper to align both sides of a public and at least one side on a private street. Plant trees in a row to create a continuous street edge even where the width of the right of way varies. Use different species with similar characteristics, i.e. color and form.
- 1.2 Planting should not be random in pattern or choice of tree species. Depending on the species, location and function, the recommended distance between trees along public streets is 9.00-12.00 metres (30-40 feet), with spacing adjusted for driveways, signposts, hydrants and light poles as required.



- 1.3 The width of the boulevard on either side of the paved portion of the road should dictate the type and form of trees to be planted. For example, a narrow width will suggest the use of tree species with a narrow form at maturity.
- 1.4 Trees planted along pedestrian corridors should have a tall canopy to allow visibility at pedestrian level. Similarly all street trees shall be selected and planted to maintain vehicular sight distance.
- 1.5 Trees selected for lining commercial properties should minimize obstruction of views to retail signs, and have appropriate form and character to enhance the look and appeal of the property.
- 1.6 Street trees should not obstruct views of traffic lights, traffic signs and notices and directions intended for traffic view.
- 1.7 Tree planting should be avoided on utility easements. If trees come in conflict with signs, utility boxes, light poles, hydrants etc, adjust choice of trees to suit conditions.
- 1.8 Specific spacing of street trees may be dependant on site conditions. Refer to table 1 for further details.

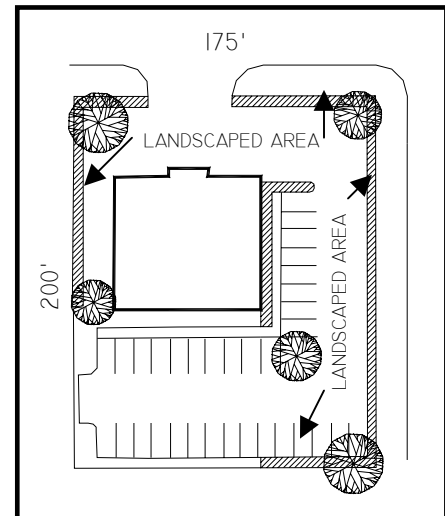


b) Street Interface Landscaping Treatment

Street interface treatment will be required for all non-residential and multi-residential developments that front on Regional Roads and Provincial Highways or are located across the street or adjacent to a residentially zoned area. Due to their high traffic location and visibility, enhanced landscaping will be required for these developments in addition to the overall landscaping requirement as outlined under section 9.2 and 9.3, of these Guidelines. Landscaping is primarily to be concentrated in the front yard but landscaping along yards that have a visible sight line from the street is acceptable, if the area constituting the front yard is insufficient to accommodate the entire landscaping requirement under this section.

- 1.1 The minimum front yard landscaping will depend on the depth of the lot and shall be as below:

- 1.1.1 Upto 60 metres (200 feet) of depth of a lot, 2.44 m² per linear metre (8 ft² per linear foot) of landscaping is required per frontage of the lot i.e. (2.44 mts x 53.34 mts=130.14 m² or 8'x175'=1400 ft² of landscape area).
- 1.1.2 A subsequent increase of an additional 1.52 m² per linear metre (5 ft² per linear foot) of landscaping is required for every 30 metres (100 feet) increase in lot depth.



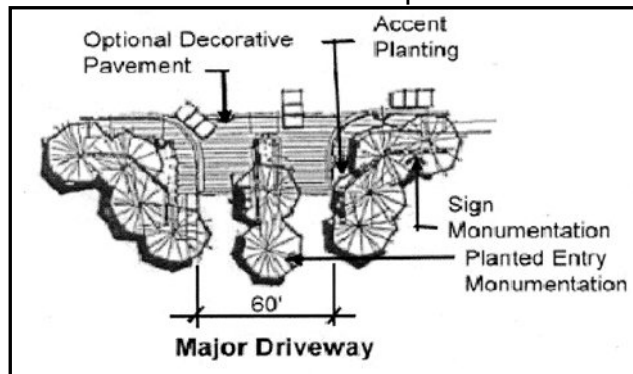
- 1.2 Parking in the front yard should be minimal and screened from view by appropriate landscape.
- 1.3 One (1) shade tree or two (2) ornamental trees for every 46 m² (500 ft²) of landscaped area should be planted with the option of substituting the above with 10 and 5 shrubs for each type of tree, as long as the substitution does not exceed 1/3 of the tree requirement.
- 1.4 Landscaping in the rest of the area may constitute ground cover, shrubs and other planting material.
- 1.5 If a residential use abuts the property a 3 metres (10-foot) vegetative buffer strip will be required along the abutting property line, in addition to the required landscaped area.

2 Medians and Sight Triangles

In a subdivision or multi-residential development the landscape elements within a median should include planting of large-scale trees, shrubs, ground cover and hardscape areas. Maintenance of medians and sight triangles within the subdivision and multi-residential sites is by the developer, resident association, or owner.

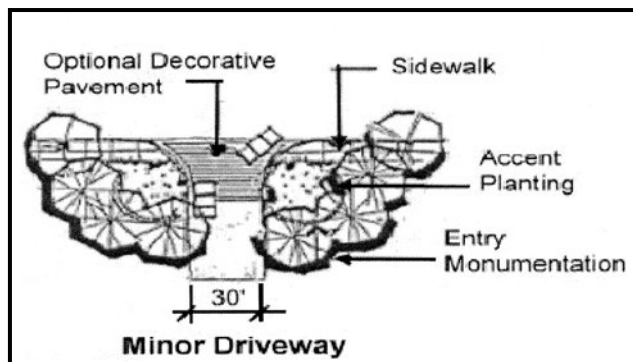


- 2.1 Central medians at subdivision multi-residential development entrances should be developed using low shrubs and plants, not more than 80cm (30 inches) in height at maturity.



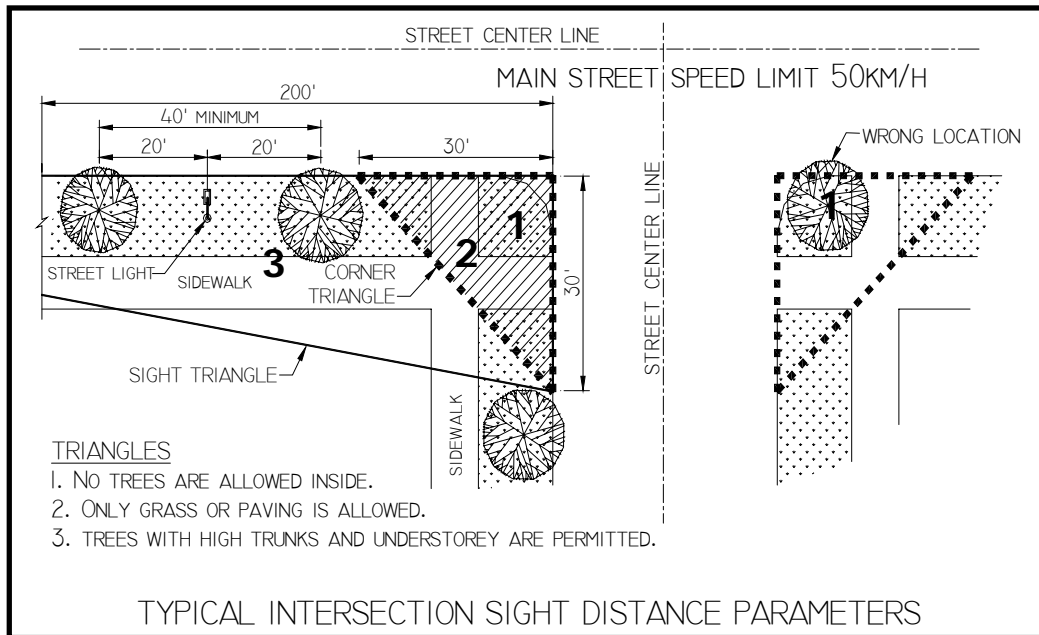
- 2.2 Shrubs and ground covers on medians should be planted keeping in mind traffic safety and visibility and limited to 80cm (30 inches) in height.

- 2.3 Landscaping of at least 75 % of the medians is encouraged at major entry points in conjunction with decorative paving treatment within the entry and exit lanes.



- 2.4 Trees or high shrubs should not be planted closer than 9 metres (30 feet) from the intersecting curb face at the intersection and street corners within the corner triangle.

2.5 The distance of sight triangles along a main street intersection will depend on the speed limit posted on the street. For example, for a 50 kilometer/hr posted



speed limit the distance of the sight triangle along the main street is 60 metres (200 feet). With the exception of deciduous trees with high canopy cover, only shrubs up to 80cm (30 inches) are permitted within the sight triangle. The Town Public Works department should be consulted on the sight triangle dimensions if required.

3 Parking Lots

Landscaping of parking lots is done to reduce potentially negative visual effects and to enhance the aesthetic effects of the parking lot.

a) Tree Planting

3.1 Provide landscaping to achieve a minimum 50% shade in the parking lot by providing medium or large-scale trees at 12- 15 metres (40-50 feet) apart within raised planting beds.

3.2 A large scale tree with an approximate 15 metres (50 feet) canopy spread is to be planted to provide shade along parking perimeters while a medium scale tree with a canopy spread of 10-12 metres (35-40

feet), is recommended on end parking islands and dividing medians between two parking bays.



3.3 For landscaping of interior parking lots refer to table 2 attached.

b) Shrub Planting (Screening)

New parking lots or additions to parking lots in non-residential, multi-residential and other developments that are adjacent to arterial roads, collector streets and highways must be screened. Screening is also essential if the development is across a street from a residential zone. The interior of parking lots that are required to be screened also need to be landscaped with trees if the parking lot has more than 15 parking spaces along a single row.

3.1 Where parking faces a major public street, landscaping in combination with low walls, decorative berms and shrubs should be used for screening.

3.2 Parking screens (shrub screen) should be planted between sidewalks and parking areas and between streets and parking lots, and have an eventual maturity height exceeding 80cm (30 inches).

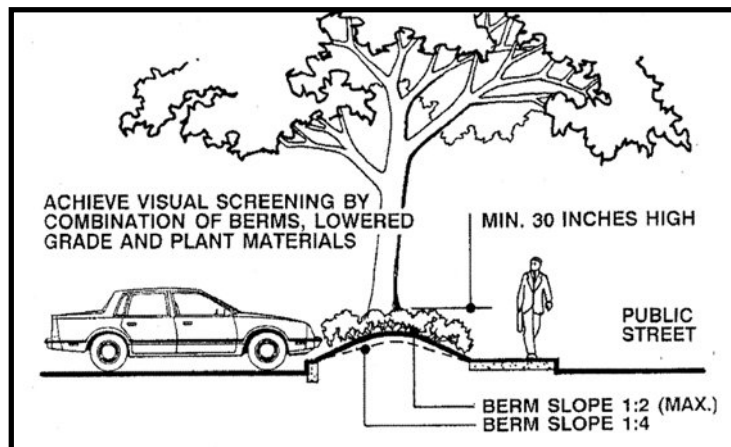
3.3 Planting of parking lot shrub screens along the entire length of the parking lot frontage is preferred. Where it is not possible, due to ground conditions, to provide a screen along the entire frontage, such planting should be no less than along 2/3 of the frontage.



3.4 A width of 3.048 metres (10 feet) separation between the sidewalk and parking lot should be maintained, where possible, to allow for effective shrub and tree planting.

3.5 Structures, walls or fences may also be used either individually or in combination to achieve the same results as landscaping, but their height is to be restricted to 1.828 metres (6 feet) except along the frontage where its height is to be no more than 90cm (36 inches).

3.6 Screening may also be achieved by a combination of berms, lowered grade and plant material with a height exceeding 80cm (30 inches) at maturity.



3.7 All parking areas with five or more parking spaces must be screened from residential or public land use like parks, playgrounds, streets etc.

4 Buffering Requirements

Vegetative landscape buffers are required along the rear and side boundaries of non-residential development adjacent to residential zoned areas. Multi residential dwellings will also be required to provide vegetative landscape buffers when the

development is adjacent to single detached or semi-detached residential areas. Buffering is to be used to screen above ground structures or objects. In addition to perimeter walls and fences, hedges and trees are also required. One tree is required for every 6 metres (20 feet) of linear distance of the buffer length. Also see bufferyard landscaping under Multi-residential.

- 4.1 For an effective interface between commercial/industrial and residential uses, a 3 metre (10 ft.) wide vegetative landscaped buffer is required.
- 4.2 All interface buffering between commercial/industrial/agricultural uses and residential uses shall provide 1 large-scale tree for each 18.5 m² (200 ft²) of landscaped area.
- 4.3 When an earth berm is used as a buffer, the height shall be a minimum of 1.5 metres (5 feet) with a 2:1 slope that is appropriately landscaped with plant material suitable to manufactured slopes.

5 Screening: Screening forms an integral part of an urban landscape and is required to screen above ground essential utility fixtures, storage and collection centres, service station and parking lots from residential property. It may also be effectively used to screen buildings for purposes of privacy, noise reduction and aesthetics.

a) Storage Areas and Above Ground Services

- 5.1 All above ground utility equipment, storage facilities, trash and garbage enclosures and other collection areas should be adequately landscaped by means of a wall, fence or landscaping or a combination thereof. In case of usage of masonry wall, vines may be required. Fences used for screening will be limited to a height of 1.8 metres (6 feet.)
- 5.2 A 1 metre (3 feet) wide planting area adjacent to above ground utility equipment such as backflow devices and elevated utility boxes may be provided for adequate screening.
- 5.3 75% of above ground equipment is to be screened.
- 5.4 Avoid planting large trees or trees with a deep and large root spread near or above ground utility boxes, services and hydrants. The minimum distance of a tree from a fire hydrant is 3 metres (10 feet) and from a street light, it should be no less than 4.5 metres (15 feet)
- 5.5 Enclosures designed for garbage collection centres on properties designated, under Part IV and V of the Ontario Heritage Act will require a Heritage Permit.



b) Foundation Planting. The screening of building edges can be achieved by using low growing planting material such as flowering plants and shrubs which will soften the vertical scale of the building.

5.1 Avoid asphalt edges at base of buildings and establish aesthetically appealing plant bases that enhance the architecture of the building

5.2 Foundation planting areas adjacent to the building edges are recommended to be a minimum of 1.5 metres (5 feet) wide and should include a combination of ground cover, shrubs and flowering plants.



c) Parking Screens: See Section 3(b) Parking Areas- Shrub Planting.

6 Service Stations

6.1 On a corner lot, a minimum area of 14 m² (150 ft²) is to be landscaped at the street corner sight triangle location. Heights of ground cover plant material should be no more than 80 cm (30 inches).

6.2 On a lot within a commercial centre, a 1.5 metres (5-foot) wide planting bed is to be provided along 2/3 of the interior perimeter boundaries and a 3 metres (10-foot) wide bed along all street property lines. Beds should be planted with plants that have multi-season interest.

6.3 1 medium scale tree is to be provided for every 18.5 m² (200 ft²) of landscaped area.

7 Service Areas

7.1 A see-through buffer, which functions as a partial visual separator to soften the appearance of loading and service areas is recommended.

7.2 A mix of low canopy type deciduous trees, coniferous trees and broadleaf evergreens can also be used as an effective screen for service areas.

7.3 Where berms are used for screening the slope shall not exceed 2:1.

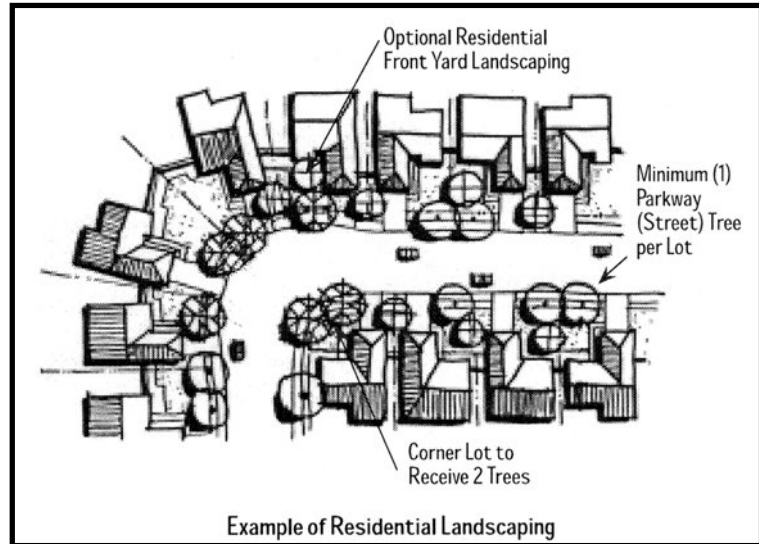
8 Loading Bays

Loading bays shall be fully screened from residential properties or adjacent right-of-ways using one or a combination of the following methods.

8.1 Orient the building design and layout to screen loading bays from adjacent residential properties and right-of-ways;

8.2 Provide a 3-metre (10 ft.) vegetative landscape buffer between subject property and adjacent residential properties and right-of-ways. Incorporate into the vegetative landscape buffer either a minimum 1 metres (6 ft.) high decorative fence or a landscape berm.

9 Residential: Generally, in all residential areas, whether single/semi-detached, multi-residential or mobile home park, the landscape along streets should include at least one medium or large-scale tree per lot and two medium or large-scale trees per corner lot. Emphasis should be given to create a 'characteristic' type of planting in a symmetrical pattern.



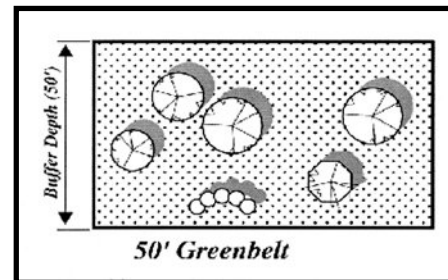
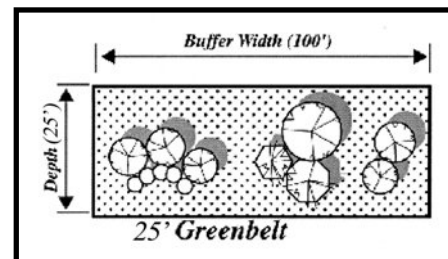
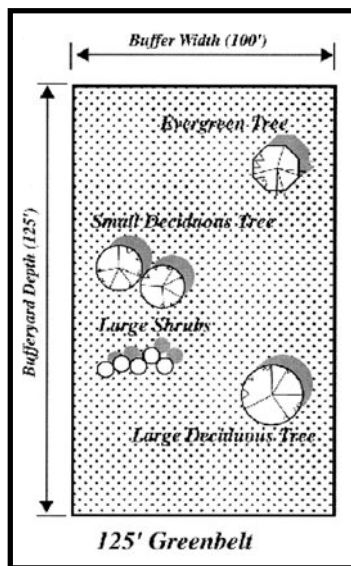
9.1 Single Detached Residential.

(Residential Streets).

While front yard landscaping is optional for residential lot owners, a site plan or subdivision plan that provides for single detached residential lots should have at least one medium to large-scale street tree per lot and 2 street trees per corner lot.

9.2 Multi-Residential:

9.2.1 A 25% minimum landscaped area is required for Multi-residential area.



For multi residential units, where an interface is required with a single or semi-detached residential zone, the bufferyard should be adequately landscaped and evenly distributed with deciduous trees and coniferous evergreens grouped together in groups of no less than three trees. Shrubs should be in groups of no less than five.

9.2.2 The diagrams given above are illustrations to show that the intensity and scale of landscaping treatment of bufferyards depends on its width and depth. A narrower bufferyard will require greater intensity of landscaping with a cluster type of tree and shrub arrangement, while

larger bufferyards can have a more dispersed tree and shrub arrangement.

- 9.2.3 Bufferyard landscaping will also be required in yards occupied by water retention ponds and Storm water facilities.
 - 9.2.4 The intent of landscaping bufferyards in multi residential units is not to totally obscure the buildings, but to create a softening effect.
 - 9.2.5 Front yard landscape treatment should include a clustering of trees and shrubs around well-prepared planting beds.
- 9.3 **Non-Residential.** The landscaping requirements for all non residential uses (commercial, industrial and institutional areas) will vary from site to site and may require additional landscaping or landscape setbacks in order to provide upgraded landscape elements along a designated traffic corridor, parking lots, outdoor storage and collection centres. These may be in the form of screens, foundation planting, manufactured slopes and buffers to act as an interface between conflicting land uses. Where the Town Zoning By-law indicates a higher landscape cover than recommended below, the percentages indicated in the Zoning By-law are to be followed.
- 9.3.1 **Commercial.** As a general rule, a minimum of 20% of all developed properties in commercial areas are required to be landscaped, with the exception of civic centres where 25% is to be landscaped.
 - 9.3.2 **Institutional.** As a general rule, a minimum of 20-25% of all developed property in Institutional areas is required to be landscaped.
 - 9.3.3 **Industrial**
 - 9.3.3.1 As a general rule, a minimum of 20% of all developed property in industrial areas is required to be landscaped with the exception of the business parks where a Landscape Plan is to be formulated in consultation with and approved by, Director Planning & Development Services.
 - 9.3.3.2 All cargo containers, loading bays, storage areas, machinery and above ground utilities and services are to be visually screened off from a street. A 3 metres (10 ft.) wide vegetative landscaped buffer planted with coniferous evergreens and screening plants should be used to screen adjacent property.
 - 9.3.3.3 Where industrial development abuts an arterial or Collector Street, the building setback as per zoning By-law should be completely utilized for landscaping with the exception of entranceways and signage.
 - 9.3.3.4 Where industrial development does not abut an arterial or Collector Street, the building setback as per zoning should also be utilized for landscaping.
 - 9.3.3.5 Landscape open spaces that serve as outdoors amenity areas for industrial staff with appropriate screens/trees/plants.
- 9.4 **Surface treatments.** Ground level treatments will include irrigated and non-irrigated turf, organic and non-organic mulches and low-height plant materials—ground covers, annuals and perennials. Functional inter-relationship between type and use should be appropriately defined. For example,

- 9.4.1 **High foot traffic and recreation areas** should be considered for growing turf suited for such abuse. Turf should provide the ground cover for medians, tree lawns, setbacks and landscape strips to an extent of 50%. The remainder may consist of planting bed area with at least a 75% plant cover at maturity, paved areas, play areas etc.
- 9.4.2 **Ground cover** in lieu of turf is to be used for solving problematic conditions such as steep slopes, irregularly shaped areas and for providing visual linkage of different plant types and sizes.
- 9.4.3 **Mulches** can be provided in all non-turf planting areas to a minimum depth of 75mm (3 inches) and non-organic mulches such as gravel, rock, cobbles and stones may be provided in areas of high wind.

TABLES
TABLE # 1 Recommended Spacing Standard

| Object | | Spacing/Distance/Area | |
|---|-------------------------|---|------------------|
| Tree interval along streets | | 9-12 mts. (30-40 feet) | |
| Tree from intersections (corner triangles) | | 9 mts. (30 feet) | |
| Tree from fire hydrant | | 3 mts (10 feet) | |
| Tree from street light | | 4.5 mts (15 feet) | |
| Tree from service walks, driveways and utilities | | 1.5 mts (5 feet) | |
| Tall shrubs 3-6 mts (10-20 feet) | | Space 1 plant every 2 mts (6.5 feet) | |
| Medium shrubs 1-2 mts (3-6 feet) | | Space 1 plant every 1 metre (3.28 feet) | |
| Small shrubs and Groundcover < 1 mts (3) feet | | Space 1 plant every 0.5 metre (1.6 feet) | |
| Tree interval in parking areas | | 12-15 mts (40-50 feet) | |
| Tree along Medians | | 40 feet (1200 ft ² . of median space) | |
| Trees along public streets adjacent to single detached or Semi-detached residential units | | One every lot frontage Two trees for every corner lot | |
| Trees along perimeters of sites that act as buffers (Make appropriate choice to suit purpose) | | 1 tree every 20 feet apart on a 3 metre (10 feet) wide raised planting bed. | |
| Screening of services, loading bays etc (Make appropriate choice to suit purpose) | | Evergreens @ 3 metres (10 feet) apart on a 3 metre (10 feet) wide planting bed. | |
| Non/multi- residential (interface) front yard | | 1 shade/2 ornamental tree every 500 ft ² . | |
| Tree Setback | | Distance | |
| On major arterial road | | 6 mts. (20 feet) | |
| From edge of driveway | | 1.5 mts (5 feet) | |
| From stream or designated fish habitats | | 7.5 metres (34 feet) | |
| Object Distance | | Height | |
| Plants/shrubs within sight distance triangle | | Less than 80cm (30 inches) | |
| Screens for parking (screening from public road) | | More than 80cm (30 inches) | |
| Street trees on landscape strips | Utility location | Minimum tree planting interval | Tree Type |
| Where no sidewalk exists, trees to be 1.2-1.5 mts (4-5 feet) from street pavement | Buried utilities | 9-12 mts. (30-40 feet) | Large |
| | Overhead | 4.5-6.0 mts (15-20 feet) | Small |
| Where detached sidewalk exists with width of Landscape Strip >2.4mts (8 feet) | Buried utilities | 9-12 mts. (30-40 feet) | Medium |
| | Overhead | 4.5-6 mts (15-20 feet) | Small |
| Where detached sidewalk exists with width of Landscape Strip 1.8-2.4 mts (6-8 feet) | Buried utilities | 7.6-9 mts (25-30 feet) | Medium |
| | Overhead | 4.5-6 mts (15-20 feet) | Small |
| Where detached sidewalk exists with width of Landscape Strip 1.2-1.8 mts (4-6 feet) | Buried utilities | 4.5-6 mts (15-20 feet) | Small |
| | Overhead | 4.5-6 mts (15-20 feet) | Small |

TABLES

TABLE # 1 Recommended Spacing Standard-Continued

| | | | |
|--|--|------------------------|-------|
| Where attached sidewalk exists trees to be planted 1-1.5 mts (3-4 feet) from sidewalk if possible. | Buried utilities | 9-12 mts. (30-40 feet) | Large |
| | Overhead | 4.5-6 mts (15-20 feet) | Small |
| Miscellaneous | | | |
| Minimum tree caliper/size on streets at time of planting | 50mm (2 inches) | | |
| Spread of tree at mature height for parking areas with not more than 1/3 overlap of foliage | 15 metres (50 feet) canopy spread for parking perimeter 10-12 metres (35-40 feet) canopy spread for end island planters | | |
| End island in parking lot that requires a tree | 15 parking spaces | | |

**Table #2
Recommended - standards for Interior parking lots**

| Parking lot size | No. Of double loaded rows | Minimum % to lot landscaping |
|--|--|-------------------------------------|
| 15 spaces or less | None | Optional |
| 16-160 spaces | None | 5 % |
| More than 160 spaces | One | 5 % |
| | More than one | 10% |
| 120-149% of minimum required spaces | None | The above plus 5% |
| 150 or more of minimum required spaces | None | The above plus 10% |
| For every 18.5 m ² (200 ft ²) of internal parking lot landscaped area | One large-scale tree. 75% of required trees to be large/ medium scale | |
| For every six parking spaces | One tree | |
| Distance of trees from curb or planting edge | 1 mts (3 feet) | |

DEFINITIONS

Unless otherwise specifically defined in the context of this document the definition of the following shall be:

- 1 **Bufferyard** An open space in a multi-family residential development between the building and the adjacent property line of a single detached or semi-detached residential zone. It could be either at the rear or at the sides of the multi-family residential building.
- 2 **Buffer Strip** A strip of land (often including undisturbed vegetation) where structures are not allowed and normally constitutes an open space normally used as an vegetative interface to resolve conflict between different and diverse land uses and along or adjacent to roads, trails, watercourses and recreation sites with the intent to preserve or enhance aesthetic and fulfil other required functions.
- 3 **Berm** A strip of mounded topsoil which provides a visual screen.
- 4 **Ground Cover** Planting material that generally does not exceed 30cm (12 inches) in height and will provide 100% surface coverage within two growing seasons of initial planting.
- 5 **Landscaped Area** Planting area set apart for planting grass, shrubs, trees or similar living material, including land in an arcade, plaza, parking lot or pedestrian area.
- 6 **Landscape Strip** Any part of a public or private street right of way lying between the pavement/curb and the property line but does not include the sidewalk.
- 7 **Parking Lot** An off street, ground level open space used for the temporary parking of motor vehicles, including necessary access drives, lanes and parking stalls, but does not include car ports garages or driveways that serve detached residential dwelling units, parking garages and structures.
- 8 **Parking Lot Landscape Interior** Landscape that is within or extends into the parking lot but excludes landscaping that is required in any setback area, landscaped area between the building and the parking lot that does not extend into the parking area.
- 9 **Tree- Ornamental** A small tree of shade, beauty and of landscape value intended to provide an aesthetically enhanced landscape due to its ornamental qualities
- 10 **Tree- Small** A tree that normally attains a height of less than 9 metres (30 feet) at maturity.
- 11 **Tree- Medium** A tree that normally attains a height ranging between 9-18 metres (30-60 feet) at maturity.
- 12 **Tree- Large** A tree that normally attains a height of more than 18 metres (60 feet) at maturity.
- 13 **Tree-Shade** Trees that are normally deciduous, have a large canopy spread and provide sufficient shade as a result of its form/habit.