



TOWN OF MASSEY DRIVE

LANDSCAPE STANDARDS

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SCHEDULE 1

INTENT

The Landscape Standards outlined within have been designed to ensure a reasonable standard of appearance within the Town of Massey Drive. These Landscape Standards outline the Town of Massey Drive's essential criteria for landscape design of properties. Landscaping is intended to improve the general appearance of land within the Town of Massey Drive. Furthermore, landscaping shall be designed to reduce the effects of drainage and erosion upon all properties within the town.

AUTHORITY

Persuant 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 Town of Massey Drive.

DEFINITIONS

Front yard depth – As defined by the most current edition of the Town of Massey Drive Development Regulations

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

Inspector – Any person appointed as a development inspector employed by the Town of Massey Drive.

Landscaping – 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 and the like.

Rear yard depth – As defined by the most current edition of the Town of Massey Drive Development Regulations.

Residential Property – All residential property within the Town of Massey Drive

Side yard depth – As defined by the most current edition of the Town of Massey Drive Development Regulations

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

SCHEDULE 2

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 standards outlined in this schedule represent the Town of Massey Drive's essential criteria for landscape design of new residential properties.

Application

An application for new home construction 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 all new residential properties within the Town of Massey Drive.

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 provide the town with a basic landscape design. When a building permit for a new home is issued the applicable landscape standards outlined within this document shall apply.

Security

A building permit for a new home shall not be issued until a landscape security of \$1000.00 is submitted to the Town of Massey Drive to ensure the proper and timely completion of the approved landscaping. The applicant will be required to provide security either by way of cash deposit or irrevocable letter of credit from a chartered bank payable to the town at any time the owner is in default of the landscape standards.

Security Release

At the request of the owner/builder the town will conduct an inspection to determine if landscaping is acceptable. The town will require 48 hours notice to arrange for the required landscaping inspection. Upon satisfactory inspection the landscape security will be refunded to the owner/builder.

Standards

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

1. The entire property must be landscaped from boundary to boundary, front and rear.
2. 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.

3. Areas with sodding or seeding will require a minimum 6" of topsoil.
4. Asphalt, concrete and paver- stone driveways shall not be started until approval is obtained from the town and shall not interfere with the installation of sidewalks.
5. Existing landscape features may be retained at the discretion of the authority if the existing landscaping does not pose erosion or drainage control issues and achieves the intent of this document.
6. Landscaping shall not be completed in any manner that violates any municipal or provincial regulation or standard.
7. The property owner shall not direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.
8. Landscaping shall be completed in such a manner that it reduces drainage and erosion control issues to adjacent properties.

Maintenance

Any residential property within the Town of Massey Drive that does not comply with the standards outlined within this schedule may be ordered to remediate the property to an acceptable standard.

SCHEDULE 3

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 standards outlined in this schedule represent the Town of Massey Drive'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 Town of Massey Drive that do not currently comply with the standards outlined here within.

Process

Any existing residential property that does not conform to 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, 2014.

Standards

Existing residential properties within the Town of Massey Drive will be required to complete the minimum standard of landscaping outlined below:

1. The entire property must be landscaped from boundary to boundary, front and rear.
2. 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.
3. Areas with sodding or seeding will require a minimum 6" of topsoil.
4. Asphalt, concrete and paver- stone driveways shall not be started until approval is obtained from the town and shall not interfere with the installation of sidewalks.
5. Existing landscape features may be retained at the discretion of the authority if the existing landscaping does not pose erosion or drainage control issues and achieves the intent of this document.
6. Landscaping shall not be completed in any manner that violates any municipal or provincial regulation or standard.
7. The property owner shall not direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.
8. Landscaping shall be completed in such a manner that it reduces drainage and erosion control issues to adjacent properties.

Maintenance

Any residential property within the Town of Massey Drive that does not comply with the standards outlined within this schedule may be ordered to remediate the property to an acceptable standard.