



## **LANDSCAPING REQUIREMENTS & DEPOSIT REFUND PROCEDURE**

### **Landscaping**

Landscaping of at least the front yard is to be completed within one year of occupancy.

This is to include:

- a. Sodding to the sidewalk or curb and one (1) tree planted in the front yard;
- b. Deciduous trees must have a minimum 1 ¾" calliper trunk (trunk width); measured 6" above ground;
- c. Coniferous trees must be at least 5' in height;
- d. Sizes specified are required at time of planting;
- e. When the sub-grade is prepared next to the sidewalk or curb, all efforts shall be made to avoid water ponding next to the concrete. Clay should be removed and replaced with topsoil in one expedient step.

**If landscaping fails and more than one (1) re-inspection is required, there will be a penalty of \$150.00 to be held back from the deposit.**

### **Alternate Landscaping (Low Maintenance)**

Proposals for alternate landscaping of the front yard (low maintenance, low water use) will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. Submission of detailed plans for approval, prior to landscaping construction will be required.

## **Fencing**

For lots backing onto park and public space, side yard fencing must be of a similar style (chain link, wrought iron, etc.) as that established by the developer for these locations. The developer's fencing detail style for Sienna is attached.

## **Landscaping Deposit**

A \$1,000.00 landscaping deposit per lot must be paid by the Builder to the Developer at the time of payout to ensure landscaping compliance.

## **Landscaping Deposit Return Procedure**

Upon completion of the front yard landscaping in accordance with the above requirements, the Builder shall make a written request to Qualico to conduct a landscaping inspection. The written request must include the following:

1. The lot, block and plan number;
2. The municipal address; and
3. A copy of the approval rough grade certificate.

Upon approval of the landscaping by Qualico, the \$1,000.00 landscaping deposit will be refunded to the Builder. Written request can be faxed to 440-1728.

**Landscaping inspections are weather dependant and will therefore commence once plant material has come out of dormancy and it is possible to tell that trees, shrubs and grass are alive and growing and will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs).**

**If you have any questions, please contact your Sales Person or Builder directly.**