



# Town of Rocky Mountain House

ROCKY MOUNTAIN HOUSE, ALBERTA T0M 1T0

TOWN POLICY NUMBER: 008/96

---

REFERENCE:  
MUNICIPAL PLANNING COMMISSION  
JULY 15, 1996

ADOPTED BY:

SUPERSEDES:

---

PREPARED BY:  
Planning & Development

EFFECTIVE DATE:  
AUGUST 19, 1996  
REVISED DECEMBER 17/96

---

TITLE: PROCEDURE FOR LANDSCAPING REQUIREMENTS

---

## POLICY STATEMENT

To establish a written policy and procedure, approved by Council, to deal with landscaping requirements as set out in the Land Use Bylaw.

---

## ADMINISTRATION PROCEDURE

- a) Landscaping requirements laid out in the Land Use Bylaw will be applied to all commercial, industrial and multi family developments including additions to the same.
- b) This condition will be applied by the Development Officer for applications not being heard by the Municipal Planning Commission or when heard by the Municipal Planning Commission they will apply the condition.
- c) That the Development Officer and or the Municipal Planning Commission be allowed to relax the landscaping requirements as set out in the Land Use Bylaw up to 50% depending on the circumstances. If a relaxation is given there shall be a detailed written reason outlined for the relaxation.
- d) All adjoining boulevards should be landscaped as an extension of the site. The amount of tree and shrub planting that can take place maybe restricted because of underground utilities which shall be a developers responsibility to have located. Site lines will be

considered by Public Works when located in a road right of way.

- e) Landscaping occurring of Town lots is NOT included as part of the minimum landscaping required by the Land Use Bylaw.

**4.4 Barbed Wire Fences**

Except where approved by the Municipal Planning Commission, barbed wire fences are not permitted.

**4.5 Dangerous Goods**

Prior to making any decision on a development application which involves dangerous goods or development on adjacent land or in close proximity to any dangerous goods or oil and gas related facility including pipelines, the Development Officer/Municipal Planning Commission shall refer the development proposal to the appropriate regulatory authority for comments.

**4.6 Landscaping, Environmental Conservation and Development**

Unless otherwise specified in Schedule C, the following standard of landscaping shall be required for all areas of a parcel not covered by buildings, driveways, storage and display areas:

- (a) the conservation of existing trees and shrubs to the maximum extent possible;
- (b) the retention, in their natural state, of
  - (i) swamps, gullies and natural drainage courses,
  - (ii) unstable land,
  - (iii) land subject to flooding by a 1:100 year flood,
  - (iv) land with a natural gradient of 15% or greater, and
- (c) the appropriate screening of outside storage areas, parking facilities and loading areas from adjacent buildings and public roadways;
- (d) the planting of additional trees and shrubs to provide
  - (i) a minimum overall density of one tree per 35 m<sup>2</sup> (376.8 sq.ft.) of landscaped area,
  - (ii) a minimum of 33% coniferous trees, and
  - (iii) a minimum height of 1.5 m (4.9 ft.) for deciduous trees and 1.0 m (3.3 ft.) for coniferous trees;
- (e) a maximum of 15% of the parcel area being hard-landscaped;
- (f) a sufficient depth of topsoil to facilitate growth in the soft-landscaped areas, with areas not planted to trees and shrubs being seeded to grass, sodded, cultivated as a garden or left with its natural grass cover; and
- (g) completion of the landscaping by the end of the first full growing season following completion of construction or the commencement of the use.