



Central Saanich

Landscape Policy for Development Permit Areas

Intent

The creation of well landscaped projects maintaining a high standard and retaining an overall native landscaped character are two primary objectives of the District of Central Saanich. This policy provides the means whereby these objectives may be achieved in the development process and the requirements for landscape materials and implementation.

Several sections of the District of Central Saanich's Official Community Plan refer to the requirement for landscape treatment details, specifically for those areas within designated Development Permit Areas for design control for multi-family residential, commercial, and industrial sites.

The municipality recommends the use of 'native plants' meaning plants which grow as native species in the region. The use of native plants has many benefits, for example:

- ◆ selected native plants have evolved with the droughty conditions found in Central Saanich during the summer and the rainy conditions during the winter and most do not suffer excessively from moisture stresses. Following 'good' establishment the plants should use less water, be more tolerant of local conditions and be more resistant to many pests and diseases.
- ◆ native plants generally have the preferred branch structure and canopy for bird perching and nesting, berry production, and associated insects for local birds and other wildlife which have been associated with these plants for a long time.

District of Central Saanich
1903 Mt Newton Cross Rd
Saanichton, B.C. V8M 2A9

tel (250) 544-4209
fax (250) 652-4737
www.csaanich.ca

- ◆ the form and colour of native plants often connect to the natural streetscapes, hedge-rows and park vegetation. This assists in forming wildlife corridors and helps to keep the linkages to the natural rural character.

This landscape policy sets out when a professionally prepared landscape plan is required (for projects requiring major development permits and zoned multi-family residential, commercial, or industrial), who may prepare or approve a plan (registered landscape architect), who may prepare estimates (landscape professional), what the plan must include (landscape details) and how landscape deposits may be secured and released.

Definitions

"*Landscape Architect*" shall mean a landscape architect registered in British Columbia under the *Architects' (Landscape) Act 1968*.

"*Landscape Professional*" shall mean a landscape architect, arborist, landscape designer, or contractor with local knowledge and experience in implementing landscape plans.

"*Owners*" shall mean the registered owner or owners of an estate in fee simple in respect of which a permit is applied for, or a person authorized by the owner or owners in writing.

Applicability

Prior to Council's consideration of an application for development, or the Approving Officer's consideration of any subdivision requiring registration of a building scheme with landscaping requirements, a landscape plan prepared by a landscape architect shall be submitted. This is required for any site which:

- ◆ is, or will be as a consequence of the application, designated a Development Permit Area for multi-family residential, commercial, or industrial projects, pursuant to s.870 of the Local Government Act and requires Council issuance of a Development Permit for development; or
- ◆ is the subject of a temporary commercial or industrial use permit; or
- ◆ is within a registered building scheme area with landscape requirements; or
- ◆ is within an approved subdivision plan with landscape requirements.

All sites which are designated as a Development Permit Area by an Official Community Plan Bylaw upon application shall conform to the landscaping and screening guidelines within the Official Community Plan Bylaw and the Land Use Bylaw in the application of this policy.

All sites must meet the landscaping and screening requirements as set out in the District of Central Saanich's Land Use Bylaw unless Council authorizes issuance of a Development Variance Permit to vary the landscape requirements.

General Policies

Notwithstanding the approved landscape plan, no tree or vegetation shall be retained if such tree or vegetation may be a hazard, diseased, or damaged as determined by the landscape architect or a registered arborist.

The safety and liability aspects of each site and of trees on the site shall remain the responsibility of the owner.

Where the Municipality does not have the necessary staff expertise to assess a landscape proposal or estimate, the District, at its cost of reviewing development applications, may retain the services of a landscape professional to provide advice.

The planting is to be appropriately maintained by the owner with plant health guaranteed with irrigation, weeding, etc, in accordance with the approved plan.

Security

Prior to the issuance of a Development Permit as authorized by Council, the owner shall submit the following:

- ❑ A deposit in the form of cash, or if the amount is over \$1,000.00, cash or an irrevocable letter of credit, satisfactory to the Director of Financial Services of the District of Central Saanich, representing 125% of the estimated cost as provided by a landscape professional and accepted by the Director of Planning and Building Services, of the landscape works.
- ❑ An additional deposit in the form of cash or an irrevocable letter of credit, satisfactory to the Director of Financial Services of the District of Central Saanich to restore, replant, or otherwise re-establish any tree designated in the landscape plan for retention. The value of this security shall be based on the International Society of Arboriculture (ISA) evaluation method and represent 100% of the established value of trees to be retained.
- ❑ Alternatively, the owner may submit, prior to issuance of the building permit, a plan which shows alternative planting to be done if any trees or vegetation are designated for retention are not retained. This alternative plan, when approved, shall become part of the landscape plan and the deposit shall represent 125% of the estimated cost of the landscape works.
- ❑ Written undertaking from the landscape architect to the Director of Planning and Building Services confirming compliance with the approved landscape plan.
- ❑ An undertaking that the approved barrier for tree protection will be installed and maintained as illustrated on the landscape plan.
- ❑ An undertaking that the owners will obtain from the contractor a one-year warranty on the landscape work, that the warranty will be transferable to subsequent owners of the property within the warranty period, and that the warranty will include provision for a further one-year warranty on materials planted to replace failed plant materials.
- ❑ An undertaking that, if the property is offered for sale before the landscape works are completed in accordance with the approved landscape plans, all prospective purchasers will be advised of the landscape requirements of the District of Central Saanich in connection with the property.

The landscape deposit or a portion of the deposit shall be returned upon receipt of a signed statement of completion from the landscape architect approved by the Director of Planning and Building Services. Partial completion may be considered when a major portion of the site is developed in all respects.

Renewal of a letter of credit may be approved following the one-year period.

Landscape Plan Checklist

Any landscape plan shall be prepared or approved by a registered landscape architect.

The landscape plan may be amended by the landscape architect where required to suit any changes in site layout or other conditions which affect the landscape work. The District of Central Saanich shall approve all substantial changes before the affected landscape work is done.

As part of the development permit approval process prior to acceptance of the landscape security deposit, a written estimate of the total cost of the works, broken down into major components, is to be supplied by a landscape professional to include materials, labour, soil, fencing, irrigation system and other details as appropriate.

Adopted by District of Central Saanich Council on December 18, 2000.

May 4, 2004

The landscape plan shall illustrate:

- ❑ a plant list specifying the quantity and size of each plant species to be planted, with an emphasis on native plants, including reference to the BCSLA/BCNTA Landscape Standard (container sizes for shrubs and ground covers and calliper measurements for trees);
- ❑ types, locations, and grades of existing trees;
- ❑ details and sizes of trees and other vegetation proposed to be retained;
- ❑ location and installation method of barrier to protect trees to be retained;
- ❑ natural features to be retained;
- ❑ existing and proposed site drainage and grading based on an accurate survey of existing grades;
- ❑ proposed soil depths;
- ❑ areas to be planted, and areas to re-establish native vegetation;
- ❑ treatment of the surface areas for driveways, parking spaces, sidewalks, walkways, patios, and/or boulevards;
- ❑ details and location of landscape furniture including bike racks, benches, picnic tables, screening of garbage containers, and recycling facilities;
- ❑ details of amenity areas such as dimensions of play areas and of equipment locations;
- ❑ details of fence locations and fencing materials and height;
- ❑ locations of underground services;
- ❑ irrigation specifications and locations on the property; and,

further information as deemed appropriate.