



DRUMHELLER

COUNCIL POLICY



COUNCIL POLICY #C-04-02

DRUMHELLER LANDSCAPING POLICY

THE PURPOSE OF THIS POLICY IS TO:

The intent of this landscaping policy is to contribute a reasonable standard of livability and appearance for developments from the initial placement of the landscaping through its mature state, to provide a positive overall image for Drumheller and to encourage good environmental stewardship.

POLICY STATEMENT:

The Town of Drumheller has established landscaping standards to be adhered by residential, commercial and industrial developers. This document is intended to ensure that landscaping is consistently developed and maintained throughout the Town.

STANDARDS

GENERAL REGULATIONS

1. The preferred materials for landscaping in Town of Drumheller is grass, trees, shrubs and flowers. Combinations of suitable hard and soft landscaping material may be acceptable.
2. All portions of a site not covered by structures, parking or vehicular circulation areas shall be landscaped.
3. In addition to all other landscaping requirements, all town boulevards adjoining the site shall be landscaped and maintained by the developer/landowner.
4. All plant material selected shall be hardy to the Drumheller area and to the actual site conditions.
5. Unique natural feature should be incorporated into the landscaping plan for the site.
6. Paving stones, patterned concrete, shale, rock and other forms of hard landscaping may acceptable in separate boulevard under 1.5 metres. Openings for planting trees, shrubs or flowers should be provided at a ratio of 1 per 45 m².
7. Existing grass, trees and shrubs retained on site may be considered as part of the landscaping requirement.
8. Trees & shrubs shall be provided in accordance with the following standards:
Residential: 1 tree per 45 m² and 1 shrub per 15 m².
Commercial: 1 tree per 35 m² and 1 shrub per 15 m²

- Industrial: 1 tree per 35 m² and 1 shrub per 15 m².
9. Tree Sizes

Tree Type	Min Caliper	Min Height
Ornamental	35 mm	-
Small deciduous	50 mm	2 metres
Small Coniferous	50 mm	2 metres
Large Deciduous	85 mm	3 metres

10. The proportion of deciduous to coniferous trees shall be approximately 2/3:1/3.
11. Where space permits, trees shall be planted in groups.
12. The majority of required landscaping shall be concentrated in the front yard.
13. All trees and shrubs shall be maintained for two growing seasons. Trees or shrubs which die during this period must be replaced during the next planting season.
14. The Development Authority may require a guaranteed security from the property owner to ensure that landscaping is provided and maintained for two growing season.
15. The Development Authority may, where it considers appropriate vary any or all of the General Landscaping policies if in their opinion, a proposed landscape plan meets or exceeds the intent of this policy.
16. A landscaping plan may be required as part of a service agreement.
17. Boulevards along provincial highways or major traffic arteries which may be impacted by salt, snow removal chemicals or snow plowing, the first 1.5 m of the boulevard may be surfaced with a hard landscaping material. The remainder of the boulevard shall be planted in grass.

RESIDENTIAL

1. The front yard shall be landscaped with grass, trees, shrubs and/or flower beds. Areas of shale, rock or other hard landscaping may be acceptable if less than 25% of the total area or as otherwise approved.
2. There shall be at least 2 trees per lot.

COMMERCIAL

1. Not with standing Section 20 of the General Regulations, separate boulevard over 1.5 metres in width shall be landscaped with grass, trees, shrubs and or flower beds and maintained.
2. Separate boulevards less 1.5 metres in width may be surfaced with rock, shale, paving stones, patterned concrete or other hard surfacing as approved.
3. Areas with parking lots containing more than 10 parking stalls shall provide and maintain perimeter planting and/or berming.
4. In larger parking lots, internal islands or planting areas are encouraged.

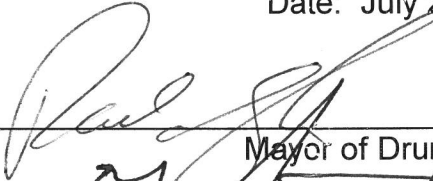
5. Commercial businesses are encouraged to provide and maintain hanging planters and/or planting boxes.

INDUSTRIAL

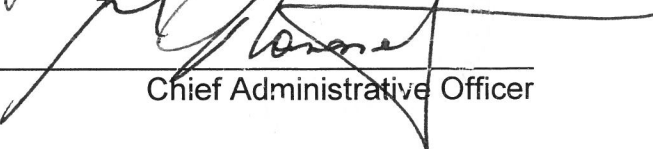
1. Not with standing Section 20 of the General Regulations, boulevards greater than 1.5 metres in width located along provincial highway or major traffic route shall be landscaped with grass, trees, shrubs and/or flower beds, unless otherwise approved.
2. Parking lots having 10 or more parking stalls visible from an adjoining residential site or from a provincial highway or major traffic route shall have perimeter planting and/or berming.
3. Industrial developments located in lower profile areas may use more hard landscaping or lower maintenance features provided they include a variety of features.
4. Landscaping plans for all industrial sites shall be approved as part of the development approval.

Adopted by Council

Date: July 2, 2002



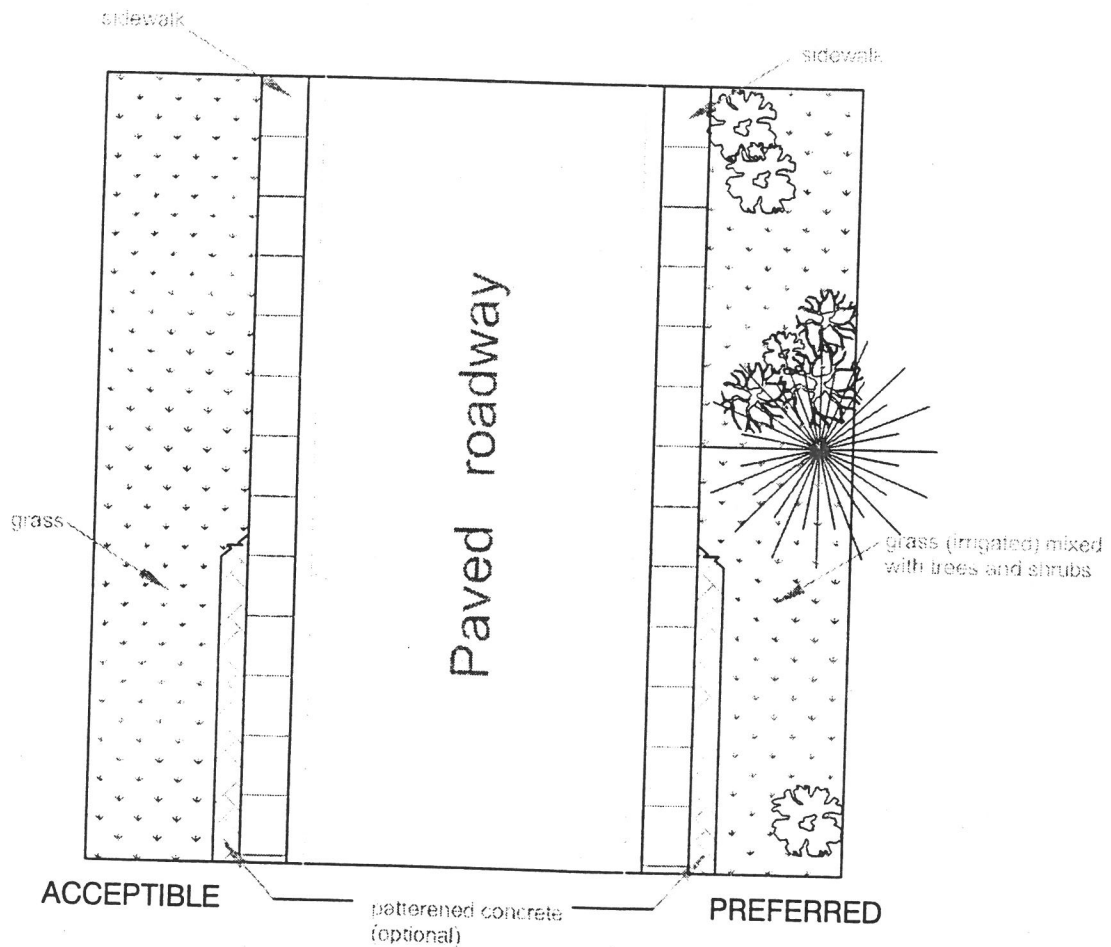
Mayor of Drumheller



Chief Administrative Officer

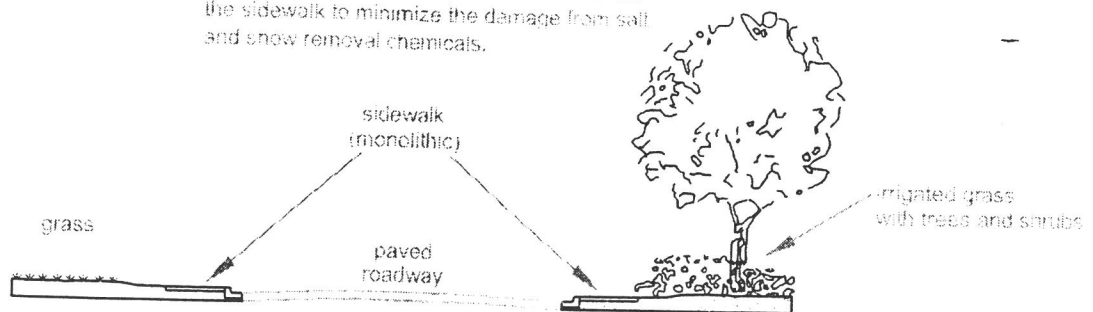
EXAMPLES OF BOULEVARD TREATMENTS

Areas with Irrigation



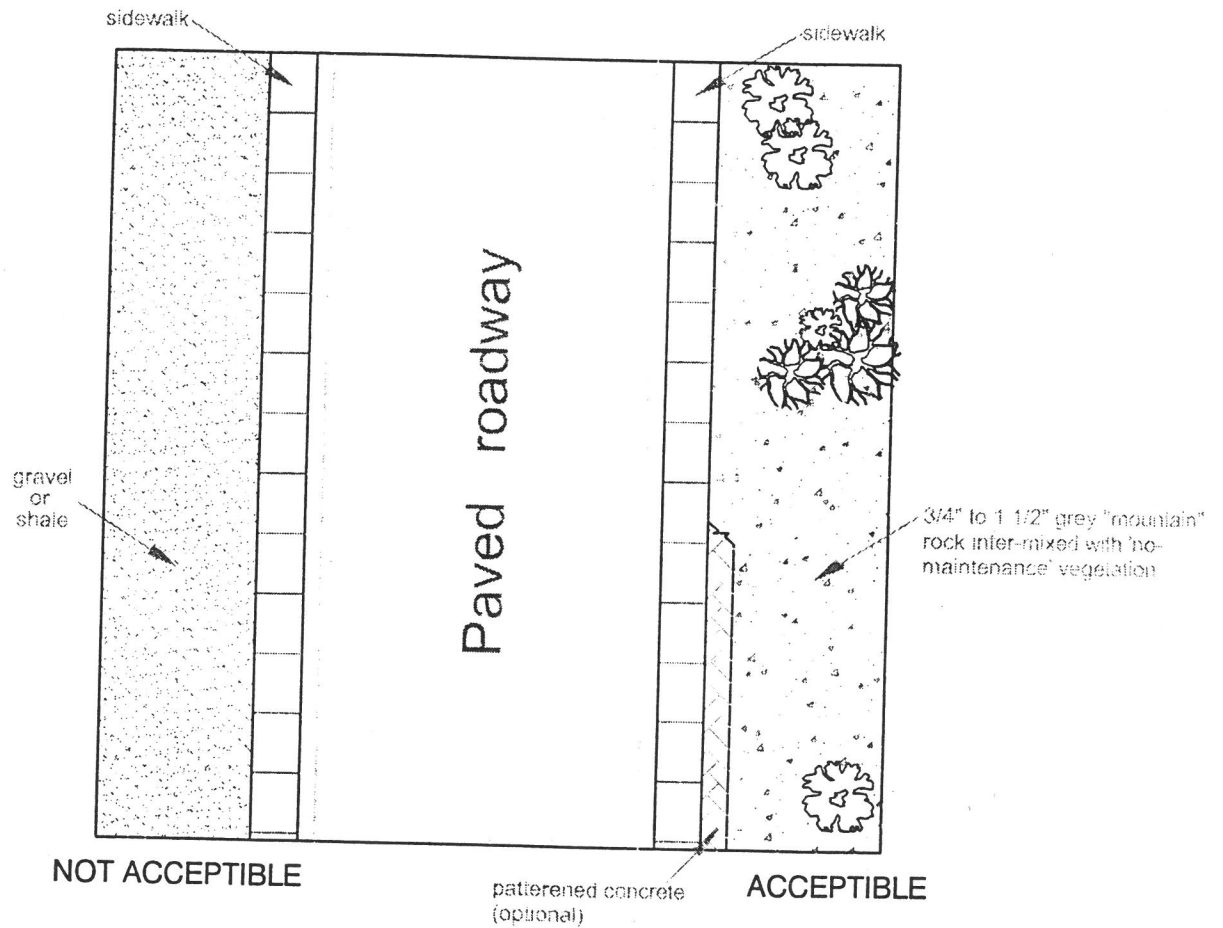
Note:

Along Highways and Major Arterials, up to 1.5m of pattered concrete may be installed behind the sidewalk to minimize the damage from salt and snow removal chemicals.

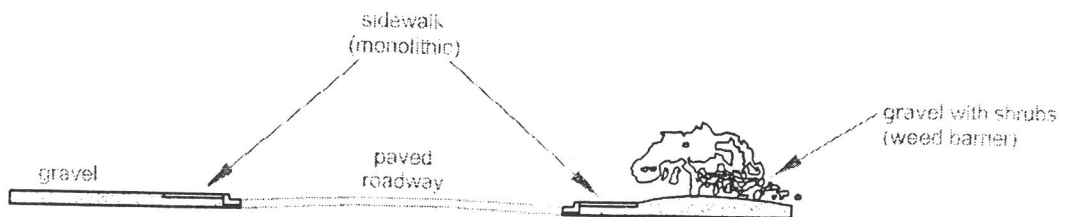


EXAMPLES OF BOULEVARD TREATMENTS

Areas without Irrigation

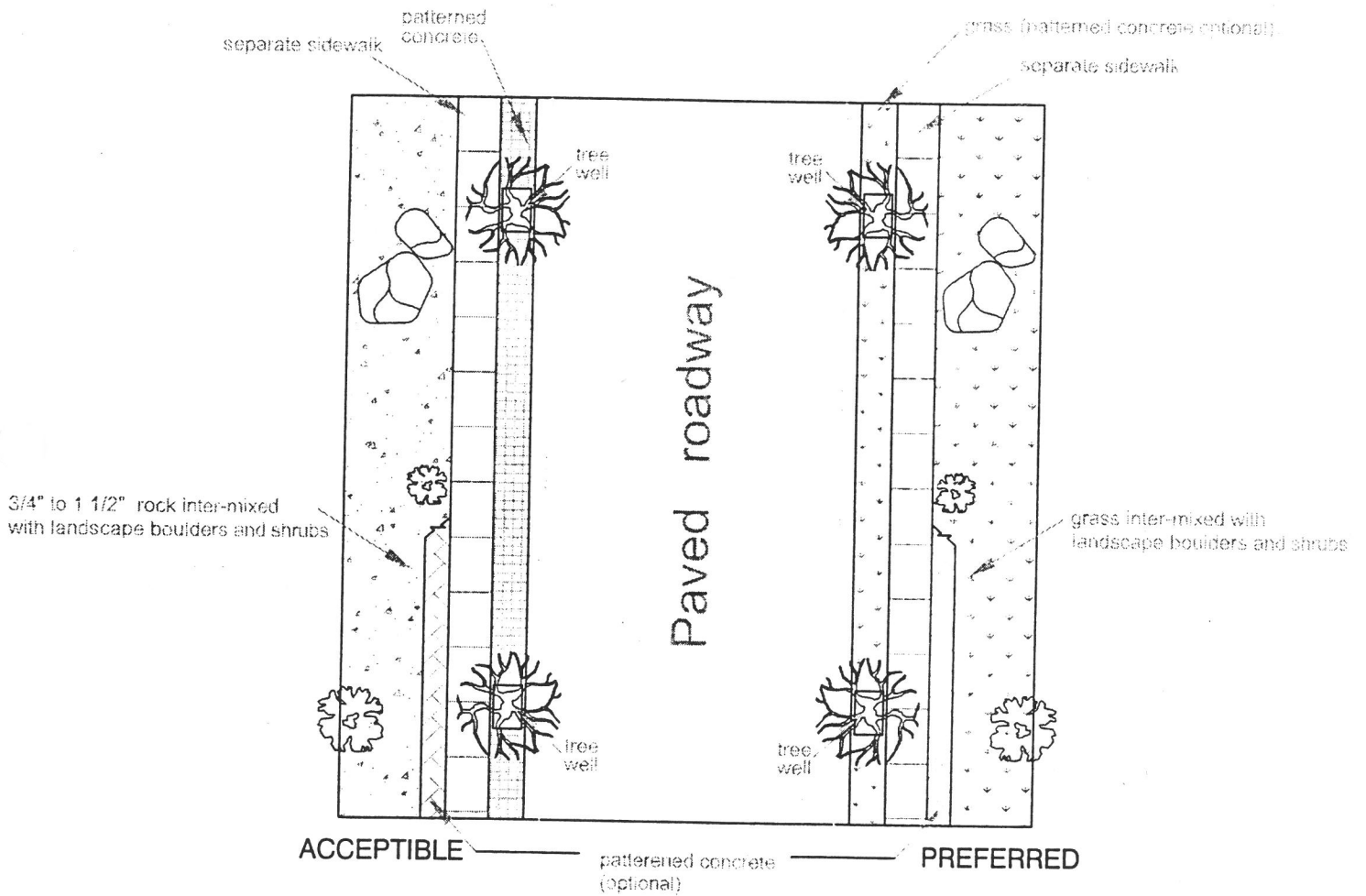


Note:
Along Highways and Major Arterials, up to 1.5m
of patterened concrete may be installed behind
the sidewalk to minimize the damage from salt
and snow removal chemicals.



EXAMPLES OF BOULEVARD TREATMENTS

Separate Boulevard



Note:

Along Highways and Major Arterials, patterned concrete may be installed between the curb and sidewalk to minimize the damage from salt and snow removal chemicals.

