

DIVISION FIFTEEN – SCREENING AND LANDSCAPING - SCHEDULE F**1501 SCREENING AND LANDSCAPING**1. Screening

- a. Landscape screening consisting of a solid 2.5 metres (8.202 feet) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or a compact evergreen hedge not less than 2 metres (6.562 feet) in height, which shall be maintained in good condition at all times, shall be provided as follows:
 - i. In *Commercial* and *Industrial* zones, any part of a lot used or intended to be used as an outside storage area shall be closed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening.

Required front screening shall be so situated as to conform with the front yard setback provisions of the applicable zone.
 - ii. Where any *Commercial*, *Industrial*, or *Multi-Family Residential* parking or display area abuts a lot in a *Residential* zone, or is separated by a lane therefrom, screening of 2 metres (6.562 feet) in height shall be provided and properly maintained along the common property boundary.
 - iii. Notwithstanding the requirements of Subsection a.ii. above, screening along a lane shall be not less than 0.7 metres (2.297 feet) and not more than 1.1 metres (3.609 feet) in height for a distance of not less than 6 metres (19.68 feet) from all points of ingress and egress to and from such parking or display area.
- b. Screening of over 1 metre (3.281 feet) in height or any lesser height which constitutes a traffic hazard shall not be permitted within the area described by three (3) lines interconnecting an exterior lot corner, a point on the front lot line 6 metres (19.68 feet) from the exterior lot corner and a point on the exterior lot line 6 metres (19.68 feet) from the exterior lot corner, the exterior lot corner being the point of intersection of the exterior side lot line and the front lot line when such lines form an interior angle of 135 degrees or less.
- c. The height of screening shall be determined by measurement from the ground level at the average grade level.
- d. That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered as a screen and subject to the regulations of this subsection.

- 1501 1. e. Notwithstanding Subsection 1.d. above, in cases where a retaining wall has been constructed along a property line, the height of screening shall be determined by the measurement from the surface of the ground which the retaining wall supports at the average grade level.
- f. Subject to the vision clearance provisions of Subsection 1.a.iii. and 1.b. above, the following height limitations shall apply to screening:
- i. In all zones, fences and hedges not greater than 1.2 metres (3.937 feet) in height may be located in any exterior side or front yard.
 - ii. In all zones, except *Industrial* zones, fences or walls not greater than 2 metres (6.562 feet) in height may be located on any lot to the rear of a required exterior side or front yard.
 - iii. In *Industrial* zones, fences or hedges not greater than 2.5 metres (8.202 feet) in height may be located on any lot to the rear of a required front yard.
 - iv. In *Residential* zones, where the rear line of a lot abuts the side line of an adjoining lot, the height of fences, walls, or hedges, on such rear lot line shall be not greater than the height permitted on the side line of an adjoining lot at the point of abutment.
- g. Subsection 1.f. above shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary, or high school areas, and in *Commercial* and *Industrial* zones. In these cases, no such fence shall exceed a height of 3.5 metres (11.48 feet).

2. Landscaping

- a. For all *Commercial* and *Industrial Zones* located outside the *Swan Lake Commercial District* as outlined on Schedule B attached to and forming of the “*Rural Vernon Official Community Plan Bylaw No. 1708, 2003*” or outside the *Recreation Commercial Zone (C.5)* landscaping shall be provided and well maintained at all times, as follows:
- i. Where any commercial or industrial development abuts a lot in a *Residential Zone*, a landscaped buffer area shall be provided with a minimum width of 2 metres (6.562 feet).
 - ii. Where any commercial or industrial development abuts a *Controlled Access Highway*, a landscaped buffer area shall be provided with a minimum width of 7.5 metres (24.61 feet).
 - iii. Where any commercial or industrial development abuts any other highway, a landscaped buffer area shall be provided with a minimum width of 3 metres (9.842 feet).

The remainder of the property that is not used for buildings, display,

- 1501 2. a. parking, or access driveways shall be suitably landscaped.

Landscaping shall consist of the following:

- i. A grass to shrubbery ratio of from 6:4 to 8:2.
- ii. A minimum of five percent (5%) of the landscaped area shall be planted in trees using the canopy area of the trees as a measure of the number and size of trees required.
- iii. A maximum of fifteen percent (15%) of the area shall be planted to annuals.
- iv. Other accepted landscape materials may be utilized under the supervision of a competent landscape contractor or landscape architect.

In no case shall codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*) be used for landscaping.

- b. For all *Commercial* and *Industrial Zones* located inside the *Swan Lake Commercial District* as outlined on Schedule B of the *Rural Vernon Official Community Plan*, landscaping shall be provided and well maintained at all times in accordance with the provisions of Section M.10.2. of Schedule A attached to and forming of the “*Rural Vernon Official Community Plan Bylaw No. 1708, 2003*”.