



STREETS & ROADS

BOULEVARD LANDSCAPING

STR.37



POLICY

Date Policy Adopted: July 6, 2009

Council Resolution Number: RC09/433

Context:

The District recognizes that landscaping of a boulevard area adds to the overall beauty of our community. As a result the District will not take any steps to discourage this activity, when boulevard landscaping falls within the policy guidelines set out below.

Inspections:

The District will not inspect boulevards for potential hazards, and will only respond to public complaints.

Policy Guidelines:

1. For the purpose of this policy, "boulevard" means the area between the curb lines, the edge of pavement or the shoulder of a roadway, and the adjacent property line.

In practical terms for a curbed road the boulevard is the part of the road allowance between the back of curb or back of sidewalk and the adjacent property line defining the limit of the road allowance.

Where there are no curbs, the boulevard is the area between the edge of the road shoulder and the property line, or if there is no shoulder, the area between the edge of pavement and the property line.
2. A property owner whose property is adjacent to a municipal boulevard may landscape and maintain the boulevard provided that the landscaping does not interfere with pedestrians who are using either a sidewalk, walking strip or road shoulder (if there is no sidewalk or walking strip), or contravene the provisions of the District's subdivision control bylaw or traffic control bylaw, or interfere with the required sight lines at intersections.
3. All boulevard landscaping must not interfere with underground and above ground utilities and fire hydrants.

4. If it becomes necessary for the District of Mission or a utility company to perform work on the above ground or underground utility services, efforts will be made to restore the boulevard landscaping to its original state.
5. Acceptable landscape materials include grass, shrubs, tree species that are permitted by the subdivision control bylaw, flowers, decorative gravel, environmentally neutral mulch such as bark mulch, wood chips and class 'A' compost, asphalt and concrete.
6. Other features such as low profile fences (to a maximum height of .75 metres), decorative stones, rocks, benches, concrete planters, basketball hoops, and garbage receptacles will be permitted as part of landscaping only when they are set back a minimum of 2.5 metres from the edge of pavement or curb and gutter and 1 metre from the edge of sidewalks. Placement of these items must not present a hazard to motorists or pedestrians.
7. Retaining walls are not generally permitted in the boulevard and must be constructed on private property and must meet the requirements as set out in Section 8 Retaining Structures of the District of Mission Building Bylaw 3590-2003 as amended from time to time. If in the opinion of the Director of Engineering and Public Works a retaining wall is necessary and it cannot be constructed on private property, a special permit may be issued. Landscaping aesthetics will not be considered a necessity.
8. After receiving due notice, if the property owner fails to maintain the landscaping on the boulevard, the District of Mission may remove the landscaping at the owners cost.
9. Based on safety concerns through public complaints or municipal employee observations, the Risk Inspector will inspect the boulevard area to determine the extent of the public safety risk. If the Risk Inspector determines that there is a legitimate concern, s/he will contact the property owner to determine an acceptable solution, including the time frame to implement the solution. A follow-up letter will be sent to the owner.

If the solution is not implemented within the agreed time frame, the Risk Inspector will contact the Director of Engineering and Public Works, who will issue an order for the owner to either comply with the solution or face removal of the offending landscape feature within a specific time frame. The Director will issue an order for removal upon expiry of the specified compliance time frame. Cost of removal to be paid by property owner.