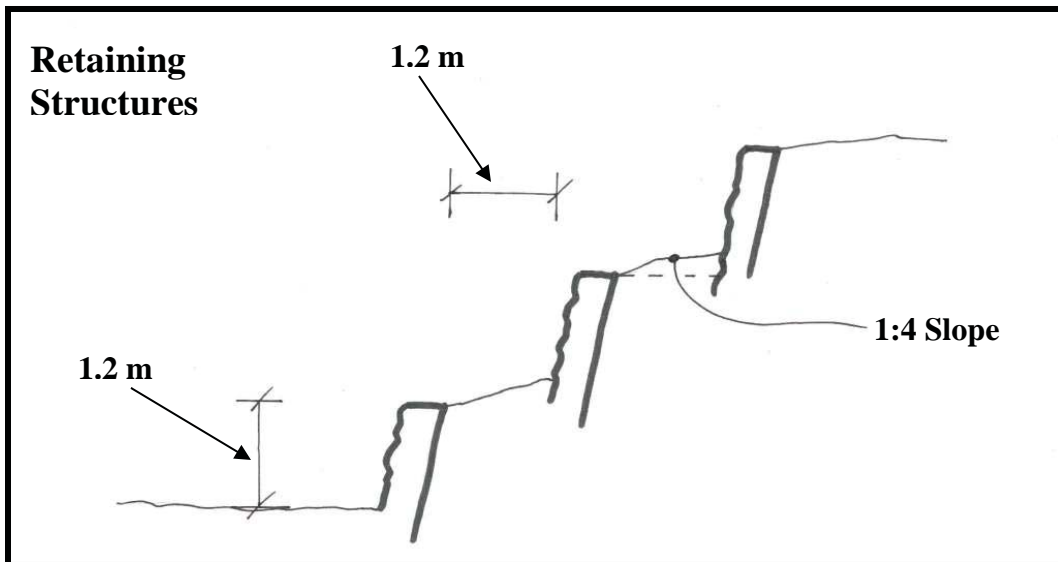


A. Fencing

1. Unless otherwise provided in this Bylaw, the following shall apply to all Urban zones:
 - a. No fence shall be constructed on a *Lot* to a *Height* exceeding:
 - i. 1.9m (6.2 ft), or
 - ii. 1.2m (3.9 ft) when it is located within a required *Front Yard* or *Side Yard* on a flanking street.
 - b. Where a fence or similar structure is located on top of a wall, the height of the fence shall not exceed 1.5 m (4.9 ft).
 - c. In **Urban Residential, Urban Compact, Urban Residential Compact, Urban Residential - Compact Cluster, and Ground Oriented Residential** designations:
 - i. Where the *Rear Lot Line* of a *Lot* abuts the *Side Lot Line* of an adjoining *Lot*, the *Height* of fences, or walls, on such a rear lot shall not be greater than the height permitted on the side line of an adjoining lot at the point of abutment.
 - ii. Where a fence is erected in a required *Front Yard* or a *Side Yard* on a flanking street, the fence shall be a visually permeable picket, rail, metal or other material fence. To be considered visually permeable, a fence must have a minimum of 33% open.
 - d. A *fence* may only be constructed of wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.

B. Retaining Walls

1. The maximum exposed *Height* of a retaining wall at the property line, on a residential *Lot*, unless otherwise required as a condition of subdivision approval, shall not exceed 0.6 m (2.0 ft) in *Height* measured from *Natural Grade*.
2. The maximum exposed *Height* of a retaining wall at all other points on the property, on a residential *Lot*, unless otherwise required as a condition of subdivision approval, shall not exceed 1.2 m (3.9 ft) in *Height* measured at *Finished Grade*.
3. The minimum distance between retaining wall structures, on a residential *Lot*, unless otherwise required as a condition of subdivision approval, shall be 1.2 m (3.9 ft).
4. The maximum slope of *Finished Grade* between retaining wall structures shall be no more than 1:4.
5. Blank concrete walls and blank retaining wall concrete blocks shall not be permitted.
6. The following sketch plan provides a visual example of the requirements of Section 111 part B.



C. Landscaping

1. The owner of the property is responsible for the placement and proper maintenance of landscaping on the site for all yards and rights-of-ways, up to the edge of the road. All yards visible from the road shall be seeded with grass or sodded within 18 months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of the exposed earth are designed as either flower beds or cultivated gardens.
2. Where landscaping is required by this *Bylaw*, no development shall commence unless:
 - a. A landscaping plan or a reclamation plan has been approved by the District of Mission, and
 - b. The required security for landscaping has been submitted to the satisfaction of the District.
3. Unless covered by the provisions of a development agreement, any landscaping area between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently by the development to the standard of landscaping required by the District.
4. Existing landscaping or natural vegetation should be conserved and used to meet the requirements of this Section unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
5. In the event that plant material required in an approved development is inappropriate or fails to survive, the District may allow, or require, alternative materials to be substituted.

6. Landscaping for **Parking and Storage** areas shall comply with the following regulations:
- a. All surface parking areas, shall be planted with trees at a minimum of one tree per every 5 spaces. At maturity, trees should be large enough to cover a minimum of 5% of each parking surface.
 - b. A parking area having 8 or more parking spaces and which is visible from an adjacent site in a residential district or from a road other than a lane shall be fenced or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping plan approved by the District.
 - c. Where off-road parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 2 sq m for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.
 - d. A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a public road other than a lane, shall be fenced and/or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping plan approved by Mission. Such fence and/or screen planting shall be maintained to provide effective screening from the ground to a height of 2.0 m.
 - e. For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view, shall be substituted for the requirements of Section 111.4.3.
 - f. Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, Mission may require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted for the requirements Section 111.4.3.
 - g. All screen plantings shall be maintained to provide effective screening from the ground to a height of 2.0 m.
 - h. In commercial and industrial districts, a landscaped strip of at least 4.0 m wide shall be provided in front yards and flanking side yards where a Parking lot is adjacent to a *Highway*.
7. Landscaping for **Open Space** areas on any developed *Lot* shall comply with the following regulations:
- a. Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within 6 m (19.7 ft) of any building or paving or other use such as storage.
 - b. All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any unsightly appearance.
 - c. In all non-residential zones in the URBAN AREA, a minimum of 15% of the total site area shall be devoted to landscaping.

- d. Trees shall be included on the landscaping plan and planted in non-vehicular open space to meet the following requirements:
 - i. One tree for each 25 sq m (269.1 sq ft) and one shrub for each 15 sq m (161.5 sq ft) of required yards in all non INDUSTRIAL AREAS;
 - ii. One tree for each 46 sq m (495.1 sq ft) of any required yard in the INDUSTRIAL AREA; and
 - iii. One tree for each 15 sq m (161.5 sq ft) and one shrub for each 10 sq m (107.6 sq ft) of required parking area island provided that there will be at least one tree per parking area island.
8. When existing trees that are retained on a development site are at least 15 cm (6 in) in calliper, they may count double towards meeting the tree requirements of this Section. When existing trees are at least 25 cm (9.8 in) in calliper, they may count triple towards meeting the tree requirements of this Section.
9. All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in manner consistent with good horticultural practice.
10. All landscape areas and installations shall meet or exceed the *British Columbia Nursery Trades Association Standards* and be regularly maintained.
11. All plant materials shall be hardy to Mission and to the location on the site where they are planted.
12. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20 cm.
13. All required landscaping shall conform to the following at installation:
 - a. Tree species at maturity shall have an average spread of crown greater than 5.0 m (16.4 ft). Trees having a lesser average mature crown of 5.0 m (16.4 ft) may be grouped so as to create the equivalent of 5.0 m (16.4 ft) or greater crown at maturity;
 - b. Deciduous trees shall be at least 60 mm (2.4 in) calliper;
 - c. Coniferous trees shall have a minimum height of 2.5 m (8.2 ft);
 - d. Coniferous shrubs shall have a minimum spread of 450 mm (17.7 in); and
 - e. Deciduous shrubs shall have a minimum height of 450 mm (17.7 in).

D. Landscaping Security

1. The owner, or the owner's representative, based on the information provided on the landscape plan as required by a development permit, shall calculate the landscaping costs. If the District does not accept the costs identified by the owner, or the owner's representative, they may determine a different landscaping cost figure for the purpose of determining the value of the landscaping security.
 - a. The District may require, as a condition of a development permit, that the owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The security may be cash to a value equal to **110%** of the established landscaping costs or an irrevocable letter of credit having the value equivalent to **110%** of the established landscaping costs.
 - b. Where a site is to be developed in phases, landscaping and landscaping security need only be provided on that portion of the site to be approved in each phase. Landscaping and landscaping security shall be required in subsequent phases on the remainder of the site at the time these are approved and developed.
 - c. If cash is offered as the landscaping security, it shall be held by the District, without interest payable, until the landscaping has been installed and successfully maintained for two growing seasons.
 - d. If a letter of credit is offered as the landscaping security, it shall be in a form satisfactory to the District. The initial term of the letter of credit shall be one year. The owner shall renew the letter of credit for a further one-year term 30 days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the installation of landscaping has occurred and maintenance of the landscaping has been carried out for two growing seasons, as determined by and to the satisfaction of the District.
 - e. The owner shall notify the District 30 days prior to the expiry date of the letter of credit, in order to provide sufficient time for the District to inspect the site and to determine if the landscaping is well maintained and development in accordance with the regulations of this Bylaw. If landscaping conditions are satisfactory to the District, the letter of credit may be released. If inspection cannot be made within this 30-day period due to weather conditions or other extenuating circumstances, the District may require renewal of the letter of credit until a satisfactory inspection can be made.
 - f. Upon application by the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit, at the discretion of the District, when any of the following events occur and are to the satisfaction of the District:
 - i. The required landscaping has been properly installed.
 - ii. The required landscaping has been well maintained and is in a healthy condition after one growing season.
 - iii. The required landscaping has been well maintained and is in a healthy condition after two growing seasons. In this last case, the letter of credit shall be fully released.

- g. Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved landscape plan within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the District may draw on a cash security or a letter of credit and the amount thereof shall be paid to the District for its use absolutely. All expenses incurred by the District to renew or draw upon a letter of credit shall be reimbursed by the owner to the District by payment of invoice or from the proceeds of the letter of credit.
- h. In the event the owner does not complete the required landscaping, or if the owner fails to maintain the landscaping in the healthy condition to the satisfaction of the District for the specified periods of time and the cash or the proceeds from the letter of credit are insufficient for the District to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the District immediately upon being invoiced. The District shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within 60 days of completing or maintaining the landscaping.
- i. Upon receipt of a written request from the parties involved in the development, including but not limited to the property owner, condominium association or the issuer of the letter of credit, the District may schedule an inspection of the finished landscaping. Inspections may be made during the normal growing season, approximately April 15 through October 15.

E. Buffering

1. When commercial or industrial development abuts residential development, the District may require that a portion of the required trees be provided along the *Yard* abutting the residential development.
2. The District of Mission may require a fence or *Landscape Screen* with a minimum height of 1.5 m (4.9 ft), to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, the District may require that the fence be designed to attenuate noise.
3. A *Use* involving the wrecking, salvaging or storing of scrap, damaged vehicles, salvage or other junk not contained within a *Building*, which existed at the effective date of this bylaw, shall be bounded on all sides by a *Landscape Screen* of not less than 2.5 m (8.2 ft) in height; and no material shall be stored to a greater height than the *Landscape Screen*.

CHAPTER 2

RURAL ZONES