

LANDSCAPING REQUIREMENTS AND GUIDELINES

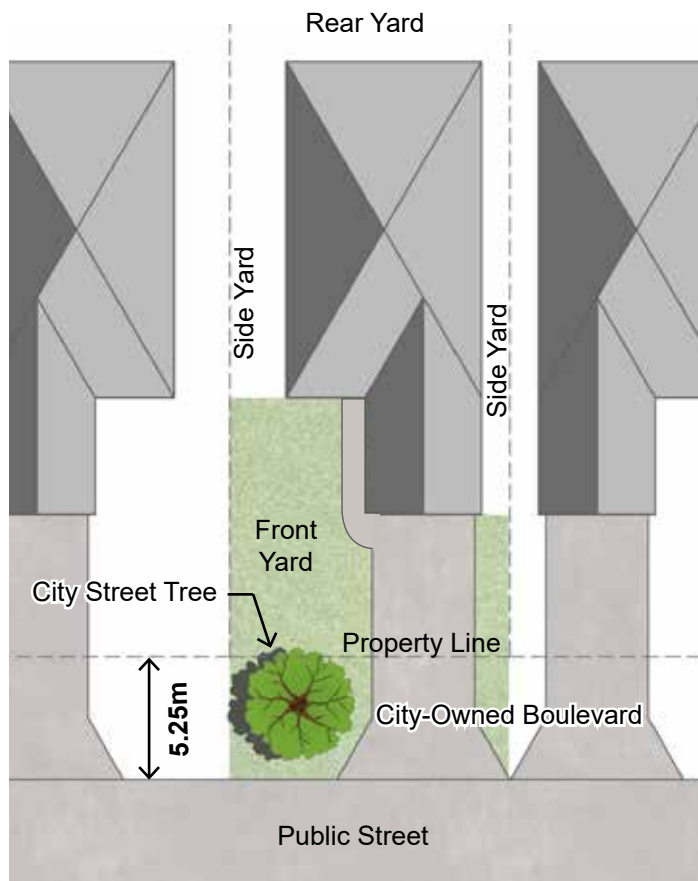
Welcome to the neighbourhood and thank you for taking the time to review Ladco's requirements for residential landscaping. This is intended to ease the process of obtaining your refund from your homebuilder.

It is important to note that for most properties, the front property line is 5.25 metres (~17 feet) from the street curb, not at the curb itself. The first 5.25 metres from the curb is the city-owned boulevard, however it is still your obligation to landscape and maintain this area.

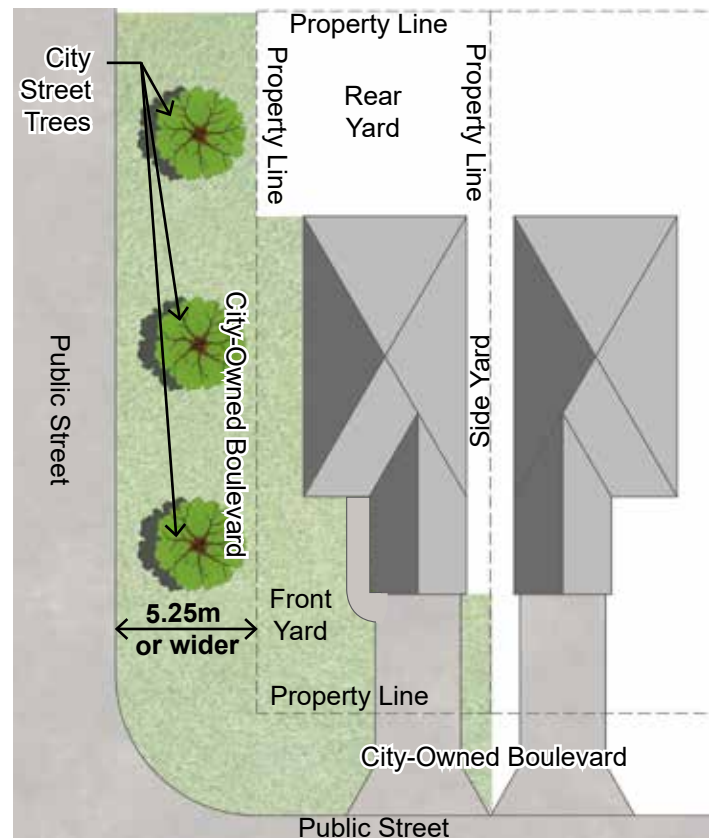


Area Where Landscaping is Required

TYPICAL RESIDENTIAL PROPERTY



FLANKAGE PROPERTY



The city-owned boulevard is where Ladco's landscape requirements are the most important to follow. Ladco's requirements parallel Part 8 of the City of Winnipeg's Livability By-law (1/2008) and can be found on the city's website:

<http://clkapps.winnipeg.ca/dmis/documents/docext/bl/2008/2008.1.pdf>

We highly encourage you to review the by-law prior to landscape planning.

For homes that side onto a street (Flankage Property), the same landscape requirements are applicable. For properties that back onto a Park or Lake, the entire property (other than native grass areas, if present) is required to be landscaped. Please see Page 2 for Park and Lake Property requirements.

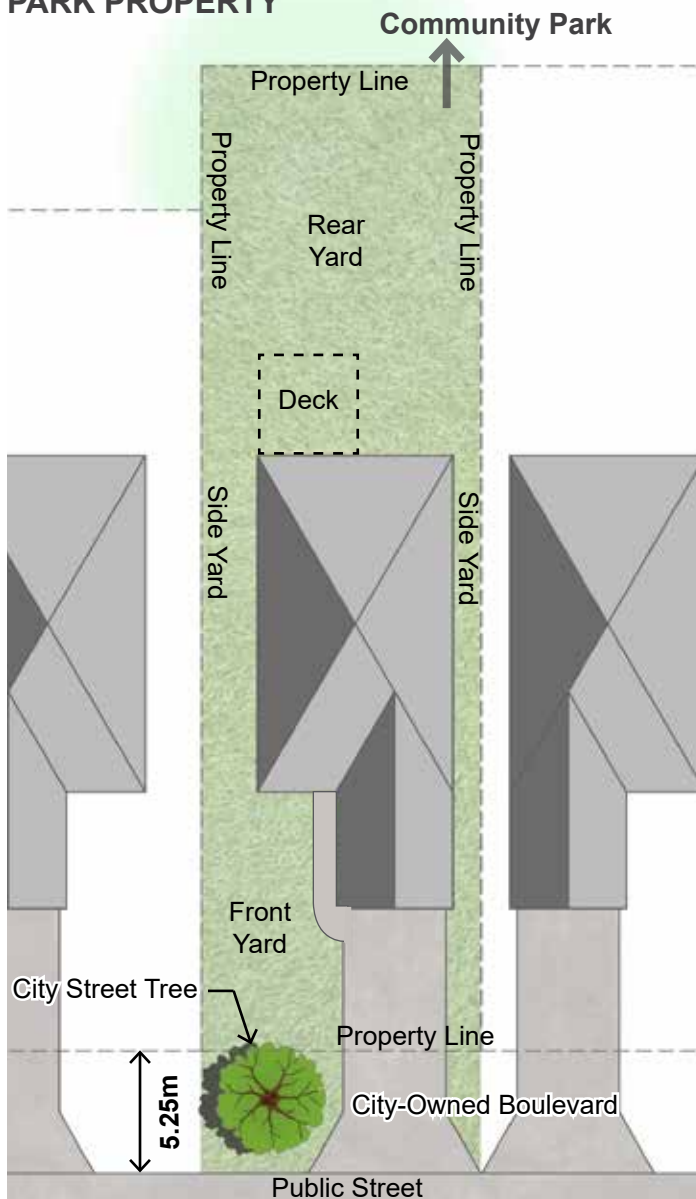
PARK OR LAKE PROPERTY

Properties that back onto a Park or Lake are required to have the entirety of the front, rear and side yards, including the city-owned boulevard, landscaped. In addition to landscaping, a minimum 14 square metre (150 sq.ft) deck must be built by the home builder at time of construction.

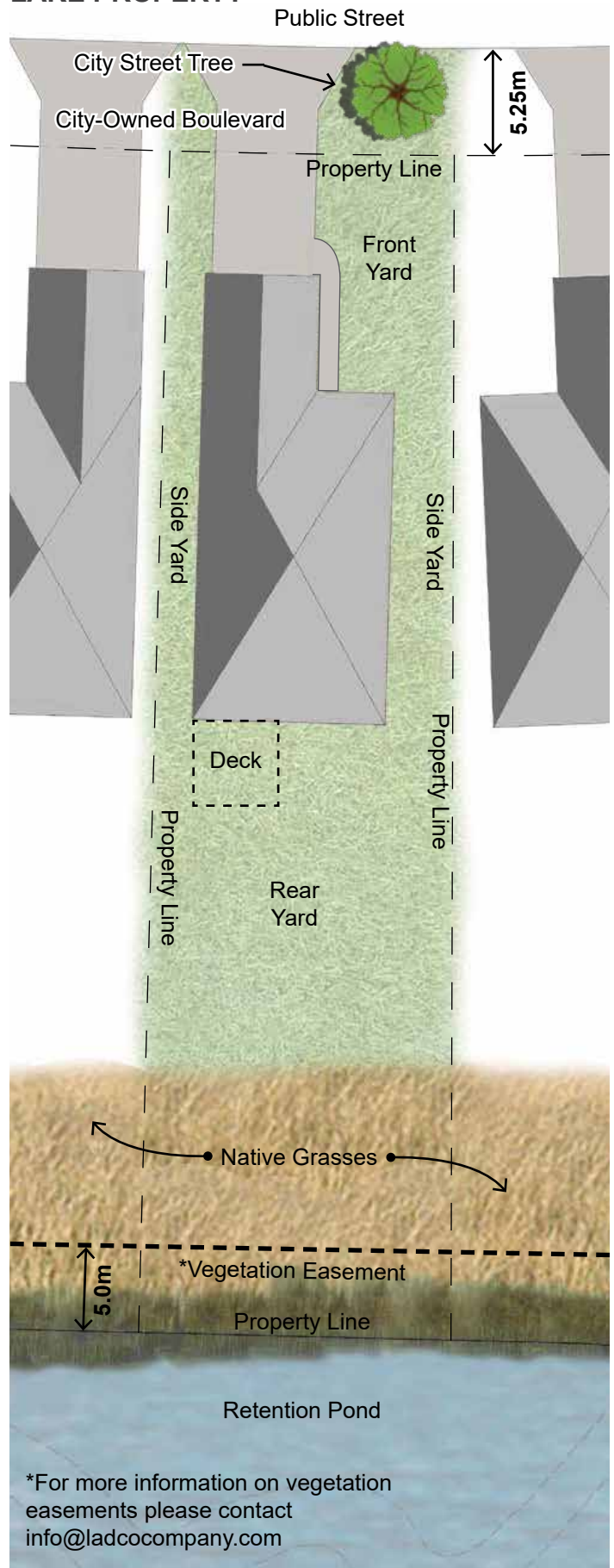


Area Where Landscaping is Required

PARK PROPERTY



LAKE PROPERTY



LANDSCAPE MATERIALS AND RESTRICTIONS



SOD

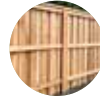
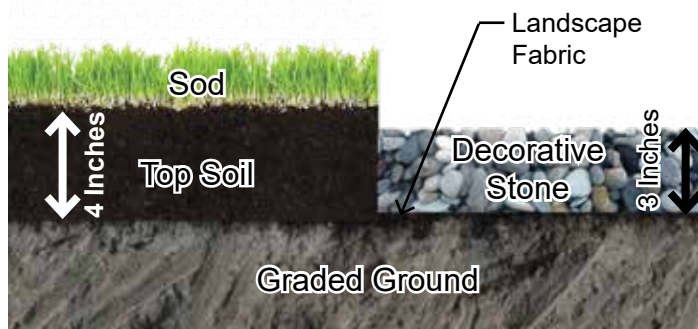
- Sod is Ladco's preferred landscaping material in the city-owned boulevard and front yard.
- Sod is to be installed over 10 cm (4 inches) of compacted top soil on top of the graded ground.

PLEASE NOTE: Artificial turf grass and seeded grass will not be accepted by Ladco.



DECORATIVE STONE

- Decorative stone is not preferred in the front yard but is acceptable under By-law 1/2008.
- The City of Winnipeg will accept stone as long as the aggregate size falls within the range of 3/4" to 1-1/2". Stone is to be installed at a depth of no less than 7.5 cm (3 inches). The use of landscape fabric under the stone to act as a weed barrier is required.
- If a smaller or a larger aggregate size is used it will not be accepted and the resident will have to apply for a "Non-Standard Boulevard Permit" to have the boulevard accepted by the City. The Permit must be provided to Ladco prior to final acceptance and return of deposit. Residents can apply for a permit through 311 or can visit the Public Works Customer Service Desk at 1155 Pacific Avenue.



FENCES

- Most properties will not have a fence installed by the developer.
- If you wish to erect a fence it must be built entirely within your private property unless if an agreement has been reached with the adjoining property owner to place the fence directly on the shared property line.
- A Manitoba Land Surveyor must be contracted to locate the property line(s), and utilities must be marked by Manitoba Hydro before any construction can commence.

MAXIMUM ALLOWABLE HEIGHTS

Front Yards: 1.2m (4ft)

Rear Yards: 2.0m (6ft 6 Inches)

- Ladco's preferred construction material is wood, however other materials are acceptable. Please consult the city's Residential Fences Guidelines for further details. **chrome-extension://efaidnbmnnnibpcajpcgiclfefindmkaj/https://legacy.winnipeg.ca/ppd/Documents/Brochures/Residential-Fences.pdf**

PLANTING BEDS

- Planting beds are permitted within the City-owned Boulevard, however, must conform to By-law 1/2008. Please note that shrubs or trees other than a city boulevard tree cannot be planted in the city boulevard but can be planted in your private property.

MOWING AND ONGOING MAINTENANCE

MOWING

It is your obligation to maintain the sod on your property, including in the city-owned boulevard, in order to ensure a tidy appearance and control garbage and weed growth.

MAINTENANCE STANDARDS

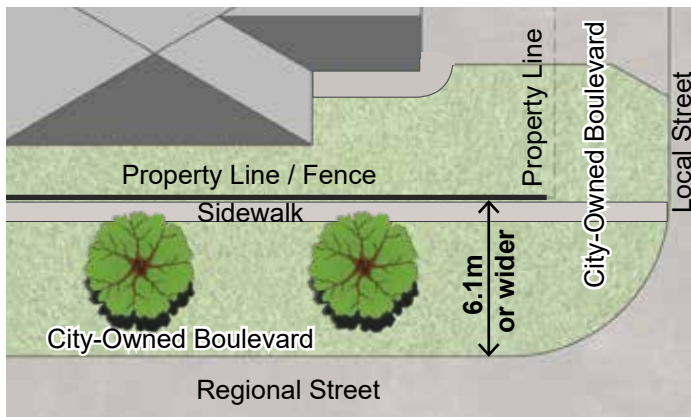
Maximum Height of Grass: 0.15m (6 Inches)

Other Approved Boulevard Vegetation:

1.0m (39 Inches)

The city will maintain a boulevard that falls under the following criteria:

- Boulevards beside a regional street
- Boulevards 6.1m (20 ft) wide or more



INQUIRIES

Please carefully consider what you place in the city-owned boulevard. Once something is placed it immediately becomes the property of the city.

Ladco is also obligated to plant a city tree in most boulevards except where there is not enough room or there is an obstruction such as a fire hydrant. Please remain mindful of this as you plan your landscaping. For further inquiries please contact us at: info@ladcocompany.com.

Thank you for your cooperation!

