



*RiverStone*

# Landscaping Guidelines

Front Yard  
Development



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# 1 — WHAT IS THE PURPOSE OF LANDSCAPE DEVELOPMENT?

Landscape development is a very important piece of the community as it has an effect on the environment and the visual attractiveness of our city.

## EFFECTIVE LANDSCAPING:

- Promotes the development of an attractive and safe urban environment;
- Promotes environmental conservation;
- Improves the compatibility of adjacent land uses;
- Protects and enhances the urban forest;
- Protects and improves property values;
- Promotes economic development through the provision of an aesthetically pleasing community.



# 2 — LANDSCAPE GUIDELINES

When your residential lot was purchased from Lethbridge Land, you or your builder were required to pay a “Design and Development Guidelines Deposit” and to sign an addendum as part of the Purchase Agreement requiring all development to comply with those Guidelines. As landscaping is a major component of the aesthetics of a new home and of the community,

landscaping is included in these guidelines. Therefore, before the Design and Development Guidelines Deposit can be returned, the home must comply with the landscaping requirements outlined in this document.

This document provides more detailed technical information to assist property owners and builders in meeting the landscape development objectives and requirements in Crossings. The Landscaping Guidelines also provide illustrative landscape site plan examples, and a catalogue of plant materials appropriate for our climate.

### 3 — PROCESS

THE LANDSCAPE DEVELOPMENT PROCESS FOLLOWS THESE FIVE STEPS:



01 Prepare Landscape Plan ensuring in conforms with these guidelines.

02 Submit Landscape Plan to Guideline Review Consultant for review and approval. Make revisions as required.

03 Plans approved by Guideline Review Consultant. Begin landscaping.

04 Construction complete - Call Guidelines Review Consultant for inspection. Make revisions as required.

05 Landscaping approved. Receive Design + Development Guidelines Deposit back.



Toll Free: 1 800 242 3447  
[www.albertaonecall.com](http://www.albertaonecall.com)

FOR YOUR SAFETY, PRIOR TO ANY EXCAVATION, **PLEASE CALL (OR CLICK) BEFORE YOU DIG.**



## 4 — THE LANDSCAPE PLAN

A landscape plan is a drawing or diagram of your property that shows the building, soft landscape and hard landscape elements proposed for the front yard.

### THE LANDSCAPE PLAN MUST INCLUDE THE FOLLOWING ITEMS:

- The property address, the owner's name, the scale, a north arrow and the date;
- All property lines with dimensions, including adjacent walkways, curbs, curb crossings roads and/or laneways;
- All surface easements, utilities, including fire hydrants, utility boxes, light poles and curbside location;
- All building structures, including patios and decks;
- All parking areas and walkways;
- All fences (noting height and materials), and retaining walls;
- All soft landscape materials to be used. (Trees, shrubs, grass, groundcovers, mulch areas);
- All hard landscape materials to be used. (Driveways, walkways, pavers, specimen rocks, edgers, curbs, stone planters).

Please refer to [Section 13 of this document for Sample Landscape Plans.](#)



## 5 — GUIDELINE REVIEW CONSULTANT

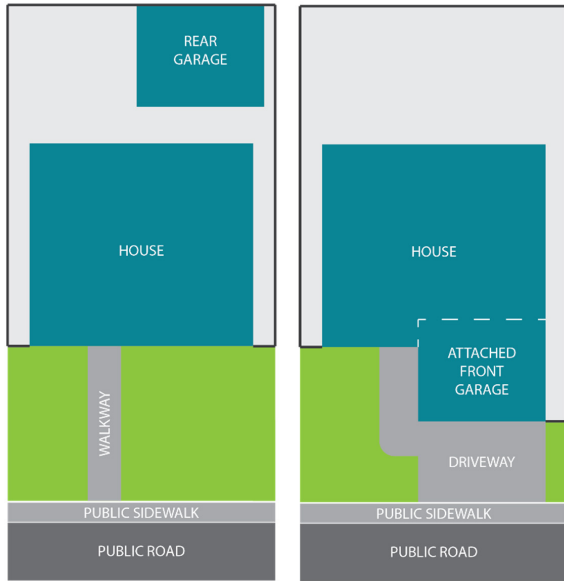
Landscape Plans may be submitted to the guideline review consultant electronically via email or in person. If you have questions or concerns about these guidelines or would like to discuss your landscape plan, please contact the Guideline Review Consultant.

### Excalibur Design Group

1, 321A – 6 Street South  
Lethbridge, Alberta T1J 2G8  
403 329 1695  
paul@exdg.ca



## 6 — SITE REQUIREMENTS



### 6.1 — INTERIOR LOTS

Landscaping must be approved for the front yard of the property only. For interior lots (lots with neighbours, a laneway or a pathway on either side) the front yard is considered the area from the front face of the house to the sidewalk, or in the case of a separate sidewalk, from the front face of the house to the curb. This is depicted on the right as the areas shaded in green. For homes with front garages and driveways, the small strip adjacent to the driveway (typically 1.2m (4') in width) is considered the front yard and is required to be landscaped as per these Guidelines.

### 6.2 — CORNER LOTS

Corner lots, those with public roadways on two sides, are considered to have two front yards. As the property fronts onto two public roadways, the area depicted in green on the left is considered front yard and should be landscaped as per these Guidelines.

### 6.3 — REAR YARDS

Approval and completion of rear yard landscaping is not required to receive your guidelines deposit refund.





## 7 — LANDSCAPE THEMES

The landscape design of all residential lots in RiverStone must be the Traditional Landscape Theme. Xeriscaping or zero-scaping are not permitted. Stated below are the requirements for this theme.

### 7.1 — TRADITIONAL LANDSCAPE THEME

The traditional landscape theme consists of irrigated sod, trees, shrubs and flowers.

#### THE TRADITIONAL LANDSCAPE DESIGN MUST:

- **Option 1** – Have a front yard consisting of at least 75% irrigated sod; substituting irrigated sod with landscape ground covers like gravel, lava rock, limestone and other forms of xeriscaping is **not permitted**.
- **Option 2** – Use wood mulch or bark in combination with irrigated sod. The wood mulch or bark must be equal in proportion to the amount of sod area.
- Include the entire front yard up to the sidewalk, which for corner lots includes both street frontages.



- Include at least one tree planted in the front yard (but not within the 3.5m utility right-of-way) **meeting these stipulations:**
  - One deciduous tree of 1.5" (38mm) caliper (diameter) measured 12" (305mm) above the finished grade, or
  - One coniferous tree 60" (1500mm) in height
- A variety of shrubs may be substituted if trees are not desired. The substitution ratio is five shrubs per tree. Shrubs size must be a minimum of a 2-gallon container.

Additional landscaping such as large boulders, timbers, paving stones, and edging will be considered as long as 75% of the landscape is irrigated sod.

**ARTIFICIAL TURF IS NOT PERMITTED IN THE FRONT YARD.**







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## 8 — ACCEPTABLE LANDSCAPE PRODUCTS

### 8.1 — ORGANIC GROUND COVERS



#### 8.1.1 — KENTUCKY BLUEGRASS SOD

Kentucky Bluegrass Sod is dwarf, dense and dark green in color. It is durable and tolerant of high traffic. It flourishes in partial shade to full sun areas, is ideal for our southern Alberta climate, and is disease resistant.



#### 8.1.2 — FINE FESCUE SOD

Fine Fescue Sod is drought tolerant and environmentally friendly. Some of its benefits include reduced water consumption, reduced fertilizer requirements, lower maintenance requirements, and excellent shade tolerance.



#### 8.1.3 — MULCH AND WOOD BARK PRODUCTS

Landscape mulch and wood bark are great materials to use in environmentally sustainable gardens and landscapes. Mulch and wood bark are laid on top of soil and can help create healthier soils and plants. Mulch and wood bark products help with moisture retention, temperature moderation and weed control.

### 8.2 — INORGANIC GROUND COVERS

If using decorative rock to complement plant materials, it should be a minimum of 1.5" (40mm) diameter. Washed gravel, pea gravel and shale are not permitted. When using rock mulch, a min. 3.5oz weed barrier should be used below the rock to deter weed growth.



MONTANA RAINBOW ROCK



RUNDLE ROCK / LIMESTONE



PURPLE SPARKE ROCK



## 9 — SUGGESTED PLANT MATERIALS

Lethbridge resides in the USDA Plant Hardiness Zone 3B. Plant material that are designated for zones higher than 3B (4 through 13) will be susceptible to damage caused by variations in temperature, moisture levels, and the effects of frost, snow, and wind. The following list of plant materials are suitable for planting with proper maintenance in the Lethbridge region:

### 9.1 — CONIFEROUS TREES



**COLORADO SPRUCE**  
PICEA PUNGENS  
(ZONE 2)



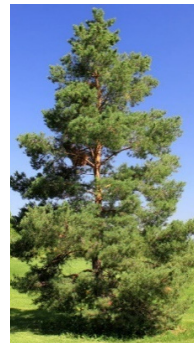
**NORWAY SPRUCE**  
PICEA ABIES (ZONE 2)



**WHITE SPRUCE**  
PICEA GLAUCA (ZONE 2)



**SIBERIAN LARCH**  
(DEC. CONIFER) LARIX  
SIBERICA (ZONE 1)



**SCOTS PINE**  
PINUS SYLVESTRIS  
(ZONE 2-3)



**SWISS STONE PINE**  
PINUS CEMBRA (ZONE 3)

### 9.2 — DECIDUOUS TREES



**AMUR MAPLE ACER**  
GINNALA (ZONE 2)



**OHIO BUCKEYE**  
AESCULUS GLABRA  
(ZONE 3)



**SPRING SNOW  
CRABAPPLE**  
MALUS 'SPRING SNOW'  
(ZONE 3)



**THUNDERCHILD  
CRABAPPLE**  
MALUS 'THUNDERCHILD'  
(ZONE 3)



**ROSTHERN (SIBERIAN)  
CRABAPPLE**  
MALUS BACCATA  
(ZONE 3)



**AMUR CHERRY**  
PRUNUS MAACKII  
(ZONE 2)

## 9 — SUGGESTED PLANT MATERIALS

### 9.2 — DECIDUOUS TREES CONTINUED



**SCHUBERT  
CHOKECHERRY**  
PRUNUS MAACKII  
(ZONE 2)



**USSURIAN PEAR**  
PYRUS USSURIENSIS  
(ZONE 3)



**RUSSIAN  
MOUNTAIN ASH**  
SORBUS AUCUPARIA  
'ROSSICA' (ZONE 3)



**LITTLELEAF LINDEN**  
TILIA CORDATA  
(ZONE 2)



**JAPANESE TREE LILAC**  
SYRINGA RETICULATA  
(ZONE 3)

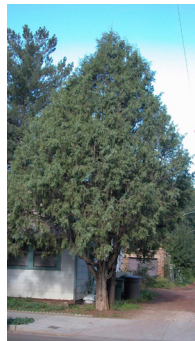
### 9.3 — CONIFEROUS SHRUBS



**PRINCE OF WALES  
JUNIPER**  
JUNIPERUS  
HORIZONTALIS  
(ZONE 2)



**CALGARY  
CARPET JUNIPER**  
JUNIPERUS SABINA  
(ZONE 2)



**ROCKY MOUNTAIN  
JUNIPER**  
JUNIPERUS  
SCOPULORUM  
(ZONE 2)



**WICHITA  
BLUE JUNIPER**  
JUNIPERUS  
SCOPULORUM  
(ZONE 2)

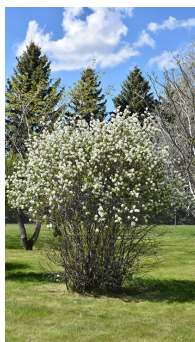


**DWARF MUGO PINE**  
PINUS MUGO PUMILA  
(ZONE 3)



## 9 — SUGGESTED PLANT MATERIALS

### 9.4 — DECIDUOUS SHRUBS



**SASKATOON  
SERVICEBERRY**  
AMELANCHIER  
ALNIFOLIA  
(ZONE 2)



**SILVER-LEAF  
DOGWOOD**  
CORNUS ALBA  
'AUREO-MARGINATA'  
(ZONE 2/3)



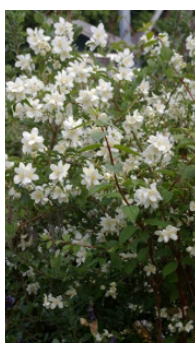
**RED OSIER DOGWOOD**  
CORNUS SERICEA  
(ZONE 3)



**PEKING  
COTONEASTER**  
COTONEASTER  
ACUTIFOLIA  
(ZONE 2)



**DWARF BURNING  
BUSH**  
EUONYMUS NANA  
(ZONE 3)



**WATERTON  
MOCKORANGE**  
PHILADELPHUS LEWISII  
(ZONE 2)



**GOLDEN NINEBARK**  
PHYSOCARPUS  
OPULIFOLIUS 'LUTEUS'  
(ZONE 2)



**POTENTILLA VARIETIES**  
POTENTILLA FRUTICOSA  
(ZONE 2)



**PURPLE-LEAF SAND  
CHERRY**  
PRUNUS X CISTENA  
(ZONE 2)



**NANKING CHERRY**  
PRUNUS TOMENTOSA  
(ZONE 2)

## 9 — SUGGESTED PLANT MATERIALS

### 9.4 — DECIDUOUS SHRUBS CONTINUED



**SCHMIDT ALPINE  
CURRANT**  
RIBES ALPINUM  
(ZONE 2/3)



**ROSE VARIETIES**  
ROSA X RUGOSA  
(ZONE 2)



**SPIREA VARIETIES**  
SPIREA SP.  
(ZONE 3)



**BLUEFOX WILLOW**  
SALIX BRACHYCARPA  
(ZONE 2/3)

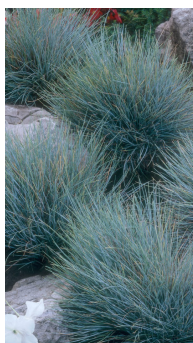


**LILAC VARIETIES**  
SYRINGA SP.  
(ZONE 2)

### 9.5 — PERENNIALS



**KARL FOERSTER**  
CALAMAGROSTIS X  
ACUTIFOLIA  
(ZONE 3)



**BLUE FESUE**  
FESTUCA OVINA  
(ZONE 3)

### THIS IS NOT AN EXHAUSTIVE LIST

Please consult your local greenhouse for other plant materials suitable for southern Alberta & appropriate mature size for your intended area of use. and Zone 3B.

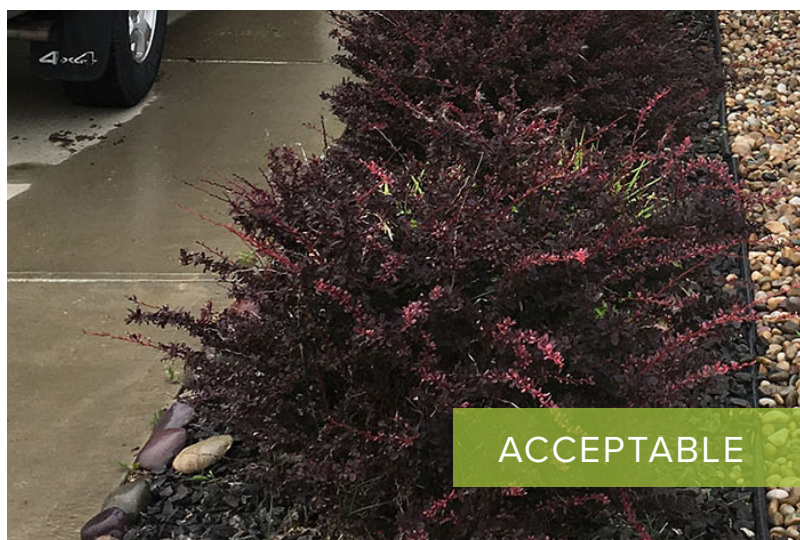
**A LOW MAINTENANCE YARD IS POSSIBLE!**

Did you know that lawns only need one inch of water per week to stay healthy? Choosing plants that thrive in Lethbridge's natural climate will also help your yard in looking lush through rain or drought. **TIP: USE A FRISBEE TO MEASURE ONE INCH OF WATER!**



## 10 — SOLUTIONS FOR THE 4' STRIP

In the case of a front attached garage, the small strip of front yard adjacent to your driveway is considered part of your front yard.



This area must receive the same care and attention as the main front yard area. If irrigation has not been considered prior to the pour of the driveway, it may be difficult and expensive to get an irrigation line to this zone. If that is the case, it may be more feasible to consider drought tolerant plant materials to limit the amount of labour required to maintain the yard. While it may seem easy to just place rock or other forms of inorganic ground cover in this space, plant material is required to provide interest. Perennial grasses, such as Karl Foerster, provide height and do well in dry environments.

Coniferous or deciduous shrubs that are drought tolerant can also be used. These plant materials, mixed with mulch and large boulders, can create an attractive and low maintenance landscape. A sidewalk or walkway may not be constructed in the entire length of the 4' strip of front yard adjacent to the driveway. If the side yard, from the front corner of the house extending to the back yard, has a walkway, a small connection from the driveway to this walkway will be permitted in the front yard. The remainder of this portion of the front yard must be landscaped.

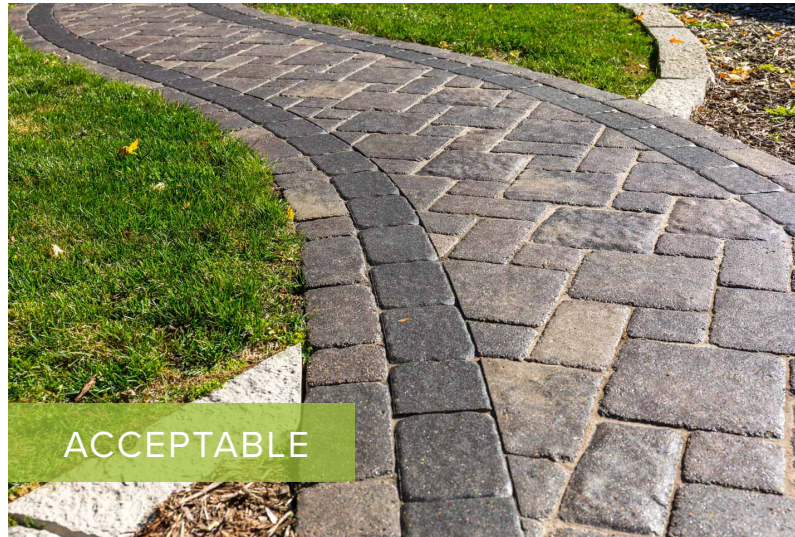
## 11 — SIDEWALKS

Front and side walkways are to be complimentary with the driveway material selected.

### THE APPROVED MATERIALS INCLUDE:

- Poured concrete with an exposed aggregate finish
- Concrete paving stones, architectural precast concrete slabs
- Dyed and/or stamped concrete
- Standard broom finish concrete

Gravel, red shale, asphalt, paved or pre-cast concrete slab (24"x30"x2" and 30"x36"x2") walkways **are not permitted** at the front or side of the home.



## 12 — FENCING

### DEVELOPER FENCING

The Developer will provide project fencing at key community entry points along the perimeter and along the rear of lots that back onto a park or walkway and along the rear of lots that have a rear drainage swale.

Developer fencing will be protected to by a Restrictive Covenant registered on the title of the lots affected. The exterior colour and design of the fence and the design and location of the drainage swale must by maintained and the home owner is responsible for maintenance of his/her portion of the developer fence and swale.





## 12 — FENCING

### LOT FENCING

Proposed fence designs must be approved by the Guideline Review Consultant. In the case of corner lots, fencing is required to be completed before the Design and Development Guidelines Deposit will be returned.

Fence heights shall be in accordance with the City of Lethbridge Land Use Bylaw.

The fence design and colour must compliment the architectural style of the home.

### ACCEPTABLE FENCE BUILDING MATERIALS INCLUDE:

- Cedar
- Decorative concrete block, stone or brick
- Spruce
- Wrought iron with stone or brick posts





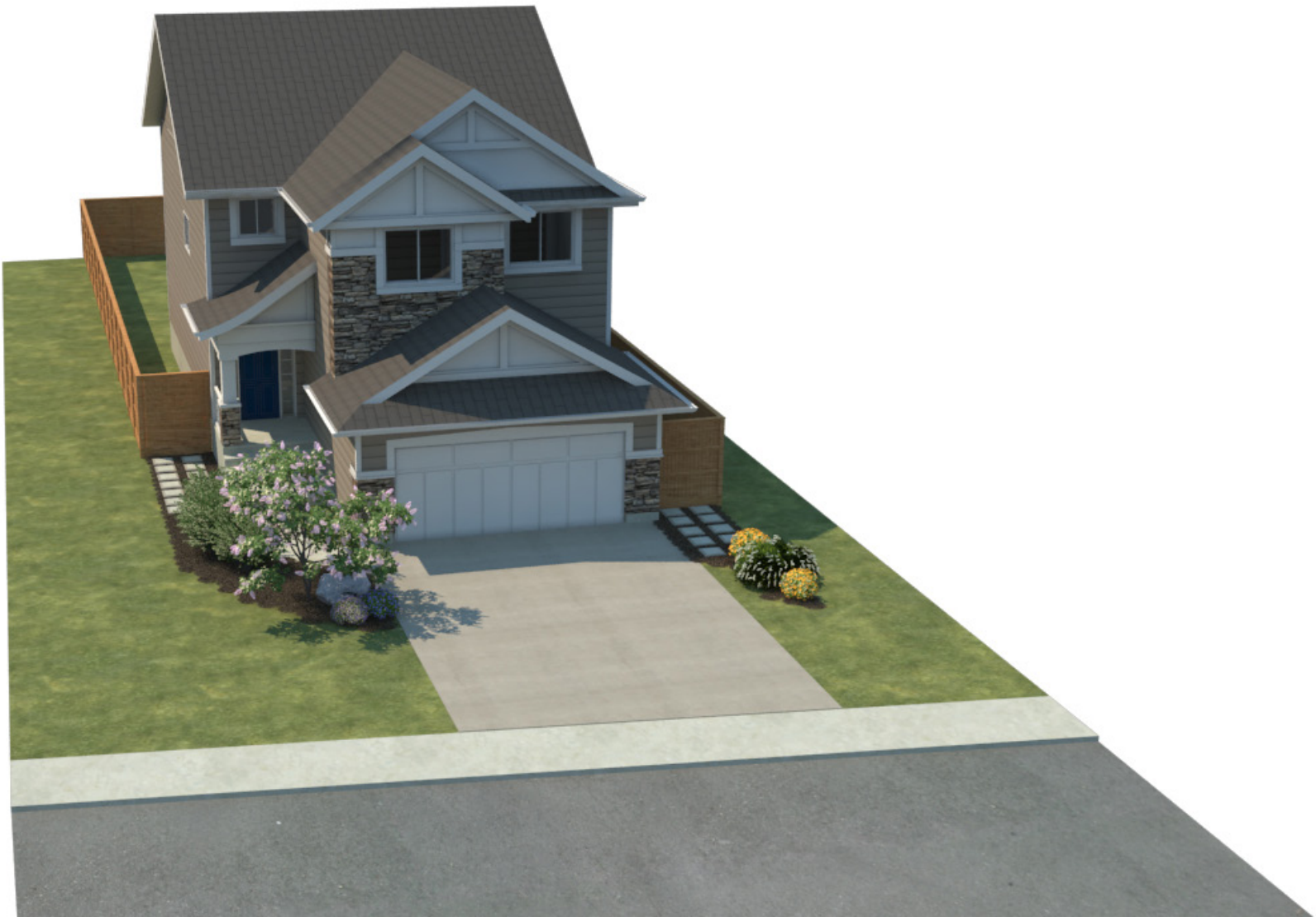
An aerial photograph of a residential property. In the foreground, a large house with a dark grey, multi-gabled roof is visible. A swimming pool is situated on the roof. To the left of the house, a fenced-in area contains a green lawn and a gravelly area with some plants. A winding path or stream flows through the property. The background consists of rolling, golden-brown hills under a clear blue sky.

*RiverStone*

Landscaping  
Design and  
Plan Examples

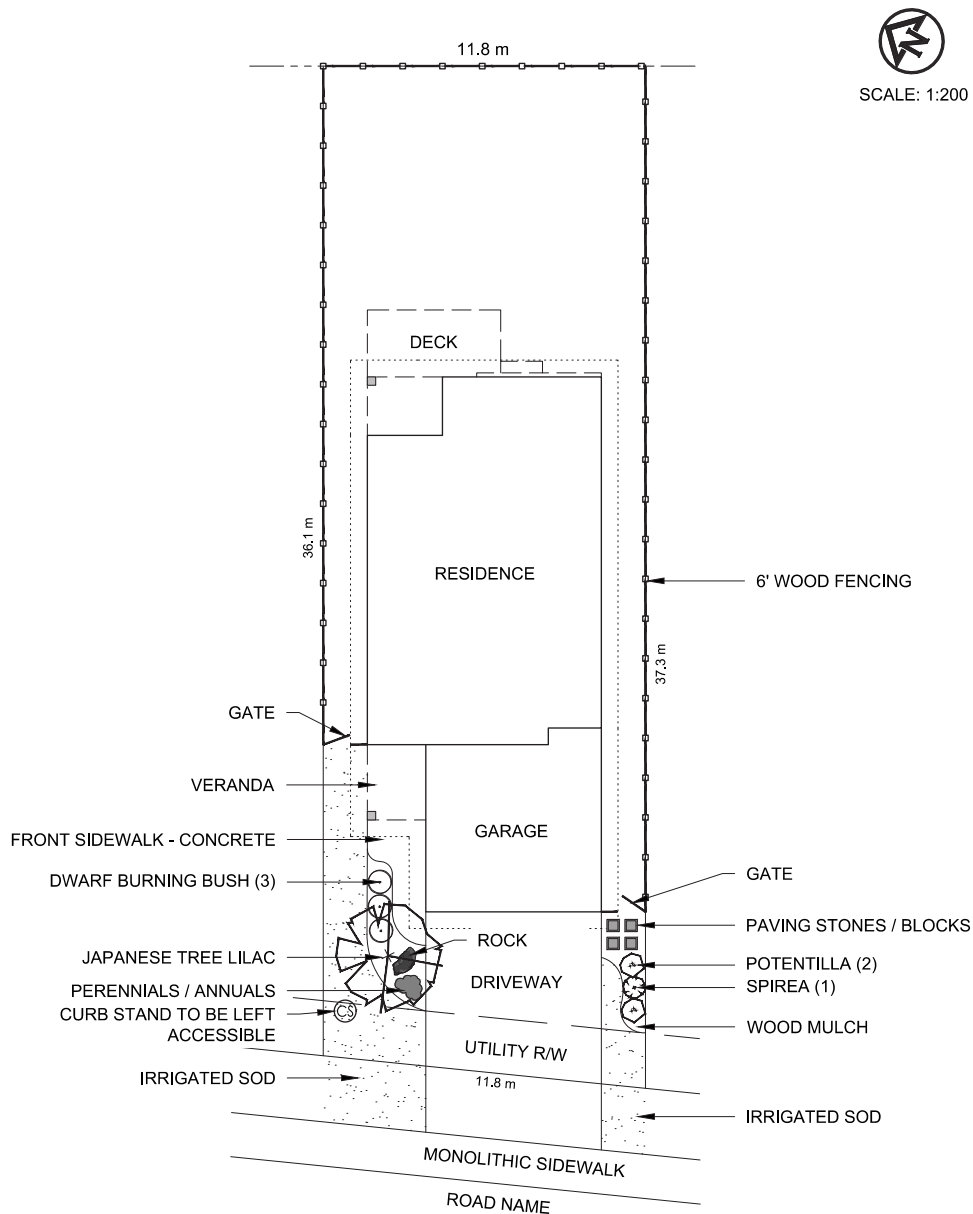


TRADITIONAL LANDSCAPE DESIGN EXAMPLE  
FRONT GARAGE INTERIOR LOT



# TRADITIONAL LANDSCAPE PLAN EXAMPLE

## FRONT GARAGE INTERIOR LOT



TRADITIONAL - FRONT DRIVE  
 LANDSCAPE PLAN  
 OWNERS NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

DATE

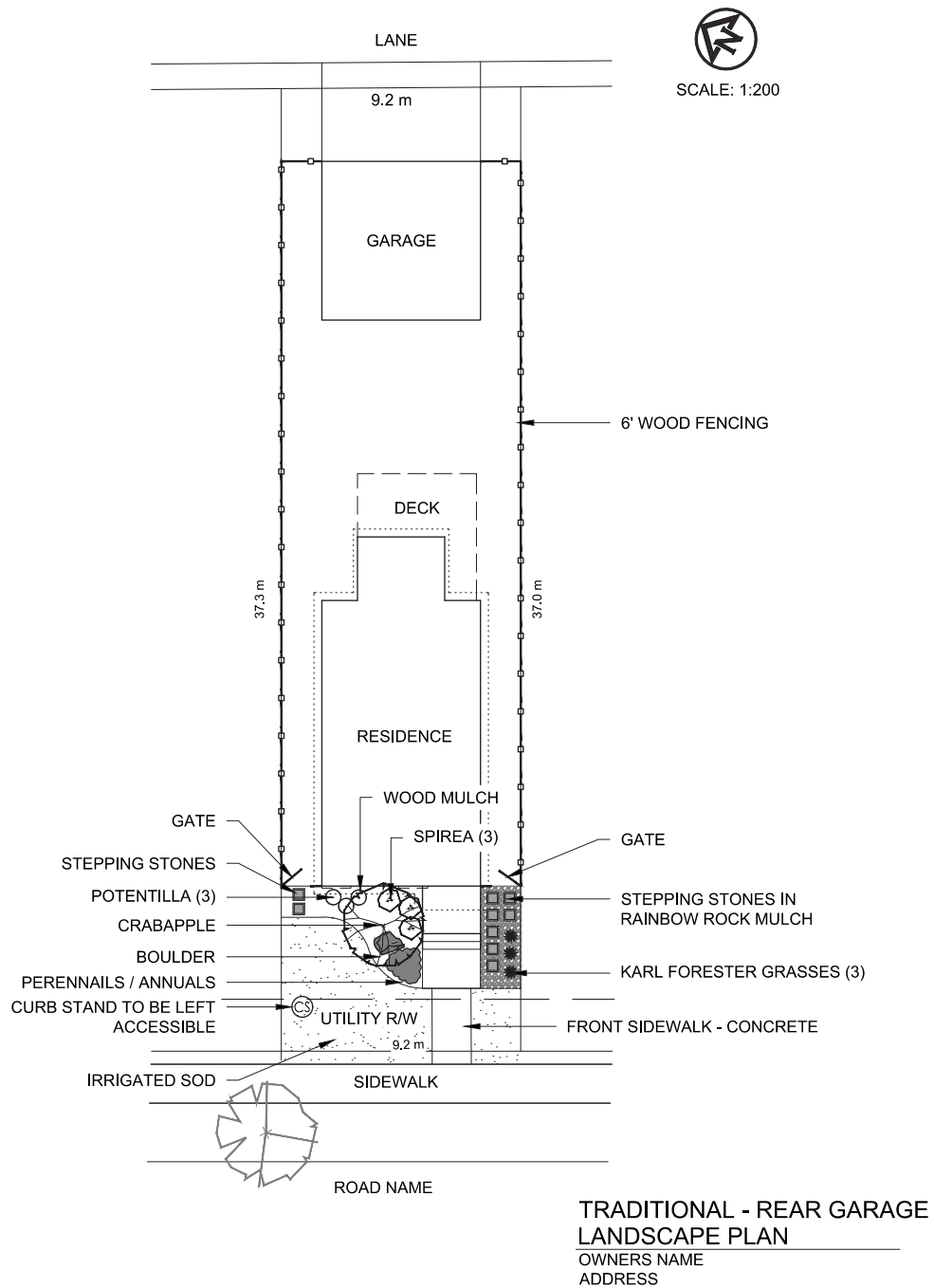


TRADITIONAL LANDSCAPE DESIGN EXAMPLE  
REAR NO GARAGE INTERIOR LOT



# TRADITIONAL LANDSCAPE PLAN EXAMPLE

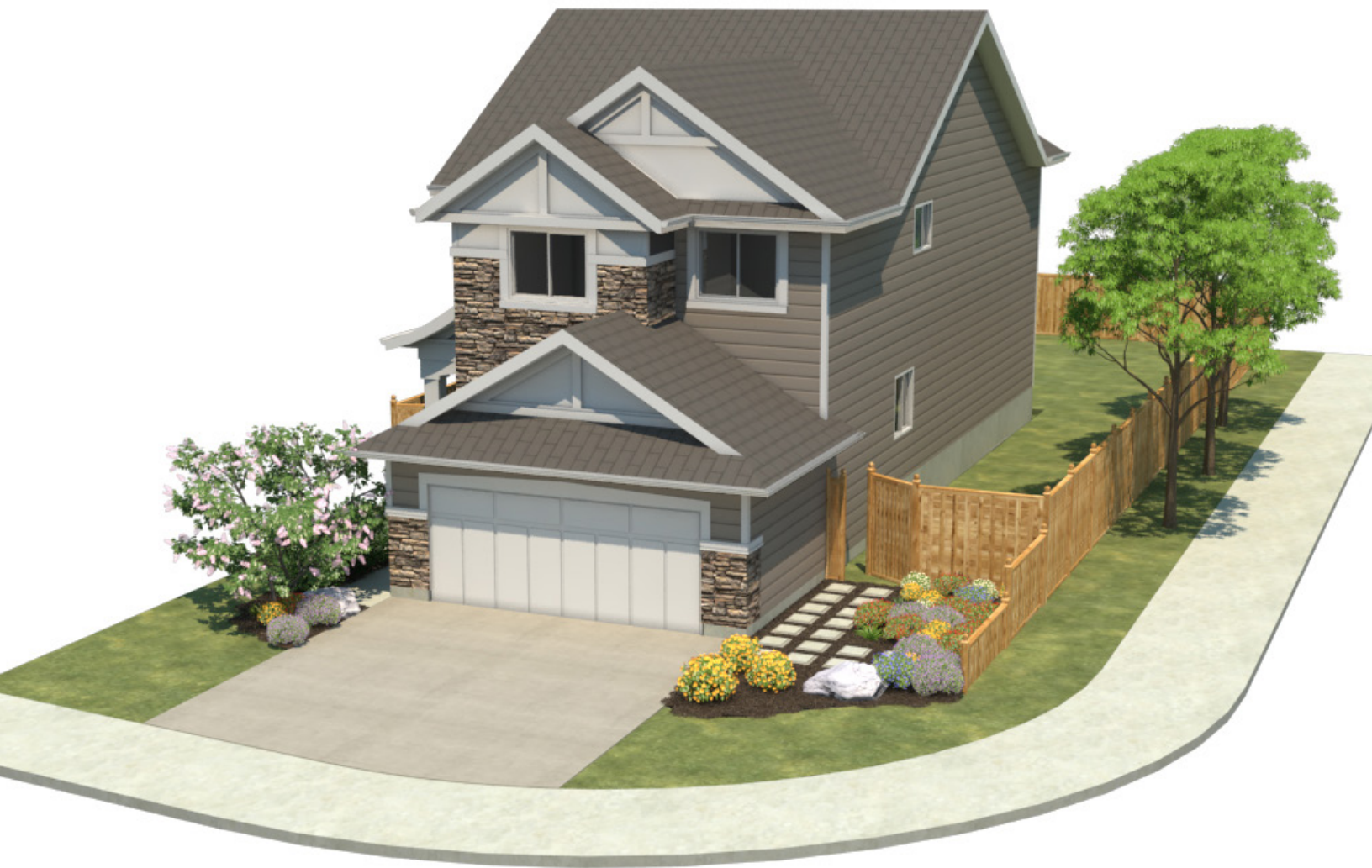
## REAR NO GARAGE INTERIOR LOT



DATE

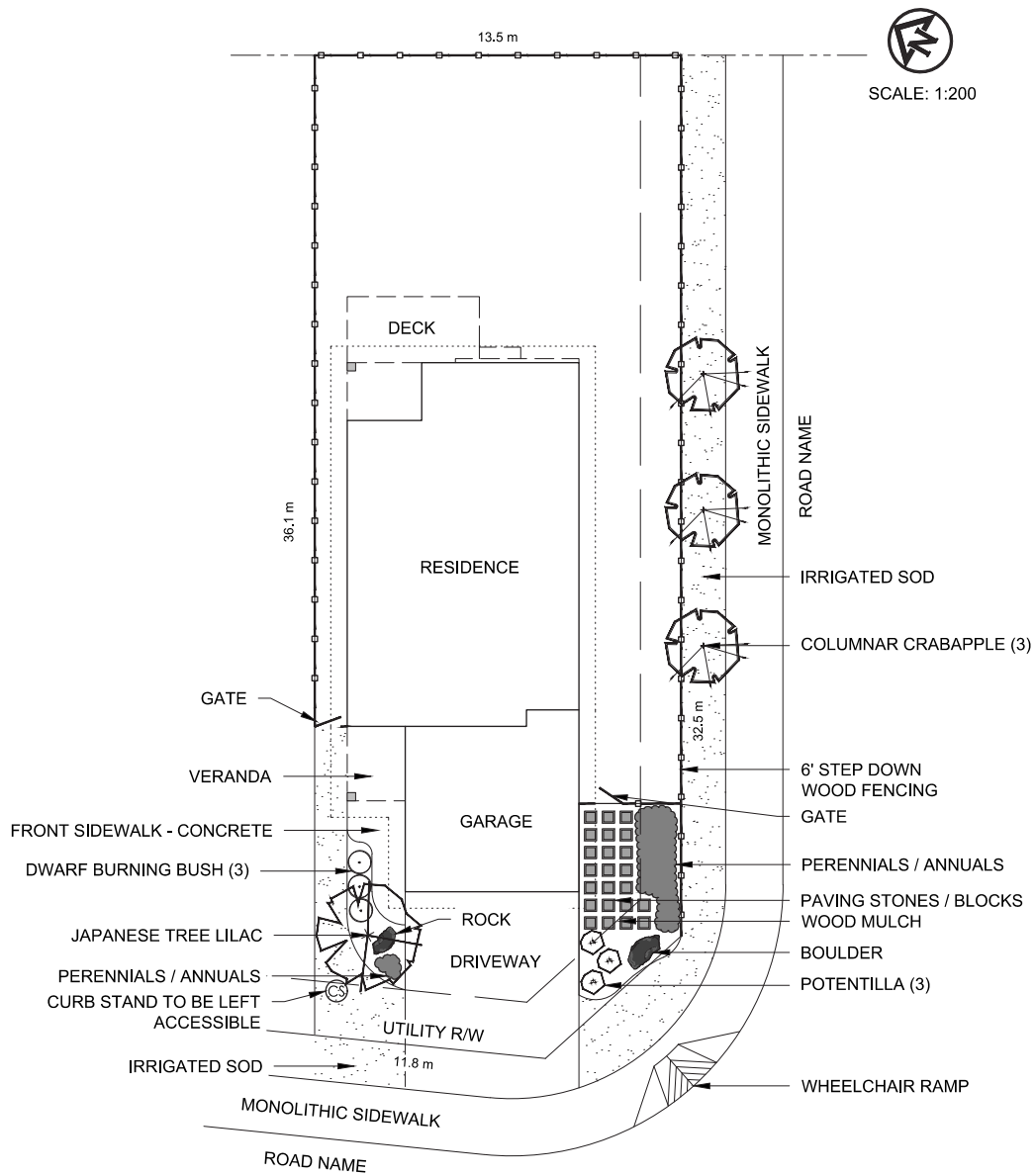


TRADITIONAL LANDSCAPE DESIGN EXAMPLE  
FRONT GARAGE CORNER LOT



# TRADITIONAL LANDSCAPE PLAN EXAMPLE

## FRONT GARAGE CORNER LOT



TRADITIONAL - FRONT DRIVE  
 CORNER LOT  
 LANDSCAPE PLAN  
 OWNERS NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

DATE





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**Lethbridge**   
Land