

Landscape Securities Jurisdictional Scan

A jurisdictional scan was conducted to understand other municipalities’ landscape security requirements for private property. The land use bylaws of 12 other municipalities were examined, of which six included procedures for the routine collection of landscaping securities. Of the 12 municipalities examined, six had requirements for a landscape security to be provided. The municipalities that did not have a landscape security requirement were Toronto, Vancouver, Regina, Winnipeg, St. Albert and Beaumont.

Municipality	Landscape Security Value	Notes
Calgary	110% of materials and labour for incomplete work (minimum \$3,000)	<ul style="list-style-type: none"> • Collected for multi-family, commercial and industrial developments if landscaping is not complete when a Development Completion Permit (DCP) is issued • No maintenance period, but unfinished landscaping is expected to be completed within one year of DCP issuance
Strathcona County	Minimum 50% of landscaping costs, estimated by a qualified individual or company	<ul style="list-style-type: none"> • Collected for multi-unit housing, commercial and industrial developments • Must be paid before building permit is issued • Maintenance period lasts two growing seasons
Fort Saskatchewan	100% of landscaping cost estimate, assessed by a landscape technician	<ul style="list-style-type: none"> • Collected for high-density multi-family, commercial, industrial and institutional developments • Must be paid before building permit is issued • Staggered release: 50% after landscaping is installed, 50% after one year maintenance period ends
Regional Municipality of Wood Buffalo	100% of the landscaping cost based on the approved landscape plan	<ul style="list-style-type: none"> • Collected for all new developments in the Urban Service Area (unless excluded in an area structure plan), excluding manufactured homes, single detached,

Attachment 3

		<p>semi-detached and duplex dwellings</p> <ul style="list-style-type: none"> • Staggered release: 50% 60 days after landscaping is installed, and 50% after one-year maintenance period ends
Whitehorse (YT)	<ul style="list-style-type: none"> • \$1,250/tree, \$750/shrub, where quantity is based on public road frontage and zone, OR • \$1,000/lot for single detached and duplex housing, and townhouse developments 	<ul style="list-style-type: none"> • Collected for most new developments • Held until landscaping is installed • Forfeited if landscaping not installed within two years of occupancy being approved
Cowichan Valley Regional District (BC)	125% of the value of the landscaping (or \$5,000.00, whichever value is greater)	<ul style="list-style-type: none"> • Collected for developments on hazard lands, farm land, environmentally sensitive areas, and areas with distinct architectural form and character • Staggered release: 50% after landscaping is installed, and 50% after a two-year maintenance period ends