

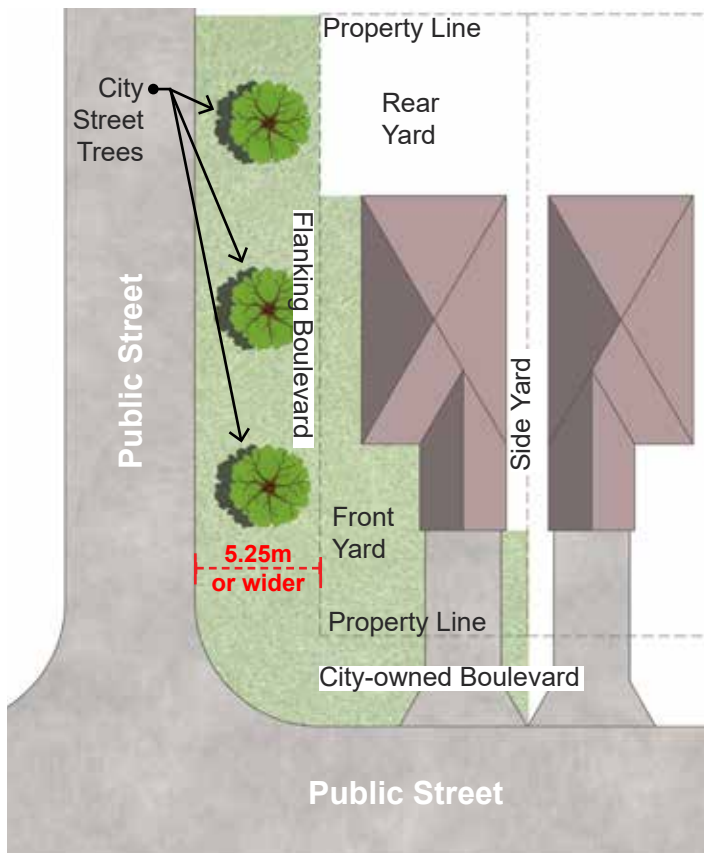
Residential Landscape Requirements and Guidelines

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.

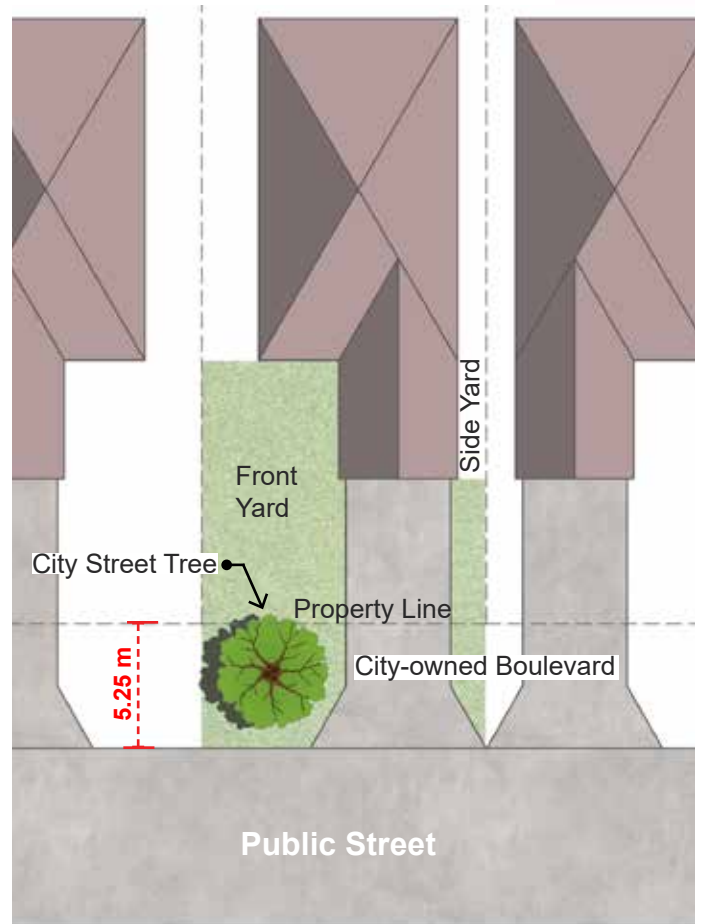
It is important to note that for most properties the front property line is 5.25 metres (~17 feet) from the street curb, not at the curb itself. The first 5.25 metres from the curb is the city-owned boulevard, however it is still your obligation to landscape and maintain this area.

 Area where landscaping is required

FLANKAGE PROPERTY *



TYPICAL RESIDENTIAL PROPERTY



The city-owned boulevard is where Ladco's landscape requirements are the most important to follow. Ladco's requirements parallel items 86 to 91 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>.

Ladco encourages you to review the by-law prior to planning your landscape work.

*For homes that side onto a street (flanking), the same landscape requirements are applicable.

Front Yard (and Flankage) Landscaping Requirements



Sod

- Sod is Ladco's preferred landscaping material.
- Sod is to be installed over 10 cm (4 inches) of top soil on top of the graded ground.

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



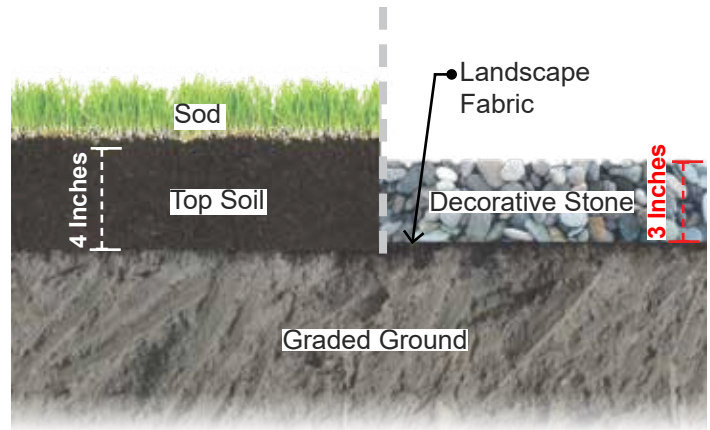
Decorative Stone

- Decorative stone is not preferred however 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 more than 7.5 cm (3 inches). Residents may want to consider the use of landscape fabric under the stone to act as a weed barrier.
- If a smaller or a larger size is used it will not be accepted. Residents will have to apply for a "Non-Standard Boulevard Permit" and have the boulevard accepted by the City. The Permit will have to be provided to Ladco in order to receive Ladco's approval 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.



Paving Stone

- Paving stone is not preferred however is acceptable under By-law 1/2008.
- Paving stone must be professionally installed and must be placed flush to final lot grade and boulevard grade.



Planting Beds

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



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