

BYLAW NO. 9789

The Zoning Amendment Bylaw, 2021 (No. 20)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No. 20)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to address feedback from developers and implement the policies and objectives of approved plans and strategies as they relate to landscaping provisions.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by repealing the definition for “**landscaping**” and substituting the following:

“**landscaping**” means the provision of horticulture and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- (i) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, ornamental grasses, lawn and ground cover;
- (ii) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or tile, but does not include rock, gravel, shale, or asphalt. Hard landscaping may include pathways, walkways, non-necessary driveways, non-required parking or other similar hard surfaces that may be in addition to what is required under this Bylaw; and

- (iii) Intensive landscaping means a planting ratio of trees and shrubs per linear metre that is at least 25% greater than the planting ratio otherwise required by this Bylaw.”

Section 4.0 Amended

- 5. Subclause 4.3.4(1) is amended by repealing paragraph (f) and substituting the following:

- “(f) except for one- and two-unit dwellings, semi-detached dwellings or any accessory use to a dwelling unit, two copies of a scaled landscaping plan showing:
 - (i) all physical features, including existing and proposed grades;
 - (ii) all utilities and easements;
 - (iii) the size and type of existing vegetation, the existing vegetation to be removed and retained, the size, type and location of plant material to be provided;
 - (iv) the location of hard landscaping such as fences, retaining walls, walkways and curbs;
 - (v) except for an alternative landscaping design, the details of the proposed irrigation system, including the location of outside spigots.”

Section 7.0 Amended

- 6. Section 7.0 is repealed and substituted as set out in the attached Appendix “A”.

Section 8.0 Amended

- 7. (1) Subclauses 8.1.7 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an R1 District are contained in Section 7.0.”
- (2) Subclauses 8.2.7 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an R1A District are contained in Section 7.0.”

- (3) Subclauses 8.3.8 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an R1B District are contained in Section 7.0.”
- (4) Subclauses 8.4.7 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an R2 District are contained in Section 7.0.”
- (5) Subclauses 8.5.7 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an R2A District are contained in Section 7.0.”
- (6) Subclauses 8.8.7 (1) to (4) are repealed and the following substituted:
“The regulations governing landscaping in an RMTN District are contained in Section 7.0.”
- (7) Subclauses 8.9.7 (1) to (4) are repealed and the following substituted:
“The regulations governing landscaping in an RMTN1 District are contained in Section 7.0.”
- (8) Subclauses 8.10.7 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an RM1 District are contained in Section 7.0.”
- (9) Subclauses 8.11.8 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an RM2 District are contained in Section 7.0.”
- (10) Subclauses 8.12.8 (1), (2) and (3) are repealed and the following substituted:
“The regulations governing landscaping in an RM3 District are contained in Section 7.0.”
- (11) Subclauses 8.13.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an RM4 District are contained in Section 7.0.”

- (12) Subclauses 8.14.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an RM5 District are contained in Section 7.0.”

Section 9.0 Amended

8. (1) Subclauses 9.1.7 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an M1 District are contained in Section 7.0.”

- (2) Subclauses 9.2.8 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an M2 District are contained in Section 7.0.”

- (3) Subclauses 9.3.8 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an M3 District are contained in Section 7.0.”

- (4) Subclauses 9.4.8 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an M4 District are contained in Section 7.0.”

Section 10.0 Amended

9. (1) Subclauses 10.1.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B1A District are contained in Section 7.0.”

- (2) Subclauses 10.2.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B1B District are contained in Section 7.0.”

- (3) Subclauses 10.3.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B1 District are contained in Section 7.0.”

- (4) Subclauses 10.4.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B2 District are contained in Section 7.0.”

- (5) Subclauses 10.5.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B3 District are contained in Section 7.0.”

- (6) Subclauses 10.6.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B4 District are contained in Section 7.0.”

- (7) Subclauses 10.7.8 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in a B4A District are contained in Section 7.0.”

- (8) Subsection 10.7A.6 is repealed and the following substituted:

“10.7A.6 Parking

- (1) The regulations governing parking and loading spaces in the B4MX District are contained in Section 6.
- (2) The number of parking spaces required in the B4MX District may be reduced by the number of parking spaces provided on the street, which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited on the subject property shall be at the discretion of the Development Officer.

- (3) The number of parking spaces may be reduced in the B4MX District by 0.25 spaces per dwelling unit when a multiple-unit dwelling is located above non-residential uses on the same building.
 - (4) Curbed landscaped islands at the flanking end of every parking row shall be provided for at grade parking areas.
 - (5) Interior sidewalks within the parking area shall be provided to link buildings.”
- (9) Subclauses 10.7A.8 (1) to (6) are repealed and the following substituted:
“The regulations governing landscaping in a B4MX District are contained in Section 7.0.”
- (10) Subclause 10.8.8(1) is repealed and the following substituted:
“The regulations governing landscaping in a B5 District are contained in Section 7.0.”
- (11) Subclause 10.8A.8(1) is repealed and the following substituted:
“The regulations governing landscaping in a B5B District are contained in Section 7.0.”
- (12) Subclause 10.8B.8(1) is repealed and the following substituted:
“The regulations governing landscaping in a B5C District are contained in Section 7.0.”
- (13) Subclause 10.9.8(1) is repealed and the following substituted:
“The regulations governing landscaping in a B6 District are contained in Section 7.0.”

Section 11.0 Amended

10. (1) Subclauses 11.1.8 (1) to (4) are repealed and the following substituted:
“The regulations governing landscaping in an IL1 District are contained in Section 7.0.”
- (2) Subsection 11.1 is amended by adding the following clause after 11.1.8:

“11.1.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in width is provided adjacent to the front property line to the satisfaction of the Development Officer.”

- (3) Subclauses 11.2.7 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an IL2 District are contained in Section 7.0.”

- (4) Subsection 11.2 is amended by adding the following clause after 11.2.7:

“11.2.8 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in width is provided adjacent to the front property line to the satisfaction of the Development Officer.”

- (5) Subclauses 11.3.7 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an IL3 District are contained in Section 7.0.”

- (6) Subclauses 11.4.8 (1) to (6) are repealed and the following substituted:

“The regulations governing landscaping in an IB District are contained in Section 7.0.”

- (7) Subclauses 11.5.8 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an IH District are contained in Section 7.0.”

- (8) Subsection 11.5 is amended by adding the following clause after 11.5.8:

“11.5.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in width is provided adjacent to the front property line to the satisfaction of the Development Officer.”

- (9) Subclauses 11.6.8 (1) to (4) are repealed and the following substituted:

“The regulations governing landscaping in an IH2 District are contained in Section 7.0.”

- (10) Subsection 11.6 is amended by adding the following clause after 11.6.8:

“11.6.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in width is provided adjacent to the front property line to the satisfaction of the Development Officer.”

Section 12.0 Amended

11. (1) Clause 12.2.7 is repealed and the following substituted:

“12.2.7 Outdoor Storage

Outdoor storage areas must be suitably screened from any public street to the satisfaction of the Development Officer.”

- (2) Subclauses 12.5.10 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an AM District are contained in Section 7.0.”

- (3) Subclauses 12.6.6 (1), (2) and (3) are repealed and the following substituted:

“The regulations governing landscaping in an MX1 District are contained in Section 7.0.”

APPENDIX “A”

7.0 Landscaping Provisions

7.1 Requirements for Landscaping Plans

- (1) Where landscaping is required by this Bylaw, a landscaping plan shall be attached to and form part of an application for a development permit. The landscaping plan shall be prepared in accordance with Section 4.3.4 of this Bylaw.
- (2) The provision of landscaping is a condition of the issuance of a development permit wherever the existing use of a building or structure is significantly enlarged, undergoes a significant increase in capacity or is changed to a new use. In these cases, the development permit will not be issued until the landscaping plan is approved by the Development Officer.
- (3) Unless otherwise specified in this Bylaw, landscaping requirements do not apply to any site occupied by a building or structure where the principal use is a one-unit dwelling, two-unit dwelling, semi-detached dwelling or any accessory use to a dwelling unit.

7.2 General Regulations for Landscaping

- (1) Where the Bylaw specifies that landscaping is required, a front yard landscaped strip shall be provided. The front yard landscaped strip shall lay parallel to and abut the front site line and shall run throughout the entire frontage of the site.
- (2) Where the Bylaw specifies that landscaping is required on corner sites, in addition to the landscaping required in the front yard, any required side yard abutting the flanking street shall be landscaped.
- (3) Landscaped areas required to be provided within any front or side yard shall not be used for any purpose except for landscaping, signs or structures otherwise permitted, or necessary driveway access to the site.
- (4) Where the Bylaw specifies landscaping is required on a site abutting any R, M or B district without an intervening lane, a landscaped strip shall be provided adjacent to the abutting site line, which shall not be used for any purpose except landscaping.

- (5) Where the Bylaw specifies that landscaping is required in the RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5 and IB districts, the entire portion of the site not occupied by buildings, required parking and loading spaces, driveway aisles, permitted outdoor storage or similar uses shall be landscaped.

7.3 Planting Requirements for Plant Materials

- (1) Required landscaped strips shall consist of a minimum 75% soft landscaping material and a maximum 25% hard landscaping material. Necessary driveway access to the site shall not be included in the maximum 25% hard landscaping.
- (2) The required tree planting ratio is one tree for every 6.0 linear metres along required frontages, and one tree for every 9.0 linear metres along required flankages and rear yards.
 - (a) Trees should be planted at regular intervals not less than 1.0 metre from the front or side property lines adjacent to a street.
 - (b) The placement of trees within the required landscaped strips must be spaced in a manner conducive to healthy growth to the satisfaction of the Development Officer.
 - (c) Tree plantings may not be required where existing boulevard trees provide a mature tree canopy and preclude tree plantings, subject to the approval of the Development Officer and Parks Department. Shrubs or ornamental grasses must be planted in lieu of trees within the landscaped strip when necessary.
- (3) All trees provided for planting shall be a minimum 45mm caliper for deciduous trees and 1800mm in height for coniferous trees.
- (4) All plant materials shall be a species capable of healthy growth in Saskatoon and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.
- (5) Mulch may be provided in all shrub beds provided it is not within 100mm of tree trunks. Mulch may only consist of peat moss, bark chips, wood shavings or other similar organic material, and should be provided at an average depth of 100mm. Mulch shall not be used as a primary landscaping medium.

- (6) Where the landscaped strip is such that trees cannot be planted, shrubs or ornamental grasses may be planted in lieu of trees as an alternative as follows:
 - (a) Shrubs may be planted at a ratio of 10 shrubs per tree. All shrubs provided for planting must be a minimum height or spread of 450mm.
 - (b) Ornamental grasses may be planted at a ratio of 10 ornamental grasses per tree. Ornamental grasses shall consist of no more than 25% of the alternate plantings with the remainder being shrubs. Ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300mm.

7.4 Requirements for Installation and Maintenance of Landscaped Areas

- (1) Where the Bylaw specifies that landscaping is required, it shall be installed and maintained in accordance with the following standards and policies:
 - (a) Except where an alternative landscaping design has been approved, an underground sprinkler irrigation system or other adequate means of irrigation, with at least one outside spigot for each principal building must be installed for soft landscaping;
 - (b) All required landscaping features must be consistent with the approved landscaping plan by the end of the growing season in which occupancy or partial occupancy or use of the building or site has taken place. When occupancy or partial occupancy or use of a building or site has taken place after the end of the growing season, all required and approved landscaping features shall be completed by June 1st of the following growing season. For the purposes of this section, "growing season" means from April 15th to October 15th of the same calendar year;
 - (c) Continuous raised or pre-cast curbing of not less than 150mm in height shall be placed along the perimeter of any landscaped area abutting a driveway or off-street parking or loading facility;
 - (d) Fencing shall be located behind the required landscaped areas along street frontage and flankage;

- (e) All required and approved landscaping features shall be suitably maintained in a neat and tidy condition at all times in accordance with *the Property Maintenance and Nuisance Abatement Bylaw*, No. 8175, including adjacent boulevard areas where such boulevard areas are considered part of the landscaping requirements for the site.

7.5 Alternative Landscaping Design

- (1) For the purposes of this section, alternative landscaping design includes:
 - (a) Xeriscaping;
 - (b) Bioswales; or
 - (c) Rain gardens.
- (2) Alternative landscaping design may be permitted subject to the approval of the Development Officer and where a landscaping plan has been endorsed by a registered member of the Saskatchewan Association of Landscape Architects.
- (3) Notwithstanding Subsection 7.3(5), aggregate rock mulch may be permitted such as landscape rock for alternative landscaping designs only. Rubber mulch shall not be permitted.
- (4) The area covered by the alternative landscaping design shall be considered soft landscaping except the areas which consist of pathways, walkways, non-necessary driveways, non-required parking or other similar hard surfaces.

7.6 Flexible Site Design

- (1) For B, I, M and MX districts within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement may be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable. If there are no adjacent sites, the full landscaping requirement shall apply.

- (2) Permanent planter boxes may be used to meet soft landscaping and planting requirements in the areas identified in Subsection (1), subject to the approval of the Development Officer.
- (3) In B, I, M and MX districts, a reduction in the overall area to be landscaped may be permitted provided that:
- (a) The landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb for local streets, 3.3 metres for collector streets, and 6.5 metres for arterial streets as defined by the Saskatoon Transportation Master Plan; and
 - (b) At least 1.5 metres of the site is landscaped.
- If boulevard space is not available, or if the boulevard is not suitable for landscaping, the full landscaping requirement shall apply.
- (4) Where a boulevard is considered part of the landscaping requirement, the property owner must agree in writing to maintain the entire landscaped strip, including the full width of the boulevard.

7.7 Required Landscaping Standards

7.7.1 Landscaping Standards for Residential Districts

The minimum landscaping standards for the residential districts are set out in the following chart:

Minimum Width (in Metres)	R1	R1A	R1B	R2	R2A	RMHL	RMHC	RMTN ₂	RMTN _{1,2}	RM1	RM2	RM3	RM4	RM5
Front yard landscaped strip	4.5	4.5	4.5	4.5	4.5	0	0	4.5 _{3,5}	4.5 _{4,5}	4.5	4.5	4.5	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	-1	-1	-1	0	0	-1	-1	-1	-1	-1	-1	-1
Where a site abuts any R district site without an intervening lane, required landscaped strip adjacent to the abutting site line	0	0	0	0	0	0	0	1.5	1.5	0	1.5	1.5	1.5	1.5

7.7.2 Notes to Landscaping Standards for Residential Districts

- 1 The whole of any required side yard abutting the flanking street shall be landscaped.
- 2 Within the RMTN and RMTN1 districts, for dwelling groups, a landscaped strip of not less than 4.5 metres in width throughout shall be provided along the entire length of all site lines which abut or adjoin a street and shall be used for no purpose except landscaping and necessary driveway access to the site. For dwellings within a dwelling group, the front yard setback for street facing units may be 3.0 metres on sites which front onto a local street as defined by the Saskatoon Transportation Master Plan and which have access to a rear lane. The rear lane may be either a public or internal street.
- 3 Within the RMTN district, for street townhouses, a landscaped strip of not less than 4.5 metres in width throughout, except as provided in clause 8.8.4 Note 7, lying parallel to and abutting the front site line shall be provided on every site, and shall be used for no purpose other than landscaping and necessary driveway access to the site.
- 4 Within the RMTN1 district, where Section 8.9.4 Note 7 provides for a front yard requirement for a street townhouse that is less than 4.5 metres, the entirety of any required front yard shall be landscaped and shall be used for no purpose except landscaping and necessary driveway access to the site.
- 5 Within the RMTN and RMTN1 districts, for street townhouses, subject to Sections 8.8.6 (2) and 8.9.6 (2) which provides for front driveway access, a landscaped strip located parallel to the driveway of not less than 1.5 metres or 25% of the entire front yard, whichever is greater, shall be landscaped.

7.7.3 Landscaping Standards for Institutional Districts

The minimum landscaping standards for the institutional districts are set out in the following chart:

Minimum Width (in Metres)	M1	M2	M3	M4
Front yard landscaped strip	3.0	3.0	4.5	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	-1	-1
Where a site abuts any R district without an intervening lane, required landscaped strip adjacent to the abutting site line	1.5	1.5	1.5	1.5

7.7.4 Notes to Landscaping Standards for Institutional Districts

- 1 Within all M districts, the whole of any required side yard abutting the flanking street shall be landscaped.

7.7.5 Landscaping Standards for Commercial Districts

The minimum landscaping standards for the commercial districts are set out in the following chart:

Minimum Width (in Metres)	B1A	B1B	B1	B2	B3	B4	B4A	B4MX₄	B5_{5,6}	B5B_{5,6}	B5C_{5,6}	B6_{6,7}
Front yard landscaped strip	2.0	3.0 ₂	2.0	3.0	3.0	3.0	3.0	4.5	3.0	3.0	3.0	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	2.0	1.5	2.0	1.5	1.5	1.5	1.5	-3	1.5	1.5	1.5	1.5
Where a site abuts any R district without an intervening lane, required landscape strip adjacent to the abutting site line	0 ₁	1.5	1.5	1.5	1.5	1.5	1.5	3.0	0	0	0	0

7.7.6 Notes to Landscaping Standards for Commercial Districts

- 1 Within the B1A district, a solid 2.0 metre fence shall be provided along the rear site line and along the side site lines adjacent to any R district from the rear site line to a point perpendicular to the front of the principal building. A solid 1.0 metre fence shall be provided along the side site lines adjacent to any R district from a point perpendicular to front of the principal building to a point perpendicular to the rear line at the required landscaped strip. If the required front yard landscaped strip is inadequate to screen the parking area from public view, a solid 1.0 metre high fence parallel to the front site line and extending from side site line to side site line shall be provided along the rear line of the landscaped strip.

- 2 Within the B1B district, where parking is provided in a front yard, a landscaped strip lying parallel to and abutting the front site line shall be provided for that portion of the site not covered by a building. Necessary pedestrian access to the building entrances shall be excluded from hard landscaping.
- 3 Within the B4MX district, the whole of any required side yard abutting the flanking street shall be landscaped and shall be used for no purpose except landscaping, necessary driveway access, and outdoor patios or public seating areas. Necessary pedestrian access to the building entrances and outdoor patios and seating areas shall be excluded from hard landscaping.
- 4 Within the B4MX district, parking areas shall be adequately screened from the front site line to a height of 1.0 metre by landscaping or fencing.
- 5 Within B5, B5B, B5C districts, the landscaping requirements shall only apply to the following uses, whether permitted or discretionary in the district: service stations, public garages, car washes, commercial parking lots, parking stations and multiple-unit dwellings. On sites used for commercial parking lots and parking stations located at grade level, screening of the site from front streets, flanking street and public lanes shall be provided to the satisfaction of the Development Officer.
- 6 Within B5, B5B, B5C, B6 districts, surface parking areas shall be adequately screened from front streets and flanking streets to a height of 1.0 metre by landscaping or fencing.
- 7 Within the B6 district, the landscaping requirements shall only apply to sites used for service stations, public garages, and commercial parking lots or parking stations located at grade. On sites used for commercial parking lots and parking stations located at grade level, screening of the site from front streets, flanking street and public lanes shall be provided to the satisfaction of the Development Officer.

7.7.7 Landscaping Standards for Industrial Districts

- (1) In any industrial district artificial turf may be used to satisfy soft landscaping requirements where it may be difficult to establish and maintain natural vegetation, subject to the approval of the Development Officer.
 - (a) Artificial turf shall:
 - i. Be a natural green in colour;
 - ii. Made of recycled materials and be fully recyclable at the end of its life;
 - iii. Be water permeable and not result in increased surface water runoff; and,
Be installed and maintained as per product requirements, and remain free of stains, tears, loose edges, or any unnatural appearance, and shall be replaced if in despair.
 - (b) A landscaping plan which includes the use of artificial turf to meet required landscaping shall include detailed product information including a cross section of the product to illustrate the permeable layer incorporated in the installation. As a minimum standard for artificial turf, the following specifications are required:
 - i. Minimum pile height of 1 ½”;
 - ii. Minimum warranty of 8 years;
 - iii. Minimum permeability ratio of 30” per hour, per square yard; and
 - iv. If infill is required, sand or similar products are permitted. Crumb rubber shall not be permitted.
 - (c) Section 7.3 of this Bylaw shall apply to any portion of the required landscaping consisting of artificial turf.
 - (d) Where artificial turf is proposed on the boulevard, approval shall be obtained from the Parks and Transportation Departments.
- (2) The minimum landscaping standards for the industrial districts are set out in the following chart:

Minimum Width (in Metres)	IL1	IL2	IL3	IB ₁	IH	IH2
Front yard landscaped strip	4.5	4.5	4.5	6.0	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	1.5	1.5	1.5	3.0	1.5	1.5
Where a site abuts any R, M or B district without an intervening lane, required landscape strip adjacent to the abutting site line	1.5	1.5	1.5	3.0	3.0	1.5

7.7.8 Notes to Landscaping Standards for Industrial Districts

- 1 Within the IB district, parking areas shall be adequately screened from street and adjacent properties to a height of 1.0 metre by landscaping or fencing.

7.7.9 Landscaping Standards for Specialized Districts

The minimum landscaping standards for the specialized districts are set out in the following chart:

Minimum Width (in Metres)	AG	FUD	APD	PUD	AM ₁	MX1	MX2 ₂
Front yard landscaped strip	0	0	0	0	3.0	3.0	0
On corner sites, required side yard landscaped strip abutting the flanking street	0	0	0	0	3.0	1.5	0
Where a site abuts any R district without an intervening lane, required landscape strip adjacent to the abutting site line	0	0	0	0	0	1.5	0

7.7.10 Notes to Landscaping Standards for Specialized Districts

- 1 Within the AM district, no landscaped strip shall be required along the rear site line unless:
 - (a) the rear site line abuts public lands where a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the rear site line shall be provided; or
 - (b) the site is a through site where a landscaped strip of not less than 3.0 metres in width throughout lying parallel to the rear site line shall be provided.
- 2 Within the MX2 district, surface parking areas shall be adequately screened from front streets and flanking streets to a height of 1.0 metre by landscaping or fencing.