



BUILDING PERMIT GUIDELINES

Residential Landscaping

Intent

The purpose of this landscape regulation is to ensure a suitable level of appearance in residential areas. Having common standards that all property owners must adhere to will help ensure Gander remains an appealing, safe and livable community for everyone. The following landscape standard represents the Town of Gander's minimum criteria for landscape design. The regulation applies to all new residential properties and remediation of existing properties when adding or modifying a driveway. Landscaping must be completed while adhering to the Town of Gander's grading requirements.

Application and Fee Structure

Modifications to an existing driveway or the installation of a new driveway on a corner lot will require a permit from the Town of Gander.

Building Permit Fee:

- Driveway permit **\$25.00**
- Curb cut-down **\$20.00/m (Minimum \$100.00 charge)**
- Sidewalk Removal & Replacement **\$175.00/m**

Fee to be paid upon submission of application.

Where the Authority has been made aware that a driveway has been installed prior to the issuance of a building permit, the permit fee shall be doubled.

To Apply:

1. Contact the Engineering department to arrange a site visit;
2. An Inspector will verify that the request is permitted, measure the driveway and the amount of curb/sidewalk work, if required, which will determine the cost of the permit;
3. Complete a [Building Permit Application](#) or drop in to the Engineering department to apply;
4. Pay applicable fees as set out in the current Town of Gander fee schedule;

Definitions

Front Yard - means the area between the established front building line and the curb

Inspector - means any person appointed and engaged as an Inspector by the Authority.

Landscaping - means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance

the visual amenity of a property or to provide a screen between properties in order to mitigate objectionable features between them.

Hard Landscaping - means landscaping for the purpose of parking and pedestrian traffic. This landscaping shall include but not be limited to, asphalt, concrete, patio/paving stones, class 'A' or other similar material as approved by the Town of Gander

Soft Landscaping - means landscaping used for drainage control, erosion control and the beautification of property. This landscaping shall include but not be limited to, sodding, seeding, ornamental stone, shrubs, trees and the like.

Street line – means the edge of a street reservation as defined by the authority having jurisdiction.

Regulations

At the building permit application stage of a new home, the landscape standards outlined within these guidelines shall be presented to the applicant. When a building permit for a new home is issued, the applicable landscape standards outlined within this document shall apply.

Landscaping

Once an occupancy permit has been issued the owner shall have **one (1) year** to complete front yard landscaping and **three (3) years** to complete the remaining property to the following standards:

- The entire property must be landscaped from boundary to boundary, front and rear.
- Landscaping of Town road right of ways adjacent the property shall be the responsibility of the property owner. All areas between the curb/sidewalk and the property boundary are to be landscaped.
- Areas with sodding or seeding will require a minimum **100mm** of topsoil.
- The property owner/contractor must ensure that the lot is landscaped and in conformance with the Town of Gander's grading policy.
- Existing landscape features may be retained at the discretion of the authority if the existing landscaping does not pose erosion and drainage control issues and achieves the intent of this document.
- Landscaping shall not be completed in any manner that violates any municipal or provincial regulation or standards.
- The property owner shall not shed water or direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.
- All embankments shall be treated with Soft-Cover Landscaping to aid in the control of drainage and erosion.
- Where the applicant proposes to use landscape materials for ground cover other than seed or sod (e.g. ground cover perennials, mulching, ornamental stone, as approved by the Inspector), it shall be ensured that the material is appropriately contained, stays in place and does not spill onto the sidewalk or into the street right-of-way.

- Not more than **50% of the street frontage shall be driveway**. Row dwellings, with smaller minimum street frontage requirements, will be permitted to have hard surfaced driveways to a maximum of **3.5m**.

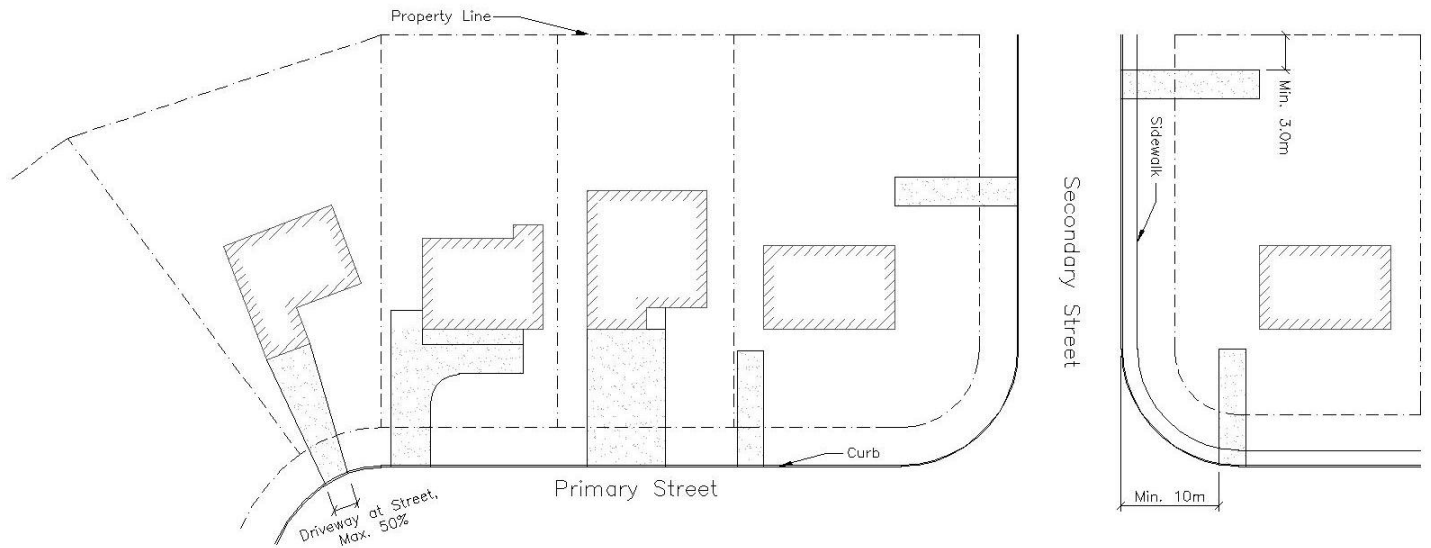
Driveways

- Driveways shall be hard surfaced and conform to **section 71** of the Town of Gander's ***Development Regulations***.
- The preferred method is to widen the existing driveway.
- On a lot where neither of the adjacent lots have a driveway adjacent to the lot in question, a second driveway may be constructed.
- On wide lots where the sideyards on each side of the house is greater than **3m**, a second driveway may be constructed, provided there is a minimum of **3m** of land between the second driveway and the property line.
- On a corner lot, a second driveway may be approved off the secondary street. Both driveways should be on the side away from the intersection.
- No vehicular access shall be closer than **10m** to the street line of any street.
- Circular driveways will only be considered by special permission of Council.
- Walkways leading to secondary entrances may be established in a minor sideyard provided **1.5m** of soft landscaped area is left from the outside edge of the walkway to the property line.

Tree Planting

- A minimum of **one (1)** tree shall be planted in the front yard on every newly developed residential lot (property).
- A deposit of **\$300.00** shall be attached to each new Building Permit, refundable upon confirmation that a tree has been planted on that property. If a tree has not been planted within the specified time period, not exceeding **24 months** from the date of application, the Town of Gander shall retain the deposit to be placed in a Civic Enhancement tree fund. These funds will be used to plant trees at other locations within the community. The person who *applies* for the building permit is responsible for informing the Town that the regulation has been met before the 24 month period has passed in order to receive the refund.
- Planting under distribution lines may be permitted subject to the approval of the utility provider.
- No tree shall be planted closer than 3.0m from any water/sewer line.
- See the attached Schedules for information regarding types of deciduous and coniferous trees, such as recommended species, growth habits and heights, and planting details.

Typical Scenarios



Inspections and Maintenance

- Landscaping for new residential properties must be completed while adhering to the Town of Gander's grading requirements.

Recommendations

- Contact NL Power to verify the size and location of potential easements and to ensure compliance **Newfoundland Power Construction Services: 1-888-491-5066**
- Obtain a property survey or real property report from a NL land surveyor to ensure all driveways and other landscaping is located according to minimum Town of Gander standards and clearances.



Powers of Authority

Employees of the Town of Gander are required to enforce these regulations and are not permitted to make modifications. If these regulations prohibit a development proposal, the applicant may formally contact Council, by written request, to effect changes to a regulation or by-law.

This is a guideline prepared for easy reference. The Town's Regulations are subject to periodic amendments. For the most recent and official version of the regulations, please refer to the Town of Gander's Development Regulations.