

Regal Park General Policy on Planting and Keeping of Personal Gardens Bylaw 58A, 58C

Last Updated: February 2005

In keeping with the Condominium Association's general desire to beautify and maintain the common property of Regal Park, unit holders are encouraged to build and maintain a "Personal Garden" on the common property along the walls next to their unit. These gardens should be attractive, should not interfere with proper drainage and, where possible, should simplify the maintenance of adjacent areas. Personal gardens must also respect the rights of neighbours to use and enjoy the common property owned by the Condominium Association.

In keeping with these ideas, personal gardens are subject to the following conditions and requirements:

1. Allowed Locations

1.1. Renovated Units (those units built in the 1950's)

- 1.1.1. Renovated Units may install "window gardens" along any portion of the front wall (i.e. living room window side) of their unit.
- 1.1.2. Window gardens may extend out from the building to a maximum width of either their paved path, or to the edge of their front step, as applicable.

1.2. In-Fill Units (those units constructed by Sandlewood, 2000)

- 1.2.1. In-fill units may install gardens along the walls of their units next to their back porches (i.e. under the kitchen window). Those units located in the centre of the block may install gardens along the edge of their back porches.
- 1.2.2. These garden patches along walls adjacent to back porches may extend out from the building to a maximum depth to the edge of the porch steps and width of the unit. Garden patches along the edges of back porches (of those units located in the centre of the block) may extend out from the porch edge to a maximum depth of the porch steps and width of the porch.
- 1.2.3. "Edge gardens" may also be installed in the driveway "islands" (i.e. the raised lawn in between driveways, at the front door side).
- 1.2.4. The edge gardens may follow the outer edge of the island, to a maximum depth of 40cm from the outer edge and maximum width of the unit. Edge gardens must take into consideration ease of lawn maintenance (i.e. access to the tree planted on the island by lawn maintenance staff). Other dimensions may be considered by the Board, after review of the proposed edge garden.

1.3. End Units (those units with only one common inside wall)

- 1.3.1. All "end" units may install and maintain "end gardens" along any portion of the side (end) walls of their unit.
- 1.3.2. Due to the varied nature of these areas, the Association requires that the layout of all "end garden" beds be approved by the Board or its designate prior to

installation. The following guidelines are used by the Board when reviewing any planned "end gardens", but the Board is free to deviate from these guidelines:

- 1.3.2.1. Where there is neither a path nor a roadway next to an end garden, it may extend out to a maximum depth of 60cm.
- 1.3.2.2. Where there is a path or a roadway next to an "end garden", it may extend the full width of the median but not more than 150cm.

2. **Edging of Garden Beds**

- 2.1. Use of a raised perimeter edging is encouraged, except where it may interfere with winter snow removal from pathways. For gardeners using mulch (e.g. wood chips), edging must be used to create a contained space for the mulch.
- 2.2. The maintenance and appearance of any installed edging becomes the responsibility of the adjacent unit.
- 2.3. Edging material may rise up to 20cm above the base of adjacent lawn.
- 2.4. Edging material must be resistant to damage from 'whipper-snippers' (our landscapers will not accept responsibility for this damage).
- 2.5. Materials such as pressure-treated log, standing bricks, and flag stones are generally acceptable as edging.
- 2.6. Plastic edging materials are acceptable only where properly maintained, and must be replaced when damaged.
- 2.7. Where no raised edging is installed, the sod should be cut and the soil in the bed piled to create a tidy transition.
- 2.8. A root zone barrier must be installed as a minimum standard.

3. **Maximum Height of Soil Next to Buildings**

- 3.1. To prevent moisture damage to buildings, the top of the soil next to a building must be kept at least 3 cm below the lower edge of the building's siding.

4. **Acceptable Types of Personal Plants**

- 4.1. In general, gardeners may plant any soft-stemmed annual or perennial plant not prohibited within the City of Calgary (e.g. no ragweed).
- 4.2. Gardeners must receive approval from the Board prior to planting any hard-stemmed tree or shrub.

5. **Garden Maintenance**

- 5.1. All City of Calgary bylaws must be adhered to regarding general care and maintenance of gardens and lawns, especially weed control (i.e. weeds that move into the garden bed must be removed promptly). The City of Calgary has the right to enforce city bylaws regarding gardens and lawns on this condominium property.
- 5.2. Use of synthetic pesticides (including: herbicides, insecticides and other animal control poisons) is currently **prohibited** in the common areas. This issue is to be voted on annually by the Condominium Association. In extreme cases of weed invasion, the

Board may choose to use methods of targeted herbicide use (i.e. wicking) on selected plants. Costs to carry out this process will be charged back to the unit holder.

5.3. Intrusion of Plants onto Adjacent Areas

5.3.1. Plants must never be allowed to interfere with the use or maintenance of adjacent property.

5.3.2. Plants should not be allowed to grow excessively beyond the defined limits of their garden beds.

5.3.3. 'Runners' and overhangs should be pruned back regularly by the unit holder.

5.3.4. Door numbers must be clearly visible from pathways and roadways.

5.4. Offending plants may be pruned or removed by the Association and the costs charged to the unit owner.

6. Removal of Refuse (Spring / Fall Clean-Up)

6.1. Gardeners should keep their garden beds tidy by removing and disposing of dead plant materials each spring and autumn.

6.2. Dried 'standing stems' may be left in place through the winter, but should then be removed in the spring.

7. Protection Areas

7.1. If it is deemed structurally necessary, the Board will consult with the adjacent unit owner before taking steps to change any personal garden spaces. However, if the action is in the interest of protecting of the building (e.g. site drainage, damage from landscapers), that action will prevail.