

SITE DISTURBANCE AND LANDSCAPE MANAGEMENT

District of Maple Ridge Requirements

As per requirements of the Watercourse Protection Bylaw, contractors must flag and mark clearing boundaries on construction sites and ensure temporary security measures (i.e. snow fences) are in place around (i) protected areas, (ii) designated protected features to be retained such as veteran trees, and (iii) designated infiltration areas.

Ensure the site has been properly cleaned up, disturbed soils have been stabilized, and adequate surface treatments have been carried out to ensure proper drainage and re-vegetation opportunities.

For construction of single family dwellings and large scale building applications, a final inspection of the lot and a signed letter is often required by the designated Environmental Monitor to ensure the developer or builder has successfully completed the ESC plan requirements including the proper disposal of any construction or waste materials and stabilization of any exposed or disturbed soils.

The signed letter must be provided to the District prior to inspectors conducting their final building inspection and prior to the return of the environmental security deposit.

Intent

- To protect the ecology and natural features of the site – including topography, watercourses, soils, vegetation – from damage during the construction process.
- To control erosion and particulate matter and reduce negative impacts on water and air quality.
- Create a low maintenance, resource efficient and effective landscape strategy.

General Site Protection and Landscape Management Standards

- Carefully survey the site prior to building and identify protected areas and significant vegetation or natural features to be retained where required by the District. Identify protection specifications (i.e. fencing type, signage) and implement before any construction takes place. The survey is to be provided by the environmental monitor of record for the site.
- Where possible, retain all significant trees, vegetation, and natural features on the site such as wetlands or rock bluffs. Preserve natural slopes and the existing direction of water flow across the site. Ensure there is no conflict with neighbouring properties, other applicable by-laws, or building code.
- Work with qualified landscapers, certified landscape architects, or qualified environmental professionals to provide adequate surface treatments for re-planting and select native plant species for site restoration and landscaping. The soil stabilization and replanting plans should be included as part of the ESC plans to be submitted as part of the building permit application.

- Work with the District of Maple Ridge Soil Surface Treatment standards handout (see attached standards).

Soil Surface Treatments Standards and Guidelines

- All materials, labour and plant installation shall be conducted in accordance with the BC Landscape Standard (BCLS) 7th edition, jointly produced by the BC Society of Landscape Architects and the BC Nursery Trades Association.
- All debris and / or excess materials from landscape operations shall be collected and disposed of in accordance with all regulatory requirements.
- All soils to be used as part of the riparian landscaping shall comply with the BC Landscape Standard, and whenever possible, native soils from the site should be used.
- Additional topsoil (growing medium) may also be used but will be dependant on the condition and quantity of native soil. Native soils are best re-used in naturalized common areas; imported topsoils may be used for residential yard landscaping.
- To restore a site back to a respectable condition, basic surface treatments have to be carried out by the builder before sod or final planting is carried out. To prepare front yards and back yards for final building inspection, landscaping requirements must meet District minimal landscape and surface treatment requirements.

District of Maple Ridge Landscape and Surface Treatment Requirements

1. **Grading.** Water must flow away from footings and foundations. The slopes on site and surrounding the structure should be designed and graded so drainage flows are away from the house structure and must respect neighboring properties as well as other applicable bylaws.
2. **Drainage.** To minimize problem drainage, a minimum of three to six (3-6) inches of coarse sand is to be placed on compacted clay areas. The sand layer should be graded at even depths throughout. On clay soils, the surface should be dry when the sand layer is placed.
3. **Growing Medium.** All imported growing medium for landscaping must meet the quality designations indicated in tables 6-1 to 6-4 of the BCLS. A minimum 6 to 9 inches of growing medium shall be placed above the sand layer to support re-planting and slope stabilization. This should be completed for both back yards as well as front yard areas. Topsoil should be rolled, scarified lightly then seeded. Water is critical after seeding. For disturbed areas that require re-planting of trees or riparian areas that are to be enhanced and replanted, native soils should be used whenever possible, but additional growing medium may be required by the Environmental Professional of record for the site.
4. **Site stability.** For sites that require geotechnical assistance, the professional engineer of record must be consulted by the landscaper or environmental professional to ensure surface treatments will not compromise the integrity of the slopes.

Additional Resources

- *BC Landscape Standards* 7th edition. BC Landscape Nursery Association
- Native Plant Society of British Columbia <http://www.npsbc.org/index.htm>
- *Natural Lawn Care*. Greater Vancouver Regional District 2000