

POLICY – Rear Garden Planting against the Perimeter Fence with Colonial Florist

The following policy created for Niagara North Vacant Land Condominium Corporation No. 232 has been adopted to provide guidance regarding planting by owners against the perimeter fence with Colonial Florist.

Prior to any alteration to the property against the fence-line, notification to the Board of Directors specifying compliance with the following guidelines is required and should be forwarded to Chown Management.

The policy and guidelines reflect two significant considerations:

- The slope and drainway in the rear yards is part of the city-approved site plan for the condominium development and provides required drainage for both Colonial Florist and Trillium Gardens.
 - Access to the rear yards is required for grounds maintenance and grass cutting.
1. Each unit owner holds the sole responsibility for all cost including materials, application and/or damage.
 2. Nothing should be planted/installed or laid higher than the existing ground line under the fence.
 3. Nothing should be planted/installed or laid beyond 36" from under the fence line.
 4. Nothing should be planted/installed or laid except grass inside a 36" drain raceway swale (river rock or any other material is not permitted). There should be a clear 36" grass line that is left untouched.
 5. Nothing should be planted that impedes access to rear yards for grounds maintenance.
 6. Garden edging including brick may be used provided that drainage and access is not obstructed.
 7. Any changes to the swale and raceway that causes an issue to drainage of water or impedes grounds maintenance will be removed at owner's expense.
 8. Water buildup in the rear of the yard for more than 48 hours should reported to the Board of Directors

Example of Planting

A simple planting of low perennials and ground cover that owners could consider that would meet these guidelines, be attractive, cost-effective and assist with minimization of erosion is outlined below. This planting arrangement was provided by owner volunteers with gardening expertise.

Common Name	Latin	Cultivars	Mature Size
Hosta/Plantain Lily	Hosta	Any under 4x4 Colourful examples: Frances Williams Abiqua Drinking Gourd Paul's Glory Elegans	Under 4x4
Bugleweed	Ajuga reptans	Chocolate Chip or any type <u>except</u> giant sizes	very low, can be mowed over
Golden Japanese Forest Grass or Hakone Grass	Hakonechloa macra	Aureola (variegated is more robust)	
Kerria (shrub for shade)	Kerria japonica		4x4