

Chelsea Gardens Strata Rule

Landscaping Option 2 — Large Rock & Drift Gravel



1. Artificial Turf



2. Rock & Gravel



3. Native Plant & Mulch



4. Patio & Planters

(Modern & Drought-Proof)

Rule: Large Rock & Drift Gravel in Front Yard Areas

1. Purpose

The purpose of this bylaw is to establish standards for the installation, appearance, maintenance, and approval of the “Large Rock & Drift Gravel” landscaping option within Chelsea Gardens townhouse front yards in order to:

- Promote a visually consistent community appearance;
- Reduce irrigation and landscape maintenance costs;
- Improve drainage performance;
- Encourage drought-tolerant landscaping practices; and
- Maintain safe and attractive common property and limited common property areas.

2. Approved Landscaping Design

Owners may install the approved “Large Rock & Drift Gravel” landscaping design only in accordance with this rule and any guidelines established by Council or the Landscape Committee.

3. Permitted Materials

3.1 Decorative Rock Features

Owners may install:

- Two (2) to three (3) large decorative boulders or natural stone features per front yard area;
- Locally sourced natural stone is preferred;
- All rocks and boulders must be safely and securely positioned.

3.2 Ground Cover

Permitted ground cover materials include:

- Crushed drift gravel;
- Decorative gravel; or
- River rock.

Ground cover shall be installed to a sufficient depth to provide effective weed suppression and stable coverage.

3.3 Landscape Fabric

Commercial-grade weed-suppressing landscape fabric shall be installed beneath all gravel or rock surfaces.

3.4 Edging

Approved edging materials include:

- Powder-coated steel edging; or
- Other Council-approved landscape edging systems.

Edging must prevent migration of rock or gravel onto sidewalks, driveways, or adjacent strata lots.

4. Approved Plant Material

4.1 Permitted Plants

Permitted drought-tolerant accent plants include:

- Dwarf juniper;
- Lavender;
- Sedum;
- Ice plant; and
- Other low-growing drought-tolerant plants approved by Council or the Landscape Committee.

4.2 Restricted Planting

The following are prohibited unless approved in writing by Council:

- Invasive plant species;
- Trees or large shrubs;
- Plants obstructing walkways, sightlines, or access points;
- Plants requiring permanent irrigation systems.

5. Irrigation

- Permanent irrigation systems are not required for this landscaping option.
- Temporary hand watering during plant establishment is permitted.
- Spray irrigation systems may not be installed without prior written approval from Council.

6. Drainage and Safety

Owners shall ensure:

- Final grading maintains drainage away from buildings and structures;
- Gravel, stone, and plantings do not obstruct drainage systems, walkways, utilities, or access routes;
- Decorative rocks remain stable and safe at all times.

Council may require correction of any condition deemed unsafe or damaging to common property.

7. Maintenance Responsibilities

7.1 Owner Responsibilities

Owners are responsible for ongoing maintenance of the landscaping area, including:

- Weed removal;
- Occasional repositioning of decorative stone;
- Removal of leaves, debris, and organic buildup;

- Maintaining a neat and orderly appearance consistent with Chelsea Gardens standards.

7.2 Council Authority

Council or its designated Landscape Committee may:

- Inspect landscaping installations for compliance;
- Require corrective action where standards are not maintained;
- Establish approved colour palettes or material specifications for community consistency.

8. Alterations and Additions

The following additions may be permitted with prior written approval from Council:

- Solar pathway lighting;
- Additional feature stone;
- Small ornamental grasses;
- Decorative planters compatible with community standards.

9. Installation Requirements

All installations shall:

- Remove existing sod and unsuitable organic material prior to installation;
- Include reasonable base preparation to minimize settling and weed growth;
- Be completed in a safe and workmanlike manner;
- Comply with all applicable Chelsea Gardens bylaws and landscaping guidelines.

Professional installation is recommended but not mandatory unless required by Council for safety or drainage concerns.

10. Non-Compliance

Where landscaping is installed or maintained contrary to this bylaw, Council may:

- Require the owner to remedy deficiencies within a specified time period; and/or
- Take remedial action in accordance with the Strata Property Act, with costs charged back to the owner where permitted by law.