



LAKE SHORE LOT LANDSCAPING REQUIREMENTS

Welcome to lake lot living! Lake shore lots have a number of landscape restrictions due to their proximity to the lake. Lake shore lots are highly visible and prominent in Harmony and therefore have different parameters that must be followed. Additionally, lake shore lot owners must be mindful of their landscaping improvements affecting the health of Harmony's drinking water supply. Substances such as fertilizers, herbicides and pesticides cannot be used on these lots as they may contaminate the lake.

Please review the OAH Landscaping Requirements and the Harmony Water Management Plan (HWMP) documents for more detailed landscaping details.

Lake lot homeowners are required to pay a \$10,000 refundable landscaping deposit to Harmony Developments Inc. upon purchase of their home. Landscape plans for the entire lot or lake edge area are required to be submitted to the OAH, and HAWSCo for approval via customer care.

Due to the sensitivity of the lake, only minor modifications can be made along the lake edge. If you wish to make any improvement within the area between the waters edge and the property line of your lot, this must be proposed as part of the landscape plan submission, or as a separate submission if the homeowner decides to make these improvements at a later time. The proposed changes must be limited to the approved list of plantings. Sand below the wall or to the waters edge, and changes to the lake edge slope will NOT be permitted.

The landscape deposit is refunded after the homeowner has completed their landscaping, as per their approved plan, and after an in-person inspection, to the satisfaction of the OAH, and HAWSCo. Multiple resubmissions and inspections will be subject to a \$500 administrative fee.



Lake Lots are required to be landscaped by the **1st of October** occurring after the first full winter season (**being December 1st to April 1st**) which occurs after the home becomes occupiable.

Trees with deep root systems cannot be planted in an areas where the roots may penetrate the lake liner.



Figure 2 The lake is just steps away! Please note that this image is for illustrative purposes only.



Figure 3 Just relax and take in the views! Please note that this image is for illustrative purposes only.

Recommended Shrub Species for Lakefront Lots

Drought Tolerant and mostly native to Alberta

- Native Saskatoon (*Amelanchier alnifolia*)
- Wolf Willow (*Elaeagnus commutata*)
- Honeyberry (*Lonicera caerulea* var. *edulis* spp.) – not native to Alberta
- Gooseberry (*Ribes hirtellum*)
- Buckbrush Coralberry (*Symphoricarpos occidentalis*)
- Snowberry (*Symphoricarpos albus*)
- Golden Flowering Currant (*Ribes aureum*)
- Western Chokecherry (*Prunus virginiana* ‘*Melanocarpa*’)
- Bebb’s Beaked Willow (*Salix bebbiana*)
- Prickly Rose (*Rosa acicularis*)
- Woods Rose (*Rosa woodsii*)

Fencing Guidelines for Lakefront Lots

- Must be black ornamental fence – Montage Plus Genesis by Ameristar. 3-Rail panel and square post with flat top cap
- 1.2m tall max in rear of lot
- 1.8m tall max in alongside main house and returns
- Must be minimum 6m from rear property line

Landscape Plan Submission Requirements:

- 11” x 17” Drawing Size
- Metric 1:200 scale, with all measurements shown in metric
- Legal (lot, block) and municipal addresses
- Property lines, setbacks, and right-of-way locations
- Legend including area values and percent of area for:
 - Hardscape or non-irrigable surfaces – e.g. gravel, concrete, asphalt, etc.
 - Planting beds
 - Turf
 - Fencing (area calculation does not apply)
- Hardscape, planting beds, turf, and fencing locations clearly marked matching a legend

If the lake lot homeowner fails to landscape their lot within the required timeline, the \$10,000 deposit will be used towards lot upkeep to protect the lake, including but not limited to site safety, weed management, and erosion control measures.

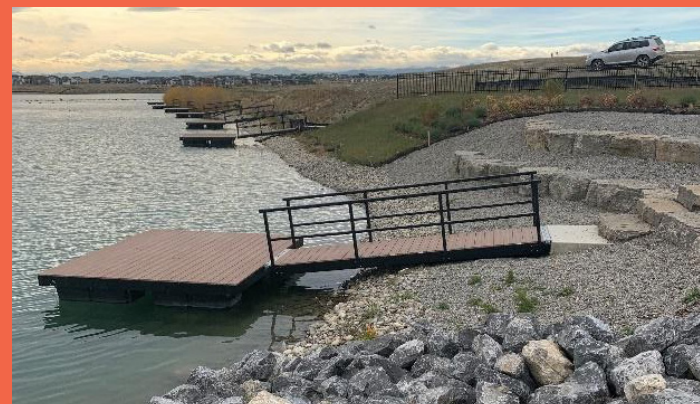


Figure 4 These docks are ready to be enjoyed!

If you have any further questions about the lake lot landscaping requirements, please contact customercare@qualicocommunities.com.

Frequently Asked Questions

Can I add additional plantings within lake edge area?

Additional plantings from the approved planting list are permitted, but no slope changes are permitted. No landscaping or plantings will be permitted along the waters edge.

Can I extend the stone wall along my property line?

Extensions to the blocks will be considered only if a geotechnical engineering report plan is submitted and approved by HAWSCo. HAWSCo. reserves the right to reject submissions for any reason.

Can I change the slope along the lake edge?

No excavation or slope changes are permitted, unless previously approved for planting or wall add-ons.

I want to add some sand along the shoreline to create a beach. Is this permitted?

Any changes to the lake shoreline treatment area must be approved in writing by the OAH, and HAWSCo. In general, beaches are permitted at the discretion of the OAH and HAWSCo., but will NOT be permitted below the projection of the stone wall or on the slope into the water.

Who owns and maintains the lake shoreline and access greenspace and pathways?

The shoreline treatment area between the lake and your rear property line is owned by HAWSCo, since it is hydraulically connected to the lake. Its maintenance is a vital part of sustaining a healthy drinking water supply for all of Harmony. Homeowners are encouraged to keep these areas free of debris and garbage, however its maintenance is the responsibility of the OAH and HAWSCo. Similar to any

other greenspace in Harmony, the lake access greenspace lots are owned and maintained by the OAH.

Can I add a fire pit in the area adjacent to the dock?

Fire pits will not be permitted below the projection of the stone wall, on the slope to the water, or in the vicinity of the dock.

Can I store my Stand-up Paddleboards and float toys down at the dock?

No personal property shall be permitted to be stored upon the docks or the shoreline treatment area.

Can I build a small shed/boat shack to store all my lake gear?

The shed must be in compliance with the Restrictive Covenants on title and architecturally compatible with the house.

The design specification must be approved in writing by the OAH, and HAWSCo prior to starting any construction. No structures will be permitted to be built upon the docks or on the shoreline treatment area.

Can I fertilize my rear yard to promote grass growth?

No fertilizer or any hazardous materials may be applied in or around the rear yard of any lake shore lot, as any runoff can and will impact the ecosystem of the lake.

Can I plant large caliper trees to provide shade and privacy?

All plantings are reviewed at time of submission of your plan to the OAH and HAWSCo for approval.

*When Everything Falls Into Place,
You're In Harmony.*

In the community of Harmony, our home is in one of the most beautiful parts of Southern Alberta, and we are surrounded by family, friends, and neighbours. As members of the OAH, we are all responsible for creating and maintaining the community atmosphere we know and love.

*We ask that all OAH members, staff, and partners follow the golden rule within our community:
when interacting with others, treat them as you would want to be treated.
Treating everyone with respect and courtesy is essential to our community's
long term growth and success. Thank you.*