



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 HDI for approval via customer care.

Due to the sensitivity of the lake, only minor modifications can be made along the lake edge. 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 HDI. Multiple resubmissions and inspections will be subject to a \$500 administrative fee. Trees with deep root systems cannot be planted in an areas where the roots may penetrate the lake liner.



Figure 1 The lake is just steps away! Please note that this image is for illustrative purposes only.



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.



Figure 2 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-Rial 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

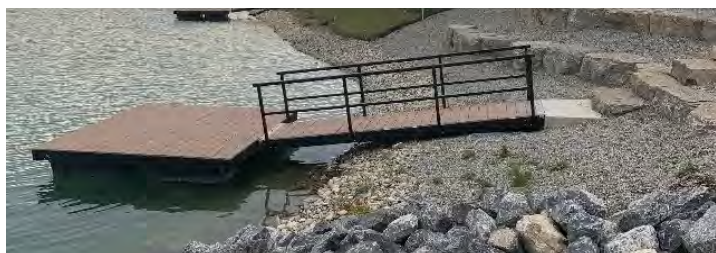


Figure 3 These docks are ready to be enjoyed!

Landscape Plan Submission Requirements:

- 11” x 17” drawing size
- All measurements to be in metric
- 1:200 metric scale
- Lot, block and plan numbers for the lot’s legal description
- Municipal address for the lot
- Delineation of Property lines (with dimensions)
- Delineation of Rights-of-Ways and Setbacks
- Area Information (in square meters and percentage of total lot area)
 - Total area of lot
 - Total area of house
 - Irrigated area of lot (~ 45% of lot area)
 - Total area of turf (Turf grass ~ 70% irrigable area, the remaining TM 30% may be planting beds)
 - Total area of planting beds
 - Total Area of hardscape and non-irrigable surfaces (e.g. gravel, concrete, asphalt, etc.)
- Legend
 - Fencing
 - Grass
 - Trees
 - Shrubs
 - Hardscape/non-irrigable surfaces

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.

See examples on pages 5-8.

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

* Please note there is a required minimum 10% coverage on each lot of turf, planting beds, trees and shrubs. This does not apply to Phase 10 lots, but those in Phase 12 and beyond.

Frequently Asked Questions

Who owns the Lake Edge?

The lake edge attached to your lot is owned by EPCOR, which also manages and supplies water services to our community. EPCOR maintains ownership of both the shoreline and the water itself to ensure proper water quality management, and regulatory compliance. If you have questions regarding the lake edge or related water services, please contact EPCOR directly at customercare@hawsco.ca, 403-879-8934, or 1-855-942-9726.

Can I add or change the lake edge?

No modifications to landscaping or plantings along the lake edge are permitted. Excavation, slope alterations, and additional plantings are strictly prohibited to protect the integrity of the shoreline and lake liner.

Is the lake edge exclusive to me?

No. The lake edge is owned by EPCOR and is not for the exclusive use of any individual homeowner. However, residents do have exclusive privileges to their dock, which is owned by the Owners Association (OAH). While the OAH retains ownership, access to the dock by the OAH will only occur when necessary for maintenance or repairs.

Who maintains the lake edge?

Residents are responsible for maintaining the landscaped portion of the lake edge that borders their property. This guide is intended to support residents in their maintenance efforts and help ensure their lake edge is kept to a standard they are proud of.

The OAH is responsible for maintenance of the docks along the lake edge, garbage removal, and non-residential lake edge landscaping.

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.

Landscape Plan Submission Requirements Sample

COMPANY NAME		
DETAILS		

Area Info

Total Area Lot 956.19 m2
Total Area House 319.00 m2 - 33 pct of Lot
Total Area Irrigated 285.20 m2 - 30 pct of Lot
Total Area Turf 130.40 m2 - 46 pct of Irrigated
Total Area Planting Beds 152.80 m2 - 54 pct of Irrigated
Total Area Hardscape & Non-Irrigated 360.83 m2 - 37 pct pf Lot

Legend

Fence

Turf

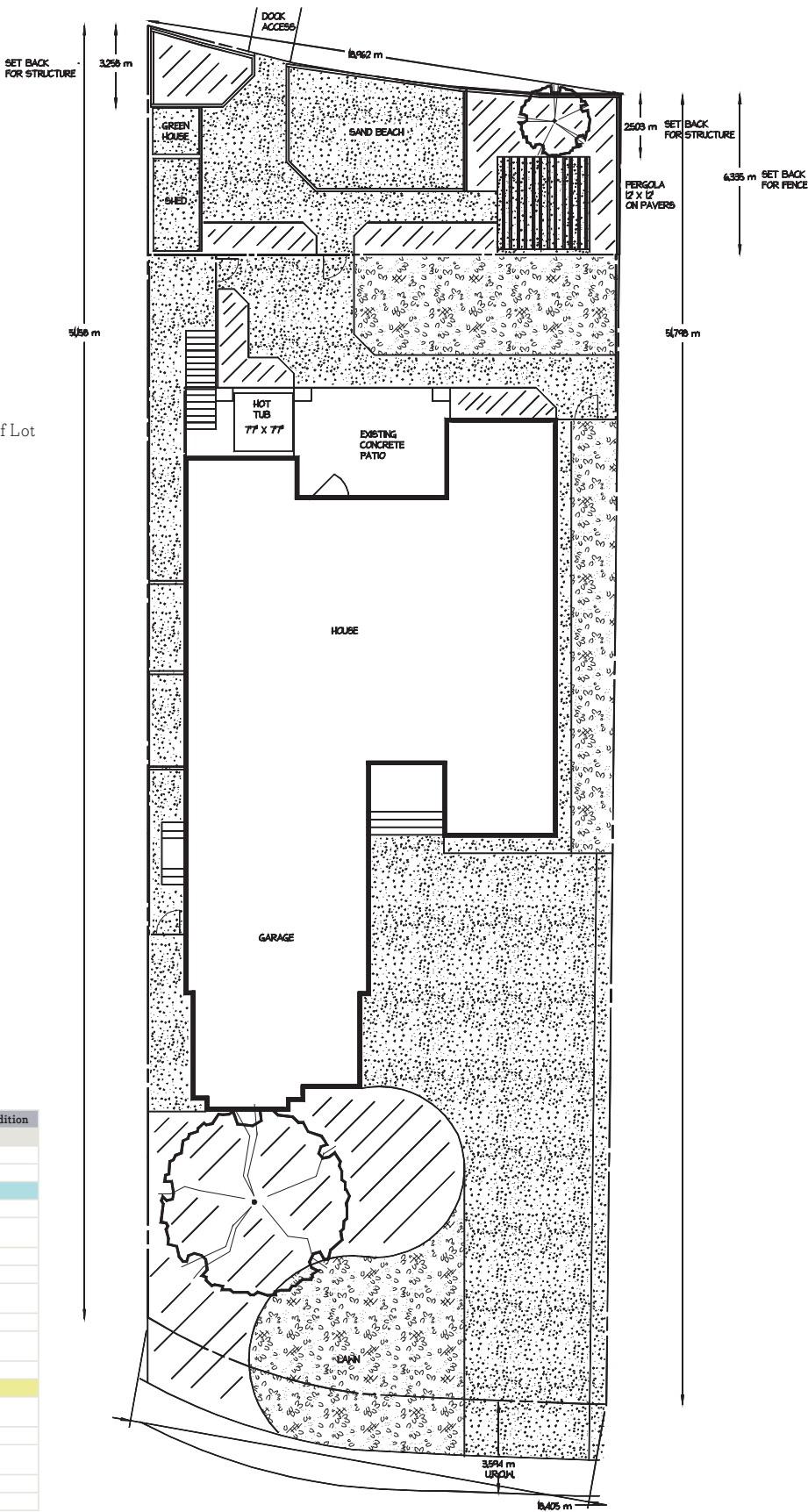
Trees

Shrubs

Hardscape &
Non-Irrigated
Surfaces

Plant Schedule

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Prunus padus	Mayday	70 mm
1	Sorbus decora	Showy Mountain Ash	60 mm
Shrubs			
7	Syringa 'SMS JBP7'	Bloomerang Dark Purple Lilac	2 gal
7	Juniperus sabina 'Monna (Calgary Carpet)	Calgary Carpet Juniper	5 gal
9	Berberis thunbergii 'Concord'	Concord Barberry	5 gal
2	Picea doies 'Pumila'	Dwarf Norway Spruce	7 gal
3	Picea pungens 'Clauca Globosa'	Glauca Globosa Colorado Spruce	10 gal
6	Rosa Hansa	Hansa Rose	2 gal
6	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 gal
1	Picea pungens 'Montgomery'	Montgomery Colorado Spruce	10 gal
Perennials			
5	Paeonia x 'Pink Double Dandy'	Keiko Itoh Peony	1 gal
14	Hemerocallis 'Nosferatu'	Nosferatu Daylily	1 gal
10	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	5 gal
14	Hosta x Patriot	Patriot Hosta	1 gal
17	Alcea rosea	Summer Carnival Hollyhocks	1 gal



APPROVED
LAYOUT

APPROVED

COMPANY NAME

DETAILS

COMPANY
DETAILS

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Legend

IMPORTANT
DETAILS

Fence

Turf

Trees

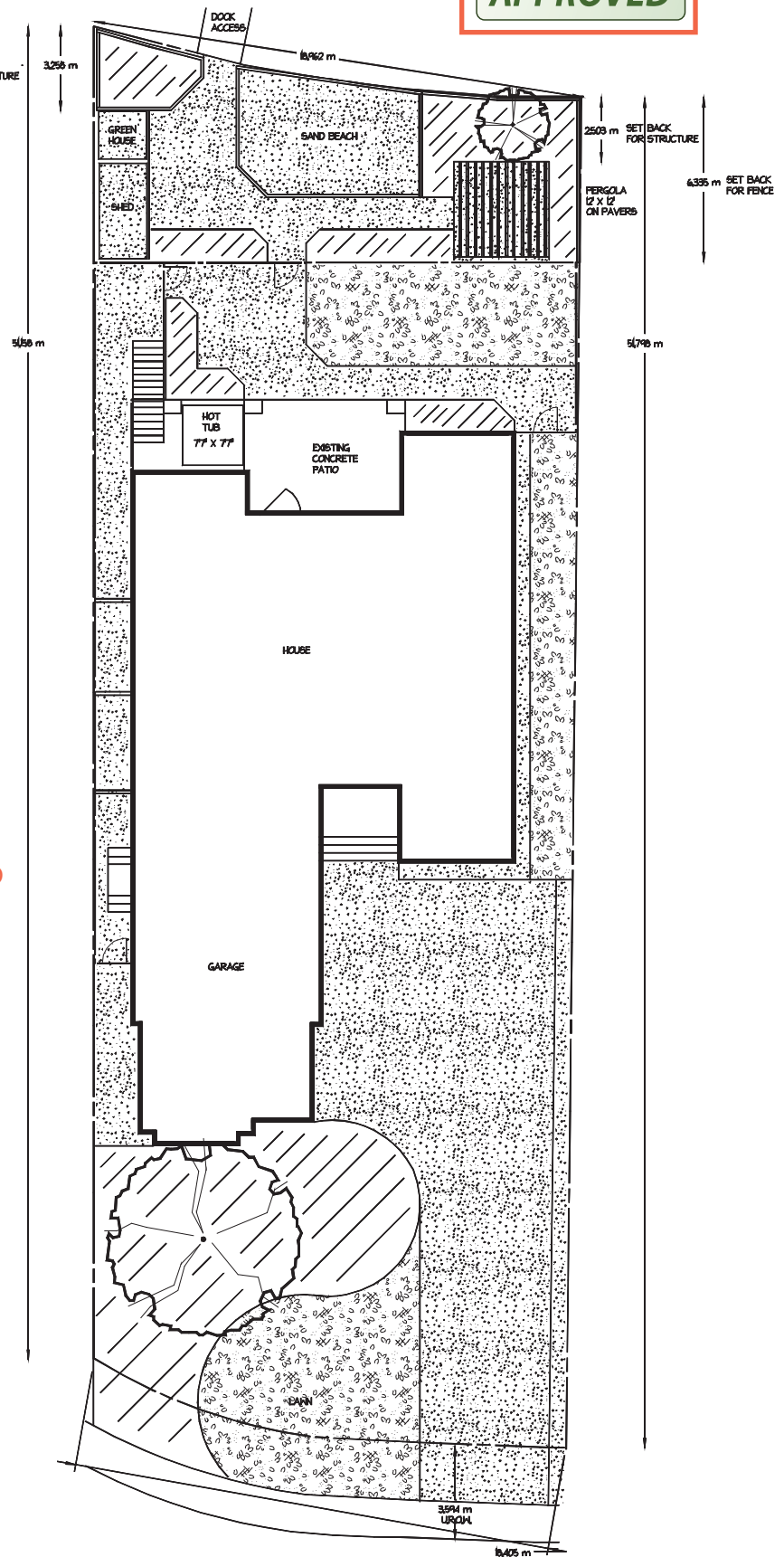
Shrubs

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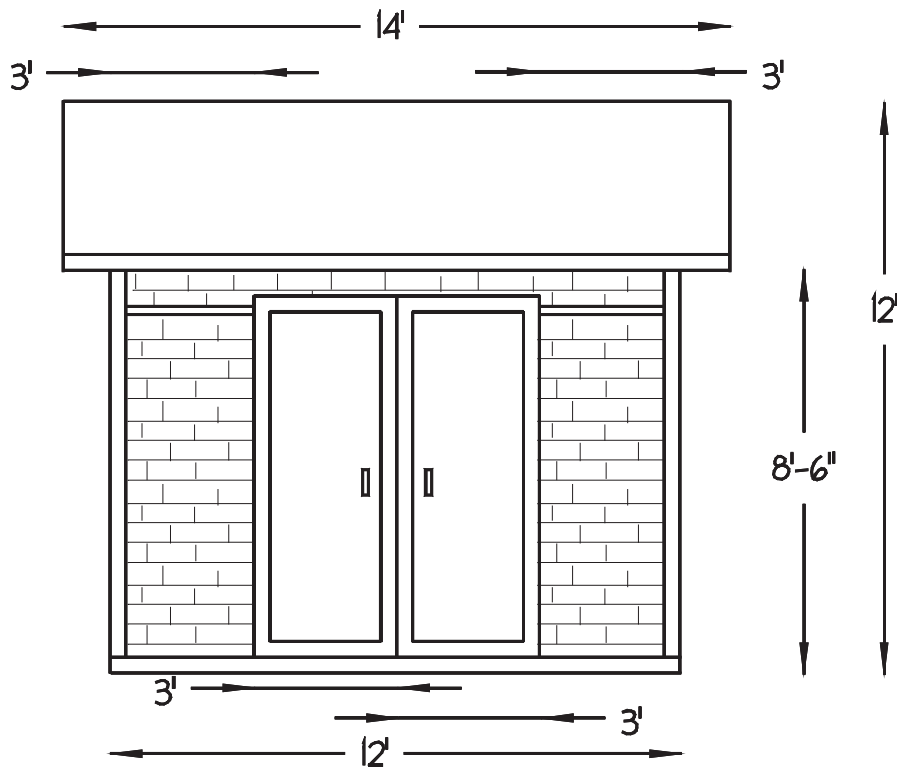
CLEAR LEGEND
AND DETAILS

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Front Elevation



- Exterior shake siding to match house gables
- Roof black shingles to match house
- Barn doors to match garage overhead doors
- 4" Smartboard Trim "Snow White" to match house
- 1-2' Square Window East Side Only

Side (East) Elevation

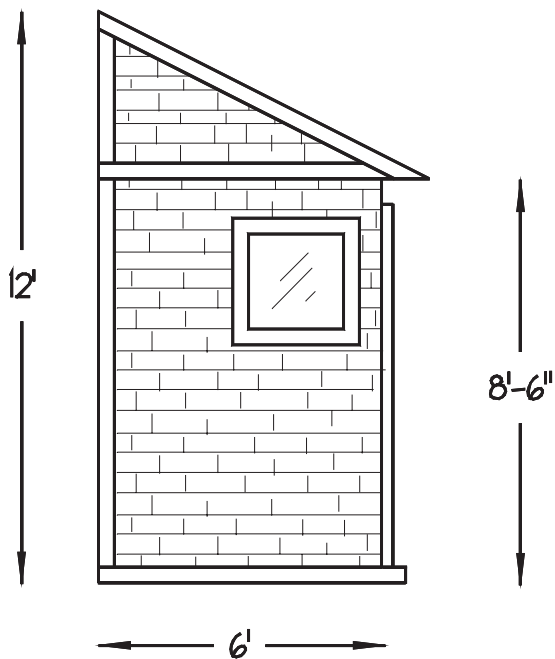


Figure 4 Pergola Style 12' x 12'

*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.*