



Brookfield Residential's Landscaping Requirements

Edgemont - January 2020

Brookfield
Residential



A NOTE TO OUR RESIDENTS:

THE INTENT OF THESE LANDSCAPING REQUIREMENTS IS TO ENSURE A CONSISTENT LANDSCAPING STANDARD IS UPHELD THROUGHOUT THE COMMUNITY WHILE ALSO ALLOWING EACH INDIVIDUAL HOMEOWNER THE FLEXIBILITY TO EXPRESS THEIR UNIQUE LANDSCAPE STYLE.

ACHIEVING "GREENERY" IN ALL FRONT YARDS IS THE PRIMARY OBJECTIVE OF THESE REQUIREMENTS.

THIS MANUAL WAS CREATED TO OUTLINE YOUR COMMUNITY'S LANDSCAPING REQUIREMENTS AND TO CLARIFY OUR EXPECTATIONS WHILE PERFORMING A FINAL INSPECTION. THE ENFORCEMENT AND INTERPRETATION OF THESE GUIDELINES SHALL BE AT THE SOLE DISCRETION OF BROOKFIELD RESIDENTIAL. BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO REVISE THESE GUIDELINES WITHOUT NOTICE.

IT IS THE HOMEOWNER'S RESPONSIBILITY TO ENSURE THEY ARE REFRENCING THE MOST CURRENT SET OF LANDSCAPING & ARCHITECTURAL REQUIREMENTS. THE CURRENT SET OF COMMUNITY REQUIREMENTS CAN BE FOUND AT:

<https://stories.brookfieldresidential.com/edmonton-community-guiding-lp>

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A) Edgemont Landscaping Requirements

The intent of the Edgemont landscaping requirements is to provide a consistent landscaping standard for the community while also allowing each individual homeowner the flexibility to express their unique landscape style. Achieving "greenery" in all front yards is the primary objective of these requirements.

Unless otherwise stated, it is the responsibility of the homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking sideyard to sidewalk, curb, or boulevard, and to the rear corner of the house where not screened by fencing.

The landscaping must be completed, in accordance with these requirements within one year of occupancy. To ensure compliance with the landscaping requirements, a \$1,500.00 deposit must be paid to the builder by the purchaser. The deposit will be returned to the purchaser by the builder upon confirmation of satisfactory completion of the home, the landscape, as well as the fence and/or deck (if applicable).

I. Minimum Landscaping Requirements

- Sod
- One of the following:
 - A deciduous tree 2" (50 mm) caliper or bigger, measured 6" above the ground at the time of the landscaping inspection.
 - A coniferous tree 8.2 ft (2.5m) tall or higher at the time of the landscaping inspection (**Junipers and cedars are not considered trees and will not count towards the minimum tree requirements**).
- And the following landscaping feature:
 - A prepared shrub bed containing at least 6 shrubs measured at least 18" in height or spread at the time of the landscaping inspection.

All planting beds must be defined by an edging that is clearly visible from the street. Additional information on what is required to pass a landscaping inspection can be found in the following sections of this manual.

- Homes (including decks visible from a public adjacency) must be fully completed and in compliance with the community's current set of Architectural Guidelines.
- Fences, if constructed, must be fully painted and constructed as per the community's standard fencing detail. See Section B) for more info.

II. The City of Edmonton's Landscaping Requirements

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties.

The Landscaping Requirements listed in this book will count towards the new City of Edmonton requirements, however, depending on the size of your lot, you may have to provide additional trees and/or shrubs on your property to meet the City's requirements. It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.

Current information regarding these requirements can be found on the City of Edmonton website www.edmonton.ca.

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.

III. Landscaping Checklist

	I have planted a tree that meets the minimum height or width requirements according to my community's landscaping requirements.
	I have planted a shrub bed that contains at least 6 shrubs that are at least 18" in height or spread.
	My planting bed is defined by an appropriate edging that is clearly visible from the street.
	I have ensured my planting beds are filled with a landscaping mulch/stone that meets the Mulch/Decorative Stone Requirements on page 10.
	I have ensured my sod is in a healthy state and will be in a healthy state at the time of the inspection.
	I have installed my address plaque and it is clearly visible from the street.
	The 2'x7' planting bed alongside the garage has been planted appropriately (if applicable).
	My home and deck (if applicable) are in compliance with the community's current set of Architectural Guidelines.
	My fence, if constructed, has been fully painted and constructed as per the community's standard fencing detail.

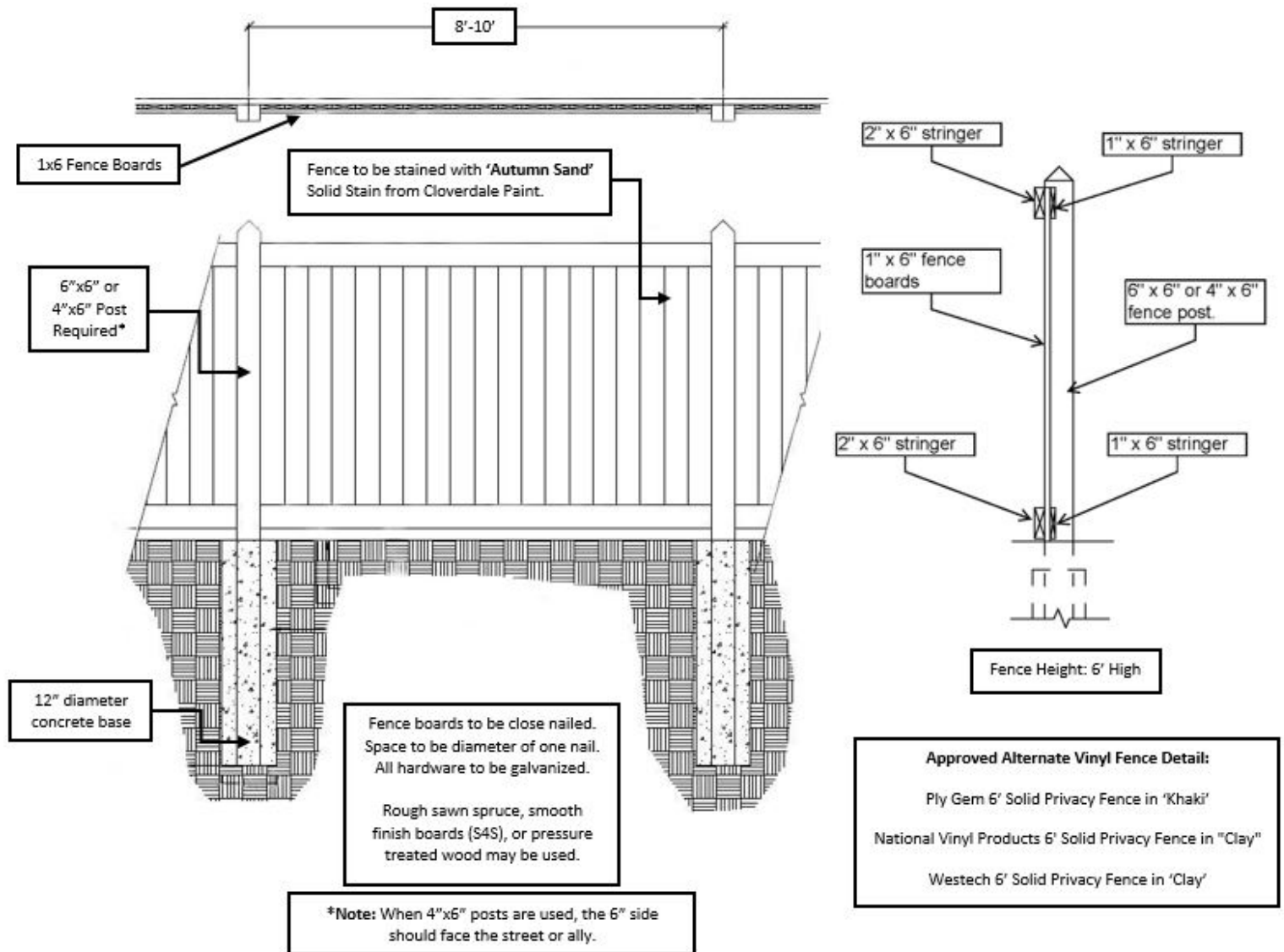
All final inspections will be conducted in accordance with this manual and the community's current architectural guidelines. Homeowner's who have not met the landscaping, fencing, and deck requirements risk failing their inspection and forfeiting their landscaping deposit.

Please ensure you have thoroughly read through this manual before requesting your final inspection.

B) Edgemont Fencing Requirements

Fencing does not have to be completed at the time of your final inspection, but if it is completed it will be inspected at the same time.

In order to pass the inspection, all fences must be consistent in style and colour with the community fencing detail (below):



All fences must be stained with **Autumn Sand Solid Stain** which is available at Cloverdale Paints. Please note, pressure treated wood screen fencing cannot be painted for at least a year after installation. Homeowner's who've chosen to construct a fence prior to requesting their final inspection will still be required to paint their fence to pass their inspection. Partial approvals will not be granted.

Developer fences are constructed with Rough Spruce. Homeowners may also use smooth cut boards or pressure treated wood. Vinyl fencing may also be installed. Currently the following products may be used:

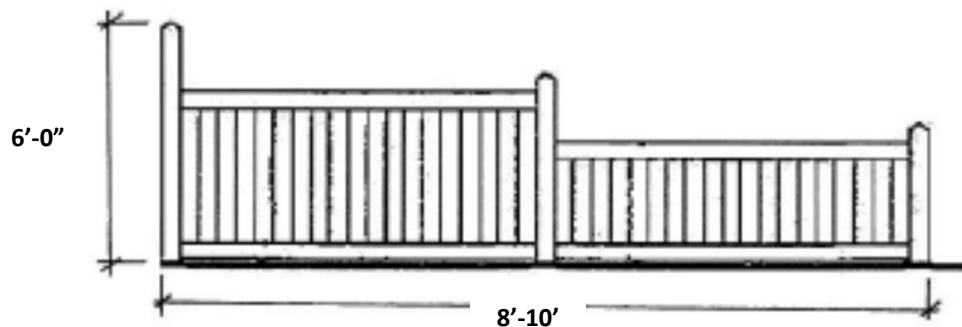
- Ply Gem 6' Solid Privacy Fence in "Khaki"
- Westech 6' Solid Privacy Fence in "Clay"
- National Vinyl Products 6' Solid Privacy Fence in "Clay"

The developer will install a coated chain link fence at the rear property for lots backing onto parks, trails and storm ponds. These fences will be constructed 6" within the rear property line as per the City of Edmonton guidelines.

High Visibility Lots: Lots backing onto a public amenity where the rear property fence is either wrought iron or chain link require the same type of fencing to be installed at the side yard. As of May 2016, if the homeowner would like additional privacy, they may install wood screen fencing between the homes and from the rear of the house to the rear property line. Within 8-10 feet of the rear property line, the fence must be stepped down to match the height of the developer installed chain link or wrought iron fence.



Alternatively, the side yard fence may be stepped down 8'-10' from the developer installed fence as per the diagram below:



Any rear and side yard fences directly adjacent to a school site must be 1.8m (6') high as per the City of Edmonton guidelines.

Zero Lot Line Fencing: Fencing on zero lot line lots must be installed within the property lines. Please see Section D (II. Fencing) for more information on how to properly install a fence on a zero lot line lot.

C) Alternate Landscaping Materials

I. Artificial Turf

Artificial synthetic turf may be used in lieu of sod provided it meets the following minimum requirements:

- Colour:** Green - No alternative colour choices will be accepted.
- Weight:** Minimum 95 ounces per square yard (ex. ezLAWN Pro, ezLAWN Elite, ezLAWN Platinum).
- Height:** Minimum blade height of 41mm.
- Base Preparation:** Minimum depth 4 inches of 20mm Road Crush (compacted to 90% proctor density).
- Leveling Layer:** Sand or crushed limestone fines.
- Surface Infill:** Silica sand and/or rubber infill.
- Warranty:** Manufacturer must specify pet friendly product, minimum 10 year warranty.

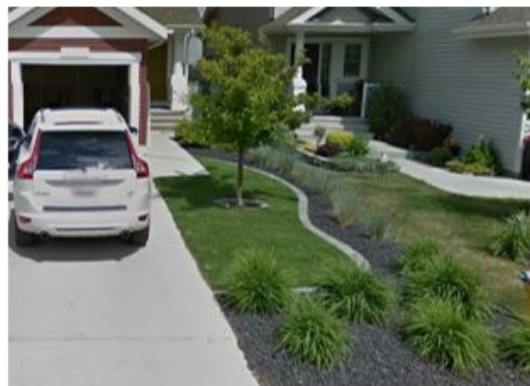
Putting Greens will be accepted in back yards ONLY. The weight must be a minimum of 83 ounces per square yard (ex. ezGOLF Pro) and the blade height must be a minimum of 13mm.

Please Note: A distinct boarder must be installed between the synthetic turf and any adjacent natural sod. For example, if a homeowner chooses to install artificial turf next to a lot using natural sod, a distinct border would be required between the two lots.

How to Properly Separate Natural Sod from Artificial Turf



Incorrect – There should be a distinct boarder installed between the artificial turf and the neighboring natural sod.



Correct – A distinct boarder containing additional shrubs has been installed between the artificial turf and neighboring sod.

Acceptable borders include rock/cobble edging or additional planting beds. If installing a planting bed is the desired solution, it would be in addition to the planting beds/landscaping features outlined in your community's minimum landscaping requirements (see Section A).

Homeowners must provide a quote/invoice, to verify the specifications have been met, as a visual inspection may not suffice. Quotes/invoices may be submitted to your builder upon requesting your final inspection.

II. Hard Surface Landscaping

Hard surface landscaping will be considered on an individual basis if the completed landscaping meets the objective of the guidelines, which is to achieve greenery in all front yards. This means that the lot should visually have more greenery than rock or mulch. Therefore, homeowner's installing a hard surface landscape will be required to plant a minimum of 10 additional shrubs that are substantial in size to visually soften the hard surface and help achieve greenery. For example, if your community requires a minimum of 6 shrubs, homeowner's installing hard surface landscaping will be required to plant 16 shrubs. **Please see Section A for more information on your community's minimum shrub requirements.**

Hard surface landscapes will also be required to incorporate a variety of rock sizes, materials, as well as variation in grading (bumps/rises) for interest. **Please note: colored shale and white landscape rock will not be approved. For information on appropriate mulch and stone, please refer to the Mulch & Decorative Stone requirements on page 10 of this book.**

Homeowners who've created a hard surface landscape may be required to submit a map of their landscape which indicates the type of shrubs they have used and where each shrub is located.

It is highly encouraged that all hard landscaping plans be reviewed by Brookfield Residential prior to installation. All hard surface landscaping plans can be submitted to Brookfield Residential through the builder.

Examples of hard landscaping that would be approved.



These lots have not only met the minimum requirements, there has been enough additional greenery added to significantly reduce the amount of visible rock/wood mulch on the lot. The end result is a front yard that appears to be lush, healthy, and blends with the rest of the community.

Examples of hard landscaping that would not be approved.



None of these lots have created a change in grading (bump, step, or rise) nor have they added enough greenery. This has resulted in a front yard that appears to be predominately rock mulch.

III. Hard Surface Landscaping Inspiration

The hard surface landscaping images shown below and on the following page are meant to provide ideas for you, the homeowner as well as demonstrate our expectations for how the yard should look once completed. These yards have all added additional greenery to visually soften the hard surface, as well as included a variety of rock sizes and materials, and created variations in the grading (bumps, rises, raised garden beds, etc.).





IV. Mulch & Decorative Stone

Unless a homeowner has decided to create a hard surface landscape, all rock and bark mulch must be restricted to tree and shrub beds.

Appropriate mulch may be shredded wood of various types, bark chips, rubber (12mm or larger in brown or black colour, with a natural wood mulch appearance), or decorative rock. Rock mulch can be 20mm or larger washed gravel or clean crushed gravel. Ideally, rock mulch is installed at least 75mm deep over weed barrier or similar. Wood mulch is normally installed at least 100mm deep.



Examples of appropriate mulch material.

The following materials should not be used and will not be approved:

- White landscaping rock & mulch
- Bright, non-wood colored mulch
- Bright, non-natural colored stone
- Wood shavings or sawdust
- Hard packing materials (road crush)
- Wheat Straw



Examples of inappropriate mulch material.

V. Greenery

Homeowners are encouraged to express their unique style and personality through their front yard landscaping and there is no restriction on the type and amount of greenery used provided the minimum landscaping requirements for the community have been met. Feel free to be creative and incorporate additional trees, decorative grasses, perennials, and succulents into your landscaping design.

D) FAQ

I. Landscaping

Q: Can my landscape plans be reviewed prior to proceeding?

A: If desired, Brookfield would be happy to review your landscaping plans prior to installation however this does not guarantee you will pass your inspection. Brookfield Residential reserves the right to fail an inspection if the appropriate level of greenery has not been achieved or if the minimum landscaping requirements for your community have not been met.

All landscaping plans should be submitted to Brookfield by your builder. Plans will be reviewed and a response will be sent back to the builder within 10 working days.

Q: What is a prepared shrub bed?

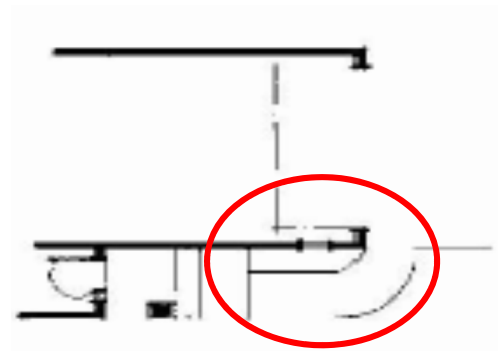
A: A prepared shrub bed should contain plant material as well as mulch and/or decorative stone. Plant beds are defined by an edging that is clearly visible from the street. Appropriate edging may be vinyl, block, stone, or concrete. Shrub beds are intended to create mass, but may be planted in more than one location if preferred.

For information on appropriate mulch and stone, please refer to the Mulch & Decorative Stone requirements (Section C).



Q: I already have a 2'x7' planting bed installed alongside the garage at the entry side of my home. Do I still need to plant a prepared shrub bed in my front yard?

A: Some of our communities require a 2'x7' planting bed to be installed in the sidewalk alongside the garage. The 2'x7' sidewalk planting beds are to be filled with shrubs or perennials. Concrete, rock, or sod will not be approved. Plants within this planting bed must be planted in the ground. Flower pots will not be approved as they do not appear to be a permanent solution.



Please note: These planting beds are in addition to the required planting beds/ landscaping features outlined in the minimum landscaping requirements (Section A). If you choose to only plant within the 2'x7' sidewalk planting bed, you will fail your landscaping inspection.

Q: What is the difference between a shrub and a perennial?

A: A perennial is defined as a plant that lives longer than two years, but perennials can be further categorized into two categories: **woody plants** and **herbaceous perennials**.

Woody plants are trees, shrubs, and vines whose above-ground parts persist over the winter, and resume growth in the spring. Broad-leaved shrubs such as *Wild Rose* or *Saskatoon Berry* are common for garden use, though some smaller conifers such as *Dwarf Mountain Pine* and *Common Juniper* would also be appropriate. Only woody plants will count towards the minimum landscaping requirements in all Brookfield Communities.



Wild Rose



Saskatoon Berry



Common Juniper



Dwarf Mountain Pine

Herbaceous perennials are non-woody plants that die back to the ground each fall but the roots survive the winter and the plants re-sprout in the spring. Some examples of herbaceous perennials are *Day Lilies*, *Shasta Daisies*, *Chives*, and *Sage*. Herbaceous perennials may be incorporated but will not count towards the minimum landscaping requirements in all Brookfield Communities.



Day Lily



Shasta Daisy



Chives



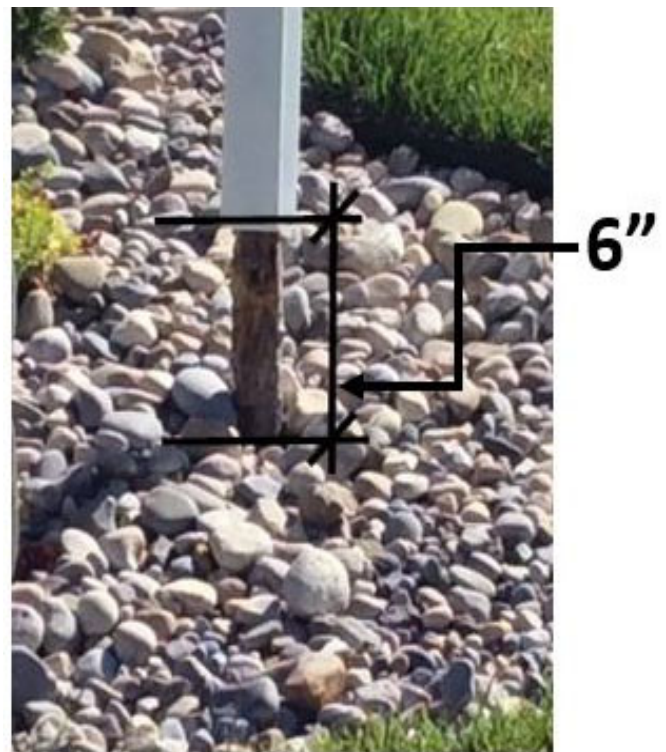
Sage

Q: What is a deciduous tree?

A: Deciduous trees have broad leaves that fall off in the winter. *Oak trees*, *maple trees*, and *fruit trees* are all examples of deciduous trees.

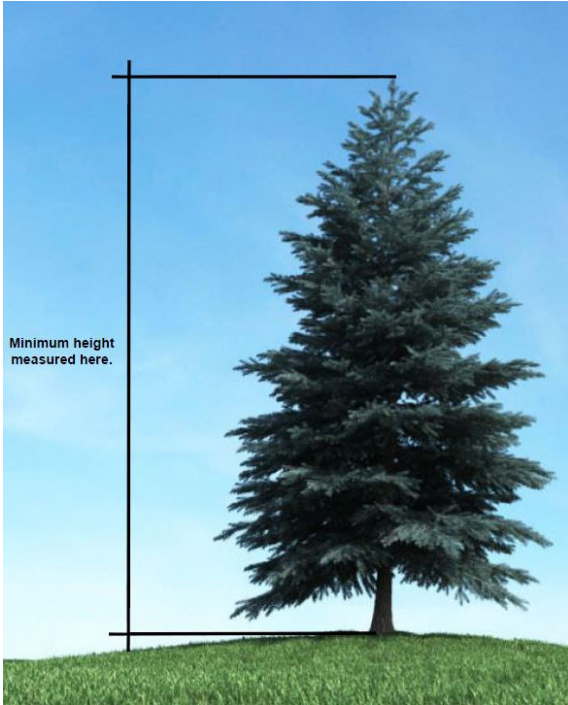
Q: How is a deciduous tree measured?

A: Deciduous trees are measured by the width of the tree trunk and this measurement is taken 6" up from the ground. **See your community's minimum landscaping requirements (Section A) for the minimum deciduous tree width requirements.**



Q: What is a coniferous tree?

A: Coniferous trees have needle-like leaves that they maintain year-round. Some common examples are *spruce trees*, *pine trees*, and *fir trees*.



Q: How is a coniferous tree measured?

A: Coniferous trees are measured from the base of the tree at ground level to the tip of the tree at the top.

See your community's minimum landscaping requirements (Section A) for the minimum coniferous tree height requirements.

Q: Is a *Cedar* or *Juniper* considered a tree?

A: We (Brookfield Residential) do not consider *Cedars* and *Junipers* to be trees as they require a sheltered space beside a house or fence to thrive and as a result, are seldom visible in an open yard on their own. **If you plant a *cedar* or *juniper* rather than a coniferous tree(s) (*spruce, pine, fir*) your landscaping will not be approved.**

Q: There is already a tree(s) in my yard. Can I count this tree as part of my landscaping to meet the requirements?

A: No. The developer planted these trees and although it may appear they are on your property, they have been planted on the boulevard, which is city property. These trees will not satisfy the minimum landscaping requirements for your yard. Not all boulevards are separated from the property by a sidewalk, so these trees appear to be in the front yard. Should something happen to the tree, it is the homeowner's responsibility to notify the city of the issue by calling 311.



Trees planted along the boulevard will not count towards the landscaping requirements.

Q: What if my tree(s), shrubs, or sod dies before the inspection is conducted?

A: To receive full approval, the tree(s), shrubs, and sod must be of a healthy state at the time of the inspection. Plant materials that are dead or dying will not count towards the minimum requirements. The homeowner will be responsible for ensuring their landscaping continues to be of a healthy state after receiving full approval of their landscaping.



Sod and tree in a healthy state

Sod and tree in an unhealthy state



Unhealthy sod

Q: The greenhouse does not have any trees large enough to meet the minimum requirement for my landscaping?

A: Local greenhouses carry a limited selection of trees and for ease of transport, they are generally smaller in size. You should contact the tree farms in the area for a larger selection of species and size. The minimum requirements will not be waived or relaxed due to availability. It is a good idea to shop earlier in the season for the best selection.

Edmonton Area Tree Farms				
Name	Address	Contact	Deciduous / Coniferous Trees	Shrubs
Arrowhead Nurseries Ltd.	2503 211 Ave NE Edmonton, AB	Phone: 780-472-6260 Email: arrowheadnurseries@gmail.com	Yes	Yes
Cheyenne Tree Farms	24309 Twp Rd 510 Beaumont, AB	Phone: 780-929-8102 Email: info@cheyennetree.ca	Yes	Yes
Kiwi Nurseries	27007 Twp Rd 532 Spruce Grove, AB	Phone: 780-962-9297 Email: info@kiwinurseries.com	Yes	Yes
Classic Landscapes Tree Farm	23016 14 Hwy Sherwood Park, AB	Phone: 780-410-9911	Yes	Yes

Q: What if I don't think there is enough room to plant a tree(s) in my front yard?

A: Although it may appear there is not room for a tree, it is rare that this is the case. Generally, trees may be hand dug within 1 meter of the utility lines. Ultimately, the location and planting of trees is the responsibility of the homeowner in consultation with the appropriate governing utility authorities and the landscaper. It is not the responsibility of your builder, the developer or the consultant. Generally the size of root ball differs from one species to the next by only 2 to 4 inches and should be planted in a hole approximately 3 feet wide and two feet deep. This being the case, you should not be restricted from placing a tree(s) that meets the requirements for your neighborhood. Where there are two trees required to meet the minimum landscaping requirements, and it is determined that there is only space for one in the front yard, the developer may permit the second tree to be planted in the rear yard. If you are challenged by space constraints and/or utility locations, you need to:

- Contact "Call Before You Dig" to have the utility locations identified and a report will be provided to you noting their locations.
- Review the locations and options available to you with your landscaper.
- Explore the species of trees suited to the challenges of your lot such as a Columnar Aspen.

If after exploring all options available to you it is determined that it is not possible for you to plant the required tree(s), you will need to assemble the following information and submit to our office for review:

1. Utility Plan – The original colored copy or a color photocopy of the original.
2. Copy of your plot plan illustrating your proposed landscaping in detail. **i.e.** location of planting and specifics of plant material proposed.
3. A return fax number or mailing address for our written response.

Q: I am on a narrow pie lot, am I still required to plant the tree?

A: If your pie lot is too narrow to fit a tree in the front yard, it may be planted in the rear yard instead. Homeowners on pie lots who have chosen to plant their tree in the back yard will be required to plant an additional 5 shrubs in the front yard to ensure the appropriate level of greenery is still achieved in the street. These shrubs must be a minimum of 18" – 24" in height or spread and they will be in addition to the minimum number of shrubs that are required on your lot. For example, if your community requires a minimum of 6 shrubs on each lot, homeowner's on pie lots choosing to plant their tree in their back yard would be required to plant 11 shrubs in the front yard.

Please see your community's minimum landscaping requirements (Section A) for more information on your community's minimum shrub requirements.

Q: Can I use artificial turf instead of sod?

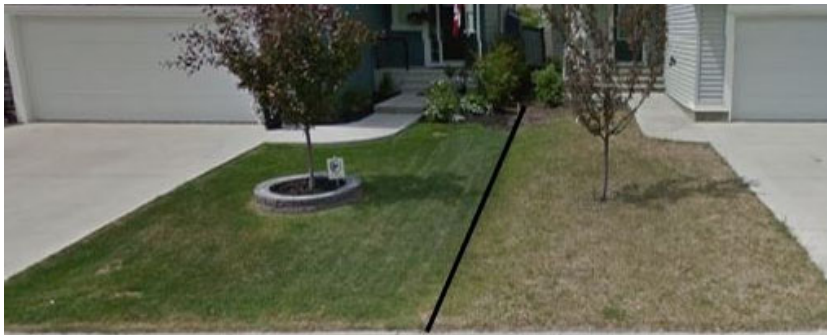
A: Artificial synthetic turf may be used in lieu of sod provided it meets the requirements outlined in Section C of this book.

Q: Can I do a rockscape or hard surface landscaping instead of sod?

A: Rockscape or hard surface landscaping may be used in lieu of sod provided it meets the requirements outlined in Section C of this book. Homeowners who've created a hard surface landscape may be required to submit a map of their landscape which indicates the type of shrubs they have used and where each shrub is located.

Q: Can I seed my yard instead of installing sod?

A: Seeded grass is not permitted; a healthy sod must be installed at the time of the inspection to receive final approval on your landscaping. It is the homeowner's responsibility to ensure their landscaping continues to be of a healthy state after receiving full approval of their landscaping.



Sod and tree in a healthy state

Sod and tree in an unhealthy state



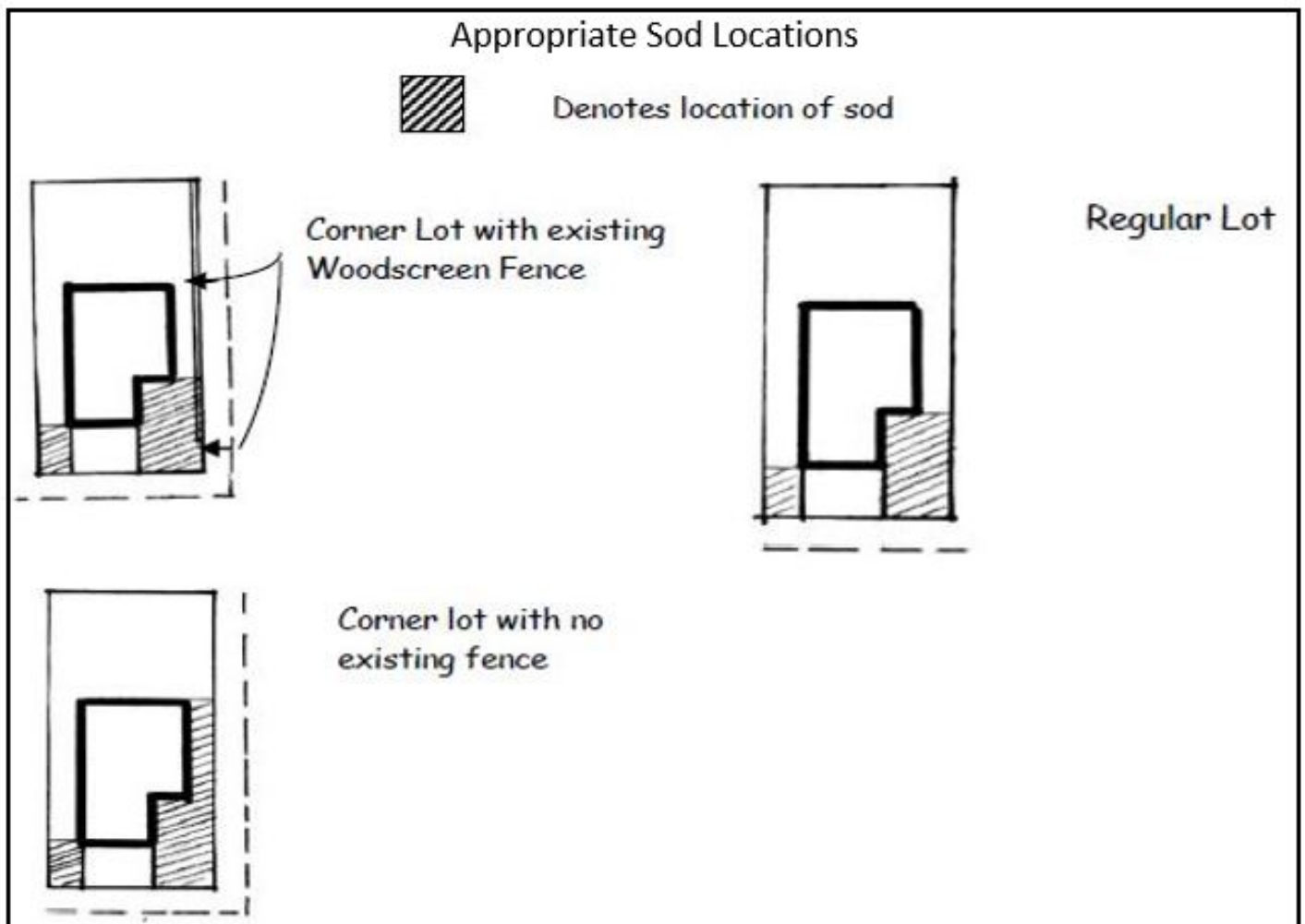
Unhealthy sod

Q: Where sod is required, how much of my yard has to be covered to meet the requirements?

A: If the homeowner decides to utilize sod as the primary landscaping material, any hard landscaping must be restricted to tree and/or shrub beds. The sod must be installed on the entire front yard, however side yards at the driveway may be finished in rock or mulch rather than grass. In the case of a corner lot, any portion of the side yard not hidden by an existing wood screen fence is considered to be the front yard and must be landscaped (see next page for details).



Side yards may be finished in rock or mulch.



Q: There is a boulevard in front of my house between the sidewalk and the curb. Whose responsibility is it to maintain that?

A: While the boulevard is technically owned by the City of Edmonton, it is the homeowner's responsibility to ensure it is maintained. If issues should arise (ex. a tree dies), it is the homeowner's responsibility to notify the city of the issue by calling 311.



The boulevard is located between the curb and the sidewalk.

Q: My neighbor's tree(s) doesn't meet the requirements and they got their money back, why can't I?

A: We strive to apply the requirements consistently and fairly using our allowed discretion for a tolerance in tree size of up to ¼" on deciduous trees and 6" for coniferous trees if all other elements meet or exceed the minimum standards as set out in the minimum landscaping requirements (Section A). Inspections conducted on properties other than your own will not be discussed.

Q: I have spent a lot of money completing my landscaping and feel it far exceeds the average yard in my neighborhood, but I failed my final inspection! Why?

A: The guideline requirements established for the community are in place to ensure that a specific standard of planting will be carried through the development. Although the landscape design you have chosen is perhaps more aesthetically pleasing than neighboring properties, the minimum standard tree and shrub requirements must be met. The planting of additional material and landscape features does not satisfy the minimum tree requirements.

Q: What if I choose not to meet the minimum landscaping requirements? What will happen?

A: You will forfeit any deposits paid to the builder and if a caveat has been filed against your property, it will not be discharged.

Q: Who can I contact if I want to request a variance on my landscaping?

A: All requests for a variance must be sent to the builder, who will then forward the request onto Brookfield to review. After reviewing the request, Brookfield will respond back to the builder with the final decision.

II. Fencing

Q: Does my fence have to be completed prior to requesting my final inspection?

A: Fencing does not have to be completed at the time of your final inspection, but if it is completed it will be inspected at the same time. Any fence deficiencies noted during the inspection will need to be rectified prior to receiving final approval.

Please note: there are specific requirements for fence material, style, and color in each community, please ensure you have reviewed your community's fencing detail prior to proceeding with construction of your fence. Please see Section B for more information on your community's fencing requirements.

Q: My fence has been constructed from pressure treated wood and cannot be painted for at least a year after it's installed. Will I be granted a partial approval if my landscaping passes the inspection?

A: No. All fencing, if constructed at the time of the inspection, must be in compliance with the community's fencing requirements. Homeowner's who've opted to build their fence before requesting their final inspection will be required to paint their fence prior to the release of their deposit. Partial releases will not be considered.

Q: Are there any requirements on how I should build my fence?

A: Your fence should be constructed as per the fencing detail in your community's fencing requirements (Section B).

Q: My house on a zero lot line lot. How can I build my fence to meet the regulations?

A: Zero lot line fences must be installed within the property line. Gates can be built anywhere within the easement. Sheds and other structures are NOT permitted to be constructed within the easement. **Please note that the style, height, and colour of the fence must still meet the fencing requirements for your community.**

If you require access to your neighbor's easement for situations such as home maintenance, you are legally allowed to enter your neighbor's easement to complete the work.

For more information on how to properly construct a fence on a zero lot line lot, see diagrams on the following pages.

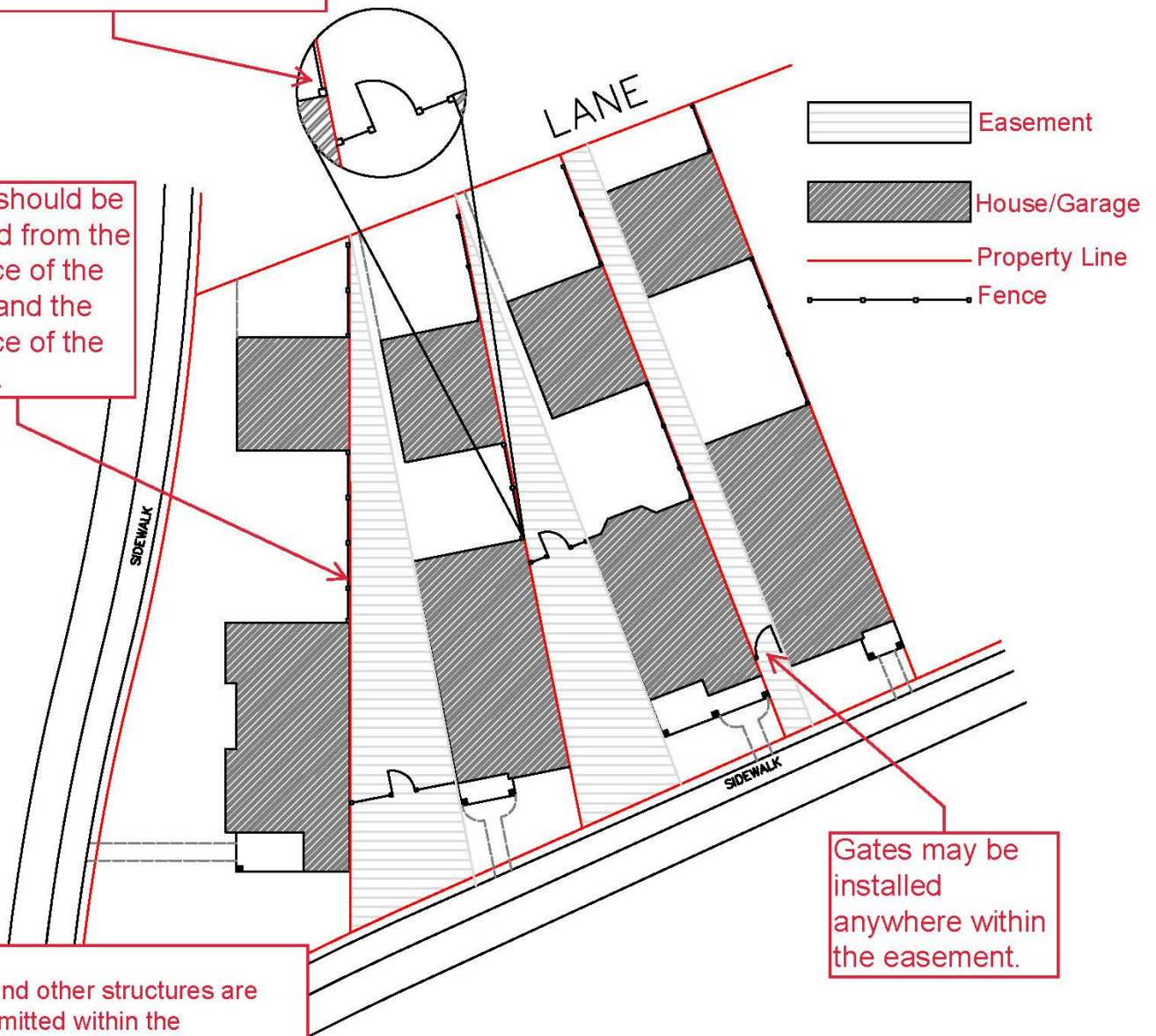
RPL (Starter Product) Zero Lot Line Fence Location Detail

Fence must be installed on the inside of the property line.

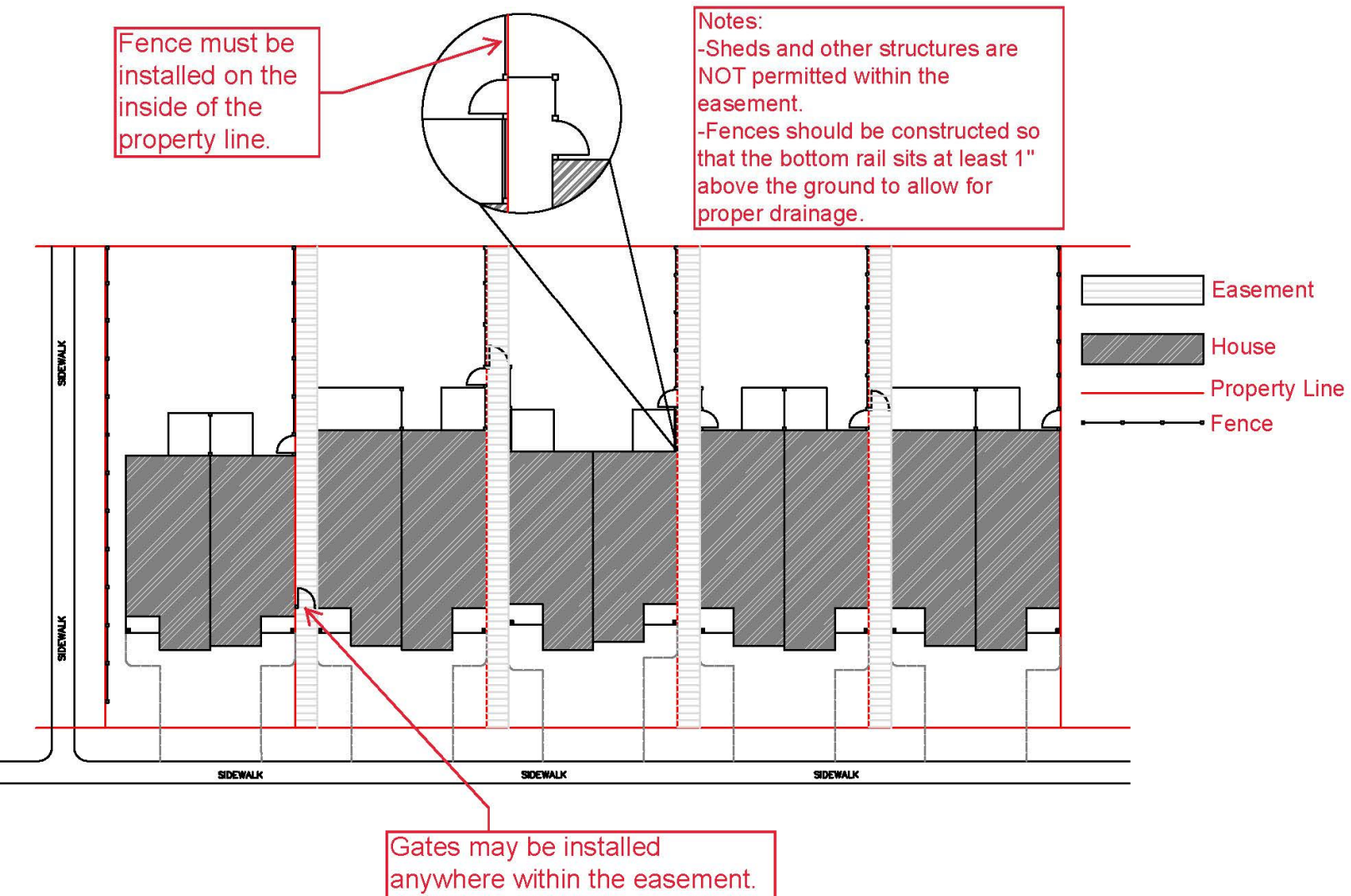
Fence should be installed from the rear face of the house and the rear face of the garage.

Notes:
-Sheds and other structures are NOT permitted within the easement.
-Fences should be constructed so that the bottom rail sits at least 1" above the ground to allow for proper drainage.

Gates may be installed anywhere within the easement.



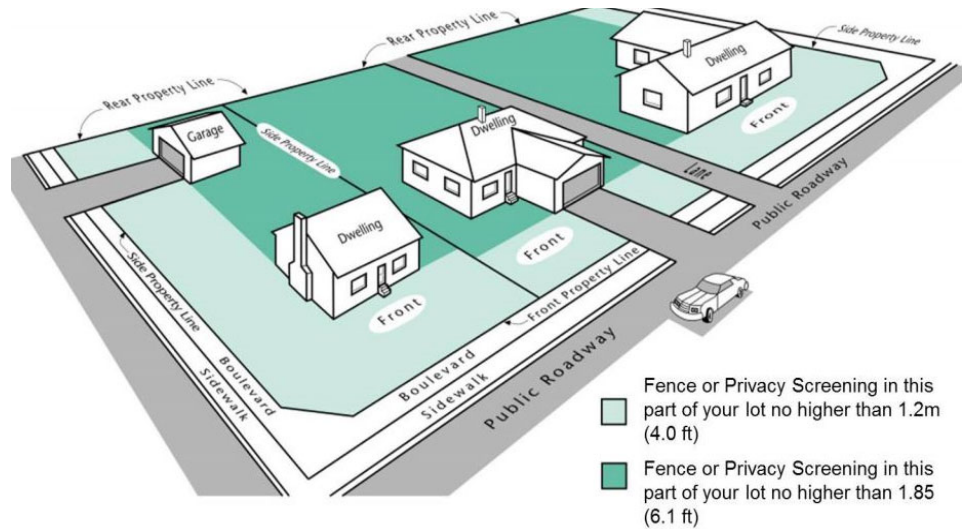
Duplex (Semi-D Product) Zero Lot Line Fence Location



Q: Can I build a fence in my front yard?

A: Fences may be constructed forward the front of the home provided they meet the City of Edmonton's fence requirements (see diagram – right)

Please note: all fences must be constructed and painted as per your community's fence requirements. **Please see your community's fencing requirements (Section B) for more info.**



Above: The City of Edmonton's Fence location diagram. Please contact 311 if you have further questions.

Q: What is a developer constructed fence and how do I know if one will be installed on my lot?

A: Developer constructed fences are installed by Brookfield Residential as required by the City of Edmonton. These fences are typically installed on lots facing a public amenity, most often lots backing onto ponds or corner lots facing an arterial road. Please refer to the marketing maps provided by the sales reps at the show homes to see the exact locations of the developer fence.

While these fences are constructed by the developer, it is the property owner's responsibility to maintain them. Please note, some of these fences may be installed after a lot has been purchased. In that case, it is still the property owner's responsibility to maintain the fence after the construction of the fence has been completed.

III. Other

Q: Are there any requirements for sheds and accessory buildings?

A: Where visible from a public adjacency (park, greenway, road, etc.), accessory buildings must be consistent in style, finish, and colour with the house.

IV. Final Inspections (Landscaping & Architectural Inspections)

General Final Inspection Questions:

Q: What are the final inspections for?

A: The final inspection(s) are done to confirm the home, the landscaping, all fencing (if constructed), as well as the deck (if visible from a public adjacency), are in compliance with the architectural and landscaping guidelines. Final inspections are also performed to record any damages to curbs, sidewalks, street furniture, and water valve.

Q: Who holds onto my landscaping security deposit?

A: The builder will maintain possession of the landscaping and deck (if applicable) security deposit and will refund this deposit to you upon satisfactory completion. Partial refunds will not be considered.

Q: Why is it my responsibility to ensure the water valve (cc) is marked and exposed?

A: Your builder is responsible to locate, mark and expose your water valve during the construction process, as this is the "on/off" switch to the water into your home. Once you have taken possession of your home it is the homeowner's responsibility to ensure that the water valve remains marked and exposed to ensure easy access.

Q: Can I send my request for my inspection directly to your office?

A: No, Brookfield Residential will not accept inspection requests from anyone but the builder. This process facilitates the prompt refund of your deposit. Where deficiencies are found and a re-inspection is required, the request must also be made by the builder. A second re-inspection to verify compliance is done at no charge to the builder or homeowner.

Q: When will my final inspections be done?

A: Final inspections are done during our regular presence in the neighborhood, which is approximately once a month and subject to weather conditions. If your builder's request is received in our office just prior to our scheduled presence, the response will be immediate. If your request is received just after our scheduled presence you may wait until our next scheduled visit, generally up to 4 weeks. The report of our findings will be forwarded to your builder.

Q: If I have questions regarding the process or status of the final inspection who should I contact?

A: Your builder is your contact for any and all questions or concerns regarding this process. It is their responsibility to provide you with the information required. You can contact the builders' warranty department directly to obtain copies of the information you will need.

Q: What happens to my deposit if I exceed the timeframe set out in the guidelines to complete my landscaping?

A: The time limit in the guidelines is intended to provide an incentive for the timely completion of landscaping. The requirement is not intended to be punitive. We understand that there can be delays in the landscaping process due to weather and seasonal issues, in which case the time line would be extended. For example if your rough grade is not obtained in time for you to complete your landscaping in the current growing season, your time line would automatically be reset to have the landscaping completed by the end of the next growing season. Upon satisfactory completion of your landscaping, any monies owing to you will be refunded by your builder.

Final Inspection Process:

Q: How do I request a final inspection (architectural/landscaping)?

A: Homeowner's must request the final inspection through their builder. The builder will then contact Brookfield Residential who will inspect the home, landscaping, the fence (if constructed) as well as the deck(s) and accessory buildings visible from a public adjacency to ensure compliance with the current set of community guidelines.

Q: What is required to request a landscaping inspection?

A: To initiate the landscaping inspection, the following must be done:

- Construction and the exterior completed in accordance to the architectural guidelines and as per the house plan approval.
- Permanent address plaque or home addressing numbers must be installed.
- Final grading completed and landscaping completed satisfactorily.
- Final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch.
- Water valve exposed and marked.
- Sidewalks, street, gutters, and curbs in clean conditions.
- Emailed request to Brookfield Residential to perform the inspection. The request must be made by the builder and must include a signed copy of the Final Inspection Request Form as well as a copy of the grading certificate and city approval of the same. After the inspection has been completed the results will be emailed to the builder for appropriate action.

Q: What if I fail my inspection?

A: Where deficiencies are found and a re-inspection is required, the request must also be made by the builder. A second re-inspection to verify compliance is done at no charge to the builder or homeowner. However, a third re-inspection will result in a charge of \$250.00 to be deducted from the landscaping deposit.

Q: Are landscaping inspections conducted all year round?

A: Landscaping inspections are only done during the growing season (generally speaking May to October) however, no new inspection requests will be accepted after September 15th. After that, only outstanding re-inspections will occur. It is important to note that if your request for your landscaping inspection is received in our office after September 1st, poor weather conditions may result in the delay of the inspection until the following growing season.