



Brookfield Residential's Landscaping Requirements

Lake Summerside - Newport Series
(Summerside Grande Boulevard)
January 2019

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 REVIEWING A COMPLETED LANDSCAPE. 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.

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A) Lake Summerside Landscaping Requirements (Newport – Summerside Grande Boulevard)

The intent of the Lake Summerside 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.

High visibility lots (those backing onto the lake and park amenities) must have the rear yard landscaped as well. In the case of corner lots, the front yard shall include the flanking side yard to sidewalk, curb, or boulevard, and to the front corner of the house or 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 landscaping.

I. Minimum Front Yard Landscaping Requirements

- Sod (alternate materials to sod will not be considered on Summerside Grande Boulevard).
- Two trees* must be planted:
 - Deciduous trees must have at least a 2 1/2" (63.5 mm) caliper or bigger, measured 6" above the ground at the time of the landscaping inspection.
 - and/or
 - Coniferous trees must be at least 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**).
- One of the following landscaping features:
 - A prepared shrub bed containing at least 8 shrubs measured at least 18" – 24" 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.

II. Minimum Rear Yard Landscaping Requirements (for high visibility lots)

- Sod
- One of the following:
 - A deciduous tree 2 1/2" (63.5 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**).

*Trees planted by the Developer do not satisfy the requirement for landscaping. To facilitate the planting of two homeowner trees on each lot, the minimum caliper size may be reduced to 1 3/4" if fruit or flowering trees are planted. All other trees must meet the minimum requirement of 2 1/2". The homeowner must specify the size and species of fruit and flowering trees when requesting final inspection.

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.

III. 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.

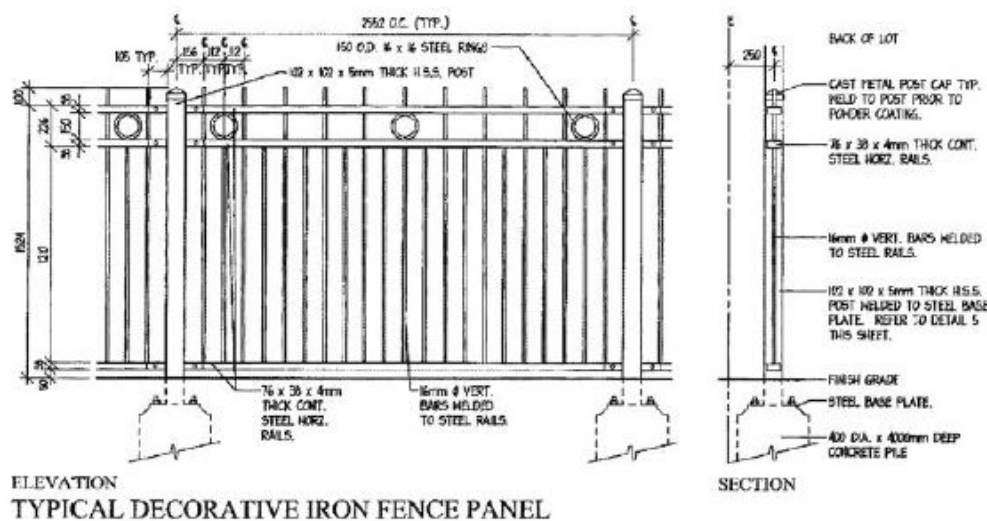
IV. Landscaping Checklist

	My trees* meet the minimum height or width requirements according to my community's landscaping requirements.
	I have planted a shrub bed that contains at least 8 shrubs that are at least 18" – 24" 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 in Section C.
	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.
	I have confirmed if my lot is in a high visibility location and if so, I have landscaped the rear yard accordingly.

All landscaping inspections will be conducted in accordance with this manual. Homeowner's who do not meet the requirements listed in this manual risk failing their landscaping inspection and forfeiting their landscaping deposit. Please ensure you have thoroughly read through this entire manual before requesting your final landscaping inspection.

B) Lake Summerside Fencing Requirements (Newport – Summerside Grande Boulevard)

Fencing at lake lots and lots backing onto public features will be restricted to wrought iron or coated chain link (detail below).

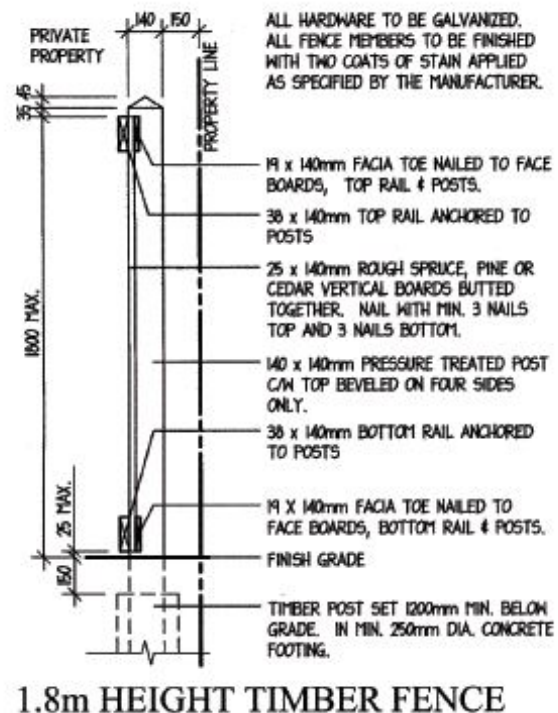


All wood screen fencing should be consistent in design and colour with the fencing style established for the subdivision (see detail - right). Fencing at lots backing onto the School/Park sites may be full height wood screen fence at the side yards. Coated chain link fence is also acceptable without inserts.

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.

Approved Colours:

- General Paint Woodcraft Solid Stain Heritage Blue Posts and Rails and Cape Cod Grey for Pickets.
- Cloverdale Paint's WeatherOne Solid Hide Stain 'Heritage Blue' Posts and Rails and 'Cape Cod Grey' for Pickets may be used as an alternative to General Paints Woodcraft Solid Stain.



1.8m HEIGHT TIMBER FENCE

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.

C) Mulch & Decorative Stone Requirements

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.

D) FAQ

I. Landscaping

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

A: If requested, Brookfield will review landscaping plans prior to installation however this does not guarantee you will pass your inspection. Brookfield Residential and its designated consultant reserve 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?

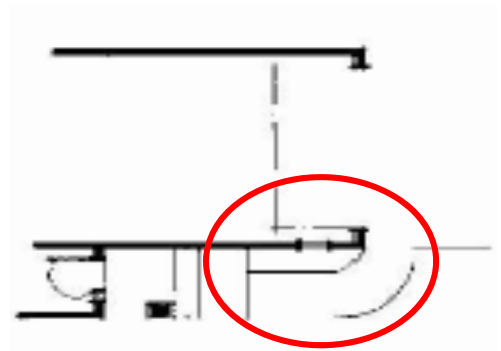
A: A prepared shrub bed should contain plant material as well as mulch and/or decorative stone. Plant beds are defined by an edging that is clearly visible from the street. Appropriate edging may be vinyl, block, stone, or concrete. Shrub beds are intended to create mass, but may be planted in more than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



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.

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



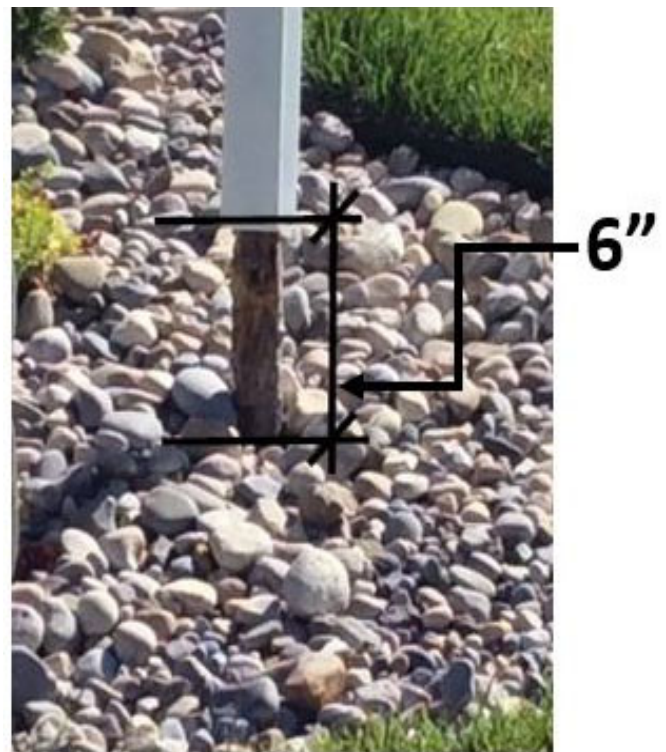
Sage

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.

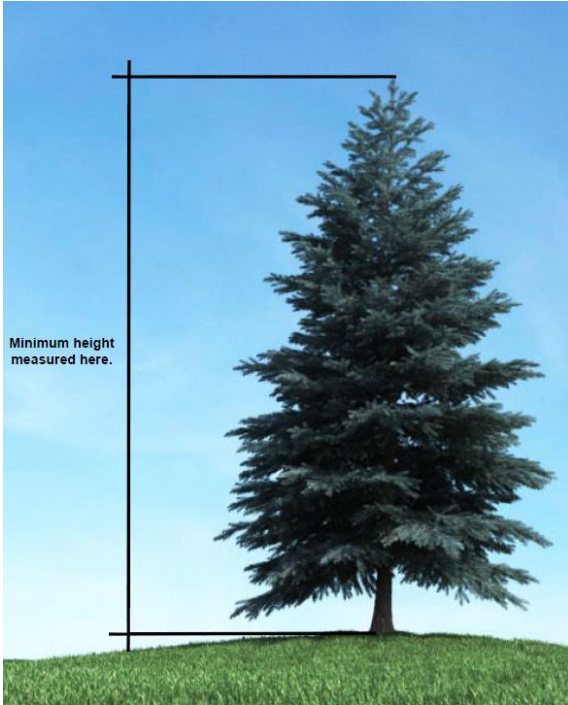
Q: How is a deciduous tree measured?

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?

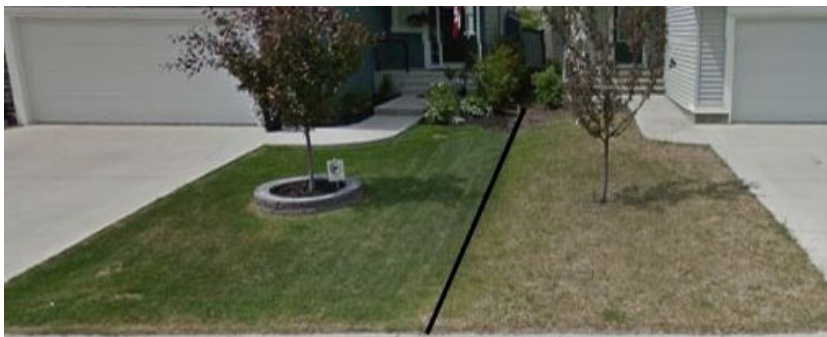
A: Artificial synthetic turf is not permitted on Summerside Grande Boulevard.

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

A: Rockscapes and hard surface landscapes are not permitted on Summerside Grande Boulevard.

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



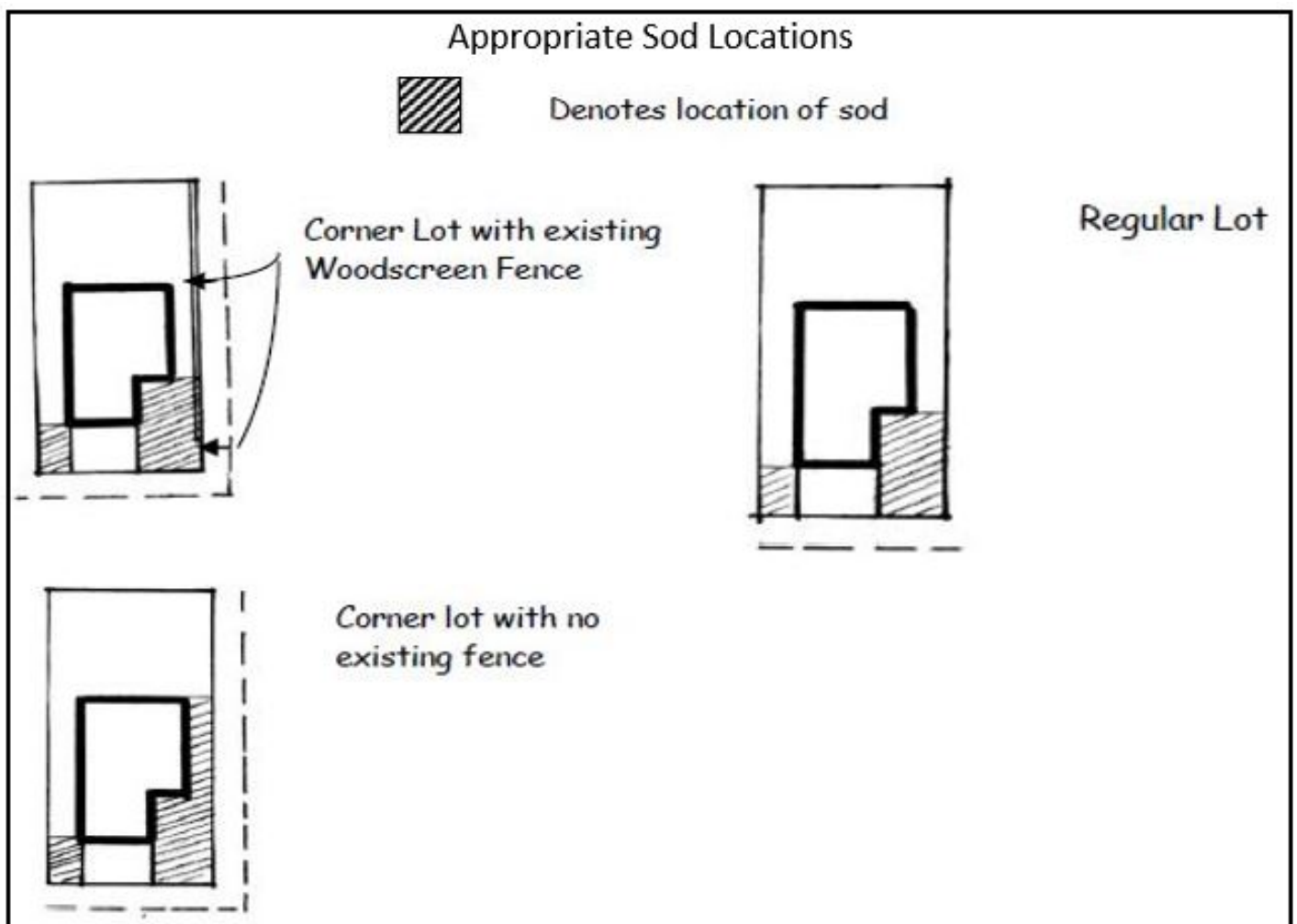
Unhealthy sod

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.



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.

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.



The boulevard is located between the curb and the sidewalk.

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: 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).

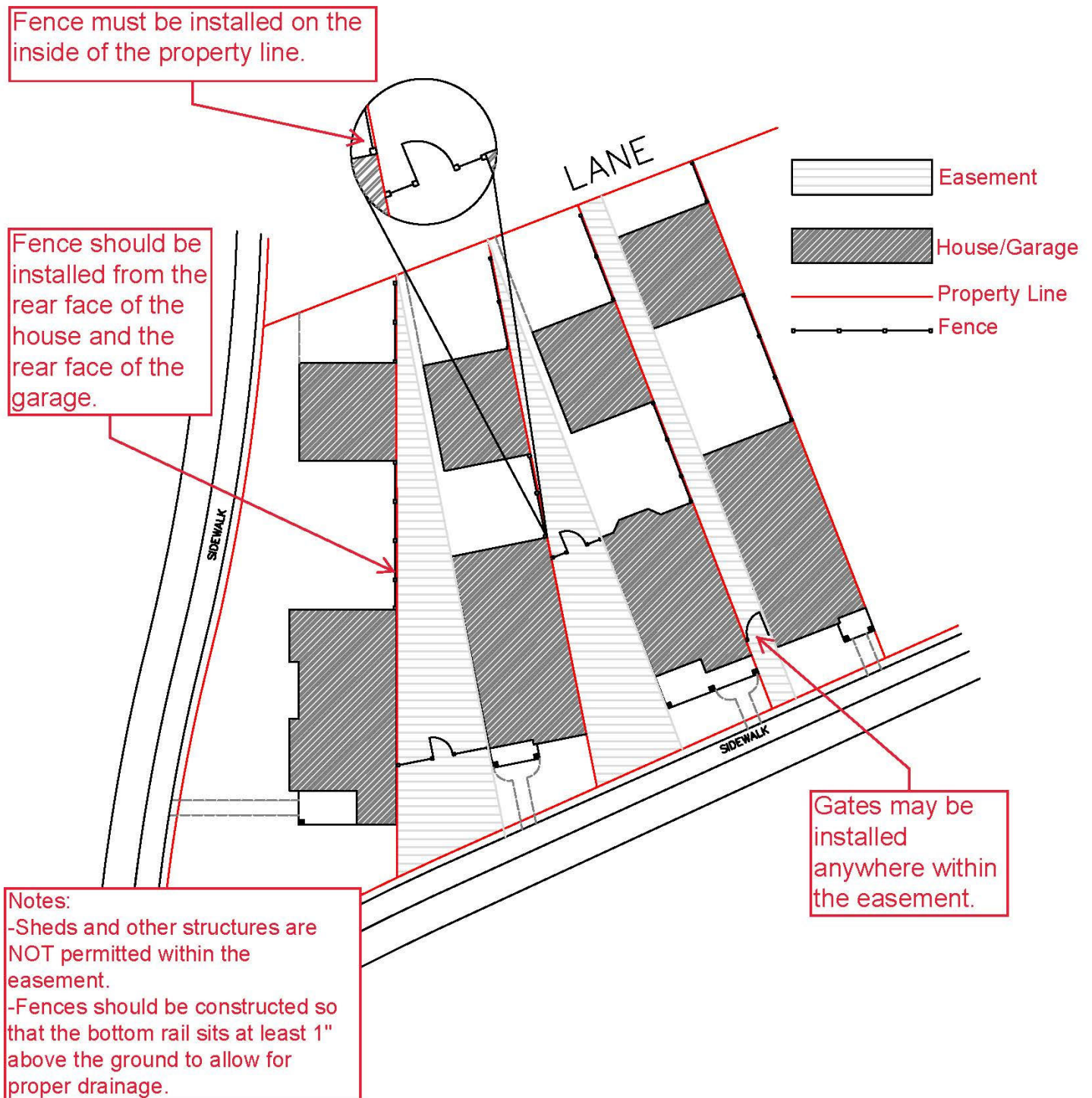
Q: My house on a zero lot line lot. How can I build my fence to meet the regulations?

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.**

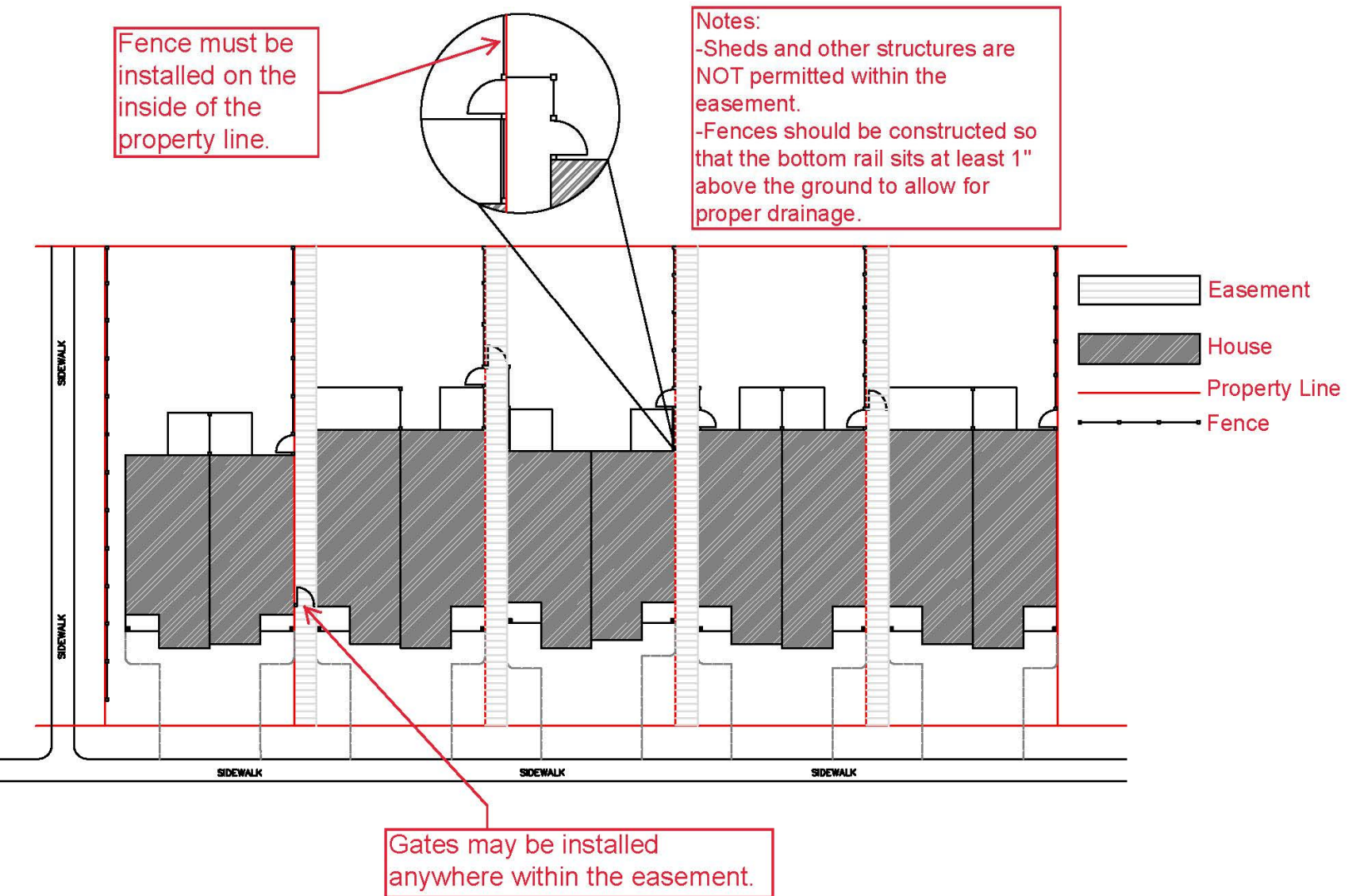
If you require access to your neighbor's easement for situations such as home maintenance, you are legally allowed to enter your neighbor's easement to complete the work.

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



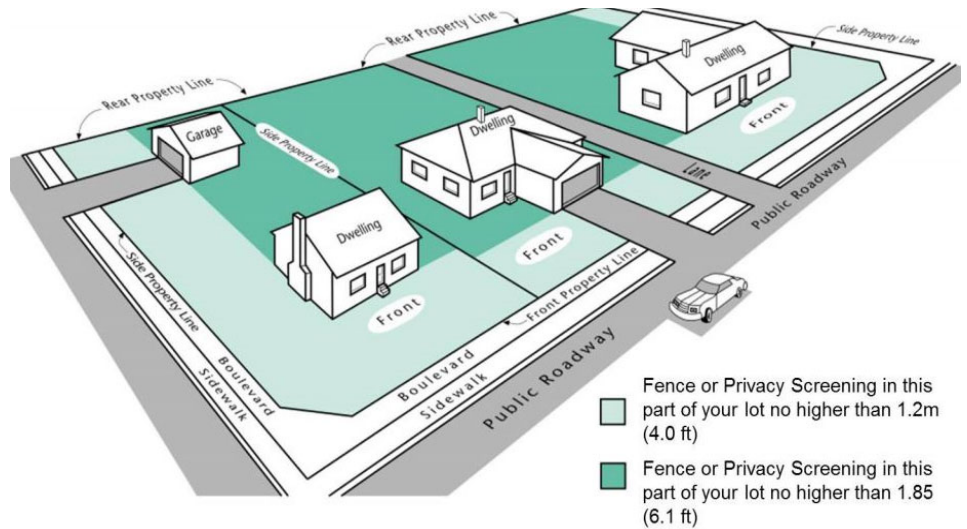
Duplex (Semi-D Product) Zero Lot Line Fence Location



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 compliance with the architectural guidelines, satisfactory completion of landscaping, and 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 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, both Mariah Consulting Ltd. and 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 Processes

Final inspections will be conducted by Mariah Consulting Ltd., Brookfield's external consultant, or Brookfield Residential. Please consult with your builder to determine who will be conducting your final inspection.

Mariah Consulting Ltd. Inspection Process:

Q: How do I request a final inspection?

A: Mariah Consulting Ltd. conducts both the architectural inspection and landscaping inspection at the same time. Final inspection requests must be made by the homeowner and submitted to Mariah Consulting Ltd. through your builder.

Q: What is required to request a final inspection?

A: To initiate the final 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.
- Written request to Mariah Consulting Ltd. to perform the final inspection. The request must be made by the builder and must include a copy of the grading certificate and city approval of the same. A copy of the final inspection report will be provided 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 final 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.

Brookfield Residential's Inspection Process:

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

A: Brookfield Residential conducts two inspections, an architectural inspection and a landscaping inspection. Brookfield Residential will conduct the architectural inspection roughly 1 year after the stakeout certificate has been issued. No formal request is required for Brookfield Residential to perform this inspection.

When the landscaping has been completed, the homeowner must request the landscaping inspection through their builder. The builder will then contact Brookfield Residential who will inspect the lot to ensure the minimum landscaping requirements have been met.

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 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.
- Homeowners incorporating hard surfacing landscaping will be required to submit a map of their front landscaping that shows the type of shrubs they have used and where each shrub is located. This map can be submitted to the builder upon requesting the landscaping inspection.

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.