



Thank you for purchasing a home in Callaghan. The City of Edmonton requires that residential property owners landscape any front and/or side yards that are visible from a public street. For new homes, this must be done within 18 months of occupancy. In addition, Callaghan is an architecturally controlled neighborhood, which requires specific standards with respect to trees and shrubs. Below you will find pertinent information to help ensure you are compliant with the City of Edmonton's requirements as well as those of the Callaghan neighborhood.

Fencing

On lots backing onto the ravine, wood screen fencing will be permitted between the buildings only to the rear building line. It is the intent of this clause to ensure that all homeowners are provided with a clear vista to the rear of the property bordering the ravine area. The balance of the fencing on these lots will be restricted to wrought iron or powder coated steel, matching the subdivision fence at the rear property line.

Wood fencing is acceptable on all other lots and shall be Painted with General Paint brand "Monterey Grey" in color and consistent with the fencing style established for the community.

Landscaping

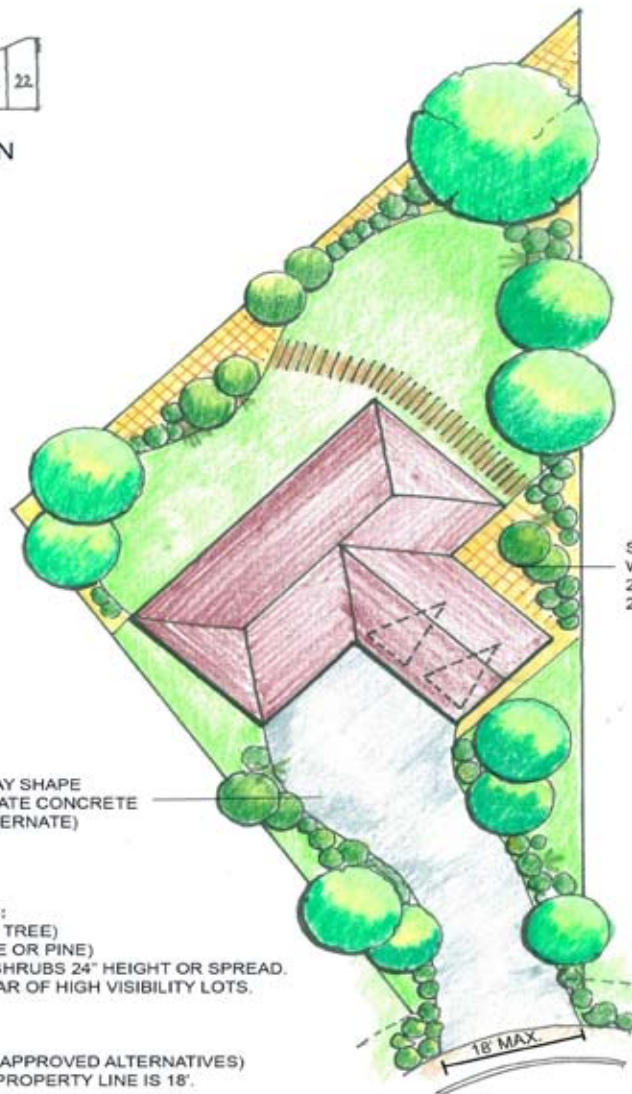
It is the responsibility of the homeowner to landscape the front yard and rear yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

Lot planting plans, shown below, are for reference and inspiration only. These plans prepared by a professional landscape architect, utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

**SIDE DRIVEWAY
RECTANGULAR LOT**



KEY PLAN



SHRUB BED
WITH MIN. 6 SHRUBS
2' IN HEIGHT AND
2' IN SPREAD

ORGANIC DRIVE WAY SHAPE
EXPOSED AGGREGATE CONCRETE
(OR APPROVED ALTERNATE)

NOTE:

MINIMUM LANDSCAPE REQUIREMENTS:

- 1 TREE - 4" CALIPER DECIDUOUS (LEAF TREE)
- 8' HIGH CONIFEROUS (SPRUCE OR PINE)
- A PREPARED SHRUB BED WITH MIN. 6 SHRUBS 24" HEIGHT OR SPREAD.
- ADDITIONAL 3 TREES REQUIRED AT REAR OF HIGH VISIBILITY LOTS.

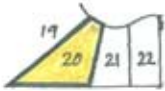
DRIVEWAY REQUIREMENTS:

- ORGANIC DRIVEWAY SHAPE
- EXPOSED AGGREGATE CONCRETE (OR APPROVED ALTERNATIVES)
- MAXIMUM DRIVEWAY WIDTH AT CURB/ PROPERTY LINE IS 18'.

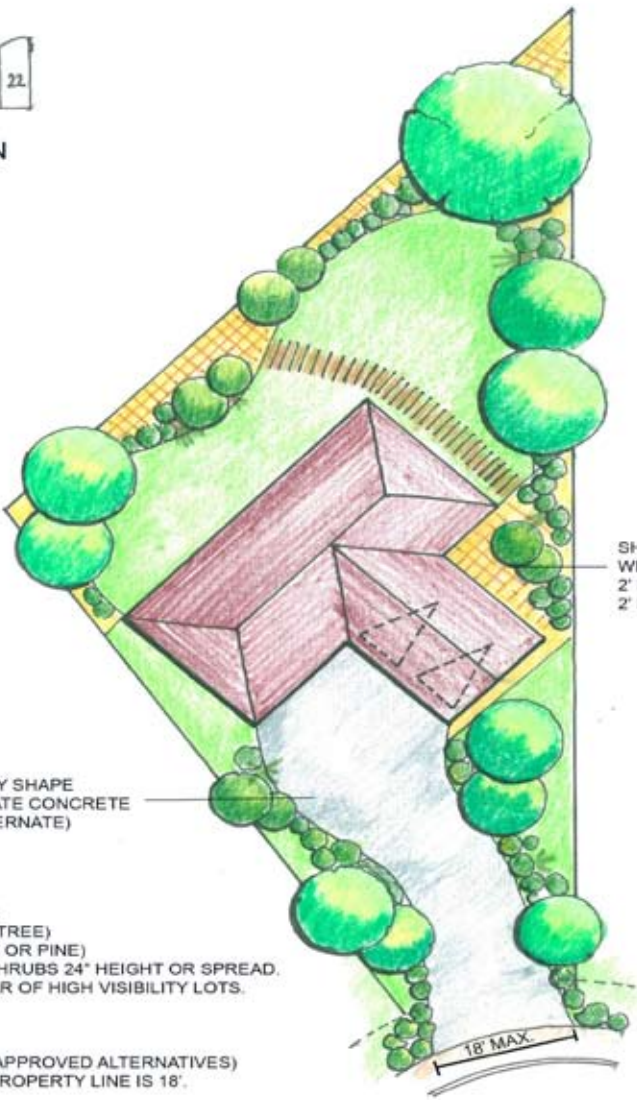
LANDSCAPE PLAN MUST BE SUBMITTED FOR APPROVAL

NOTE: ARTIST'S RENDERING ONLY FINAL DESIGN IS SUBJECT TO CHANGE. PLEASE REFER TO FINAL BLUEPRINTS AND LANDSCAPING PLANS FOR DETAILS.

**SIDE DRIVEWAY
RECTANGULAR LOT**



KEY PLAN



SHRUB BED
WITH MIN. 6 SHRUBS
2' IN HEIGHT AND
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SAMPLE DRIVE WAY LOCATION/ LANDSCAPE PLAN

FRONT DRIVEWAY RECTANGULAR LOT

NOTE:

MINIMUM LANDSCAPE REQUIREMENTS:

1 TREE - 4" CALIPER DECIDUOUS (LEAF TREE)

8' HIGH CONIFEROUS (SPRUCE OR PINE)

A PREPARED SHRUB BED WITH MIN. 6 SHRUBS 24" HEIGHT OR SPREAD.
ADDITIONAL 3 TREES REQUIRED AT REAR OF HIGH VISIBILITY LOTS.

DRIVEWAY REQUIREMENTS:

ORGANIC DRIVEWAY SHAPE

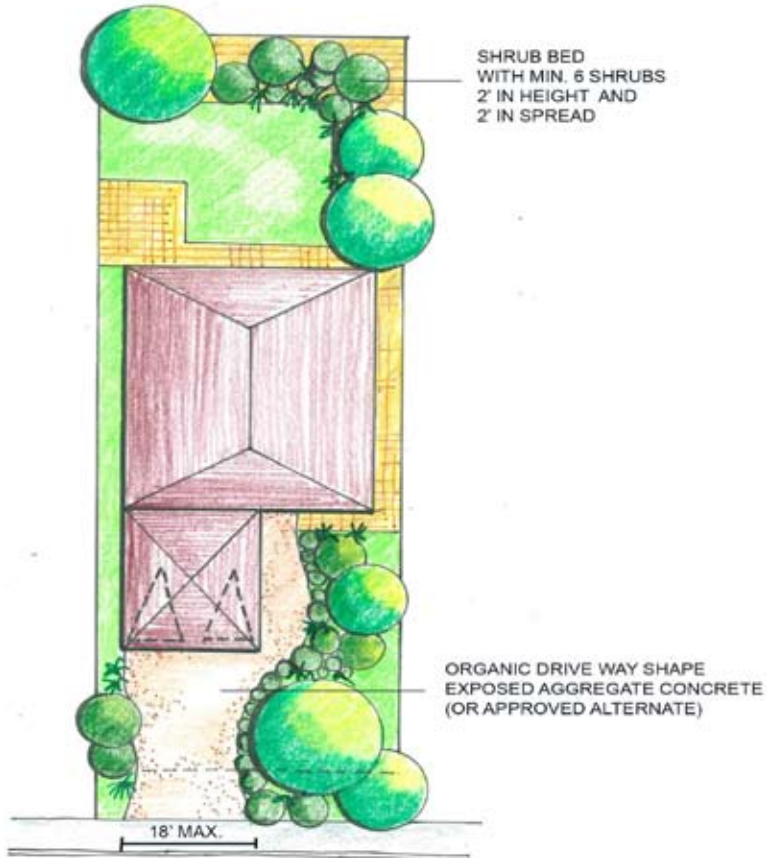
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LANDSCAPE PLAN MUST BE SUBMITTED FOR APPROVAL



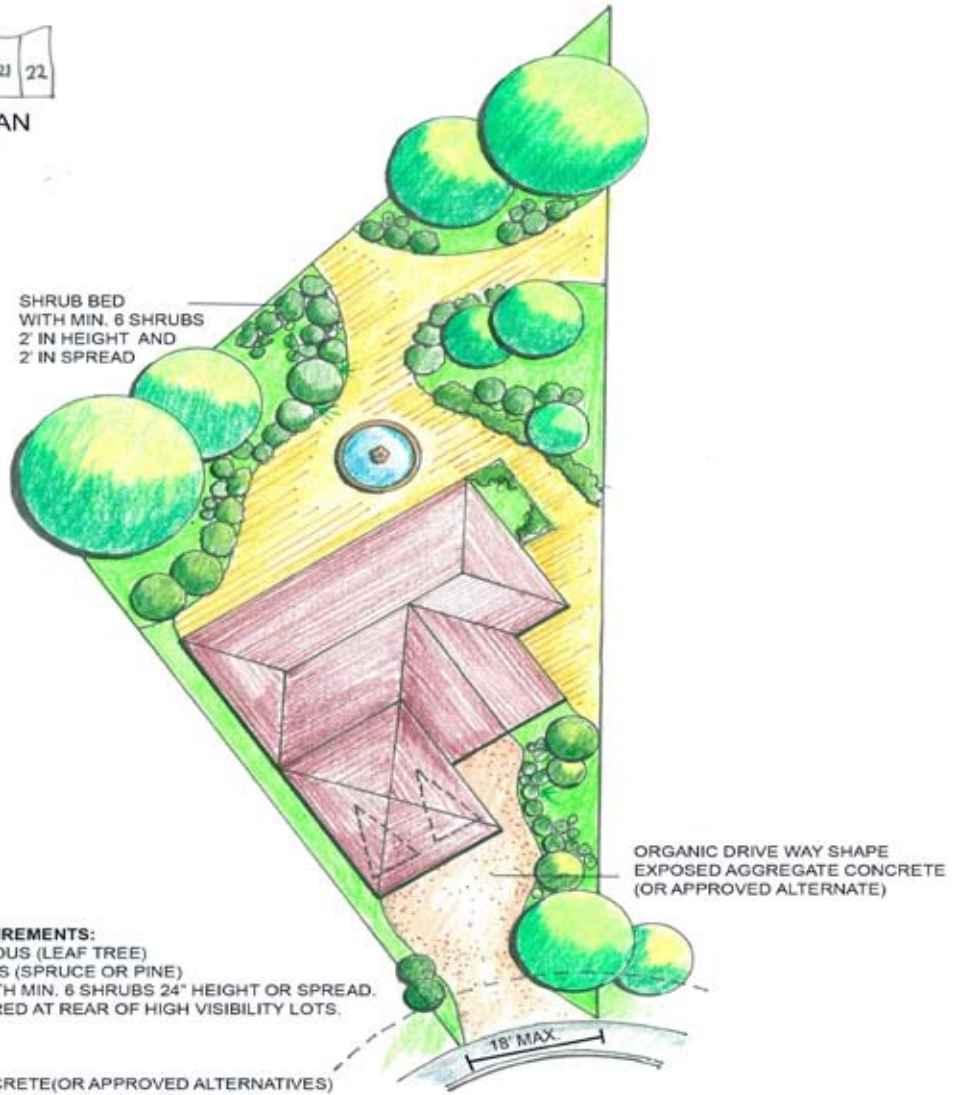
KEY PLAN



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SAMPLE DRIVE WAY LOCATION/ LANDSCAPE PLAN

**FRONT DRIVEWAY
IRREGULAR LOT**



NOTE:

MINIMUM LANDSCAPE REQUIREMENTS:

- 1 TREE - 4" CALIPER DECIDUOUS (LEAF TREE)
- 8' HIGH CONIFEROUS (SPRUCE OR PINE)
- A PREPARED SHRUB BED WITH MIN. 6 SHRUBS 24" HEIGHT OR SPREAD.
- ADDITIONAL 3 TREES REQUIRED AT REAR OF HIGH VISIBILITY LOTS.

DRIVEWAY REQUIREMENTS:

- ORGANIC DRIVEWAY SHAPE
- EXPOSED AGGREGATE CONCRETE (OR APPROVED ALTERNATIVES)
- MAXIMUM DRIVEWAY WIDTH AT CURB/ PROPERTY LINE IS 18'.

LANDSCAPE PLAN MUST BE SUBMITTED FOR APPROVAL

NOTE: ARTIST'S RENDERING ONLY. FINAL DESIGN IS SUBJECT TO CHANGE. PLEASE REFER TO FINAL BLUEPRINTS AND LANDSCAPING PLANS FOR DETAILS.

SAMPLE DRIVE WAY LOCATION/ LANDSCAPE PLAN

SIDE DRIVEWAY TRAPEZOIDAL LOT



KEY PLAN

NOTE:

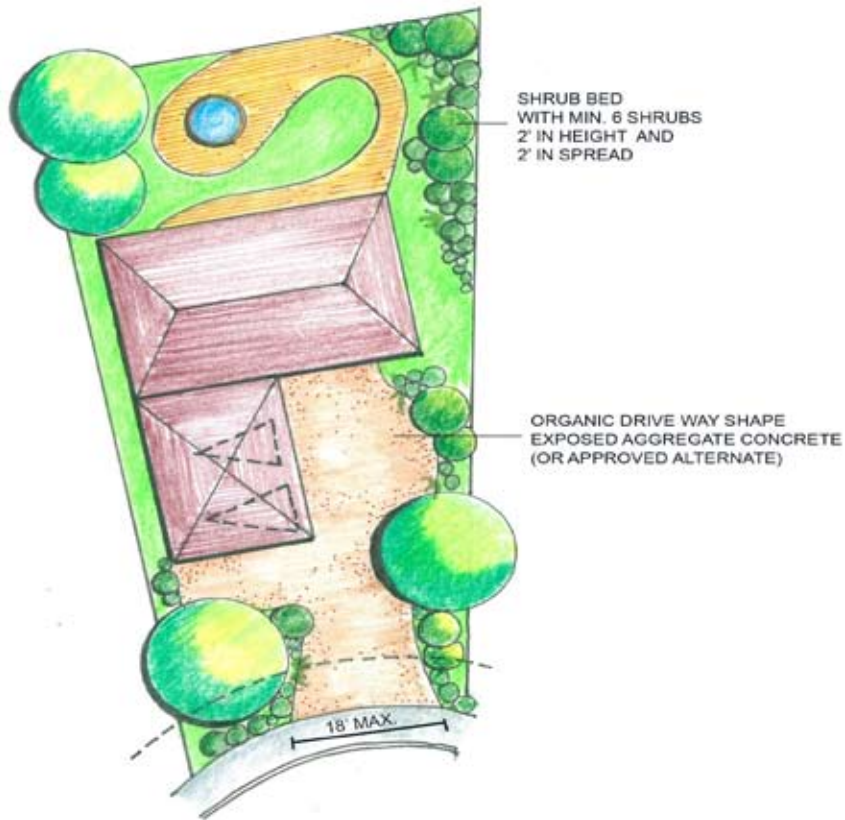
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SAMPLE DRIVE WAY LOCATION/ LANDSCAPE PLAN

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Consultant.

The minimum landscape standard for all lots shall consist of sod, two trees and a prepared shrub bed containing at least six shrubs. In addition the rear yard of all high visibility lots will require sod and three additional trees. The minimum deciduous tree shall be 2.5" caliper, measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 8' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within twelve months of completion of the house. To ensure compliance with the landscaping requirements, a \$5,000.00 landscape deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the Architectural Guidelines and to check for any damages to municipal improvements.

The following items must be completed prior to a request for final inspection:

- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- Landscaping completed in accordance with guideline requirements

- Grading certificate for rough grade is provided with City approval

To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the builder or homeowner to
Windward Landtec Inc.:

12128 - 121 A Street
Edmonton, Alberta T5L 0A4
Attention: Ray Jacobson
Phone: (780) 454-6799
Fax:(780) 454-6896

Thank you for your cooperation in making Callaghan a beautiful place to live and one of Edmonton's best communities!