



Landscape Security Release Guide

Security Release Schedule:

If your Development Permit was approved May 1, 2025 and onward:
Year 1: First Inspection / Year of install. Up to 80% release on successful installation*
Year 2: No release
Year 3: 100% release on successful inspection (at least 24 months after first inspection)
*For all Development Permits approved after May 1, 2025, the year of install/ release schedule begins upon your first inspection. Invoices are not accepted to alter the year of installation.

If your Development Permit was approved after July 2017 to April 30, 2025:
Year 1: First Inspection / Year of Install and collection of security**
Year 2: Optional inspection to release 50% security
Year 3: 100% release on successful inspection (at least 24 months after first inspection)
**For all Development Permits approved from July 2017 to May 1, 2025, the year of install/ release schedule begins upon your first inspection with a timely submission of security. Invoices are not accepted to alter the year of installation.

If your Development Permit was approved before July 2017:
Year 1: First Inspection / Year of Install
Year 2: Optional 50% release on successful inspection
Year 3: 100% release on successful inspection



Inspection Resources:

Ensuring your Security Release:

Preparing your site:

- Prior to requesting your inspection, ensure you have performed all necessary maintenance and replacements.
- If substantial deficiencies and lack of maintenance are identified, then the site will not be inspected.

Tree Stake Removal:

- Tree stakes must be removed before funds can be released. Please ensure they are removed before requesting a final inspection.
- Stakes left on trees will result in girdling and eventual death of the tree. Girdled trees must be replaced.

Lot Grading Approval:

- Contact 311 and provide your address or development permit number to ensure lot grading has been approved prior to requesting your landscaping inspection.

Changes to Approved Plan:

- Please let the landscaping team know prior to requesting an inspection if your landscaping is not as per the approved landscape plan so they can advise you how to proceed. Notify ASAP to prevent delays in the release of your security.

Maintenance Period:

- Communication between developers/property owners is key to a successful maintenance period. Ensure all parties are aware of obligations and requirements.

Caliper/Height Requirements

The [Zoning Bylaw](#) has minimum size requirements for trees and shrubs:

- Deciduous trees: 50 mm caliper
- Coniferous trees: 2.0 m height
- Deciduous shrubs: 300 mm height (5 gallon pot)
- Coniferous shrubs: 450 mm spread (5 gallon pot)

Undersized plant materials will not be accepted and will require replacement.

Refer to the approved landscape plan for specified sizes of plant materials.



Landscaping Information Resources

[Edmonton.ca: Landscaping for Non-Residential, Large Scale Residential and Mixed Use Developments](#)

Visit the above City of Edmonton webpage for the latest updates on Landscaping requirements and regulations.

[Landscape Inspection Request Form](#)

Use this form to submit an inspection request during the summer inspection season.

[City of Edmonton Design and Construction Standards Volume 5](#)

Review the design and construction standards for the proper installation of landscaping.

[Zoning Bylaw 20001, Section 5.60: Landscaping](#)

Read the most up-to-date bylaw regulations for landscaping.

Contact Us

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Email: dplandscaping@edmonton.ca

Office Hours: 8:00 a.m. to 4:00 p.m.