



2026

LANDSCAPING REQUIREMENTS EDGEMONT NORTH

The Edgemont North landscaping requirements are designed to create a cohesive, welcoming streetscape while supporting sustainable, low-maintenance options that still allow homeowners to express their personal style. The primary goal is simple: ensure every front yard includes meaningful greenery.

Responsibility for completing the landscaping falls to either the builder or the homeowner, depending on what is outlined in the purchase agreement. For corner lots, the “front yard” includes the full flanking side yard up to the sidewalk, curb, or boulevard, extending to the rear corner of the home unless screened by fencing.

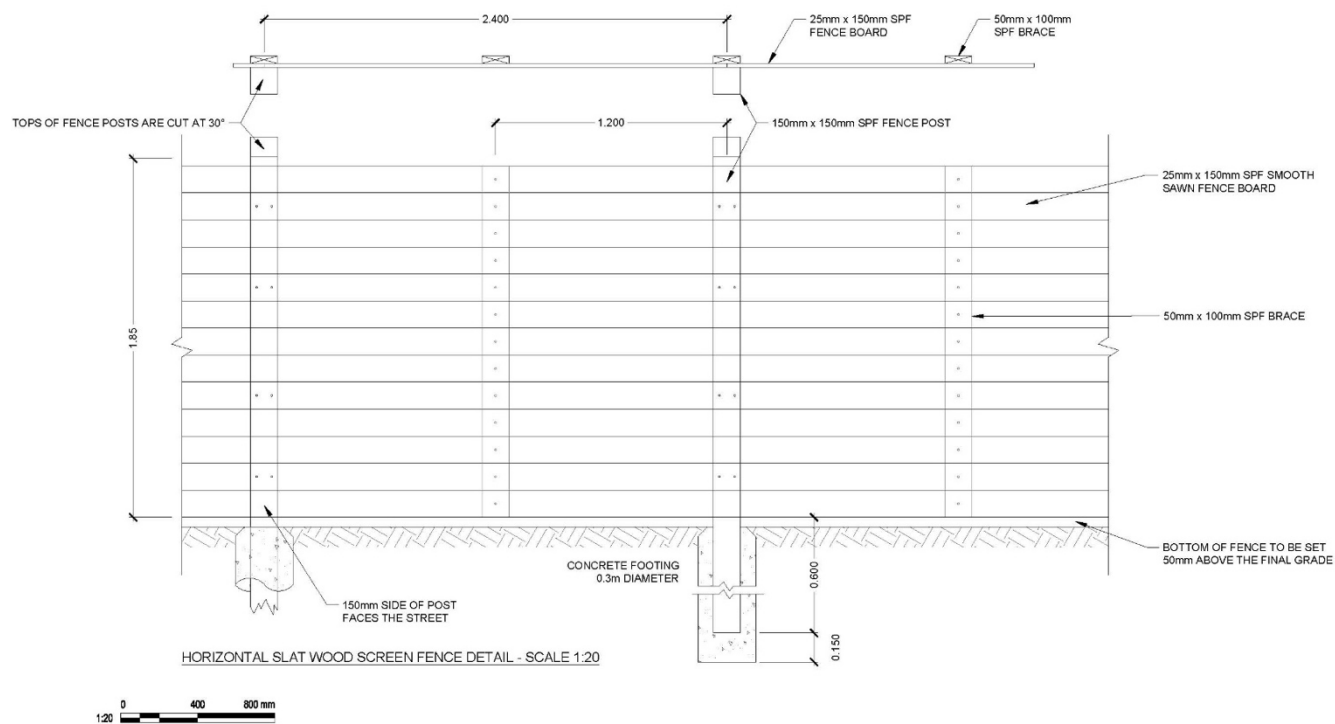
Homeowners are encouraged to personalize their yards beyond the minimum standards. Additional shrubs, perennials, and ornamental grasses may be incorporated to enhance curb appeal and reinforce the community’s unique identity.

All landscaping must be completed within one year of occupancy unless otherwise stated in the purchase agreement. When the homeowner is responsible, the builder must collect a \$1,500 landscaping deposit, which will be refunded once the home, landscaping, and any required fencing or deck have been confirmed as complete and compliant with the guidelines.

Requirement	Details	Completed
Sod	Full sod installation in the front yard, must be healthy and weed-free at the time of inspection.	
Tree	One of the following: <ul style="list-style-type: none">• Deciduous tree: Minimum 2" (50 mm) caliper, measured 6" above ground at inspection.• Coniferous tree: Minimum 8.2 ft. (2.5 m) height at inspection. <i>Junipers and cedars are not considered trees.</i>	
Landscaping Features & Planting Beds	<ul style="list-style-type: none">• Shrub bed: At least 6 shrubs, each a minimum of 18" in height or spread. Drought tolerant and/or native shrubs are encouraged. All planting beds must have clearly visible edging and be filled with black, brown, or grey rock/wood mulch.	
Site Condition	The yard must be tidy and well-maintained. All plant material—trees, shrubs, perennials, and sod—must be healthy and visibly thriving to pass the inspection.	
Home Completion	Home and deck (if applicable) fully completed and compliant with the current architectural guidelines.	
Address Plaque	A permanent address plaque must be installed and clearly visible from the street.	
Fence Inspection	Fencing must be consistent in style and colour with the Edgemont North Community Fence detail. If any portion of fencing has been started, it will be inspected. Any deficiencies must be corrected before final approval and deposit release.	

All final inspections will follow this manual and the current architectural guidelines. Homeowners who do not meet the landscaping, fencing, and deck requirements may fail their inspection and forfeit their landscaping deposit.

EDGEMONT NORTH FENCING REQUIREMENTS



Category	Requirements
Colour	Apply 2 coats as per manufacture's specifications. Colour to be clear coat.
Material	All fences to be built with smooth-cut boards.
Developer-Installed Rear Fencing	<p>The developer will install coated chain link fencing at the rear property line for lots backing onto parks, trails, and storm ponds.</p> <p>Fencing will be placed 6" inside the rear property line, per City of Edmonton requirements.</p>
Zero Lot Line Fences	Must be installed within the property lines.
School Sites	Fences directly adjacent to school sites must be 1.8m (6') high, per City of Edmonton requirements.

FINAL INSPECTION PROCEDURES

Option 1: Builder-Completed Landscaping

1. The builder is responsible for completing the landscaping and is solely responsible for ensuring that they are meeting the community requirements outlined in this booklet.
2. The Brookfield Architectural Controls Department performs architectural inspection during their regular presence in the community. Any deficiencies found will be communicated to the builder following the inspection.
3. Subsequent inspections will occur every two months during the inspection season.
4. At the end of each season, Brookfield reviews and communicates any outstanding deficiencies. Builders are expected to ensure all outstanding deficiencies are corrected in the following season.

Option 2: Homeowner-Completed Landscaping

1. The homeowner provides a landscaping deposit to the builder at the time of purchase.
2. The homeowner completes the landscaping and fencing (if desired) and obtains final grading approval.
3. Once complete, the homeowner submits a final inspection request to the builder. The request must include:
 - Final grade approval & final grading certificate
 - Final inspection request form
 - Photos of the entire home (front and back), showing the complete landscape and any fencing.
4. The AC department inspects the home and landscaping; results are provided to the builder, who then notifies the homeowner.
5. If deficiencies are identified, re-inspection will only occur once the homeowner submits a re-inspection request. The landscaping deposit will not be released until full compliance with approved building plans and community guidelines is confirmed.

ALTERNATIVE LANDSCAPING OPTIONS

Hard Surface Landscaping (Rockscape)

Hard surface landscaping may be considered on an individual basis if it still meets the core objective of these guidelines: achieving greenery in all front yards. It is strongly recommended that hard surface landscape plans be reviewed by Brookfield Residential prior to installation. Plans must be submitted through the builder.

To be approved, a hard surface landscape must:

- The yard must visually contain more greenery than rock or mulch.
- A mix of rock sizes and materials
- Variation in grading (small rises/contours)
- No colored shale or white landscape rock, which will not be approved

ARTIFICIAL TURF

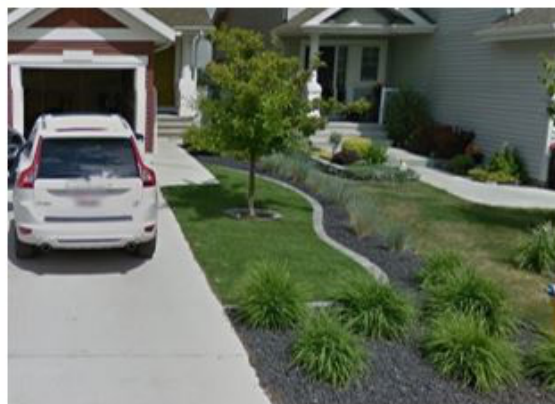
Artificial synthetic turf may be used in place of sod if it meets the following minimum requirements:

Requirements	Details
Colour	Green only; no other colours accepted.
Weight	Minimum 95 oz/sq yd (ex. ezLAWN Pro, exLawn Elite, ezLAWN Platinum)
Pile Height	Minimum 41mm
Base Preparation	Minimum 4" depth 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	Must be pet-friendly product with a minimum 10-year warranty.
Boarder Requirements	<p>A distinct boarder must separate artificial turf from all adjacent natural sod.</p> <p>Acceptable boards include:</p> <ul style="list-style-type: none">• Rock/cobble edging• Additional planting beds
Putting Greens (Back Yards Only)	<ul style="list-style-type: none">• Minimum 83 oz/sq yd (ex. ezGOLF Pro)• Minimum 13mm blade height

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.

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.