## Development Application Form - Fences

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant Name: $\qquad$ Telephone: $\qquad$
Email Address: $\qquad$ Postal Code $\qquad$
Mailing Address:
$\qquad$
Height of Fence (Tallest Area including posts): Rear Yard: $\qquad$ Side Yard: $\qquad$ Side Yard: $\qquad$ Front Yard: $\qquad$
Type \& Size of Material to be used for the Posts: $\qquad$
Type \& Size of Material to be used for the Fence Boards: $\qquad$
Is the new fence replacing an existing fence: Yes: ___ No: $\qquad$
Other Information: $\qquad$
$\qquad$
Estimated Development Cost: $\qquad$
Proposed Start Date: $\qquad$ Proposed Completion Date: $\qquad$
Property Owner (if other than Applicant): $\qquad$ Telephone: $\qquad$
Signature of Applicant: $\qquad$
Measurements:___ $\mathrm{ft} / \mathrm{ft}^{2} \ldots \mathrm{~m} / \mathrm{m}^{2}$

Lot(s): $\qquad$ Block: $\qquad$ Plan: $\qquad$ Tax Roll\# $\qquad$ LUD: $\qquad$ LINC \# $\qquad$
Lot Type: Interior $\qquad$ Corner $\qquad$ Lot Shape: Regular $\qquad$ Irregular $\qquad$
Lot Size: Width: $\qquad$ Length: $\qquad$ Total Area: $\qquad$ Front Yard: $\qquad$ Left Side Yard: $\qquad$ Right Side Yard: $\qquad$ Rear Yard: $\qquad$ DEVELOPMENT DECISION (COMPLETED BY DEVELOPMENT OFFICER)
File Number: D $\qquad$ - $\qquad$ Application Fee $\$ \underline{10.00}$ Fee Receipt Number: $\qquad$
APPROVED: $\qquad$ (Subject to all conditions and appeal periods)
DENIED: $\qquad$ Reason(s): $\qquad$
Date of Decision: $\qquad$
By Development Officer $\qquad$ By MPC (Motion \# $\qquad$ )
Development Permit \# $\qquad$ Building Permit Number \# $\qquad$
Date of Issue of the Development Permit: $\qquad$

Town of Hanna Authorized Signature: $\qquad$

## DEVELOPMENT APPLICATION INSTRUCTIONS

Complete the Development Application Form and submit with the site plan and applicable fees to the Town Office. This application will not be accepted without a completed site plan and payment.

On graph paper, draw a complete site plan of the property. A sample site plan is enclosed for your use \& reference. (Do not write on or return the sample site plan).

## A complete site plan is required regardless of the type of development, as it will become a permanent part of the land file.

Your site plan must include the following:

- the type of use of each building- ie: house, garage, shed, workshop or tower.
- the shape and size of the lot showing the situation of all buildings and structures.
- the size of buildings and structures including floor plans and elevations.
- the distance between all buildings and all property lines (from the outside walls closest to the property line).
- the width of projections (distance structures project from the outside walls) including: decks, steps, chimneys, bay windows and/or shades.
- Indicate driveways, garage door(s), vehicle parking and/or loading areas.
- position and height of all fences and/or hedges.
- indicate the adjacent streets, avenues and lanes.
- the direction of true north.
- date of the drawing of the site plan.
- drawer's name, legal land description and civic address of the property.
- the words *NOT TO SCALE*

Return the application and your site plan to the Town Office with a $\$ 10.00$ non-refundable application fee. For more information on payment options please visit our website at www.hanna.ca/payment-methods

You should be contacted by the Development Officer within 20 days regarding your application. If not, please contact the Development Officer as indicated below.

If approved, you will receive a development approval permit which will be valid for 12 months from the date of issue. This will allow you to proceed in obtaining your building and/or other permits as required.

If denied, an appeal can be made to the Subdivision and Development Appeal Board, refer to the Land Use Bylaw for details.

For further information contact the Town of Hanna Development Officer:
David Mohl
Phone: 1-403-854-4433
Email: dmohl@hanna.ca

## Fences and Hedges

(1) In a residential district, a fence or hedge located within the required rear or side yard shall not exceed 1.8 m ( 6 feet) in height above the established grade level (see Exhibit 1).
(2) In a residential district, a fence or hedge located within the required front yard of a lot, shall not exceed $1.2 \mathrm{~m}(4 \mathrm{ft}$.) in height above the established grade of the curb (see Exhibit 1).
(3) In all districts, hedges and trees shall be planted and trimmed to ensure public safety and/or good visibility for traffic and pedestrian purposes within the corner visibility setback.
(4) Swimming pools shall be fenced to a minimum height of 1.8 m (6 feet) and a maximum height of $2.5 \mathrm{~m}(8 \mathrm{ft}$.) or as required by Provincial or Federal regulations to the satisfaction of the Development Officer;
(5) Materials used to construct fences may be wood, brick, stone, concrete, or metal and shall be aesthetically acceptable and in general conformity with adjacent properties.
(6) Industrial and commercial developments shall be fenced to the satisfaction of the Development Authority.

EXHIBIT 1 - Fencing and Hedge Requirements
Maximum height 1.8 metres
Maximum height 1.2 metres


## Corner Visibility Setback

(1) Unless otherwise approved, no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2 m ( 4 ft .) in height above the established grade of the curb shall be permitted in a corner visibility triangle as indicated in Exhibit 2.

## EXHIBIT 2 - Corner visibility triangle

(a) Roads adjacent to the corner parcel that have curbs.

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(b) Roads that do not have curbs or only one of the roads has a curb.

## SAMPLE SITE PLAN



