



Development Permit Decision

Application Number: DP073426
Land Use District: LDR
Property File Number: 15015.14

Municipal Address
14 OUTLOOK PL

Legal Description
PLAN 9321943;BLOCK 2;LOT 49

Type: DP RES ALTERATION/ACCESSORY - ALTERATION
Proposed Use: FENCE VARIANCE

Applicant:
POLIS, MARVIN D
ST ALBERT AB T8N 6J2
14 OUTLOOK PL

Owner of Land:
POLIS, MARVIN D
14 OUTLOOK PL
ST ALBERT AB T8N 6J2

Decision:
APPROVED - DISCRETIONARY USE WITH VARIANCE

Decision Made By:
MELANIE SMITH

Conditions

1. Development Permit approval is to authorize a variance to fence height on the east side yard. Each panel will be 2.4m above grade at the highest point.
Maximum fence height permitted: 2.0m
Fence height proposed: 2.4m
Variance = 20%
2. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes shall not be undertaken until written authorization is provided by the Development Officer.
3. As a variance to fence height is discretionary in the LDR land use district, this Development Permit is not valid until the mandatory 21-day appeal period has expired and no appeals have been filed (see reverse).
4. The fence shall be constructed in accordance with the stamped, approved plan(s).

NOTES:

- a) Interior alterations shall be constructed in accordance with approved plans and all relevant requirements of the Alberta Building Code.
- b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.
- c) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.
- d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.

Aug 15, 2025
Decision Date


Development Officer