

From: [Dave Nemes](#)
To: [SDAB Submissions](#)
Cc: [Nemes Dave](#); [Nemes Mary](#)
Subject: Development Appeal Form - File Number 15015.14
Date: Tuesday, September 2, 2025 3:30:16 PM
Attachments: [development_appeal_form-3.pdf](#)

External Email: Use caution with links and attachments.

Re: Decision of the Development Officer
Municipal Address: 14 Outlook Place
Legal Description: 9321943:2:49
File Number: 15015.14
Date of Appeal: September 2, 2025

The home owner(s) of #13-Outlook Place object to and appeal the default approval to authorize a variance to the fence height of a solid wood (wall like) fence on the East side yard of #14-Outlook Place. We believe the original bylaw of 2.0m should be followed.

Please find attached the completed Development Appeal Form. Because I experienced some technical issues with the scrolling field on the form entitled "Part B: REASONS FOR APPEAL", I have included the same text below in this email, to enhance & confirm understanding. Please contact me for any questions and payment at: [REDACTED]

Part B: REASONS FOR APPEAL
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- 1 The owners of #13-Outlook Place regret not appealing the same fence variance on the east side of our yard bordering with #12-Outlook Place. The 2.4m solid wood and metal fence variance has created substantial early and late morning shade in the yard of #13-Outlook Place and has created a very "closed in" almost claustrophobic feeling. We believe the chosen fence style (solid wood fence with no space in between wood boards) forms a solid wooden wall between #13-Outlook Place and #14-Outlook Place.
- 2 The additional solid wood fence height at #14-Outlook Place would increase the amount of afternoon and early evening shade in the west side yard of #13-Outlook Place. The west sun is even more important to us than the east sun.
- 3 The fence posts of the newly constructed fence already exceed the bylaw stipulation of 2.0m and has given us a good idea of how "closed in" and claustrophobic the west side of our yard will feel if the variance approval is upheld and the fence completed to 2.4m. It is this side of our yard that we use most frequently to travel between our back yard and front yard. The newly constructed fence already makes this area feel "tunnel like" and an additional 0.4m height would increase this effect. There is not enough room in this area to plant trees or shrubs to mitigate this effect.
- 4 The Outlook Place street from #19-Outlook Place to #12-Outlook Place slopes downward (west to east) making the lot of #14-Outlook Place naturally higher in elevation than the lot of #13-Outlook Place (the land here is not level from side to side -OR- front to back). This has the effect of making a 2.0m (or 2.4m) fence feel even higher than it really is.

5 If both solid wood fences (basically a wooden wall) on either side of #13-Outlook Place are allowed to be 2.4m in height, it could reduce the home and property value of #13-Outlook Place for potential future home buyers making the back yard feel like a "fenced in solid wood rectangular box".

6 #14-Outlook Place has on their West side a (light transparent) approx. 1.37m in height chain link fence installed by the owners of #15-Outlook Place, thereby allowing the afternoon and evening sun to enter the West yard of #14-Outlook Place and greenery to grow. The bylaw consistent fence height of 2.0m already prevents late afternoon and evening sun from entering the west yard of #13-Outlook Place reducing our plant and landscape choices. A 2.4m would exasperate this situation even further.

7 There are already existing, what the owner(s) of #14-Outlook Place call black privacy screens exceeding the 2.0m bylaw at the front and side yard of #14-Outlook Place which creates shade in our front yard, but these are not solid wood (there are spaces in between the wooden boards) and were already constructed before we noticed they were higher than the bylaw height of 2.0m. We did not want to make the owner's go to the trouble and expense of taking them out or adjusting their height. We communicated this to the owner but reiterated that we do not want additional (new) fencing exceeding the bylaw height of 2.0m.

Thank you kindly...

Dave Nemes

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