

Staff have discussed and reviewed the hedge located at the corner of 10 Street NE and 8 Avenue NE and continue to consider it a legitimate traffic safety concern. This issue was initially raised by one area resident who reported several near misses at the intersection due to restricted visibility. During one of the on-site meeting, several other area residents also expressed similar concerns for the safety at this intersection.

Staff have communicated we are willing to accommodate a delay in the removal until after the birds have completed their migration for the season.

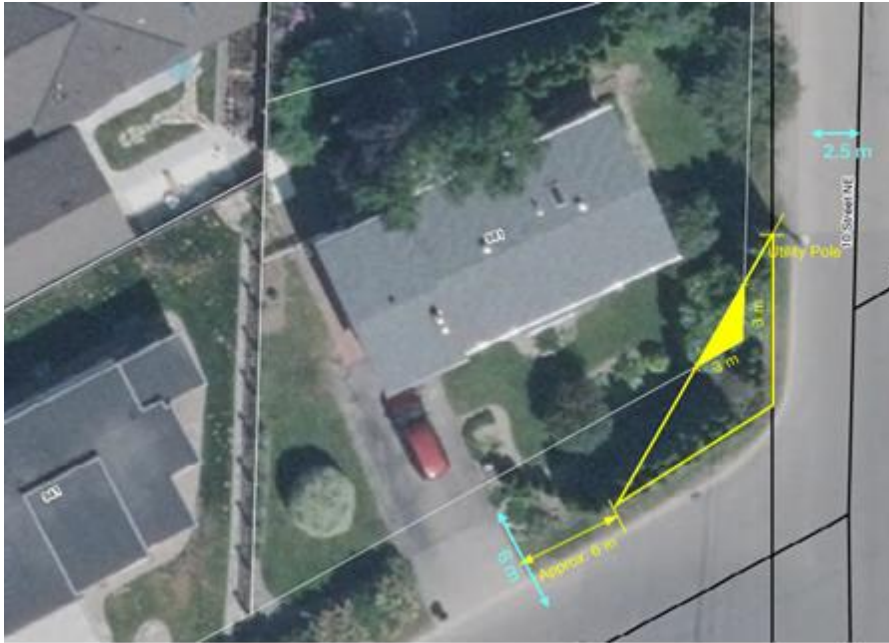
**Sightline and Safety Assessment**

The TAC (Transportation Association of Canada) sightline standards govern the minimum unobstructed visibility at this intersection. Based on minimum **decision time**, *this is the time it takes for a driver to react to an issue and bring their car to a full stop*, safety standards cannot be achieved at this intersection, and the requested removal is already a reduction in the required TAC sight lines.



Sightline Requirements  
50 km/h design speed = 65 m sightline

In addition, the **City's Zoning Bylaw** requires a 3m x 3m triangular area at intersections to remain clear of vegetation or fences higher than 1.0 metre to ensure adequate visibility. Because the property line is set back from the roadway, the hedge, located entirely within the City's boulevard, occupies this critical visibility area. Using either the engineering sightline standard or the bylaw's intersection visibility guideline, full removal of the hedge is required to restore safe sightlines for motorists and pedestrians.



**Visual Clearance at Intersections**

4.11 In any zone, except C-2, Town Centre Commercial Zone, no fence, sign, wall or structure shall be erected to a height greater than 1.0 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by:

The intersecting parcel lines at a highway corner and a line joining points along said parcel lines 3.0 metres (9.8 feet) from their point of intersection and as illustrated in Figure C.

FIGURE C

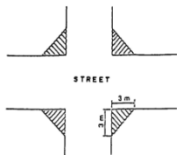


FIGURE C-1



It is also important to note that this intersection already presents inherent challenges due to its irregular geometry. Most vehicle traffic along 8 Avenue NE and 10 Street NE consists of motorists traveling to and from the downtown, hospital, and nearby schools. Observations by staff indicate that many drivers treat this as a through route and often fail to slow down or yield appropriately when approaching the intersection, creating an increased risk of collision with vehicles traveling southbound on 10 Street NE.

Staff did review the potential installation of a three-way stop as a possible mitigation measure; however, due to the geometric layout of the intersection, this option is not feasible and would not adequately address the visibility and alignment issues present. The hedge would still have to be removed under a three-way

**Ownership and Responsibility**

Although the hedge is situated on the City's boulevard, it was planted and is maintained by the adjacent homeowner. Under **Section 606** of the **City's Traffic Bylaw**, no person may place or allow any vegetation, fence, or structure that obstructs visibility or creates a traffic hazard within the boulevard area. Accordingly, the responsibility for removal rests with the homeowner.

### **Common Practice and Precedent**

This type of situation is not uncommon for City staff. Each year, the Engineering, Bylaw, and Public Works departments address multiple sightline and visibility concerns around the community. Some cases involve minor trimming or pruning, while others, such as this one require the complete removal of hedges or trees from the boulevard at the owner's expense.

While these situations can burden a homeowner with cost and effort, they are necessary to maintain safe road conditions, ensure compliance with City bylaws, and reduce liability for both the City and property owners.

### **Conclusion**

Given the confirmed visibility obstruction, the geometric challenges of the intersection, the documented history of public concern, and the potential liability to the City if the hazard remains unaddressed, staff strongly support the removal of the hedge in its entirety from the boulevard area. This action is necessary to restore sightlines, ensure compliance with City regulations, and maintain a safe intersection for all road users.