



TOWN OF HIGH LEVEL

10511 - 103rd Street, High Level, Alberta T0H1Z0
Tel 780-926-2201, Fax 780-926-2899

SUBDIVISION APPROVAL

May 21, 2021

Town of High Level
10511 - 103 Street
High Level, AB T0H 1Z0

RE: PROPOSED SUBDIVISION APPLICATION NO. S21-001
LOCATION: Lot 3, Block 12, Plan 1271TR

Attached is the above-described Subdivision application and Tentative Plan as approved by the Town of High Level on May 21, 2021.

You have the right to appeal the conditions of this approval. Should you wish to do so, you must complete and file a NOTICE OF APPEAL with the Town of High Level Subdivision and Development Appeal Board within 14 days of the receipt of this decision. You may contact the Secretary of the Subdivision Appeal Board at (780) 926-2201. Please note that the date of receipt of this decision is deemed to be five (5) days from the date this decision was mailed.

After the appeal period has expired nineteen (19) days from the date shown on the back of the attached form, you should submit to the office of the Town of High Level a registerable instrument for endorsement. An Alberta Land Surveyor will be able to confirm with you what type or plan would be required for registration of this subdivision. Note that all conditions of the approval must be met before endorsement of the registrable instrument can occur. A fee to endorse the registrable instrument will be charged.

Please note that this approval is only valid for 12 months from the date shown on the back of the attached Subdivision Approval. If you require a longer time period than this to submit your registrable instrument for endorsement, a time extension may be granted by the Town of High Level. Please apply prior to the end of the twelve (12) month period.

Sincerely,

Original signed by CAO, Clark McAskile

Clark McAskile
Chief Administrative Officer

SUBDIVISION APPROVAL

Application Number: S21-001
Legal Land Description: Lot 3, Block 12, Plan 1271TR
Approval Date: May 21, 2021

DECISION: **APPROVED** Subdivision Application S21-001;

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. No Further development, construction, or site work is allowed without an approved Development Permit from the Town of High Level.
2. All existing buildings to be relocated are required to have an approved Development Permit from the Town of High Level.
3. Existing accesses to the parcels shall remain, and any new access will require an approved Development Permit, the specifications of which must conform to Land Use Bylaw 1018-21.
4. Negotiations entered into for any easements required by this subdivision.
5. That a Storm Water Management Plan is developed for the proposed parcel and submitted to the Town of High level, prior to the commencement of any construction works.
6. Any development of the existing undeveloped 100 Street requires the consultation and approval of Alberta Transportation.
7. Surface structures on top of an abandoned well are not permitted, and a minimum 5m/16.40 ft. setback radius around the well must be maintained.
8. All costs required to hookup to the municipal water/sewage system must be borne by the owner/developer, and of a standard to the satisfaction of the Town of High Level.
9. Copy of registered plan to be submitted to the Planning and Development Office upon registration.

NOTES:

Original Signed by CAO, Clark McAskile

Subdivision Approval Authority

May 21, 2021

Date

The applicant is required to provide documentation to Town of High Level to demonstrate that the above conditions have been met PRIOR TO ENDORSEMENT pursuant to Section 657 of the Municipal Government Act, Being Chapter M-26.