



Town of High Level
10511 – 103rd Street
High Level, Alberta T0H 1Z0

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March 01, 2024

Priority Permits
331 Parkdale Ave. N
Hamilton ON L8H 5Y1

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-020
Tax Roll Number:	0553.000 and 0554.000
Applicant:	Serena Crawford
Registered Landowner:	L. Lee Dowd (Park Avenue Equities Ltd.)
Civic Address:	10701 and 10705 - 96 Street
Legal Land Location:	Lot 16 & 17, Block 28, Plan 7823109
Municipality:	Town of High Level
Development Involving:	Installation of McDonalds Restaurant with Drive-Through Signage, including 11 Wall Signs and 20 Free-Standing Signs

has been APPROVED, subject to the conditions on the attached sheet and as per the site plan submitted by the Applicant.

Upon receipt of this Notice of Approval, you are authorized to proceed with the development specified, provided that all conditions are complied with, and development approved under this permit is in accordance with all approved plans and applications submitted by the Applicant.

Date of Issue: March 01, 2024

Date Approval First Publicized: March 04, 2024

Date Permit Effective: March 01, 2024


SIGNATURE OF DEVELOPMENT AUTHORITY

1. A permit issued in accordance with this Notice of Approval is valid for a period of one (1) year from the date of its issue. If at the expiry of this period the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void, unless a permit extension has been filed with the Town of High Level Planning and Development Department.

CONDITIONS OF APPROVAL

Development Permit Number: DP24-020

1. The signage shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
2. **One (1) Building Permit is required for this development; for the 11 Wall Signs.**
3. **One (1) Electrical Permit is required for this development; for the 20 Free-Standing Signs.**
4. **Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development**
5. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
6. No construction or development is permitted on, over or under a Registered Right of Way. It is the responsibility of the Applicant and/or Registered Owner to identify, locate and understand the contents of all Registered Right of Ways Plans and Agreements.
7. **All portions of the sign must be located upon the site for which this Development Permit has approved.**
8. Wiring and conduits for electrical signage must be concealed from public view.
9. The Registered Owner or Lessee of the property where this sign is located must not allow the sign, it's supports, electrical system or anchorage to become unsightly.
10. All signage cannot exceed a maximum height of 10m / 32.8ft. above finished grade.
11. No portion of any sign may encroach onto Town-owned land, or Provincial highway right-of-ways.
12. Any sign no longer advertising a genuine business or service on these premises must be removed by the property within sixty (60) days of termination of the business or service.