



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

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March 05, 2024

Boreal Housing Foundation
9916 - 100 Street
High Level AB T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-022
Tax Roll Number:	8011.000
Applicant:	Mary Mercredi
Registered Landowner:	AB Social Housing Corporation,
Civic Address:	11201 100 Avenue
Legal Land Location:	Lot 30, Block 44, Plan 1620148
Municipality:	Town of High Level
Development Involving:	Installation of a 16 x 24 storage shed.

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 04, 2024

Date Approval First Publicized: March 05, 2024

Date Permit Effective: March 04, 2024

Original signed by CAO, Clark McAskile

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: DP24-022

1. **An applicant for, or in possession of a valid Development Permit is not relieved from full responsibility for ascertaining, complying with and carrying out development in accordance with the requirements of:**
 - a. **The following:**
 - i. Environmental Protection and Enhancement Act;
 - ii. National Building Code – Alberta Edition;
 - iii. National Fire Code – Alberta Edition;
 - iv. Natural Resources Conservation Board Act;
 - v. Public Development Act;
 - vi. Safety Codes Act;
 - vii. Water Act; and
 - viii. Any amendment thereto;
 - b. **Town of High Level Building Permit and Standards Bylaw;**
 - c. **The requirements of any other Federal, Provincial or Municipal enactment or any other law; and**
 - d. **The conditions of any Caveat, Restrictive Covenant, Easement or other Instrument affecting the subject Building or Land.**
2. **Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development**
3. The accessory building or structure shall not be used as a dwelling unit.
4. The accessory building shall be located at least 2m / 6.5ft. from any principal building.
5. The accessory building shall be located in a rear or side yard, with a minimum distance of 0.6 m / 1.9ft. from any side or rear lot line.
6. The accessory building shall not exceed 4.5m / 14.7ft. in height.
7. The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
8. The exterior finish of the accessory building must be completed within one (1) year from the date of issuance of the Building Permit.