



TOWN OF

HIGH LEVEL

GATEWAY TO THE SOUTH

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

Telephone: (780) 926-2201
Facsimile: (780) 926-2899
development@highlevel.ca
www.highlevel.ca

February 07, 2024

Michael Moore
10709 - 104 Street
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-013
Tax Roll Number:	0843.000
Applicant:	MICHAEL MOORE
Registered Landowner:	MICHAEL MOORE
Civic Address:	10709 - 104 STREET
Legal Land Location:	Lot 116, Block 21, Plan 8321075
Municipality:	Town of High Level
Development Involving:	SOFTWARE DEVELOPMENT - GAMES

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

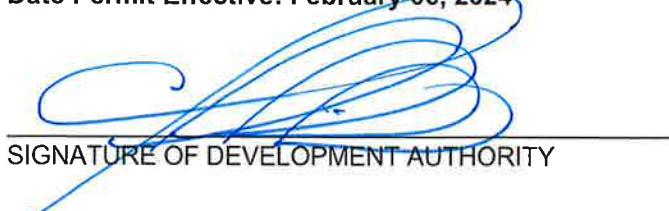
Twenty-one (21) days after the first publication date you are authorized to proceed with the development specified, provided that all conditions are complied with, and development approved under this permit is in accordance with all approved plans and applications submitted by the Applicant.

Should an appeal be filed with the Subdivision and Development Appeal Board against this decision, this Development Permit is null and void.

Date of Issue: February 07, 2024

Date Approval First Publicized: February 14, 2024

Date Permit Effective: February 06, 2024


SIGNATURE OF DEVELOPMENT AUTHORITY

1. The issuance of a Development Permit for a discretionary use in accordance with the Notice of Approval is subject to the condition that it does not become effective until Twenty-one (21) after the date the approval is first publicized.
2. The Town of High Level Land Use Bylaw 1018-21 provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board. By filing a written Notice of Appeal setting the reasons for appeal with the Secretary of the Subdivision and Development Appeal Board for Town of High Level, accompanied with payment of \$100.00 payable to Town of High Level, within Twenty-one (21) days after the Notice of Approval is first publicized.
3. 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: DP24-013

1. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
2. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
3. **A Signage Permit is required for any new signage related to this development.**
4. 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.
5. 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.
6. The civic address must be posted on the development.
7. **Operate as an accessory use only and shall not involve a change to the principal character or external appearance of any buildings and/or structures.**
8. **Not involve the storing of materials, commodities or finished products associated with the**

home occupation outside the dwelling unit or garage.

- 9. **Not involve the use of mechanical equipment in connection with the home occupation, unless the equipment is commonly used in a home.**
- 10. **Have no person, other than a resident of the dwelling unit, be employed as part of the home occupation.**
- 11. **Not be permitted if it produces offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance.**