



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

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February 16, 2024

Fort Vermilion School Division
5213 River Road
Fort Vermilion AB T0H 1N0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-016
Tax Roll Number:	1664.000
Applicant:	Mr. Dave Peters
Registered Landowner:	FORT VERMILION SCHOOL DIVISION NO.52
Civic Address:	10909 - 100 Avenue
Legal Land Location:	Lot 34, Block 48, Plan 04233350
Municipality:	Town of High Level
Development Involving:	2x 816sq.ft. Three-Unit Modular Townhouses with 96sqft. Verandas and 2x 810sq.ft. Modular Duplexes with 96 sqft. Verandas, with a 34% (7.9ft.) Front Yard Setback Variance, a 52% (12ft.) Rear Yard Variance, and two 59% (5.85ft.) Side Yard Variances.

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 16, 2024

Date Approval First Publicized: February 20, 2024

Date Permit Effective: March 08, 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 citing 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: DP24-016

1. **A Building Permit is required for this development.**
2. **The Applicant and/or Registered Landowner may have to apply for more than one Safety Codes Permit per discipline for this development. This could include two Building, Electrical, Plumbing, and Gas Permits (one for construction and one for placement) per unit. If the modular units are CSA approved, then only one Safety Codes Permit per discipline per unit will be required.**
3. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
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. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
6. **Apply for a Water and Sewer Connection Permit prior to activating water services. The Applicant and/or Registered Landowner is responsible for ensuring that onsite water and sewer servicing meets the minimum requirements of the Town of High Level Municipal Engineering and Construction Standards.**

7. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
8. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
9. A Driveway Permit is required for any new, enlarged, improved or replaced driveway. Any curb cut required for driveway purposes must meet Town of High Level Municipal Engineering and Construction Standards specifications. All costs incurred by the reconstruction of the curb will be borne by the Applicant or Registered Owner.
10. **Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.**
11. Prior to hard surfacing the driveway, a sleeve shall be placed around the CC valve. A Town-approved cover shall also be installed over the CC valve.
12. All new, enlarged, improved or replaced driveways must be inspected by the Town of High Level Operations Department upon completion.
13. The driveway shall be hard surfaced within two (2) years from the date of issuance of the Building Permit.
14. **The Applicant and/or Registered Landowner is exempt from providing a Landscaping Plan for this development.**
15. **The Applicant and/or Registered Landowner is responsible for submitting a Stormwater or Drainage Management Plan to the Planning & Development Department at development@highlevel.ca by Friday March 15, 2024.**
16. A Lot Grading Certificate is to be submitted within 12 months from the date of issuance of the Occupancy Permit for the building by a Safety Codes Officer.
17. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
18. The exterior finish of the dwelling unit must be completed within two (2) years from the date of issuance of the Building Permit.
19. The civic address must be posted on the development.
20. **The Applicant and/or Registered Landowner shall provide a minimum of 25 standard and 1 barrier-free onsite parking stalls.**
21. The required parking shall be located on the same site as the building and the parking stalls shall be no less than:
 - a. 3.1m / 10.2ft. wide, 5.8m / 19ft. deep, with a minimum aisle width of 7.3m / 24ft. for 90 degree angle parking.
22. All on-site parking stalls and accesses from the curb crossings shall be hard surfaced, if the access thereto is from a street or land that is hard surfaced.
23. Minimum building setbacks are as follows:
 - a. Yard – Front: 7m / 22.9ft.
 - b. Yard – Side: 3m / 9.85ft.
 - c. Yard – Side: 3m / 9.85ft.
 - d. Yard – Rear: 7.6m / 24.9ft.
24. **Setback variances have been approved for this development, and these units are permitted to be located 4.5m/15ft. from the front property line, 3.6m/12ft. from the rear**

property line, 1.2m/4ft. from the east property line, and 1.2m/4ft. from the west property line.

25. **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. Any development located within a Registered Right of Way [including parking stalls] are installed at the risk of the Applicant and/or Registered Landowner. All costs to replace private development within a Registered Right of Way are borne by the Applicant and/or Registered Landowner.**
26. **The Applicant and/or Registered Landowner shall submit the New Home Warranty Exemption Letter for this development to the Planning & Development Department at development@highlevel.ca within 3 months of the issuance of this Development Permit.**
27. **If applicable, the Applicant and/or Registered Landowner shall submit the CSA Labels for each modular unit developed on this site to the Planning & Development Department at development@highlevel.ca within 3 months of the issuance of this Development Permit.**
28. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**