



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

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February 28, 2024

1094535 Alberta Ltd.
10105 - 95 Street
High Level, AB T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-018
Tax Roll Number:	0563.000
Applicant:	1094535 Alberta Ltd
Registered Landowner:	2086128 ALBERTA LTD
Civic Address:	10313 - 96 STREET
Legal Land Location:	Lot 10, Block 29, Plan 7823109
Municipality:	Town of High Level
Development Involving:	INSTALLING LAUNDRY SERVICES IN PART OF EXISTING BUILDING. INSTALLING 10 GAS DRYERS & 10 WASHING MACHINES.

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 28, 2024

Date Approval First Publicized: March 06, 2024

Date Permit Effective: February 28, 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: DP24-018

1. **A Signage Permit is required for any new signage related to this development.**
2. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
3. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
4. **A Building Permit is required for this development.**
5. 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.
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. **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;**

- b. 3.1m / 10.2ft. wide, 6.1m / 20ft. deep, with a minimum aisle width of 4m / 13.1ft. for 45 degree angle parking; and**
 - c. 7m / 23ft. wide, 2.9m / 9.5ft. deep, with a minimum aisle width of 3.5m / 11.5ft. (one-way) and 7.3m / 24ft. (two-way) for 0 degree angle parking.**
- 8. Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.