



TOWN OF

**HIGH LEVEL**

GATEWAY TO THE SOUTH

**Town of High Level**  
10511 – 103<sup>rd</sup> Street  
High Level, Alberta T0H 1Z0

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February 08, 2024

Savage Construction Ltd  
PO Box 3175  
High Level, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-001
Tax Roll Number:	1409.000
Applicant:	SAVAGE CONSTRUCTION LTD.
Registered Landowner:	SAVAGE CONSTRUCTION LTD.
Civic Address:	11102 - 106 STREET
Legal Land Location:	Lot 56, Block 30, Plan 0324786
Municipality:	Town of High Level
Development Involving:	Phase 1 Dwelling - Apartment 16 units including 56.3% Flankage Yard and a 59.8% Rear Yard set back 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 08, 2024**

**Date Approval First Publicized: February 14, 2024**

**Date Permit Effective: February 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 siting 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: DP24-001**

1. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
2. **A Building Permit is required for this development.**
3. 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.
4. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
5. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
6. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
7. 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.
8. **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.**

9. **Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.**
10. All driveways must be located at least 15m/49.2 ft from an intersection of street right-of-ways.
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. **Phase 1 shall include a minimum of 23 parking stalls of which 1 shall be Barrier Free plus 5 Visitor Parking Stalls for a total of 28 Parking Stalls per Building.**
14. 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.
15. 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.
16. **The driveways, driving aisles, and all parking stalls shall be hard surfaced upon completion of Phase 3 or by October 31, 2028, whichever comes sooner.**
17. **A Signage Permit is required for any new signage related to this development.**
18. **Apply for a Water and Sewer Connection Permit prior to activating water services.**
19. A Landscaping Plan is required for this development.
20. Landscaping of the lot, including grass, must be completed within two years (2) from the date of issuance of the building permit.
21. A Lot Grading Certificate is to be submitted within 12 months from the date of issuance of the Occupancy Permit for the building under Phase 3 by a Safety Codes Officer.
22. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
23. Minimum building setbacks are as follows:
  - a. Yard – Front: 7m / 22.9ft.
  - b. Yard – Side: 3m / 9.85ft. plus 1m / 3.2ft. for each meter beyond 9m / 29.5ft. in building height
  - c. Yard – Flankage: 7m / 22.9ft.
  - d. Yard – Rear: 7.6m / 24.9ft.
24. The fence shall be:
  - a. up to 1m / 3.2ft. in height above finished grade in the front yard; and
  - b. up to 2m / 6.5ft. in height above finished grade in the side and rear yards.

25. The exterior finish of the dwelling unit must be completed within two (2) years from the date of issuance of the Building Permit.
26. All rooftop mechanical equipment shall be enclosed on all sides with a finish compatible with the approved building finish.
27. **The civic address must be posted on the development.**
28. There shall be no development or landscaping greater than 1m / 3.2ft. in height within the sight triangle (measured 7.5m / 24.6ft. from the intersection of two (2) streets or a street and a lane).
29. Any damage to Municipal infrastructure (including but not limited to hard-surfaced sidewalks and roads) as a result of the approved development, shall be repaired by the Applicant or Registered Owner. All costs incurred by the reconstruction of damaged Municipal Infrastructure will be borne by the Applicant or Registered Owner.
30. The site shall be left in a clean and safe manner, to ensure public safety.
31. The Applicant is permitted to remove all trees and shrubs from subject property, and the adjacent Town -owned land along the parcel boundaries of 11102-106 Street (032 4786; 30; 56) up to the west side of the drainage ditch located at 982 1265; 30; 54PUL, and the south side drainage ditch located at SE-6-110-19-5 only. For any clarity on the areas to be cleared of trees, please contact the Director of Operations at 780-841-1236.
32. If required, please receive permit approval from the Government of Alberta Forestry, Parks and Tourism for transporting trees harvested from the subject and adjacent site through High Level, and provide this approval to the Planning & Development Department at [development@highlevel.ca](mailto:development@highlevel.ca).
33. The Site Plan showing Phases 1, 2, and 3 are approved as presented under DP24-001. Phase 2 and 3 will require separate Residential Development Permit applications.
34. **As this site will eventually involve more than one principal use with Phases 2 and 3, this is considered a discretionary use approval.**
35. Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.