



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

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January 24, 2024

Magnetsigns La Crete
PO Box 491
La Crete, AB
T0H 2H0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-006
Tax Roll Number:	0543.000
Applicant:	MAGNETSIGNS LA CRETE
Registered Landowner:	PINNACLE CAPITAL CORPERATION
Civic Address:	10001 100 AVENUE
Legal Land Location:	Lot 17A, Block 22, Plan 7622030
Municipality:	Town of High Level
Development Involving:	TEMPORARY SIGN 4' X 4'

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: January 23, 2024

Date Approval First Publicized: January 31, 2024

Date Permit Effective: January 23, 2024



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: DP24-006

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. 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. **All portions of the sign must be located upon the site for which this Development Permit has approved.**
7. **No portion of any sign may encroach onto Town-owned land, or Provincial highway right-of-ways.**
8. The Registered Owner or Lessee of the property where this sign is located must not allow the sign, it's supports, electrical system or anchorage to become unsightly.
9. The signage shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
10. **The sign must be located a minimum of 10m/32.8ft from the road.**
11. **The sign is permitted at this location from January 23, 2024 and must be removed by December 31, 2024. Failure to remove this signage may result in the sign being removed by the Town. All costs associated with the removal of signage are the responsibility of the**

Applicant / Registered Landowner.