



Town of High Level
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High Level, Alberta T0H 1Z0

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May 24, 2024

Richard MacPhee
Box 1663
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-033
Tax Roll Number:	0384.000
Applicant:	RICHARD MACPHEE
Registered Landowner:	RICHARD MACPHEE
Civic Address:	9815 - 103 STREET
Legal Land Location:	Lot 11, Block 25, Plan 4507NY
Municipality:	Town of High Level
Development Involving:	DEMOLITION OF UNATTACHED BACK YARD GARAGE

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: May 24, 2024

Date Approval First Publicized: June 05, 2024

Date Permit Effective: May 24, 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: DP24-033

1. **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.**
2. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
3. Any damage to Municipal infrastructure (including but not limited to hard-surfaced sidewalks and roads) as a result of the approved demolition, 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.
4. All debris from the demolition must be transported to the regional landfill as per the approved transportation plan submitted for this Development Permit.
5. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
6. Contact the appropriate utility companies to have all services disconnected prior to demolition.
7. The site shall be left in a clean and safe manner, to ensure public safety.
8. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**