



Town of High Level
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High Level, Alberta T0H 1Z0

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September 20, 2024

All Choice Rentals
9801 RAINBOW BLVD
HIGH LEVEL, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-065
Tax Roll Number:	0983.000
Applicant:	All Choice Rentals
Registered Landowner:	Dennis Cloutier
Civic Address:	9801 RAINBOW BOULEVARD
Legal Land Location:	Lot 7-8, Block 34, Plan 8321075
Municipality:	Town of High Level
Development Involving:	Replacing Logo on Existing Freestanding Sign

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: September 20, 2024

Date Approval First Publicized: September 23, 2024

Date Permit Effective: October 11, 2024

Logan Bartholow

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 setting 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: DP24-065

1. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
2. **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.**
3. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
4. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
5. The signage shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
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 approved signage is permitted within the Registered Right of Way in accordance with the location specified within the approved plans submitted by the Applicant.
9. The Registered Owner or Lessee of the property where this sign is located must not allow the sign, its supports, electrical system or anchorage to become unsightly.
10. Wiring and conduits for electrical signage must be concealed from public view.
11. **The maximum allowable height of a freestanding sign in the C3 Highway Commercial Land Use District is 10 meters (32.8 feet). Pursuant to Section 4.9.1 of Land Use Bylaw 1018-21, the Development Authority has exercised discretion to approve a variance of 6.7%, allowing the sign to have a maximum height of 10.7 meters (35 feet).**
12. **The maximum allowable sign area per sign face for a single-business building in the C3 Highway Commercial Land Use District is 6 square meters (64.5 square feet). Pursuant to Section 4.9.1 of Land Use Bylaw 1018-21, the Development Authority has the discretion to approve a variance of up to 100%, increasing the allowable sign area to 12 square meters (129 square feet). The applicant's sign, however, has an area of 14.4 square meters (155 square feet). Pursuant to Section 4.4.3, the Development Authority may approve a development that does not conform to this Bylaw if the proposed development does not unduly interfere with the amenities of the neighbourhood, does not affect the use or value of adjacent parcels, and conforms to the prescribed land use for the site. Given that the sign has existed in its current size since 2004 without any recorded complaints, the Development Authority has approved a maximum sign area of 14.4 square meters (155 square feet).**
13. **Pursuant to Section 7.1.2 of Land Use Bylaw 1018-21, any future relocation, alteration, or removal of this non-conforming sign shall require the sign to conform to the provisions of Land Use Bylaw 1018-21 at that time, and future approvals under Section 4.4.3 will not be provided.**