



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

Telephone: (780) 926-2201  
Facsimile: (780) 926-2899  
[development@highlevel.ca](mailto:development@highlevel.ca)  
[www.highlevel.ca](http://www.highlevel.ca)

September 20, 2024

KOWAL JOHN DANIEL  
BOX 1827  
HIGH LEVEL, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-066
Tax Roll Number:	1854.000
Applicant:	KOWAL JOHN DANIEL
Registered Landowner:	KOWAL JOHN DANIEL
Civic Address:	44 CHONKOLAY DRIVE
Legal Land Location:	Lot 8, Block 45, Plan 0726692
Municipality:	Town of High Level
Development Involving:	16ft. x 16ft Accessory Building - Shed

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: September 20, 2024**

**Date Approval First Publicized: September 23, 2024**

**Date Permit Effective: September 20, 2024**

*Logan Bartholow*

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: DP24-066**

1. **A Building Permit is required for this development.**
2. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
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. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
5. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
6. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
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. The accessory building or structure shall not be used as a dwelling unit.
9. The accessory building shall be located at least 2m / 6.5ft. from any principal building.
10. The accessory building shall be located in a rear or side yard, with a minimum distance of 1.2 m / 3.9ft. from any side or rear lot line.
11. The accessory building shall not exceed 4.5m / 14.7ft. in height.
12. The exterior finish of the accessory building must be completed within one (1) year from the date of issuance of the Building Permit.