

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.: DP24-077
PROPOSED USE: Permitted Use – 14,363 ft² Material Storage Shed (Accessory Building)
APPLICANT: Cameron Peters
LANDOWNER: 2059069 Alberta Ltd.
LOCATION: Lot 2 Block 3 Plan 152 4687 in W1/2 32-109-19-W5

A development involving Application No. DP24-077 has been Approved with Conditions.

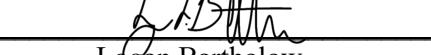
1. The site shall be developed in accordance with the site drawings and information attached hereto as Schedule A.
2. Post-construction lot grading and drainage on the lot shall be consistent with the Pre-Construction Lot Elevations and Contours.
3. Development must be commenced within one (1) year from the Date of Issue. If at the expiry of this period, the development has not commenced, this Permit shall be null and void.
4. The Applicant/Registered Owner shall be responsible for any damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by the Town of High Level and will be charged back to the applicant.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified or nullified.

DATE OF DECISION OF DEVELOPMENT PERMIT: **October 23, 2024**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **October 23, 2024**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **November 14, 2024**

SIGNATURE OF DEVELOPMENT AUTHORITY: 

Logan Bartholow

NOTES:

1. If the development is found to be incorrectly placed, the applicant may be required to move or remove the development at the sole expense of the Applicant/Registered Owner. Any changes to the attached plans require prior written approval by the Development Authority.
2. An appeal can be made by filing a written notice of appeal along with payment to the **Subdivision and Development Appeal Board (10511 103rd Street, High Level, AB, T0H 1Z0)** within 21 days from the date of the receipt of this decision. In the case of an appeal made by a person referred to in section 685(2) of the *Municipal Government Act*, within 21 days after the date on which the notice of the issuance of the permit was given.
3. Please be advised that the stormwater management facility (drainage swale) approved in 2018 to accommodate surface water runoff from the subject site appears to have been constructed largely within the adjacent Lot 3 Block 3 Plan 152 4687. In order to protect the integrity of drainage swale and ensure continued access for drainage and maintenance purposes a Utility Right of Way (U/W) for drainage will be required. We recommend that a registered Alberta Land Surveyor be engaged to assist with the preparation and registration of U/W for drainage.
4. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.
5. If landscaping occurs where the existing grade and surface drainage pattern is materially altered, a permit will be required to show the proposed grading plan. The grading plan must show the re-established drainage course for the property.

OTHER PERMITS ARE REQUIRED

In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-877-882-8777.

PLEASE NOTE

The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.

SCHEDULE A

Approved October 23, 2024

 (11 pages)

Logan Bartholow
Development Authority