



TOWN OF

HIGH LEVEL

GATEWAY TO THE SOUTH

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

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January 21, 2025

NORTHWEST REGIONAL FASD SOCIETY
BOX 3668
ATTN: WANDA BELAND
HIGH LEVEL, AB T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP25-001
Tax Roll Number:	0546.000
Applicant:	NORTHWEST REGIONAL FASD SOCIETY
Registered Landowner:	NORTHWEST REGIONAL FASD SOCIETY
Civic Address:	10502 103 STREET
Legal Land Location:	Lot 18, Block 20, Plan 7820221
Municipality:	Town of High Level
Development Involving:	40'x 50' BUILDING - MOVED IN AS ADDITION - AMMENDMENT

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: January 21, 2025

Date Approval First Publicized: January 22, 2025

Date Permit Effective: January 21, 2025

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 siting 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: DP25-001

1. **This Development Permit (DP25-001) replaces Development Permit DP22-024 which is declared null and void. All development activities shall proceed in accordance with the terms and conditions of this permit.**
2. A Building Permit is required for this development.
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 development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
5. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
6. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
7. Apply for a Water and Sewer Connection Permit prior to activating water services.
8. The minimum parking stalls required for this development are as follows; 23 standard stalls with a minimum of 2 barrier-free stalls. You are encouraged to exceed the minimum. For parking stall size minimums, please see Land Use Bylaw 1018-21 Sections 6.1.8 and 6.1.10.

9. The required parking shall be located on the same site as the building and the parking stalls shall be no less than:
 - a. 3.1m / 10.2ft. wide, 5.8m / 19ft. deep, with a minimum aisle width of 7.3m / 24ft. for 90 degree angle parking;
 - b. 3.1m / 10.2ft. wide, 6.1m / 20ft. deep, with a minimum aisle width of 4m / 13.1ft. for 45 degree angle parking; and
 - c. 7m / 23ft. wide, 2.9m / 9.5ft. deep, with a minimum aisle width of 3.5m / 11.5ft. (one-way) and 7.3m / 24ft. (two-way) for 0 degree angle parking.
10. All on-site parking stalls and accesses from the curb crossings shall be hard surfaced by December 31st, 2025.
11. The minimum parking stalls and any new or improved driveways must be completed within 2 years of the date of issuance of the Building Permit.
12. The exterior finish of the accessory building must be completed within one (1) year from the date of issuance of the Building Permit.
13. 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.
14. Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.
15. A Driveway Permit is required for any new, enlarged, improved or replaced driveway. Any curb cut required for driveway purposes must meet Town of High Level Municipal Engineering and Construction Standards specifications. All costs incurred by the reconstruction of the curb will be borne by the Applicant or Registered Owner.
16. A Signage Permit is required for any new signage related to this development
17. Landscaping of the lot, including grass, must be complete within two (2) years from the date of issuance of the Building Permit.
18. Please do not move the building until the mandatory adjacent landowner and public notification period has concluded.
19. Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.