

**TOWN OF HIGH LEVEL  
DEVELOPMENT PERMIT**

<b>PERMIT NO.:</b>	<b>DP25-012</b>
<b>PROPOSED USE:</b>	<b>Permitted Use– Demolition of Restaurant and Accessory Building (Demolition)</b>
<b>APPLICANT:</b>	<b>Pinnacle Services</b>
<b>LANDOWNER:</b>	<b>Birpal Aulakh, BKA Investments Ltd.</b>
<b>LOCATION:</b>	<b>Lot 3 &amp; 4, Block 2, Plan 5575MC</b>

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A development involving Application No. DP25-012 has been Approved with Conditions.

1. The site shall be demolished in accordance with the site drawings and information attached hereto as Schedule A.
2. Lot grading and drainage must comply with the requirements in Section 5.6 Lot Grading and Drainage in the Town of High Level Land Use Bylaw – Bylaw 1018-21. No surface water, during or after demolition, shall be directed onto adjacent lots. If necessary, silt fencing may be required around the stockpile area to prevent the conveyance of silt onto adjacent land or municipal property.
3. The Applicant/Registered Owner shall ensure that temporary fencing, to the satisfaction of the Town of High Level, is placed around the demolition site for the duration of the demolition.
4. Demolition must be completed by July 11, 2025. If at the expiry of this period, the demolition has not been completed, this Permit shall be null and void.
5. The Applicant/Registered Owner shall ensure there is no 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 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: **June 19, 2025**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **June 19, 2025**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **July 11, 2025**

SIGNATURE OF DEVELOPMENT AUTHORITY:

*Viv Thoss*  
Viv Thoss

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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 will require a new development permit.
2. An appeal can be made by filing a written notice of appeal along with payment to the **Subdivision and Development Appeal Board (10511 103<sup>rd</sup> 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. **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.

**OTHER PERMITS ARE REQUIRED**

In the interest of public safety and as required by the Safety Codes Act construction permits must be obtained before commencing any work. Required permits may include building, electrical, gas, plumbing, and private sewage. Additionally, the Town of High Level requires permits for water & sewer connection, new accesses, and driveways.

**PLEASE NOTE**

The Applicant and/or Registered Owner are responsible for applying for, and receiving, all necessary permits prior to beginning construction. Ensure that you or your contractors obtain all other required permits related to the development. For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-866-999-4777. If you are unsure which additional municipal permits you may need, please contact [development@highlevel.ca](mailto:development@highlevel.ca).

**SCHEDULE A**

Approved June 19, 2025

*Viv Thoss*

(5 pages)

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Viv Thoss  
Development Authority

# Development Permit Checklist



## Demolition

Applicants must check all necessary boxes, acknowledging that their application package contains all required information.  
**An incomplete application may result in processing delays and/or a permit refusal.**

### Development Permit Application Package Requirements

- ☒ Site Plan
 ☒ Disposal Plan
 ☒ Safety Plan
 ☒ Certificate of Title\* (<30 days)

\*If the applicant is unable to obtain a Certificate of Title, the Town will acquire one for an additional fee of \$15.

### Site Plan Components

1. Must be oriented with north at the top of the page and must contain a north arrow.
2. Must include in a text block on the site plan:
  - ☒ Property address
  - ☒ Size of lot in hectares/acres
  - ☒ # of structures on site
  - ☒ # of structures to be demolished
3. Must show site layout (and dimensions in metric or standard) which includes:
  - ☒ All property lines & adjacent streets/roads
  - ☒ All existing structures on the property with a clear indication of which will remain and which will be demolished.
  - ☒ Location of temporary fencing (the demolition site must be fenced during the demolition)
  - ☒ Staging area for demolition equipment and entry/exit points for equipment
  - ☒ Stockpile area of demolition debris and materials (if needed)

### Disposal Plan

- ☒ Map of proposed route for transporting materials for disposal  
 OR  
☒ Written description of proposed route

### Safety Plan

- ☒ Identification of risks (including but not limited to managing dispersion of dust and debris, fires and explosions, and personnel safety) and proposed mitigations associated with the demolition.  
☒ Description of any road closures required  
☒ Name and contact information of any contractors hired to complete the demolition  
☒ Name and contact information of on site supervisor(s)

### Utilities Sign Off

- ☒ **ATCO Electric & Gas High Level** Bill Lowe  
 (780)841-1878 | dcran.stoyanowski@atco.com  
 Signature Bill Lowe  
☒ **AltaGas Utilities High Level**  
 (780)841-1174 | lwarman@agutl.com  
 Signature [Signature]

- ☐ **Telus Communications High Level**  
 587)297-1870 | mark.liboiron@telus.com  
 Signature [Signature]  
☐ **Town of High Level Operations**  
 (780)841-1236 | kstraub@highlevel.ca  
 Signature [Signature]

**Address:**

## Lot Size:

☐ Hectares  
☒ Acres

## 2

## 2

### Other Info:



Mackenzie Regional Waste Landfill, AB-58, Drive 4.6 km, 7 min  
MacKenzie County, AB T0H 1Z0 to 10014 97 St, High Level, AB T0H 1Z0



Map data ©2025 Google 500 m



via AB-58 E

7 min

Fastest route, the usual traffic

4.6 km

Explore nearby 10014 97 St



Restaurants



Hotels



Gas  
stations



Parking  
Lots



More

Disposal  
Plan

## Management Workplace Hazard Assessment and Control

<input checked="" type="checkbox"/> New	<input type="checkbox"/> Revision	<input type="checkbox"/> Review
Job Title: <u>Demolition Family Restaurant</u>	Date: <u>May 26, 2025</u>	FHA No.
Developed by (Print/Sign): <u>Marcel Long</u>	Date: <u>May 26, 2025</u>	
Reviewed by (Print/Sign): <u>Greg Andrews</u>	Date: <u>May 26/25</u>	
Approved by (Print/Sign):	Date:	
Revised by (Print/Sign):	Date:	
Tools & Equipment Required: <u>Excavator</u> <u>Truck + Side dump trailer</u> <u>Water Truck</u>	Material(s) Required: <u>Fencing</u> <u>Signage.</u>	PPE Required: <u>High Viz clothing</u> <u>Gloves</u> <u>Hard hat</u> <u>CSA Boots</u> <u>Safety Glasses</u> <u>Hearing Protection</u>

### Priority Ranking:

Severity: 1. Imminent Danger 2. Serious 3. Minor 4. Not Applicable  
 Probability: A. Probable B. Reasonable Probable C. Remote D. Extremely Remote  
 Severity + Probability = Priority Ranking

Description of Tasks	Existing and/or Potential Hazards	Priority	Hazard Control			Control Description
			Eng	Admin	PPE	
Prepare building for demolition.	Gas lines, power, communication, etc. Explosive materials.	1C	✓	✓		All utilities shut down + disconnected. Remove and explosives. (canisters, etc.) Site fence!
Prepare Site	Traffic, pedestrians Animals, etc.	2C	✓	✓		Fencing + Signage to be put up.
Demo the buildings with excavator.	Falling + flying debris. Dust. Traffic. Pedestrians.	2C	✓	✓	✓	Operator to stay out of line of fire. Water down to eliminate dust. Spotter in area to keep area clear. Fencing. Traffic control if required.

# Management Workplace Hazard Assessment and Control

Page 2

<input checked="" type="checkbox"/> New	<input type="checkbox"/> Revision	<input type="checkbox"/> Review
Job Title: <u>Demolition Family Motel</u>	Date: <u>May 26, 2025</u>	FHA No.
Developed by (Print/Sign):		Date:
Reviewed by (Print/Sign): <u>Danny Andrews</u>		Date: <u>MAY 26/25</u>
Approved by (Print/Sign):		Date:
Revised by (Print/Sign):		Date:
Tools & Equipment Required:	Material(s) Required:	PPE Required:

Priority Ranking:  
 Severity: 1. Imminent Danger 2. Serious 3. Minor 4. Not Applicable  
 Probability: A. Probable B. Reasonable Probable C. Remote D. Extremely Remote  
 Severity + Probability = Priority Ranking

Description of Tasks	Existing and/or Potential Hazards	Priority	Hazard Control			Control Description
			Eng	Admin	PPE	
Load debris into side-dump trailer		3 C	✓	✓		Proper loads - No overload. Driver stay in truck. Keep clear when loading.
Haul debris to landfill.	Flying debris Traffic Pedestrians	2 C	✓	✓		Tarp load. Follow route. Obey all traffic rules. Traffic control if needed.
Dump load		2 D	✓	✓		Park on level surface. Unload in designated area.