

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

0525.00

PERMIT NO.: **DP25-019**
PROPOSED USE: **Permitted Use – 400 ft² Vape & Smoke Shop & 3,100 ft² Gym
Extension (Change of Use – Retail – General & Recreational
Service - Indoor)**
APPLICANT: **2214866 Alberta Ltd.**
LANDOWNER: **Same**
LOCATION: **Lot 5, Block 4, Plan 042 6062**

A development involving Application No. DP25-019 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. Lot grading and drainage on the lot shall be consistent with the Post-Construction Lot Elevations and Contours attached hereto as Schedule “B” and comply with the requirements in Section 5.6 Lot Grading and Drainage in the Town of High Level Land Use Bylaw – Bylaw 1018-21.**
- 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 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: **July 15, 2025**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **July 15, 2025**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **August 6, 2025**

SIGNATURE OF DEVELOPMENT AUTHORITY:



 Viv Thoss

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 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. **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.
4. This Development Permit DOES NOT approve any signage. Any proposed signage on the property will require its own Development Permit.

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.

SCHEDULE A

Approved July 15, 2025



(8 pages)

Viv Thoss
Development Authority

Development Permit Application



General Development (Non-Residential)

Employees & Customers:

Total Staff Employed _____
 Including Business Owner _____
 Expected Daily Customers _____

Maximum Number of Staff Present at any one Time _____
 Expected Weekly Customers _____

Hours and Days of Operations: (Include if your operations will be seasonal)

Describe any storage structures and the nature of goods to be stored:

Will commercial vehicles be stored on site? How many and where?

What is your waste management plan?

How will local traffic be changed by this development?

Is the site open to the public? If so, what parts? (include dimensions)

Describe planned signage:

CATALIS GIS DP25-019 (MPS-25-084) app.munisight.com/TownofHighlevel/Content/Site/MainPage.aspx?siteId=1

Yahoo daniel RBC BMO CIBC PC MC ATB ATB Tax ATB FX ChatGPT CRA ROE Job Bank LMIA Online WCB Airmiles Town of H.Prairie Town of H.Level Jinsoo Bok Sales Report All Bookmarks

CATALIS Map Logout

Current Theme: Base Map

Legend Searches Routing

Visible at Current Scale

Theme: Base Map

Base Features

- Town Boundary
- ortho_boundary
- Roads
- Labels:
- Railway
- Railway Crossings

Property Features

- Cadastre
- Labels:
- Map Points(4527)
- Section Grid
- Labels:
- LSD Grid
- Labels:

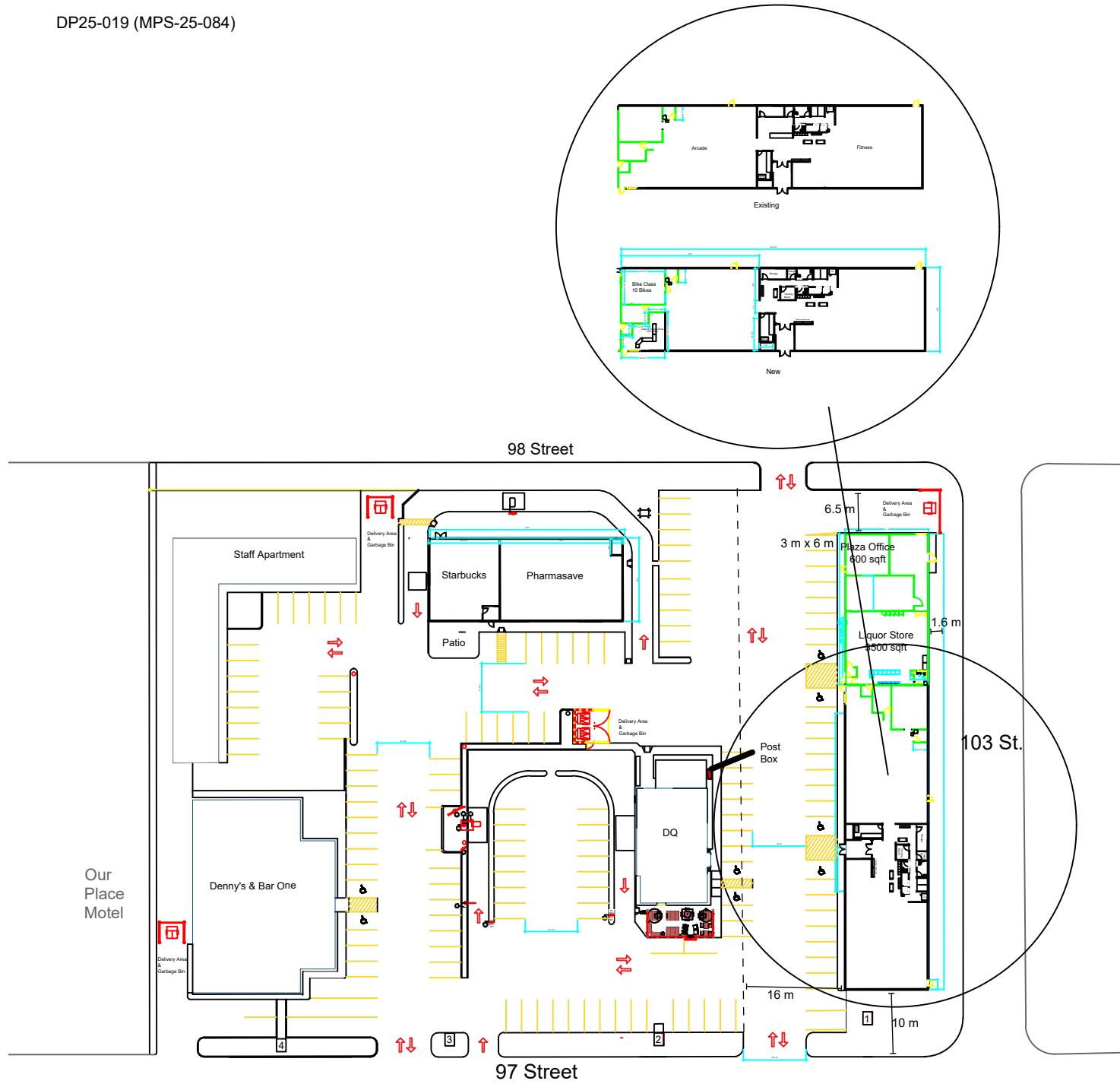
Water Utilities
Wastewater Utilities
Gas Utilities
Electrical Utilities
Planning Development

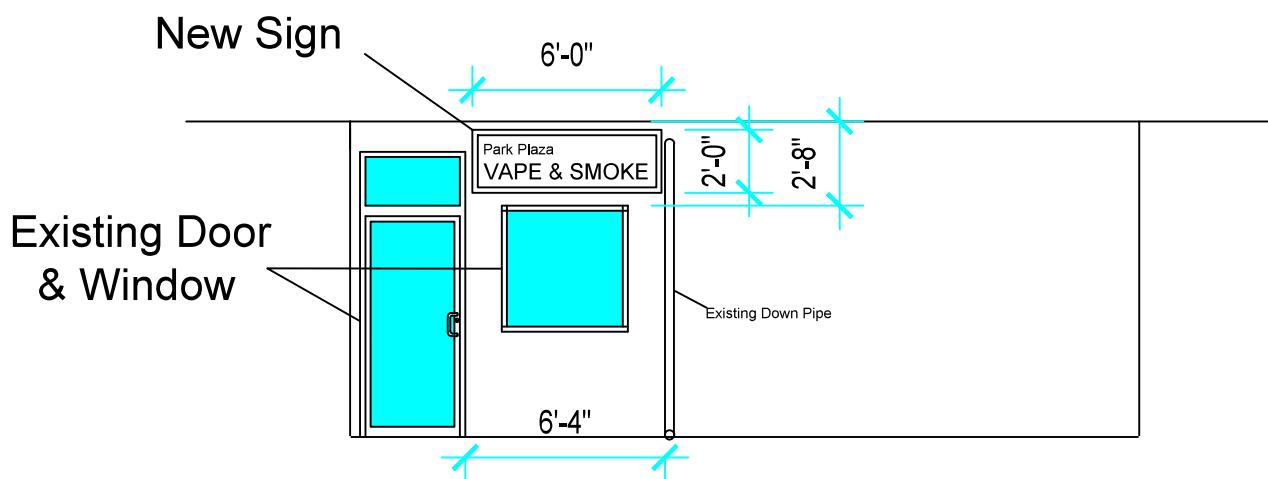
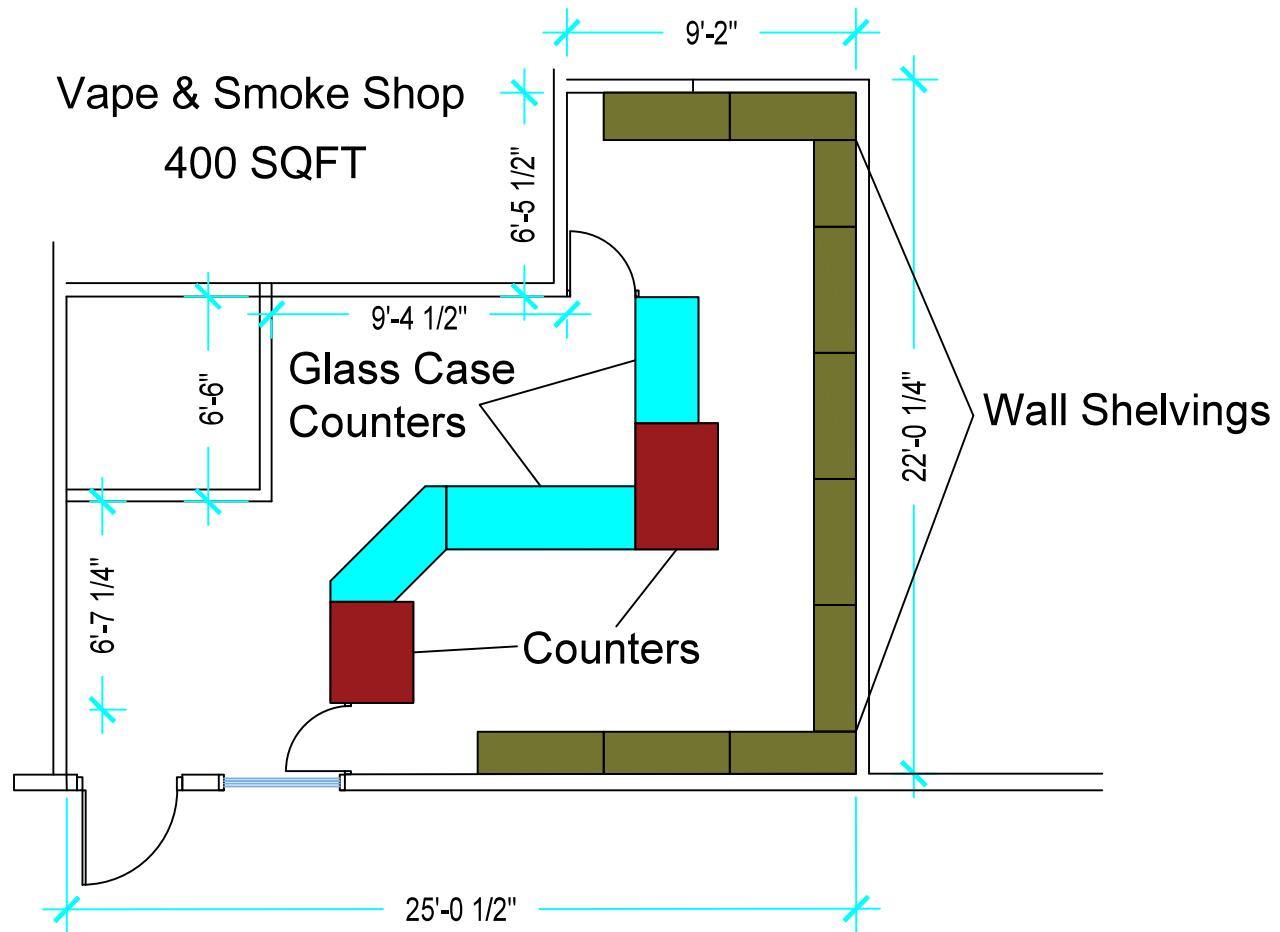
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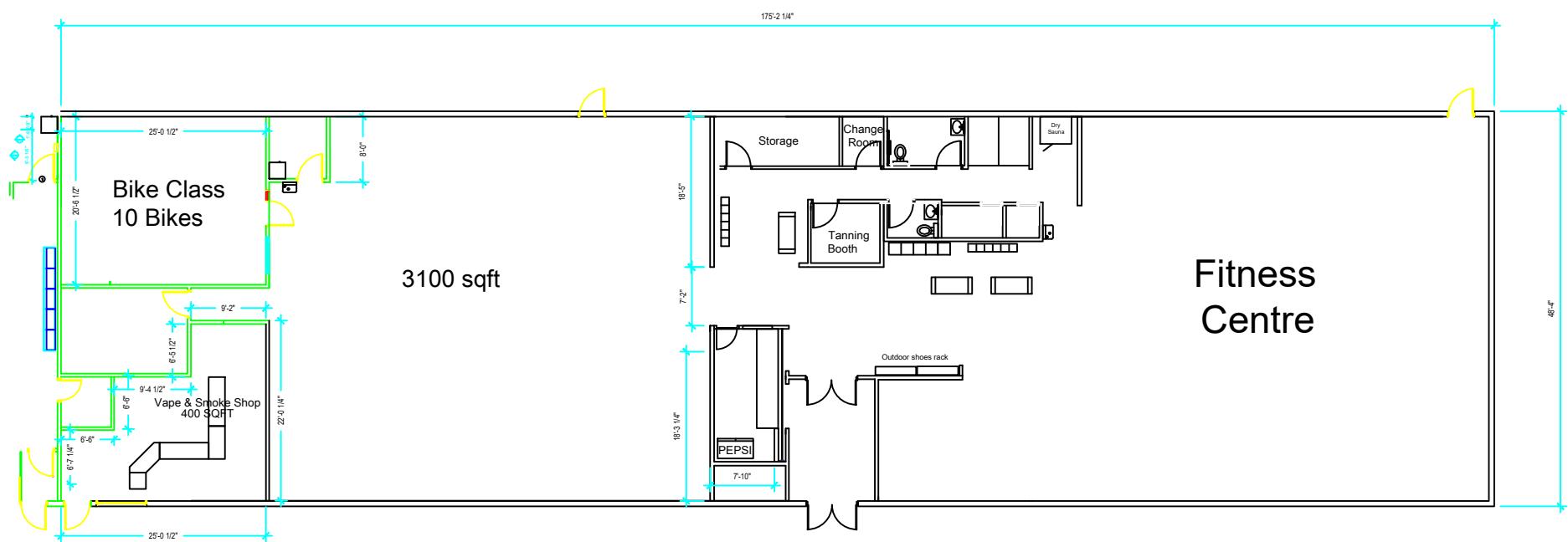
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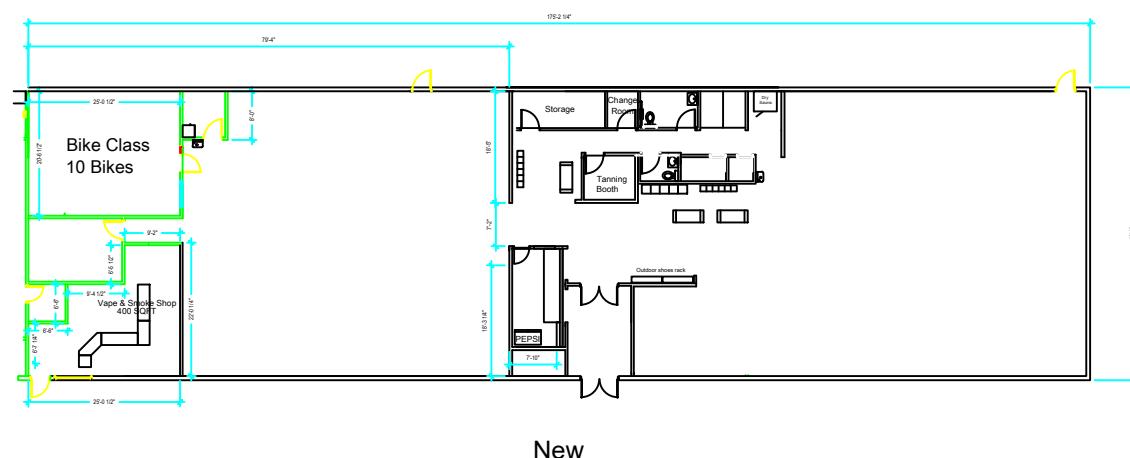
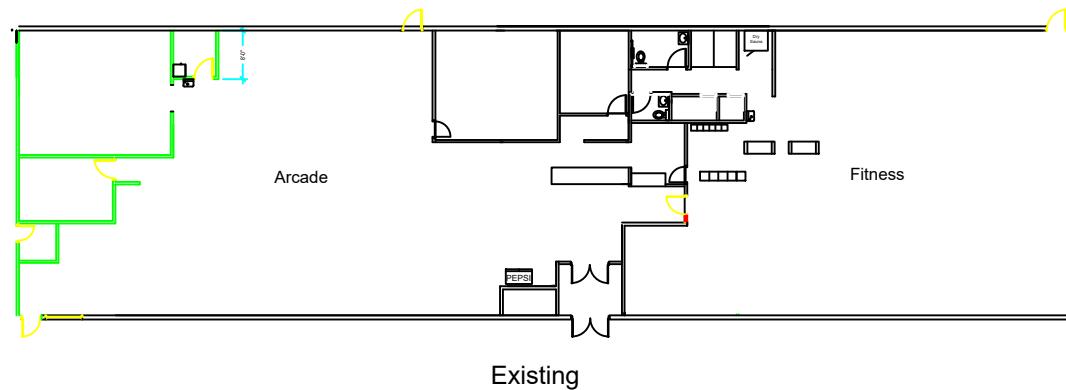
100 yd 100 m

Current Scale 1: 1000













10302 A



SCHEDULE B

Approved July 15, 2025



Viv Thoss
Development Authority

Schedule B - Post-Construction Lot Elevations and Contours



Town of High Level

Date Created: 7/9/2025