

0220.00

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.:	DP25-033
PROPOSED USE:	Discretionary Use with Variance – 4,268 ft² Cannabis Store (Change of Use – Retail – Cannabis) with a 49% Variance to the Rear Yard
APPLICANT:	Setback
LANDOWNER:	Chris Howells
LOCATION:	Lyndon Batt
	Lot 4, Block 8, Plan 3510KS

A development involving Application No. DP25-033 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. **The operating hours shall not exceed 12:00 p.m. to 9:00 p.m., Monday to Sunday, as indicated by the Applicant. Any proposed changes outside these operating hours or days shall be submitted in writing to the Development Authority for review and approval prior to implementation.**
3. **The Applicant shall provide confirmation that the proposed cannabis store development complies with all security and premises requirements for a cannabis licence, as stipulated under applicable provincial and federal legislation, prior to commencement of operations.**
4. **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.**
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: **September 19, 2025**

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

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **October 11, 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 September 19, 2025



(9 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:

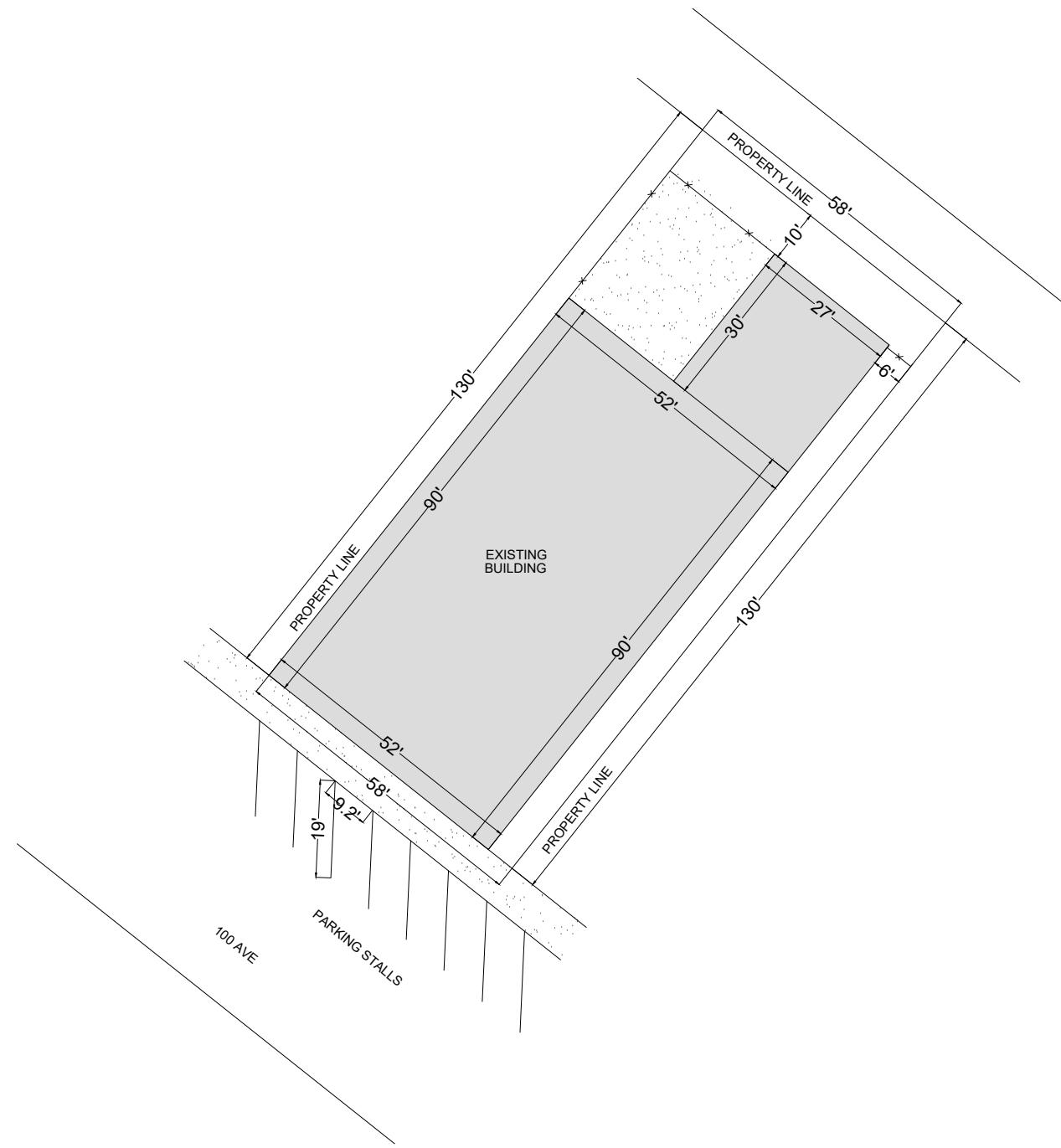
Will commercial vehicles be stored on site? How many and where?

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:



NOTES:

ADDRESS:
9806 100 AVE
HIGH LEVEL, AB T0H 1Z0

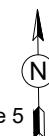
SITE PLAN

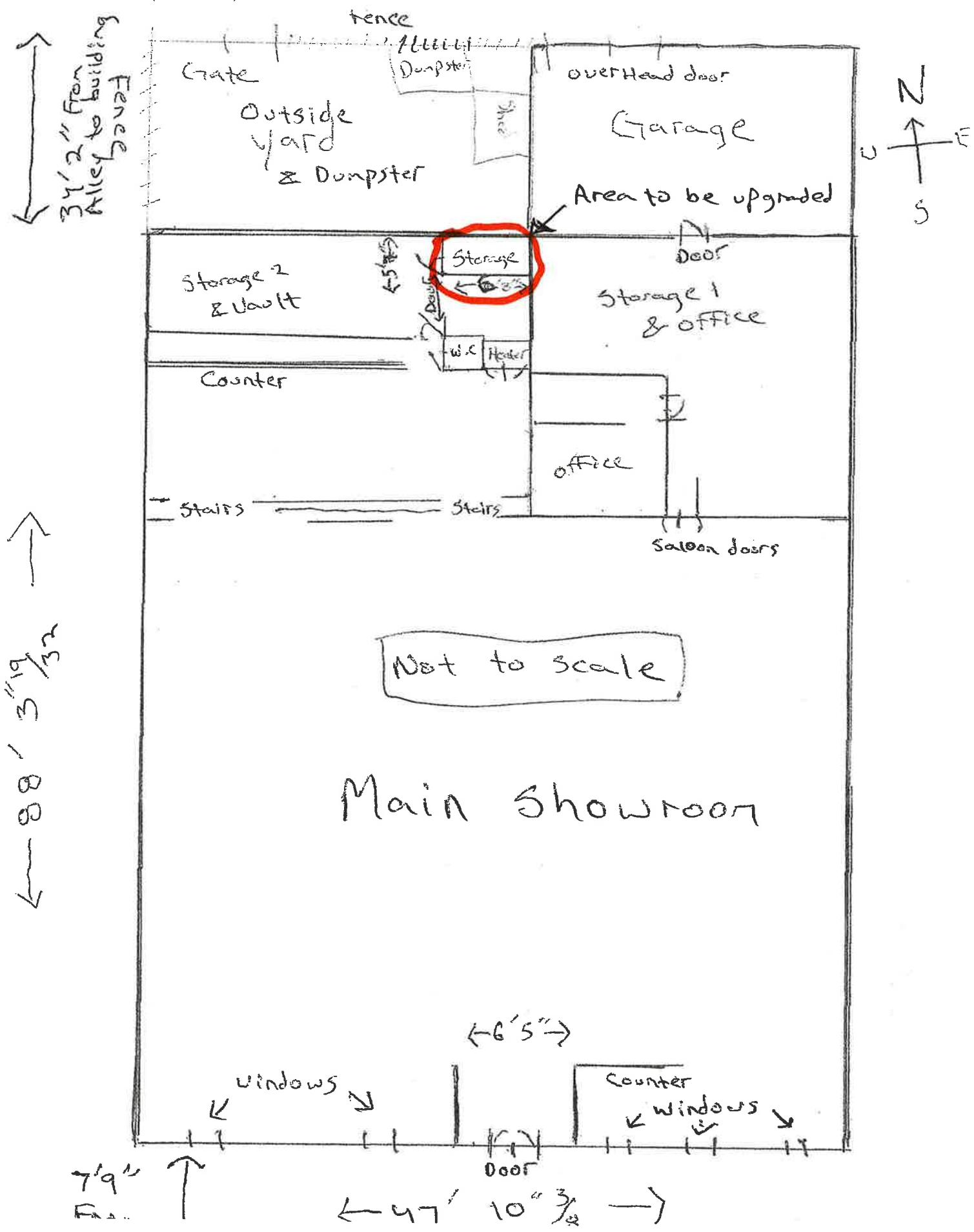
LOT AREA: 0.17 ACRES

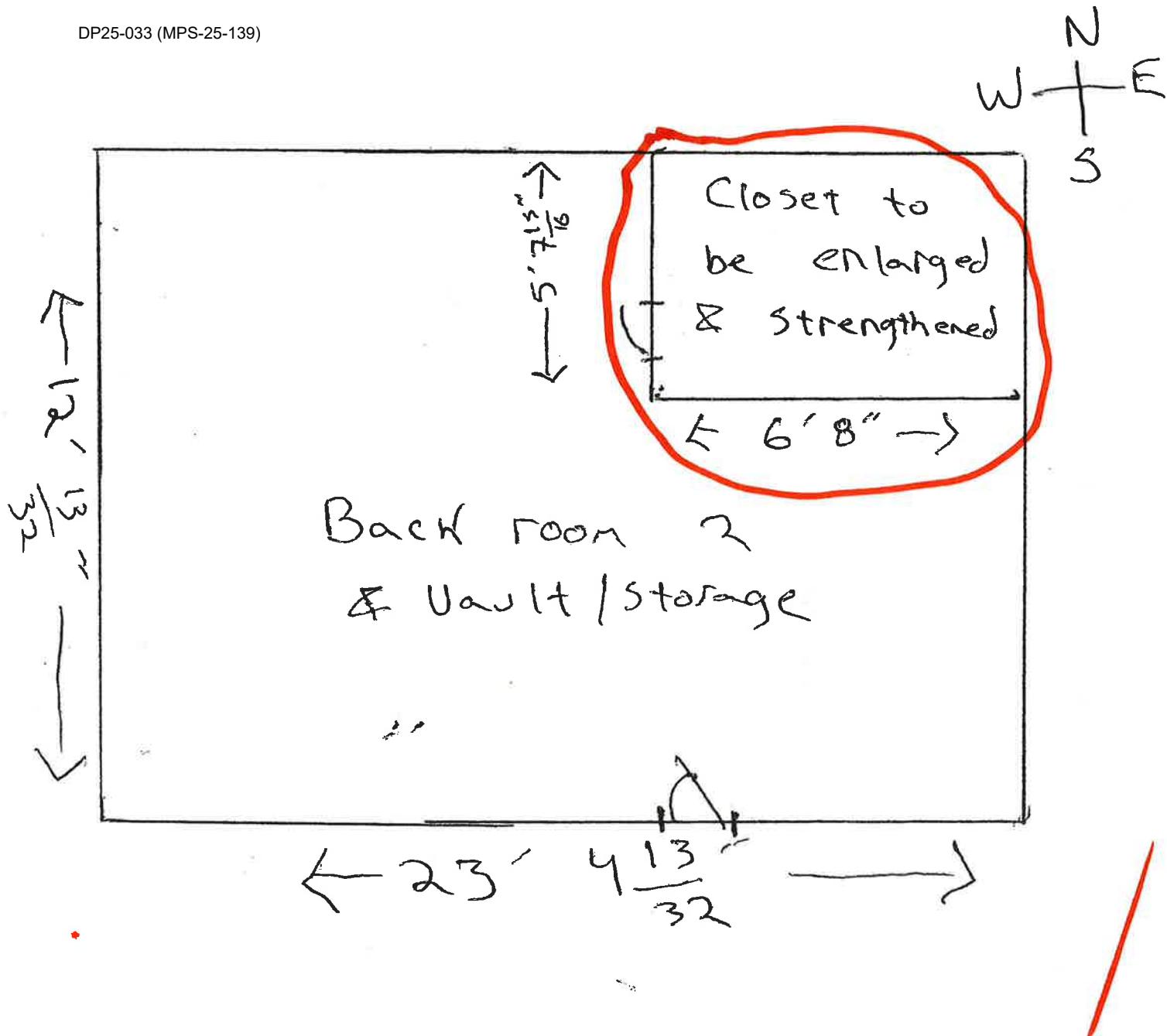
PLOT SIZE: 8.5" X 11"

WEBSITE: SITEPLANS.CA

DRAWING SCALE: 1"=30'

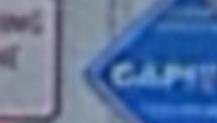








9806

NO
PARKING
LOADING
ZONENO
PARKING
LOADING
ZONE

Front Counter



Main Showroom





DP25-03 (MPS-25-139)

Back Room Closet

