



November 01, 2021

Alyssia Macdonald
47 Beaver Ranch Drive
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP21-061
Tax Roll Number:	1479.000
Applicant:	Alyssia Macdonald
Registered Landowner:	MACDONALD MICHAEL D
Civic Address:	47 BEAVER RANCH DRIVE
Legal Land Location:	Lot 26, Block 29, Plan 0023920
Municipality:	Town of High Level
Development Involving:	Home Based Charcuterie Business

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: November 01, 2021

Date Approval First Publicized: November 02, 2021

Date Permit Effective: November 22, 2021

Original Signed by CAO, Clark McAskile

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 citing 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: DP21-061

1. No traffic, other than that which would normally be expected in a residential neighbourhood, shall be generated by the home occupation.
2. No person, other than a resident of the dwelling unit, shall be employed in the home occupation.
3. The home occupation shall not change the principal character or external appearance of the dwelling unit or garage involved.
4. The home occupation shall not use mechanical equipment in connection with the occupation, unless the equipment is commonly used in the home.
5. A Signage Permit is required for any new signage related to this development.
6. The home occupation shall have no outside storage of equipment, materials, commodities or products associated with the business.
7. Apply for a Business License prior to commencing business-related activities approved under this Development Permit.
8. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**
9. 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.

10. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
11. The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.