



Town of High Level  
10511 – 103<sup>rd</sup> Street  
High Level, Alberta T0H 1Z0

Telephone: (780) 926-2201  
Facsimile: (780) 926-2899  
[development@highlevel.ca](mailto:development@highlevel.ca)  
[www.highlevel.ca](http://www.highlevel.ca)

December 02, 2021

Claudia Lindberg  
38 Bjornson Ave.  
High Level, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP21-070
Tax Roll Number:	0543.000
Applicant:	Claudia Lindberg
Registered Landowner:	PINNACLE CAPITAL CORPORATION
Civic Address:	10001 100 AVENUE
Legal Land Location:	Lot 17A, Block 22, Plan 7622030
Municipality:	Town of High Level
Development Involving:	New Illuminated Fascia Sign

has been APPROVED, subject to the conditions on the attached sheet and as per the site plan submitted by the Applicant.

Upon receipt of this Notice of Approval, 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.

**Date of Issue: December 02, 2021**

**Date Approval First Publicized: December 03, 2021**

**Date Permit Effective: December 02, 2021**

Original signed by CAO, Clark McAskile  
SIGNATURE OF DEVELOPMENT AUTHORITY

1. 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: DP21-070

1. A Signage Permit is required for any new signage related to this development.
2. 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.
3. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
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 signage shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
6. No portion of any sign may encroach onto Town-owned land, or Provincial highway right-of-ways.
7. All portions of the sign must be located upon the site for which this Development Permit has approved.
8. Wiring and conduits for electrical signage must be concealed from public view.
9. **The Registered Owner or Lessee of the property where this sign is located must not allow the sign, it's supports, electrical system or anchorage to become unsightly.**
10. Any sign no longer advertising a genuine business or service on these premises must be removed by the property within sixty (60) days of termination of the business or service.