



Town of High Level  
10511 – 103rd Street  
High Level, Alberta T0H 1Z0

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May 22, 2024

Alberta Social Housing Corporation  
Box 927  
Edmonton, AB  
T5J 2L8

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-032
Tax Roll Number:	8011.000
Applicant:	DERKSEN & SON CONSTRUCTION LTD.
Registered Landowner:	Alberta Social Housing Corporation
Civic Address:	11201 - 100 AVENUE
Legal Land Location:	Lot 30, Block 44, Plan 1620148
Municipality:	Town of High Level
Development Involving:	PARKING LOT LENGTH 132FT X WIDTH 96FT TO ACCOMMODATE 8-12 STAFF MEMBERS. MINIMUM 12 PARKING STALLS.

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, the Applicant is 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: May 22, 2024**

**Date Approval First Publicized: June 05, 2024**

**Date Permit Effective: May 22, 2024**

  
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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: DP24-032**

1. **A Signage Permit is required for any new signage related to this development.**
2. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
3. **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.**
4. **A Lot Grading Certificate is to be submitted within 12 months from the date of issuance of the Occupancy Permit for the building by a Safety Codes Officer.**
5. **The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.**
6. **No construction or development is permitted on, over or under a Registered Right of Way. It is the responsibility of the Applicant and/or Registered Owner to identify, locate and understand the contents of all Registered Right of Ways Plans and Agreements.**
7. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
8. **Land Use Bylaw 1018-21; Section 5.7.3 states LANDSCAPING plans shall require a Development Permit in the R-3 Land Use District.**
9. **In accordance to Land Use Bylaw 1018-21; the minimum parking for 8-12 staff members will be 12 parking stalls.**
10. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**