



TOWN OF
HIGH LEVEL
GATEWAY TO THE SOUTH

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

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June 05, 2024

Boreal Housing Foundation
Box 865
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-038
Tax Roll Number:	8011.000
Applicant:	Boreal Housing Foundation
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:	BLACK CHAIN LINK FENCE AROUND ASSISTED LIVING FACILITY TO MAINTAIN SAFETY OF SENIORS WITH DEMENTIA.

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: June 12, 2024

Date Approval First Publicized: June 12, 2024

Date Permit Effective: June 05, 2024



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 siting 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: DP24-038

1. **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.**
2. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
3. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
4. **A 100% Variance has been granted in relation to the maximum height of the chain link fence within the YARD-FRONT, provided on the Site Map. The maximum height of the chain link fence within YARD-FRONT shall be 2m/6.4ft.**
5. **All visible parts of the chain link fence, provided on Site Map shall be coated in a durable black finish intended for long-term outdoor use. All fence posts shall be capped for design purposes.**
6. **All top and bottom edges of the chain link fence shall have a knuckle finish where the ends of the wire are folded over to create a smooth edge. Twist or barb edges are not permitted for design and safety purposes.**

