

**TOWN OF HIGH LEVEL  
DEVELOPMENT PERMIT**

**PERMIT NO.:** **DP24-082**  
**PROPOSED USE:** Permitted Use – 24 ft<sup>2</sup> Sign (Sign - Freestanding) with Front Yard Setback Variance  
**APPLICANT:** **1114493 Alberta Ltd.**  
**LANDOWNER:** **Kyle Johnson, 1723644 Alberta Ltd.**  
**LOCATION:** **Lot 20,21 & 22 Block 24 Plan 4507NY in SE 5-110-19-W5**

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**A development involving Application No. DP24-082 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 existing sign on the lot encroaches into the road (100 Street). The Applicant/Registered Owner shall enter into & comply with an encroachment agreement with the Town of High Level within 60 days of the Date of Issue.
3. 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.
4. The Applicant/Registered Owner shall be responsible for any 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.

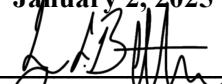
You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. 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: **December 11, 2024**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **December 11, 2024**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **January 2, 2025**

SIGNATURE OF DEVELOPMENT AUTHORITY:

  
Logan Bartholow

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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 require prior written approval by the Development Authority.
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, T0HH 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. If any additional signage is to be added to the site, a new Development Permit will be required.
4. **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.
5. If landscaping occurs where the existing grade and surface drainage pattern is materially altered, a permit will be required to show the proposed grading plan. The grading plan must show the re-established drainage course for the property.

**OTHER PERMITS ARE REQUIRED**

In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-877-882-8777.

**PLEASE NOTE**

The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.

**SCHEDULE A**

Approved December 11, 2024



Logan Bartholow (3 pages)

Development Authority

# Site Plan



Town of High Level

Date Created: 11/28/2024

- Proposed Laundromat (General Service)   □ Parking Lot   ■ Proposed Sign   — Gas Line (old)   — Water Line   — Waste Water Line   — Gas Line (new)   ■ Garbage Bin   ■ Cold Storage



9806



STOP



2808

Trea  
PLUMBER