0563.00

TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT

PERMIT NO.:	**DP25-034**
PROPOSED USE:	**Permitted Use – 196 ft2 Overhead Door (Structural Alterations)**
APPLICANT:	**Darcy Derksen**
LANDOWNER:	**2086128 Alberta Ltd.**
LOCATION:	**Lot 10, Block 29, Plan 782 3109**

A development involving Application No. DP25-034 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. **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.**

3. **The Applicant/Registered Owner shall ensure there is no 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 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: **September 22, 2025**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **September 22, 2025**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **October 14, 2025**

SIGNATURE OF DEVELOPMENT AUTHORITY: _____

Viv Thoss

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 will require a new development permit.

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, T0H 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. **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.

OTHER PERMITS ARE REQUIRED

In the interest of public safety and as required by the Safety Codes Act construction permits must be obtained before commencing any work. Required permits may include building, electrical, gas, plumbing, and private sewage. Additionally, the Town of High Level requires permits for water & sewer connection, new accesses, and driveways.

PLEASE NOTE

The Applicant and/or Registered Owner are responsible for applying for, and receiving, all necessary permits prior to beginning construction. Ensure that you or your contractors obtain all other required permits related to the development. For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-866-999-4777. If you are unsure which additional municipal permits you may need, please contact development@highlevel.ca.

SCHEDULE A

Approved September 22, 2025

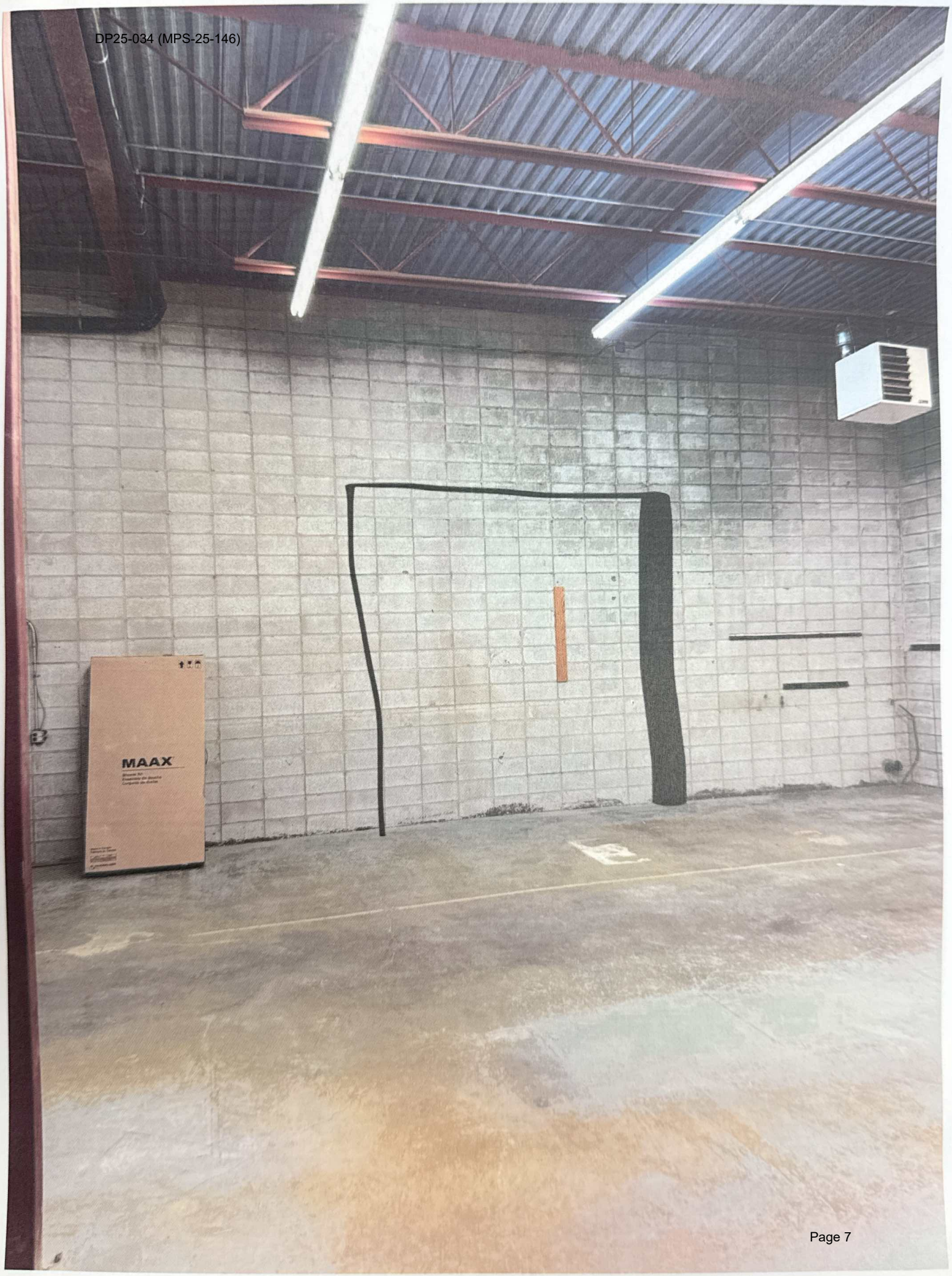
(6 pages)

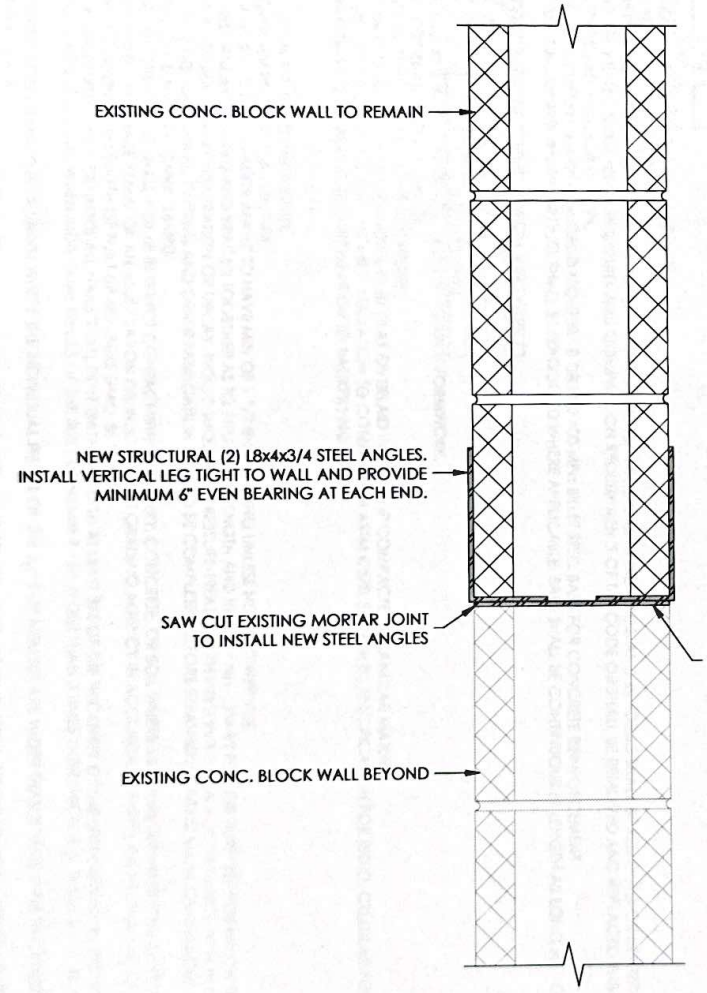
Viv Thoss
Development Authority

Site Plan


HIGHWAY 35
Owner: 2086128 ALBERTA LTD
Roll: 0563.000
Rural Legal:
Urban Legal: 7823109-29-10
Address: 10309 96 STREET
95 ST.
43.86 m
143.9 ft
4.27 m
14 ft
21.98 m
72.11 ft
4.2 m
13.78 ft
Approx 60 ft
105 AVE.


20'
14'
GMC
CGM-0951


MAAX



1 DOUBLE ANGLE STEEL LINTEL
N.T.S

NOTES:

- SEALED FOR STRUCTURAL INFORMATION ONLY. REFER TO STRUCTURAL SPECIFICATIONS ON SHEET SS1 ATTACHED.
- STRUCTURAL STEEL TO BE PRIMED OR PAINTED WITH CORROSION INHIBITING PAINT.
- BEARING CORES ARE TO BE GROUTED SOLID FOR MINIMUM ONE COURSE BELOW NEW STEEL ANGLES.

CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE (ALBERTA EDITION) PART 9, RESIDENTIAL STANDARDS AND LOCAL BYLAWS AND CODES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION SPECIFICATIONS AND METHODS OF CONSTRUCTION.

SHEET SIZE: 11X17
DO NOT SCALE DRAWINGS

PERMIT TO PRACTICE
TECHTREE ENGINEERING LTD.
RM SIGNATURE:
RM APEGA ID #: 327387
DATE: 2025-09-10
PERMIT NUMBER: P013615
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

PROFESSIONAL ENGINEER ALBERTA
M.S. MCCALLUM
ID 327387
P013615 2025-09-10

CLIENT:

OWNER: DERKSEN CONSTRUCTION
HIGH LEVEL ALBERTA

REV.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION	DM	2025-09-10

TECHTREE ENGINEERING LTD.
LLOYDMINSTER, AB
780-214-2770

PROJECT NAME: DERKSEN CONSTRUCTION
DRAWING TITLE: DOUBLE ANGLE STEEL LINTEL DETAIL

PROJECT NO.	DRAWN BY:	CHK BY:	SCALE:
RSF-334	DM	BM	N.T.S
DATE: 2025-09-10	REV: 1	DRAWING NO: 01 OF 01	

DP25-034 (MPS-25-146)

TECHTREE ENGINEERING LTD.
DP25-034 (MPS-25-146)
LLOYDMINSTER,AB
780-214-2770

STRUCTURAL SPECIFICATIONS FOR PART 9 BUILDINGS - ALBERTA, CANADA

DRAWING TITLE: GENERAL NOTES
DRAWING NO: SS1-AB
DATE: 2025-04-25
CHK BY: BM

SCOPE:

. TECHTREE ENGINEERING LTD. LIMITS THE SCOPE OF THEIR REVIEW TO THE STRUCTURAL COMPONENTS OF THE BUILDING WITH THE EXCEPTION OF THE TRUSS AND ROOF SYSTEM. TRUSS DESIGN AND ENGINEERING BY OTHERS.
2. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL PARTS OF THE BUILDING CODE FOR THE JURISDICTION OF WHERE THE BUILDING IS LOCATED.
3. TEMPORARY SUPPORT AND TEMPORARY BRACING OF ALL ELEMENTS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. TECHTREE ENGINEERING LTD. REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. TECHTREE ENGINEERING LTD. IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSION FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES.

INSPECTION REQUIREMENTS:

. THE INSPECTION CHECKLIST IS TO BE REVIEWED PRIOR TO STARTING CONSTRUCTION TO ENSURE ALL INSPECTION REQUIREMENTS ARE MET THROUGHOUT THE BUILDING PROCESS.
2. ONE COPY OF THESE DRAWINGS MUST BE ONSITE DURING CONSTRUCTION
3. TECHTREE ENGINEERING LTD. HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 4 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY TECHTREE ENGINEERING LTD.

GENERAL DESIGN NOTES:

. THE DESIGN WAS REVIEWED AND IS IN COMPLIANCE WITH PART 4 OF NATIONAL BUILDING CODE (NBC) 2023 - ALBERTA EDITION
2. NEVER EXCEED THE DESIGN LOADING AND NEVER STACK MATERIALS ON INADEQUATELY BRACED STRUCTURE.
3. COPIES OF THESE DRAWINGS ARE TO BE PROVIDED TO THE BUILDING SUPERVISOR, PROPERTY OWNER, AND OTHER INTERESTED PARTIES AS REQUIRED.
4. ALL FABRICATION, ERECTION, AND CONSTRUCTION PROCEDURES SHALL BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
   - PROVINCIAL OH&S
   - NBC 2023 - ALBERTA EDITION
5. MATERIALS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
   - NAILS - SHALL BE HOT DIPPED GALVANIZED (CSA B111).
   - STAPLES - SHALL BE STAINLESS STEEL, MINIMUM 1/16" Ø, 3/8" CROWN.
   - MOISTURE BARRIER - CAN/CGSB-51.34 - POLYETHYLENE SHEET.
   - SEALANTS AND CAULKING - CAN/CGSB-19.13 OR 19-GP-14M.
   - DAMP PROOFING - CAN/CGSB-37.2, 37.16, OR 37-GP-6MA ELSRO #505 OR #520, OR EQUIVALENT.
   - LAG SCREWS - SAE J429 GR.1 WITH 310 MPa YIELD STRENGTH
   - STEEL PLATES: CSA G40.21 300W

PROFESSIONAL ENGINEER ALBERTA
M.S. MCCALLUM
ID 327387
P#13815 2025-06-19

CONCRETE NOTES:

. MINIMUM SOIL BEARING STRENGTH TO BE 3000 PSF FOR SHALLOW FOOTINGS AND 5000 PSF FOR DEEP FOUNDATIONS. TO BE CONFIRMED PRIOR TO PLACING ANY CONCRETE.
2. ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.3 AND THE APPLICABLE BUILDING CODE. DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CSA A23.1 "CONCRETE MATERIAL AND METHODS OF CONCRETE CONSTRUCTION".
3. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALINES, ORGANIC MATERIAL, OR OTHER DELETERIOUS SUBSTANCES.
4. COARSE AGGREGATED SHALL BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER A.S.T.M. C33. MAXIMUM AGGREGATE SIZE SHALL BE 19mm (3/4").
5. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED FREE FROM SILT, LOAM, OR CLAY.
6. CEMENT SHALL CONFORM TO CSA 3001 TYPE HS.
7. REINFORCEMENT SHALL NOT BE DISPLACED OR CUT TO PROVIDE CLEARANCE FOR PENETRATIONS, INSERTS, OR EMBEDMENTS.
8. LOOSE SOIL, SAWDUST, AND OTHER DEBRIS SHALL BE REMOVED FROM THE FORMS PRIOR TO PLACING CONCRETE.
9. PROVIDE NORMAL WEIGHT CONCRETE (2400 kg/m3) CONFORMING TO A.S.T.M. C-94 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04%, ATTAINING A MINIMUM COMPRESSIVE STRENGTH A 28 DAYS AS FOLLOWS (UNLESS NOTED OTHERWISE):

USE	DESIGN
SPREAD FOOTINGS	25MPa
GRADE BEAMS	25MPa
PILES	25MPa
SLABS	32MPa

10. AIR CONTENT FOR EXTERIOR EXPOSED CONCRETE TO BE 4-7%
11. PATCH FOR TIE HOLES IN ALL EXPOSED CONCRETE
12. CONCRETE SHALL NOT BE PLACED AGAINST ON FROZEN GROUND SURFACES, FROZEN MATERIALS IN TRENCHES, AND IN FORMS SHALL BE REMOVED OR HEATED TO ACHIEVE APPROPRIATE PLACEMENT TEMPERATURES. MATERIALS THAT ARE HEATED SHALL MEET THE DENSITY AND COMPACTION REQUIREMENTS OF THE CODE OR SHALL BE REMOVED AND REPLACED WITH SUITABLE, NON-FROZEN MATERIAL AND RE-COMPACTED TO MEET 95% STANDARD PROCTOR DENSITY.
13. PROVIDE REINFORCING STEEL COMPLYING WITH CSA STANDARD G30.18 GRADE 400 MPa BILLET STEEL BARS FOR CONCRETE REINFORCEMENT
14. LAP ALL REBAR SPLICED PER TABLE SHOWN BELOW. SPLICES SHALL BE STAGGERED WHERE APPLICABLE. BARS SHALL BE CONTINUOUS IN LENGTH AS LONG AS POSSIBLE. ALL REINFORCING SPLICES TO BE MIN 25 BAR DIAMETERS.

BAR SIZE	MIN LAP SPLICE LENGTH	TOTAL CORNER BAR LENGTH
10M	1'-5" (416mm)	3'-0" (915mm)
15M	2'-0" (624mm)	4'-0" (1219mm)
20M	2'-9" (832mm)	6'-0" (1829mm)

15. REINFORCING COVERAGE TO BE 3" MIN AGAINST SOIL AND 1.5" AGAINST FORMWORK.
16. FPSP FOUNDATIONS MUST NOT BE ALLOWED TO FREEZE
17. HEAT MUST BE MAINTAINED SO THAT SUB BASE DOES NOT FREEZE
18. SOG MUST BE FOUNDED ON WELL COMPACTED OR UNDISTURBED CLAY OVERLAID WITH MIN 4" COMPACTED GRANULAR MATERIAL
FOR INSULATION PROTECTION SEE LAYOUT DRAWING IF APPLICABLE. INSULATION TO COMPLY WITH ASTM C578. STANDARD SPECIFICATION FOR RIGID, CELLULAR POLYSTYRENE THERMAL INSULATION
19. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.

STRUCTURAL NOTES:

. ALL WOOD TO BE S.P.F NO. 1/2 UNLESS OTHERWISE NOTED.
2. ALL WOOD MEMBERS TO CONFORM TO CAN/CSA O86.1-94.
3. ALL BUILT UP WOOD BEAMS AND STRUCTURAL LUMBER BEAMS TO HAVE MIN OF 1 1/2 END BEARING UNLESS NOTED OTHERWISE.
4. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED TOGETHER AS TO PROVIDE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSE FOR WHICH THEY ARE DESIGNED.
5. WHEN CONDITIONS ARE LIKELY FOR MATERIAL DETERIORATION OR DECAY, WOOD SHOULD BE PRESSURE-TREATED WITH PRESERVATIVE IN ACCORDANCE WITH THE REQUIREMENTS OF CSA STANDARD CAN/CSA-080. IF POSSIBLE, ALL BORING, GROOVING, CUTTING AND OTHER FABRICATION SHOULD BE COMPLETED BEFORE TREATMENT. FABRICATION CARRIED OUT AFTER TREATMENT SHALL BE TREATED LOCALLY IN ACCORDANCE WITH CSA STANDARD CAN/CSA-080.
6. UNTREATED WOOD IN PERMANENT STRUCTURES SHALL NOT BE IN DIRECT CONTACT WITH MASONRY, CONCRETE, OR SOIL WHERE MOISTURE TRANSFER CAN OCCUR.
7. LUMBER USED SHALL BE IDENTIFIED BY THE GRADE STAMP OF AN ASSOCIATION OR INDEPENDENT GRADING AGENCY IN ACCORDANCE WITH THE PROVISIONS OF CSA STANDARD CAN/CSA-0141.
8. THE MINIMUM FASTENER SPACING ALONG THE LENGTH OF BUILT-UP MEMBERS SHALL BE 220 mm
9. FOR NAILED BUILT-UP COMPRESSION MEMBERS (COLUMNS) ALL NAILS SHALL PENETRATE THROUGH AT LEAST 3/4 OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE AND NAILS SHALL ALTERNATE FROM EITHER FACE OF THE BUILT-UP MEMBER ALONG THE LENGTH. WHEN INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR THICKNESS, THERE SHALL BE AT LEAST TWO ROWS OF NAILS ACROSS THE WIDTH OF THE MEMBER.
10. FOR BOLTED BUILT-UP COMPRESSION MEMBERS (COLUMNS) WHERE THE INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR THICKNESS, THERE SHALL BE AT LEAST 3 ROWS OF BOLTS ACROSS THE WIDTH OF THE MEMBER.
11. SPLICED BUILT-UP COMPRESSIVE MEMBERS SHALL CONSIST OF A MIN OF 3 MEMBERS, WITH NAILS PENETRATING ALL 3 MEMBERS. THE MIN OVERALL SPLICE LENGTH SHALL BE 1200 MM (3'-11.25"). SPLICED COLUMNS SHALL BE BRACED BY SHEATHING OR PURLINS SPACED AT A MAX OF 600 MM (1'-11.625") O.C. IN THE DIRECTION PERPENDICULAR TO THE WIDE FACE OF THE LAMINATIONS. THE MIN LAMINATION SIZE SHALL BE 38MMX140MM (2X6) AND THE MAX SHALL BE 38MM X 184MM (2X8).
12. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEAR ON BEAMS, BLOCK SOLID IN JOIST SPACED, TYPICAL.

STRUCTURAL STEEL:

. SHALL BE NEW AND CONFORM TO CSA G40.21 WITH THE FOLLOWING GRADES:
2. ROLLED SECTIONS (WIDE FLANGE SECTIONS, CHANNELS, STANDARD BEAMS, ANGLES): 50W
3. HSS SECTIONS: 50W PLATE MATERIAL AND MISCELLANEOUS STEEL: 44W
4. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP AND BOTTOM E.G. BY CONCRETE SLAB ON GRADE, 2 - 3/8" DIAMETER BOLTS OR 2" OF 1/4" FILLET WELD MINIMUM). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL.

PRESERVED WOOD FOUNDATION:

1. DESIGNED TO CAN/CSA-S406-14 "CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS"
2. SLOPE FINISH GRADE AWAY FROM BASEMENT WALL: 1 IN 20 FOR 6'-0"
3. CONTINUE PWF CONSTRUCTION 8" MINIMUM ABOVE FINISH GRADE
4. PWF BOTTOM PLATE NOT TO BE DRILLED FOR ANCHOR BOLTS, CONCRETE NAILS OR SCREWED TO FOOTINGS ONLY
5. PWF STUDS SHALL NOT BE DRILLED FOR ELECTRICAL, PLUMBING OR OTHER PURPOSES
6. PWF SHALL BE LATERALLY SUPPORTED AT THE BOTTOM

WELDING NOTES:

1. U.N.O ALL FILLET WELDS TO BE 1/8" CONTINUOUS
2. U.N.O ALL BEVEL WELDS TO BE 1/8" CONTINUOUS
3. ALL WELDING TO COMPLY WITH CSA-W59-18.
4. NDE REQUIREMENTS - MPI AS SHOWN AND 100%