



TOWN OF HIGH LEVEL

10511 - 103rd Street, High Level, Alberta T0H1Z0
Tel 780-926-2201, Fax 780-926-2899

Sijet Puthuva George
10313 104 Ave
La Crete Alberta
T0H 2H0

NOTICE OF APPROVAL

Development Permit Application # **DP21-031**
Tax Roll Number **0208.000**
Applicant **Sijet Puthuva George**
Landowner **400336 ALBERTA LTD**
Address **9807 100 AVENUE**
Short Legal **Lot 1(B), Block 7, Plan 3510KS**
Hamlet / Subdivision
Development Involving **Liquor and Convenience Store**

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

Fourteen days after the first publication date you are authorized to proceed with the development specified, provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and, that a Building Permit is obtained if construction is involved. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION, TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, THIS DEVELOPMENT PERMIT SHALL BE NULL AND VOID.

Date Deemed Complete **July 15, 2021**
Date Approval First Publicized **July 16, 2021**
Date Permit Valid **July 15, 2021**

Original signed by CAO, Clark McAskile

SIGNATURE OF DEVELOPMENT AUTHORITY

1. The issuance of a Development Permit in accordance with the notice of approval is subject to the condition that it does not become effective until TWENTY-ONE (21) days after the date the approval is publicized.
2. The Town of High Level Land Use Bylaw No. 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, containing reasons, 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 notice of the approval is publicized.
3. A permit issued in accordance with the notice of approval is valid for a period of TWELVE (12) months 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.

CONDITIONS OF APPROVAL

Development Permit DP21-031

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. Apply for a Business License prior to commencing business-related activities approved under this Development Permit.
4. Contact Alberta One-Call at +1-800-242-3447 prior to commencing any construction.
5. 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.
6. The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
7. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**

PLEASE NOTE: ALL CONDITIONS MUST BE COMPLIED WITH