



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

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March 01, 2024

Arcadis Professional Services (Canada) Inc.
3rd Floor, 227 11 Avenue SW
Calgary AB T2R 1R9

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-019
Tax Roll Number:	0553.000 and 0554.000
Applicant:	Avneet Sidhu
Registered Landowner:	Park Avenue Equities Ltd./L. Lee Dowd: Principal
Civic Address:	10701 96 Street/10705 96 Street High Level AB
Legal Land Location:	Lot 16 & 17, Block 28, Plan 7823109
Municipality:	Town of High Level
Development Involving:	McDonalds Restaurant with Drive-Through

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, 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.

Date of Issue: March 01, 2024

Date Approval First Publicized: March 04, 2024

Date Permit Effective: March 01, 2024



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: DP24-019

1. The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
2. **A Building Permit is required for this development.**
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. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
5. Apply for a Water and Sewer Connection Permit prior to activating water services.
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. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
9. **An Access Approach Permit is required for any new, enlarged, improved or replaced access. Any curb cut required for driveway purposes must meet Town of High Level Municipal Engineering and Construction Standards specifications. All costs incurred by the reconstruction of the curb will be borne by the Applicant or Registered Owner.**
10. **The existing accesses to and from the site onto 95 Street to the east and 108 Avenue to the south shall be removed prior to the commencement of business operations.**
11. Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.

12. **All new accesses to this site require the installation of culverts. The minimum nominal diameter for all new culverts is 400mm/15.7in. and the maximum buried length without manway access is 18.3m/60ft.**
13. The required parking shall be located on the same site as the building and the parking stalls shall be no less than:
 - a. 3.1m / 10.2ft. wide, 5.8m / 19ft. deep, with a minimum aisle width of 7.3m / 24ft. for 90 degree angle parking;
 - b. 3.1m / 10.2ft. wide, 6.1m / 20ft. deep, with a minimum aisle width of 4m / 13.1ft. for 45 degree angle parking; and
 - c. 7m / 23ft. wide, 2.9m / 9.5ft. deep, with a minimum aisle width of 3.5m / 11.5ft. (one-way) and 7.3m / 24ft. (two-way) for 0 degree angle parking.
14. **This development shall provide a minimum of 35 standard onsite parking stalls, 2 barrier-free onsite parking stalls, and 1 loading area.**
15. **The minimum number of vehicle queuing spaces required for the drive-through is 11 inbound spaces and 1 outbound space. All queuing spaces shall be a minimum of 6.5m/21.3ft. in length and 3m/9.85ft. wide.**
16. All on-site parking stalls and accesses from the curb crossings shall be hard surfaced, if the access thereto is from a street or land that is hard surfaced.
17. Prior to hard surfacing new accesses, a sleeve shall be placed around the CC valve. A Town-approved cover shall also be installed over the CC valve.
18. The accesses and parking lot shall be hard surfaced prior to the commencement of business operations.
19. All new, enlarged, improved or replaced accesses must be inspected by the Town of High Level Operations Department upon completion.
20. **The Development Authority reserves the right to work with the Applicant and/or Registered Landowner on mitigating any future traffic-related impacts as a result of public use of this development. Including resolving any on-street parking-related matters.**
21. All rooftop mechanical equipment shall be enclosed on all sides with a finish compatible with the approved building finish.
22. Outdoor storage shall be screened from view of public roads, highways and residential districts by a solid fence, wall, or landscaping that provides a year-round screen.
23. The civic address must be posted on the development.
24. A Signage Permit is required for any new signage related to this development.
25. A Landscaping Plan is required for this development.
26. **There shall be no development or landscaping greater than 1m / 3.2ft. in height within the sight triangle (measured 7.5m / 24.6ft. from the intersection of two (2) streets or a street and a lane.**
27. Landscaping of the lot, including grass, must be complete within two (2) years from the date of issuance of the Building Permit.
28. 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.
29. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
30. Apply for a Business License prior to commencing business-related activities approved under this

Development Permit.

31. **The Applicant and/or Registered Landowner is required to submit the spatial location data for the existing below-ground monitoring wells to the Planning & Development Department at development@highlevel.ca in a format acceptable to the Development Authority prior to commencing business operations. If the below-ground monitoring wells are removed prior to business operations, the Applicant and/or Registered Landowner shall provide confirmation to Development Authority as soon as possible.**
32. **The Applicant and/or Registered Landowner is responsible for following the Risk Management Plan and Soil Management Plan to mitigate the potential risks or affects of developing on a brownfield site that previously contained hydrocarbon contamination. An Environmental Site Assessment is not required for this development.**
33. **The Applicant and/or Registered Landowner is responsible for completing a Lot Consolidation of 782 3109; 28; 16 and 782 3109; 28; 17 by April 30, 2024, including covering all the associated costs of the Lot Consolidation. The Development Authority will not accept a Title Consolidation to satisfy this condition.**