



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

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June 26, 2024

Fort Vermilion School Division
5213 River Road
Fort Vermilion, AB
T0H 1N0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-040
Tax Roll Number:	1664.000
Applicant:	Fort Vermilion School Division
Registered Landowner:	FORT VERMILION SCHOOL DIVISION
Civic Address:	10909 - 100 AVENUE
Legal Land Location:	Lot 34, Block 48, Plan 0423350
Municipality:	Town of High Level
Development Involving:	INSTALL 2 X 3 UNIT TOWNHOUSES. INSTALL 1 X 2 UNIT DUPLEX. UNITS ARE 810 SQ FT/UNIT.

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: July 17, 2024

Date Approval First Publicized: June 27, 2024

Date Permit Effective: July 17, 2024

Logan Bartholow

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 citing 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: DP24-040

1. **A Building Permit is required for 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. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
4. **Apply for a Water and Sewer Connection Permit prior to activating water services.**
5. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
6. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
7. **A Driveway Permit is required for any new, enlarged, improved or replaced driveway. 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.**
8. **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.

9. All new, additional, improved, relocated or temporary access approaches must be inspected by the Town of High Level Operations Department upon completion.
10. All new, enlarged, improved or replaced driveways must be inspected by the Town of High Level Operations Department upon completion.
11. 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.
12. Landscaping of the lot, including grass, must be complete within two (2) years from the date of issuance of the Building Permit.
13. 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.
14. Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.
15. Prior to hard surfacing the driveway, a sleeve shall be placed around the CC valve. A Town-approved cover shall also be installed over the CC valve.
16. The civic address must be posted on the development.
17. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
18. 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.
19. The driveway shall be hard surfaced within two (2) years from the date of issuance of the Building Permit.
20. **The issuance of this development permit hereby renders the previously approved Development Permit for this property (Permit No. DP24-016) null & void.**
21. **Setback variances have been approved for this development as follows: - minimum front yard setback is 6m/14.9ft; however, permitted at 11.08ft. - minimum rear setback is 7m/22.9ft; however, permitted at 18.03ft.**
22. **A 2m/6.5ft landscaped buffer shall be installed along the northern property line. This buffer may extend into the boulevard, provided that its design conforms to the Town of High Level's Design Guidelines and Municipal Engineering and Construction Standards, and contingent upon notification of the Town of High Level's Operation Department.**
23. **A 1.5m/4.9ft landscaped area shall be installed along the western side of the parking lot.**
24. **A sidewalk or walkway shall be constructed to provide safe pedestrian access between each building and the public sidewalk located along 100 Avenue.**
25. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**