



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

Telephone: (780) 926-2201
Facsimile: (780) 926-2899
development@highlevel.ca
www.highlevel.ca

October 18, 2024

Northern Lights Humane Society
PO Box 481
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-075
Tax Roll Number:	0421.000
Applicant:	Northern Lights Humane Society
Registered Landowner:	TOWN OF HIGH LEVEL
Civic Address:	9696 97 STREET
Legal Land Location:	Lot 1, Block 1, Plan 1022547
Municipality:	Town of High Level
Development Involving:	Outdoor Storage - Sea Can L-20ft. x H-8.6ft. x W-8ft.

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: October 18, 2024

Date Approval First Publicized: October 21, 2024

Date Permit Effective: November 08, 2024

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 setting 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: DP24-075

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. **Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development**
5. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
6. The accessory building or structure shall not be used as a dwelling unit.
7. Subject to Article 5.10.2 the Use of Shipping Containers as Outdoor Storage excludes the Storage of Dangerous and Hazardous goods.
8. Exterior finish of Shipping Containers must match or compliment exterior finish of the principal

Building, or be finished to a standard that is acceptable or approved by the Development Authority.

9. **As per Land Use Bylaw 1018 - 21, the minimum setback distance of an accessory building from a principal building is 6.5ft. A 15.4% variance has been approved to allow the accessory building to be placed within 5.5ft of a principal building.**