



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

November 25, 2024

PAGGAO PERPETUA
2 BIRCH CLOSE
HIGH LEVEL, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-080
Tax Roll Number:	1366.000
Applicant:	PAGGAO PERPETUA
Registered Landowner:	PAGGAO PERPETUA
Civic Address:	2 BIRCH CLOSE
Legal Land Location:	Lot 90, Block 30, Plan 0422613
Municipality:	Town of High Level
Development Involving:	Adding Roof to existing 19ft. x 20ft. Deck.

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: November 25, 2024

Date Approval First Publicized: November 26, 2024

Date Permit Effective: December 16, 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: DP24-080

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. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
5. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
6. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
7. 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.

8. As per Land Use Bylaw 1018 - 21, a covered deck is considered part of the Principal Building when determining lot coverage and minimum yard requirements. The minimum setback distance for a Principal building from a side yard in the R-1 Land Use District is 9.85ft. A 41.4% variance has been approved to allow the covered deck to be placed within 5.77ft of the west most side yard.

