

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.: DP24-081
PROPOSED USE: Permitted Use – 6,000 ft² Laundromat (Change of use - General Service)

APPLICANT: 1114493 Alberta Ltd.
LANDOWNER: Kyle Johnson, 1723644 Alberta Ltd.
LOCATION: Lot 20,21 & 22 Block 24 Plan 4507NY in SE 5-110-19-W5

A development involving Application No. DP24-081 has been Approved with Conditions.

1. The site shall be developed in accordance with the site drawings and information attached hereto as Schedule A.
2. The Applicant/Registered Owner shall, within one (1) year from the Date of Issue, consolidate all of Lot 20 Block 24 Plan 4507NY, all of Lot 21 Block 24 Plan 4507NY, and all of Lot 22 Block 24 Plan 4507NY and provide the Development Authority with a copy of the Certificate of Title.
3. All garbage storage must be fully screened with an opaque wooden fence measuring at least 2m/6.5ft in height.
4. The requested variance of 10 parking stalls instead of 16 parking stalls has been approved.
5. Development must be commenced within one (1) year from the Date of Issue. If at the expiry of this period, the development has not commenced, this Permit shall be null and void.
6. The Applicant/Registered Owner shall be responsible for any damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by the Town of High Level and will be charged back to the applicant.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified or nullified.

DATE OF DECISION OF DEVELOPMENT PERMIT: December 11, 2024
DATE OF ISSUE OF DEVELOPMENT PERMIT: December 11, 2024
DATE OF VALIDITY OF DEVELOPMENT PERMIT: January 2, 2025
SIGNATURE OF DEVELOPMENT AUTHORITY:


Logan Bartholow

NOTES:

1. If the development is found to be incorrectly placed, the applicant may be required to move or remove the development at the sole expense of the Applicant/Registered Owner. Any changes to the attached plans require prior written approval by the Development Authority.
2. An appeal can be made by filing a written notice of appeal along with payment to the **Subdivision and Development Appeal Board (10511 103rd Street, High Level, AB, T0HH 1Z0)** within 21 days from the date of the receipt of this decision. In the case of an appeal made by a person referred to in section 685(2) of the *Municipal Government Act*, within 21 days after the date on which the notice of the issuance of the permit was given.
3. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.
4. If landscaping occurs where the existing grade and surface drainage pattern is materially altered, a permit will be required to show the proposed grading plan. The grading plan must show the re-established drainage course for the property.

OTHER PERMITS ARE REQUIRED

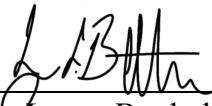
In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-877-882-8777.

PLEASE NOTE

The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.

SCHEDULE A

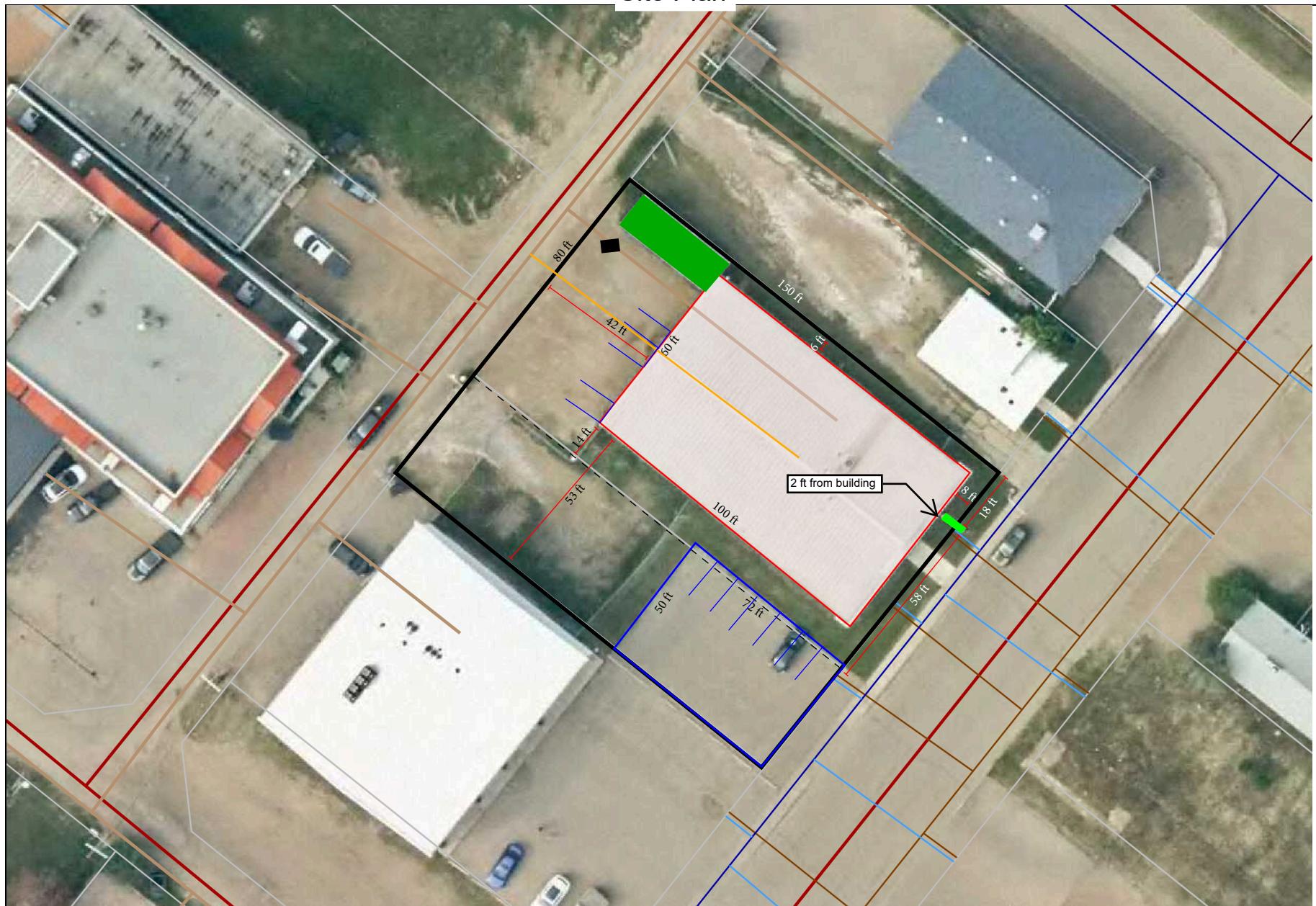
Approved December 11, 2024



Logan Bartholow
Development Authority

(10 pages)

Site Plan



Town of High Level

Date Created: 11/28/2024

- Proposed Laundromat (General Service)
- Parking Lot
- Proposed Sign
- Gas Line (old)
- Gas Line (new)
- Water Line
- Waste Water Line
- Garbage Bin
- Cold Storage

Parking Plan



Traffic Circulation Plan



Town of High Level

Date Created: 11/28/2024

Proposed Laundromat
(General Service)

Parking Lot

Proposed Sign

— Gas Line
(old)

— Water Line

Waste Water Line

— Gas Line
(new)

■ 840 Bi

Cold Storage

Development Permit Application



development@highlevel.ca
780-926-2201

General Development (Non-Residential)

Employees & Customers:

Total Staff Employed
Including Business Owner

8

Expected Daily Customers

30 - 40

Maximum Number of Staff
Present at any one Time

5

Expected Weekly Customers

210 - 280

Hours and Days of Operations: (Include if your operations will be seasonal)

MONDAY TO FRIDAY 9-8

SAT 10-4

SUN 10-6

Describe any storage structures and the nature of goods to be stored:

COLD STORAGE AT NORTH WEST CORNER - BOTTLES + CAPS -

Will commercial vehicles be stored on site? How many and where?

YES - 3 VANS / TRUCKS

Employee and Commercial vehicles will be stored
along the back of the property adjacent to the lane

What is your waste management plan?

GARBAGE BIN DUMPED WEEKLY

How will local traffic be changed by this development?

IT SHOULD NOT BE EFFECTED

Is the site open to the public? If so, what parts? (include dimensions)

YES - THE FRONT LAUNDROMAT AND SHOWROOM.

Describe planned signage:

JUST THE ONE SIGN THAT IS UP

POSSIBLE ADVERTISING IN WINDOWS + ON DOORS.

Wuebsch

HIGH 'N' DRY CLEANERS

LDR-8449

784

540

7-May-21

Front Elevation







West Elevation



South Elevation

