

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.:	DP24-079
PROPOSED USE:	Discretionary Use with Variance— 6,444 ft² Phase 2 16 Unit Apartment (Dwelling – Apartment) with 15% Variance to Minimum Parking Requirements, 16% Variance to Minimum Parking Stall Widths, 59% Variance to Minimum Side Yard Setback, & 60% Variance to Minimum Rear Yard Setback
APPLICANT:	Savage Construction Ltd.
LANDOWNER:	Same
LOCATION:	Lot 56 Block 30 Plan 032 4786 in SE 6-110-19-W5

A development involving Application No. DP24-079 has been Approved with the following Conditions.

1. The site shall be developed in accordance with the site drawings and information attached hereto as Schedule A.
2. Site landscaping shall be undertaken by the developer in accordance with the site drawings and information attached hereto as Schedule A and the approved lot grading and drainage plan.
3. Prior to April 30, 2025, the Registered Owner/Applicant shall provide the Town with a lot grading and drainage plan, prepared by a Registered Alberta Land Surveyor or other qualified professional. The lot grading and drainage plan shall indicate the proposed changes to lot elevations and drainage and identify the proposed post-construction lot grading and drainage pattern and elevations. Upon the Town's approval of the Lot Grading and Drainage Plan, all development on the site, including driveway construction, landscaping, and building construction, shall be consistent with the approved Lot Grading and Drainage Plan.
4. Prior to occupancy of the development, the Registered Owner/Applicant shall obtain a post-construction Lot Grading Certificate, prepared by a registered Alberta Land Surveyor, and provide the Certificate to the Development Officer. The Lot Grading Certificate must demonstrate that the post-construction lot grades, drainage, and elevations are consistent with the approved Lot Grading and Drainage Plan as per Condition #2.
5. Prior to April 30, 2025, the Registered Owner/Applicant shall pay an Off-Site Levy fee of \$9,528.00 to the Town in accordance with the Town's Off-Site Levy Bylaw 673-97.
6. 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.
7. The Applicant/Registered Owner shall ensure there is no 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 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: **March 14, 2025**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **March 14, 2025**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **April 5, 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 will require a new development permit.
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, T0H 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. This permit approves only the development contained herein before any changes to the approved plans may be commenced; a new development permit approval will be required.
5. Future phases of development on the site will be subject to a new development permit application and approval.

OTHER PERMITS ARE REQUIRED

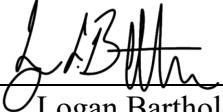
In the interest of public safety and as required by the Safety Codes Act construction permits must be obtained before commencing any work. Required permits may include building, electrical, gas, plumbing, and private sewage. Additionally, the Town of High Level requires permits for water & sewer connection, new accesses, and driveways.

PLEASE NOTE

The Applicant and/or Registered Owner are responsible for applying for, and receiving, all necessary permits prior to beginning construction. Ensure that you or your contractors obtain all other required permits related to the development. For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-866-999-4777. If you are unsure which additional municipal permits you may need, please contact development@highlevel.ca.

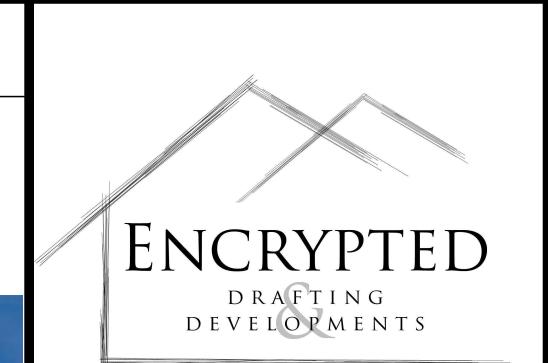
SCHEDULE A

Approved March 14, 2025



(15 pages)
Logan Bartholow
Development Authority

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780-821-3611

High Level
Alberta
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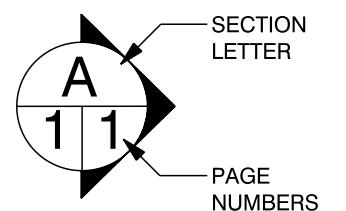
Square Footages

Units 1,4,5,8
9,12,13,16: 890 Sq Ft
Unit 2,3,6,7,
10,11,14,15: 721 Sq Ft
Building Total: 12,888 Sq Ft

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

SCALE: As Noted

DATE: March 4, 2025



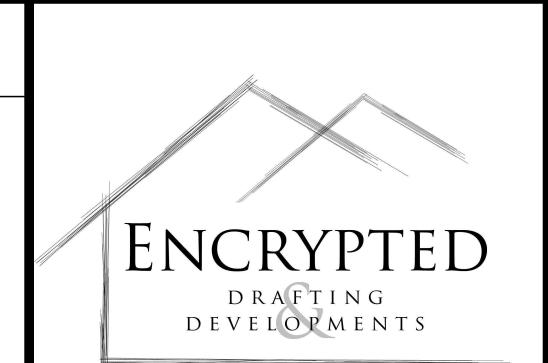
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1/11

Cover Page



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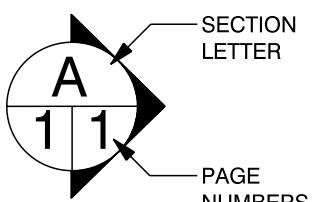
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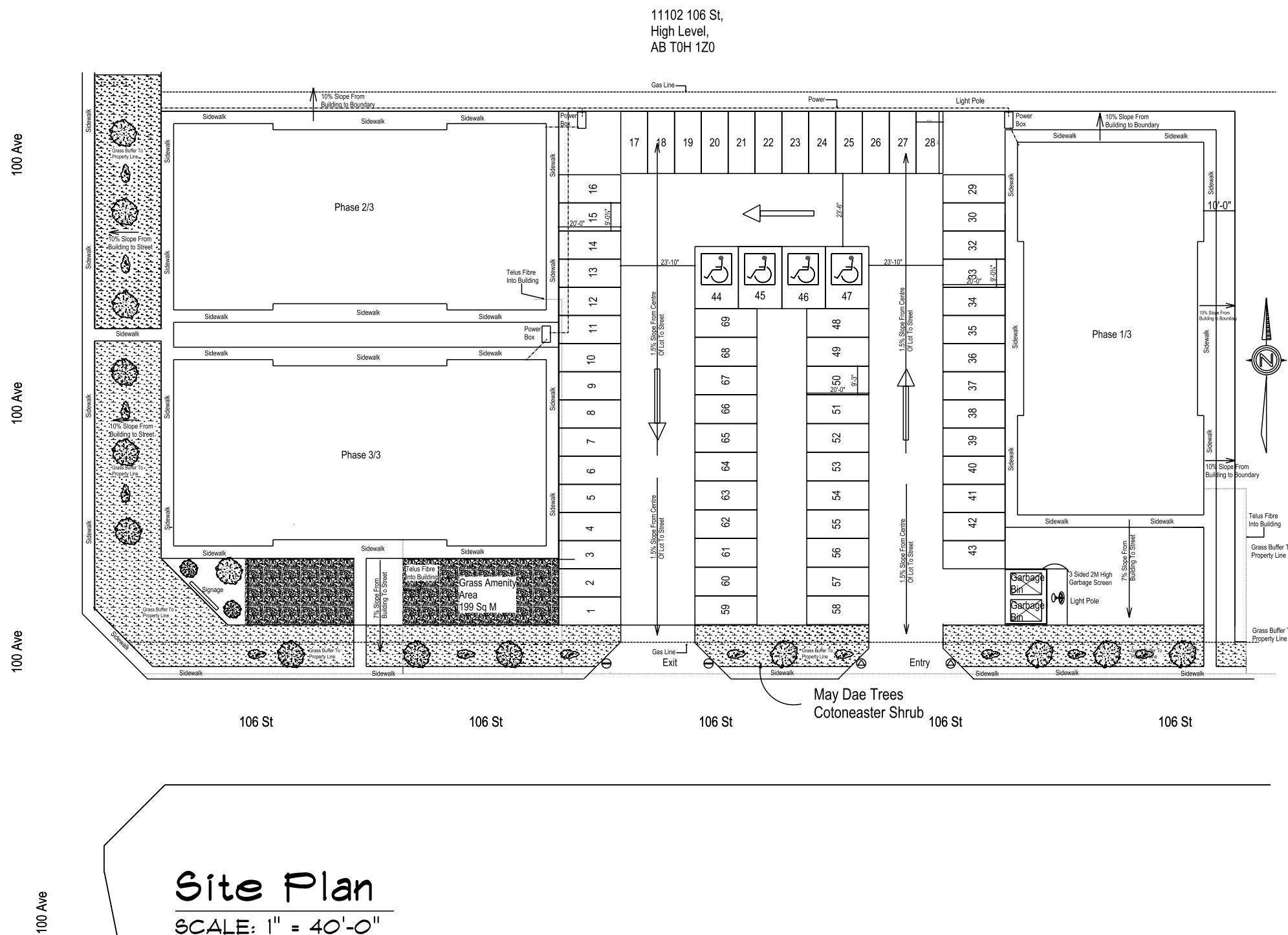


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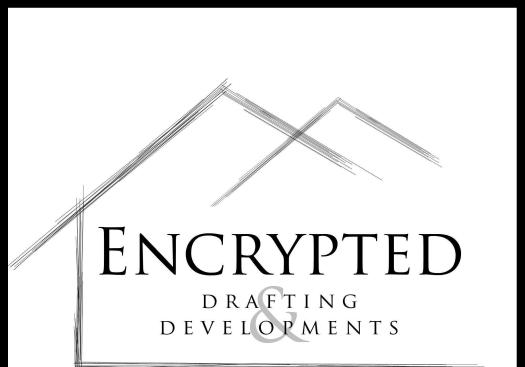
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PAGE:
2/11
Site Plan



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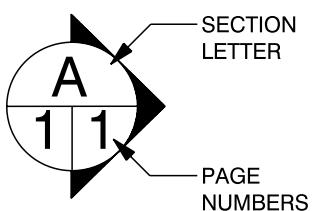
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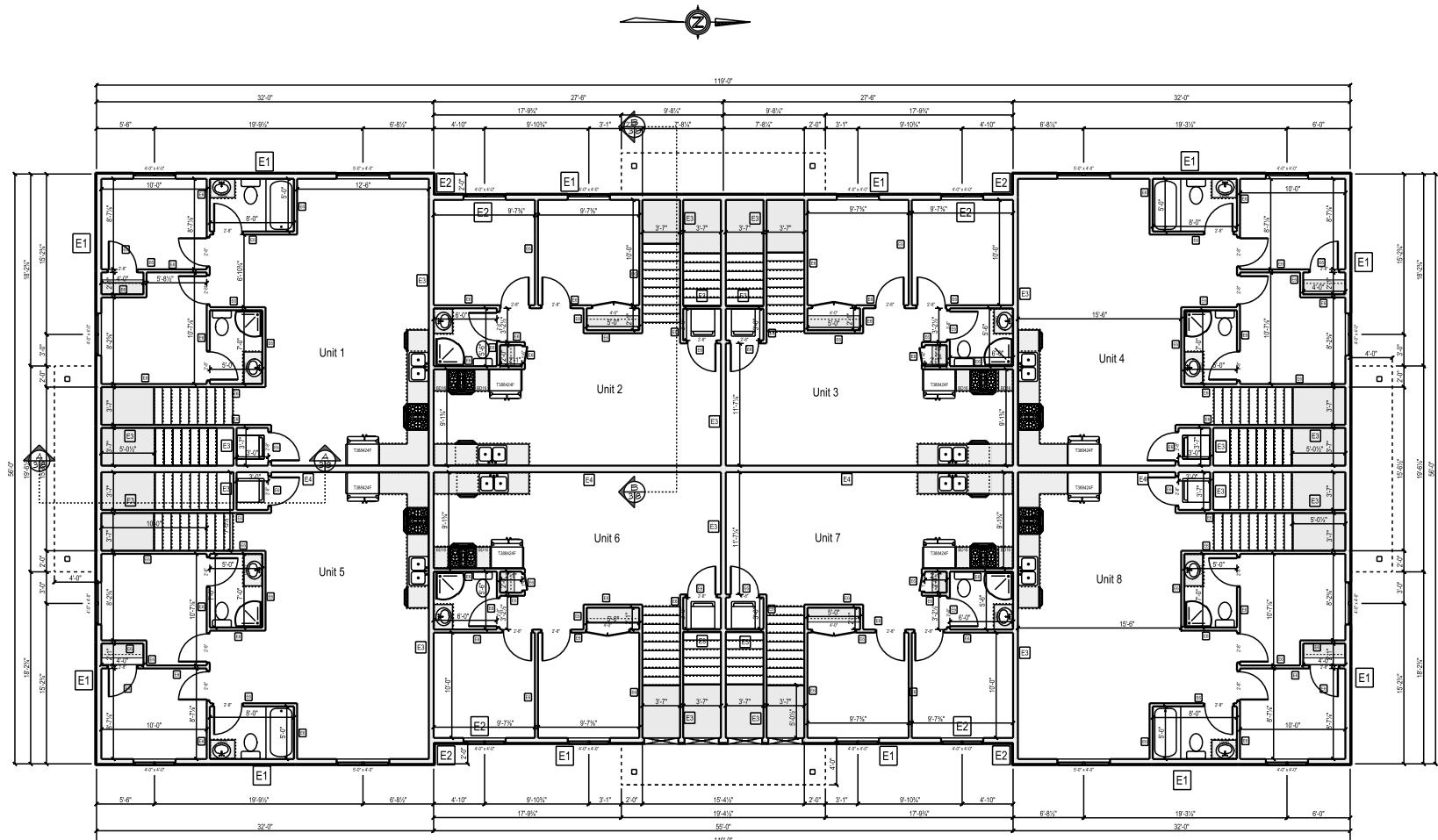
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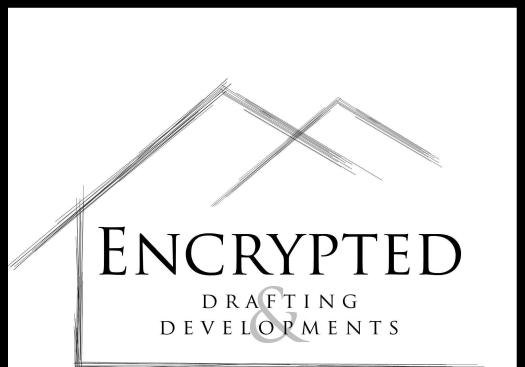
3/11
Main Floor



MAIN FLOOR

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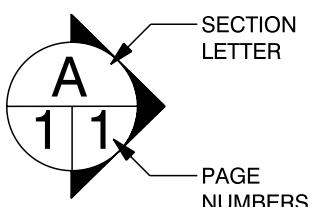
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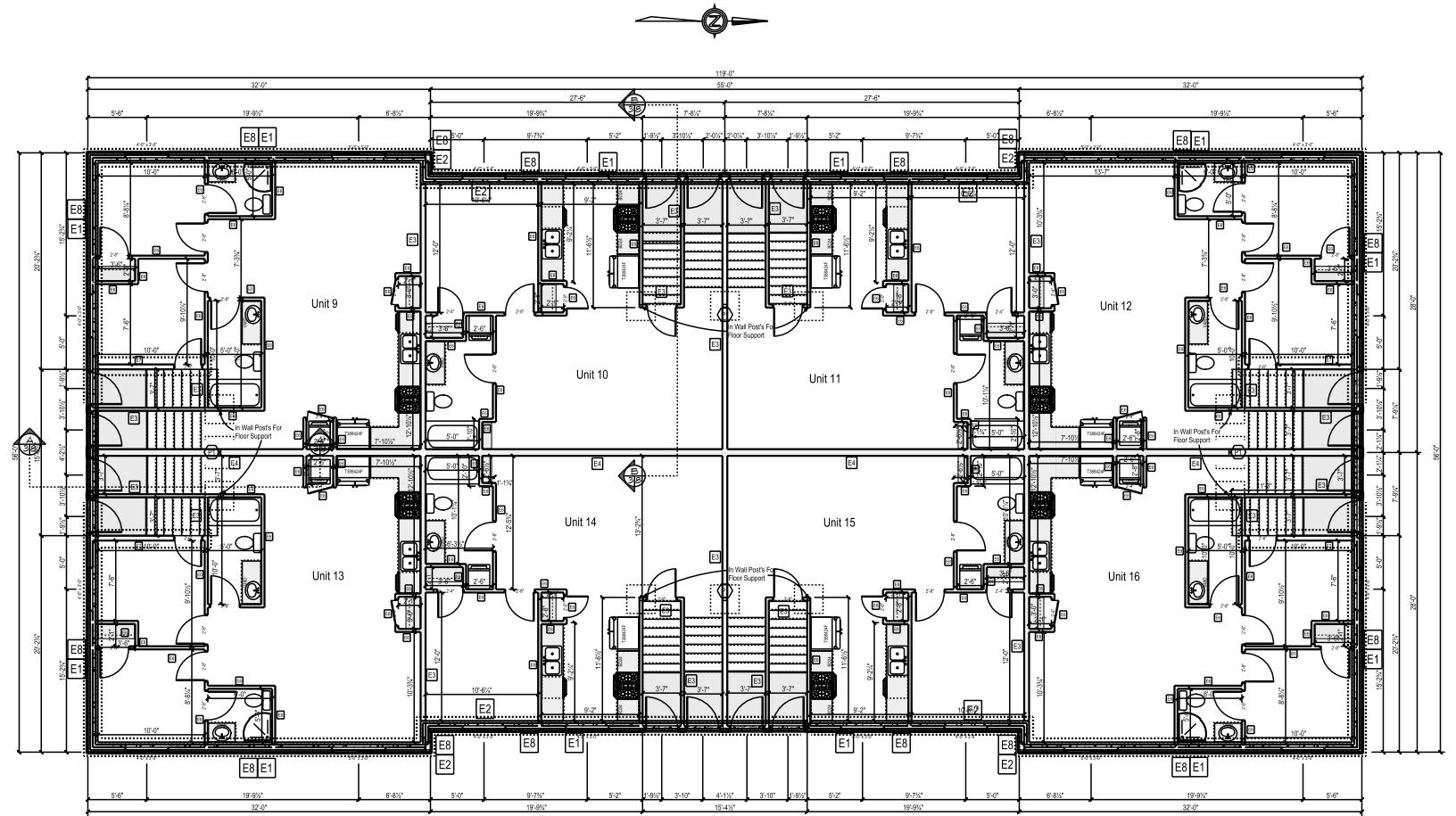
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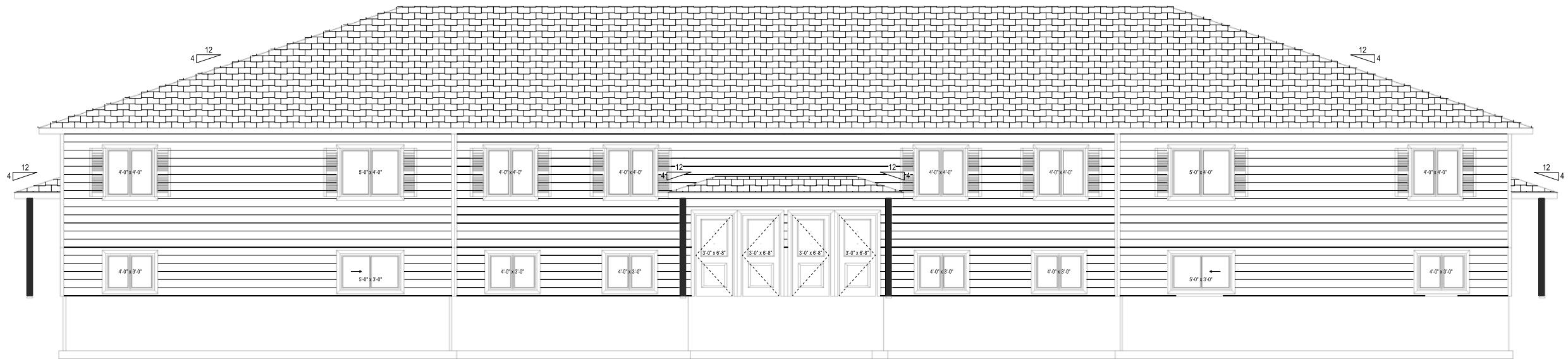
4/11
Basement



BASEMENT

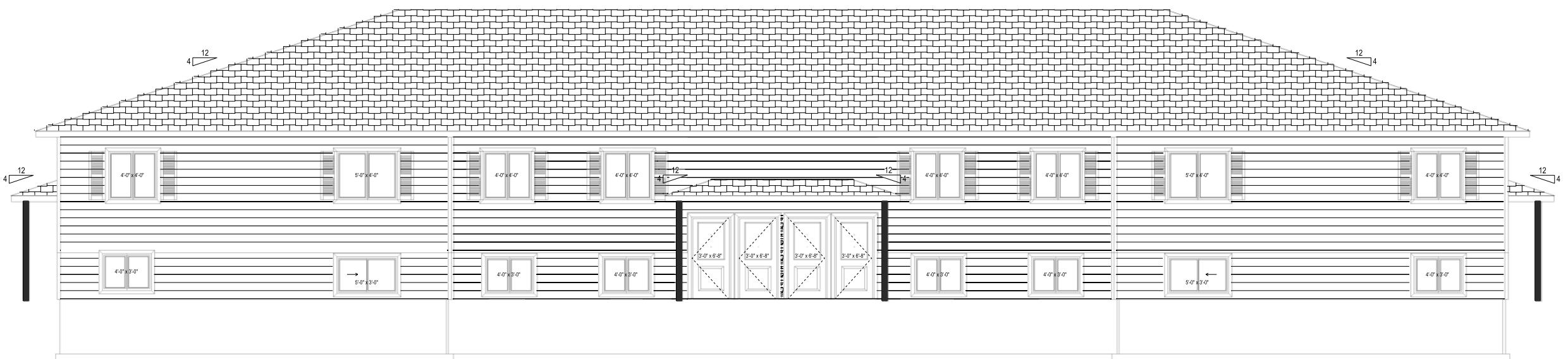
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Front Elevation

SCALE: 1" = 10'-0"



Rear Elevation

SCALE: 1" = 10'-0"



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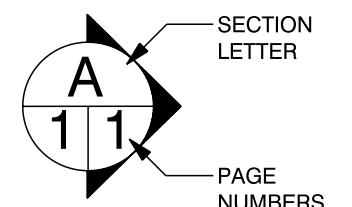
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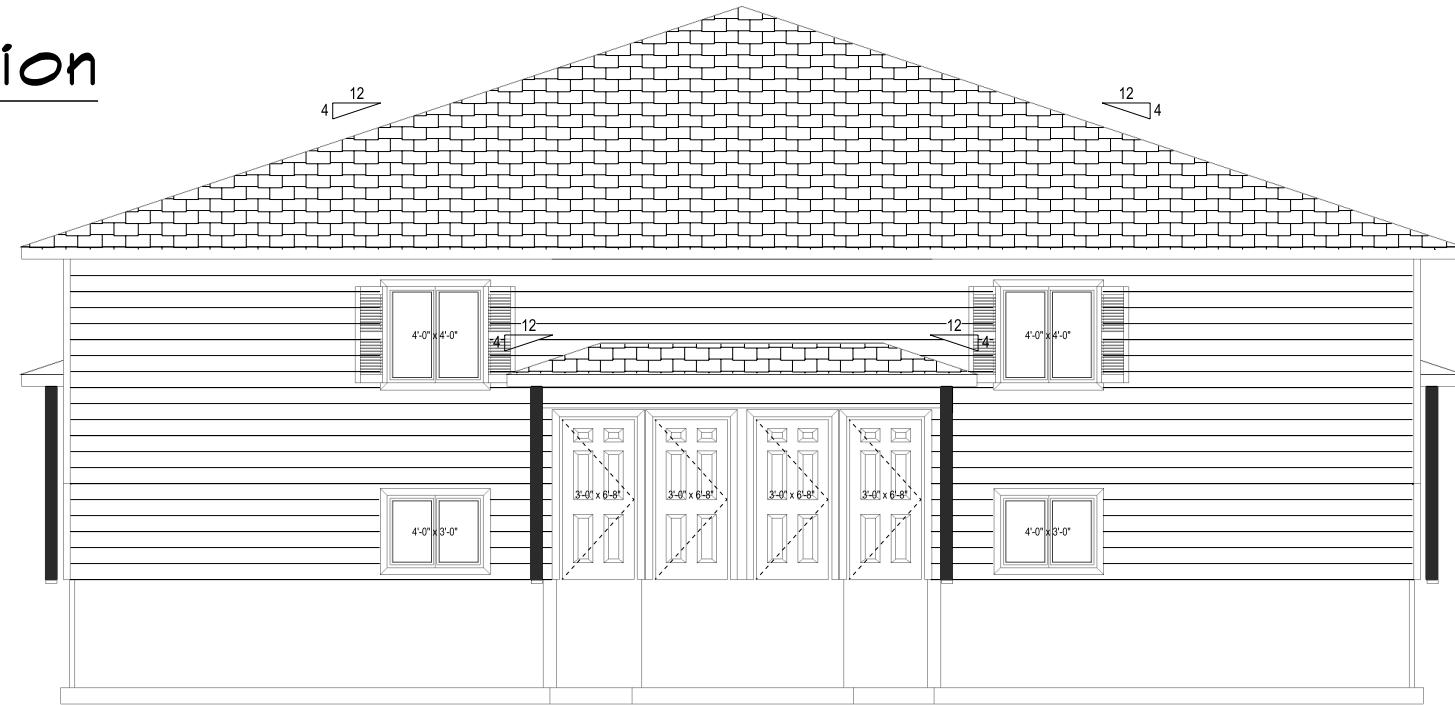
5/11

Front & Rear Elevation

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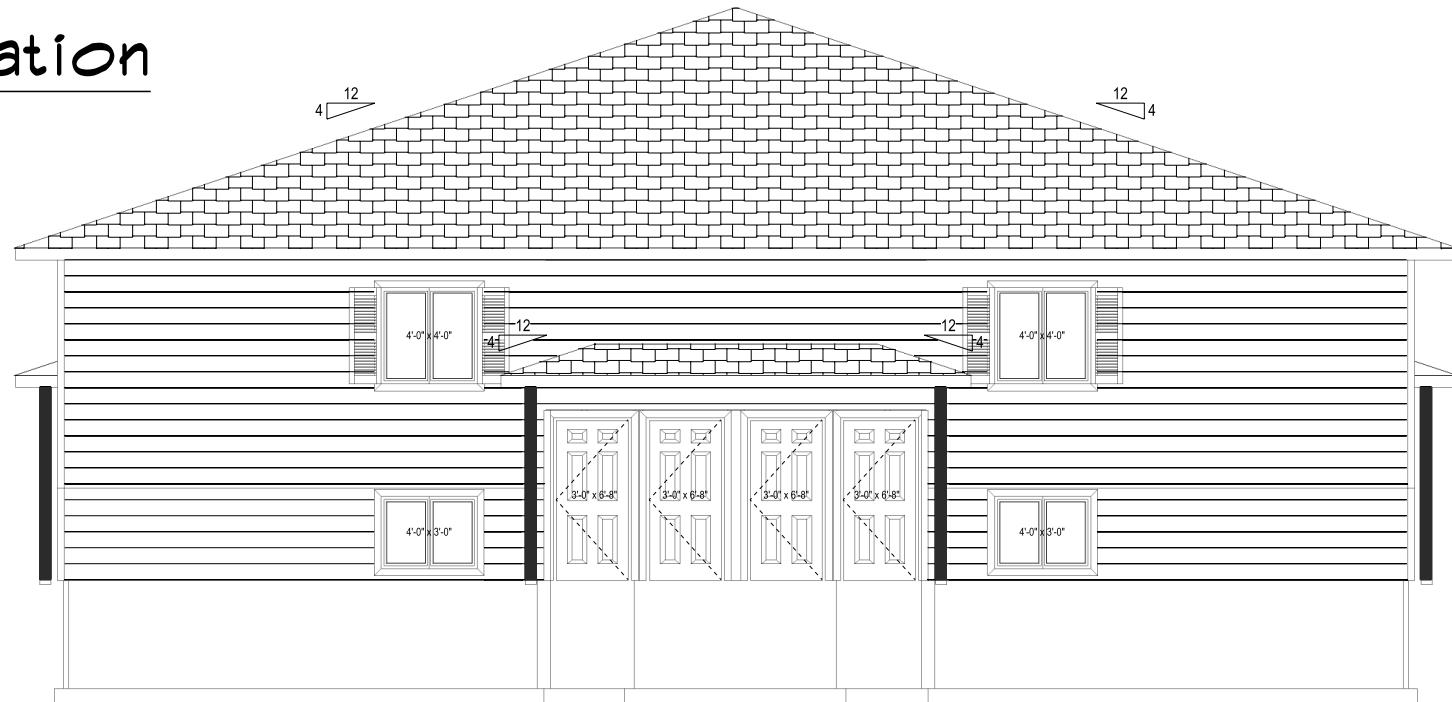
Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation

SCALE: 1/8" = 1'-0"



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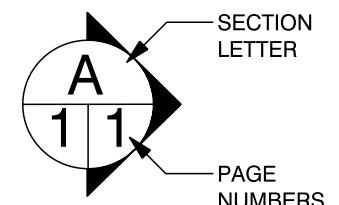
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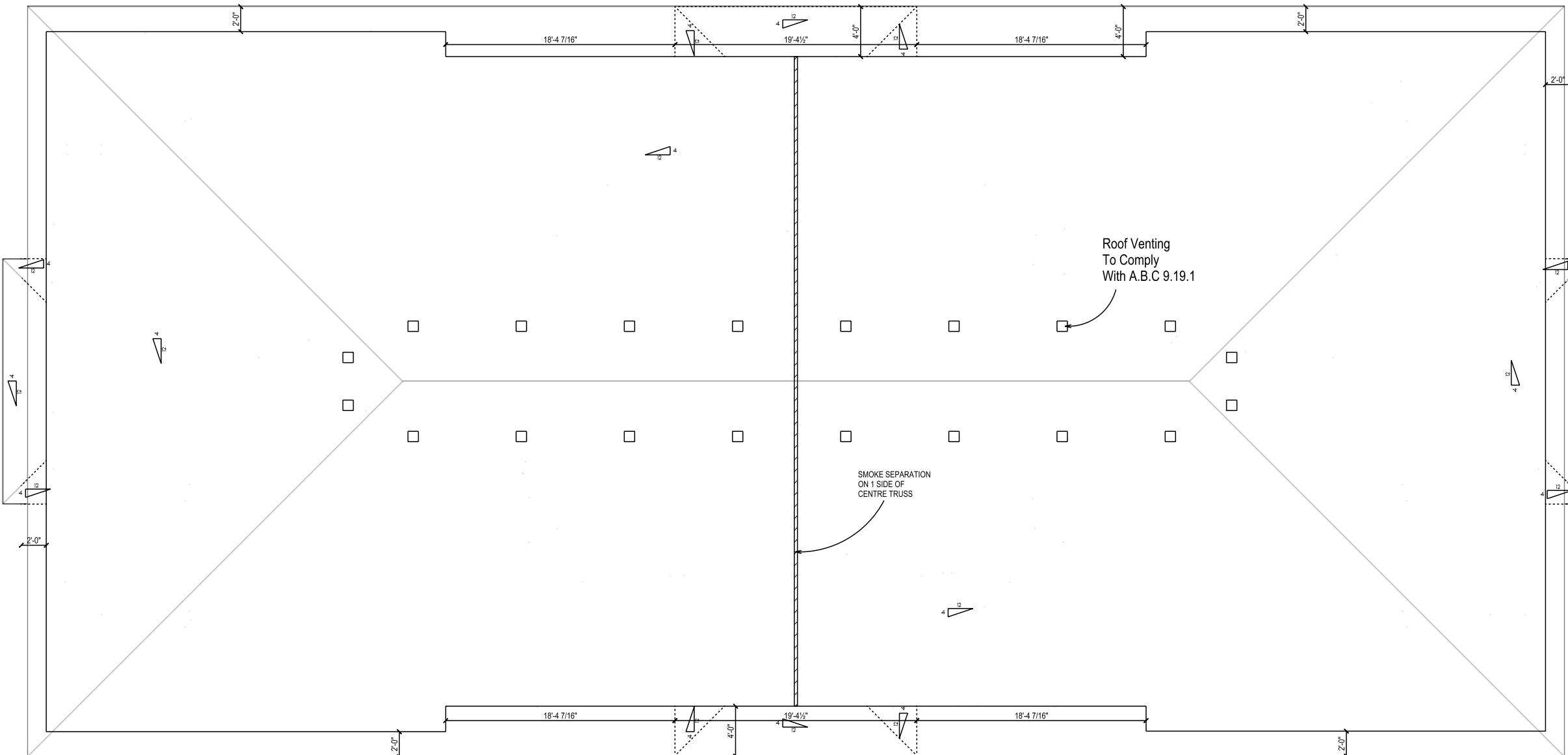


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6/11

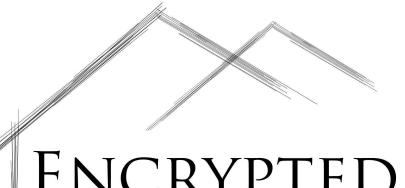
Left & Right Elevation

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Roof Lines

SCALE: 1" = 10'-0"



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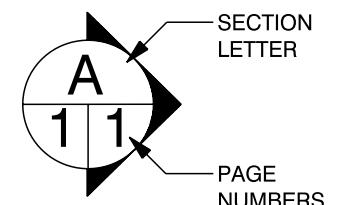
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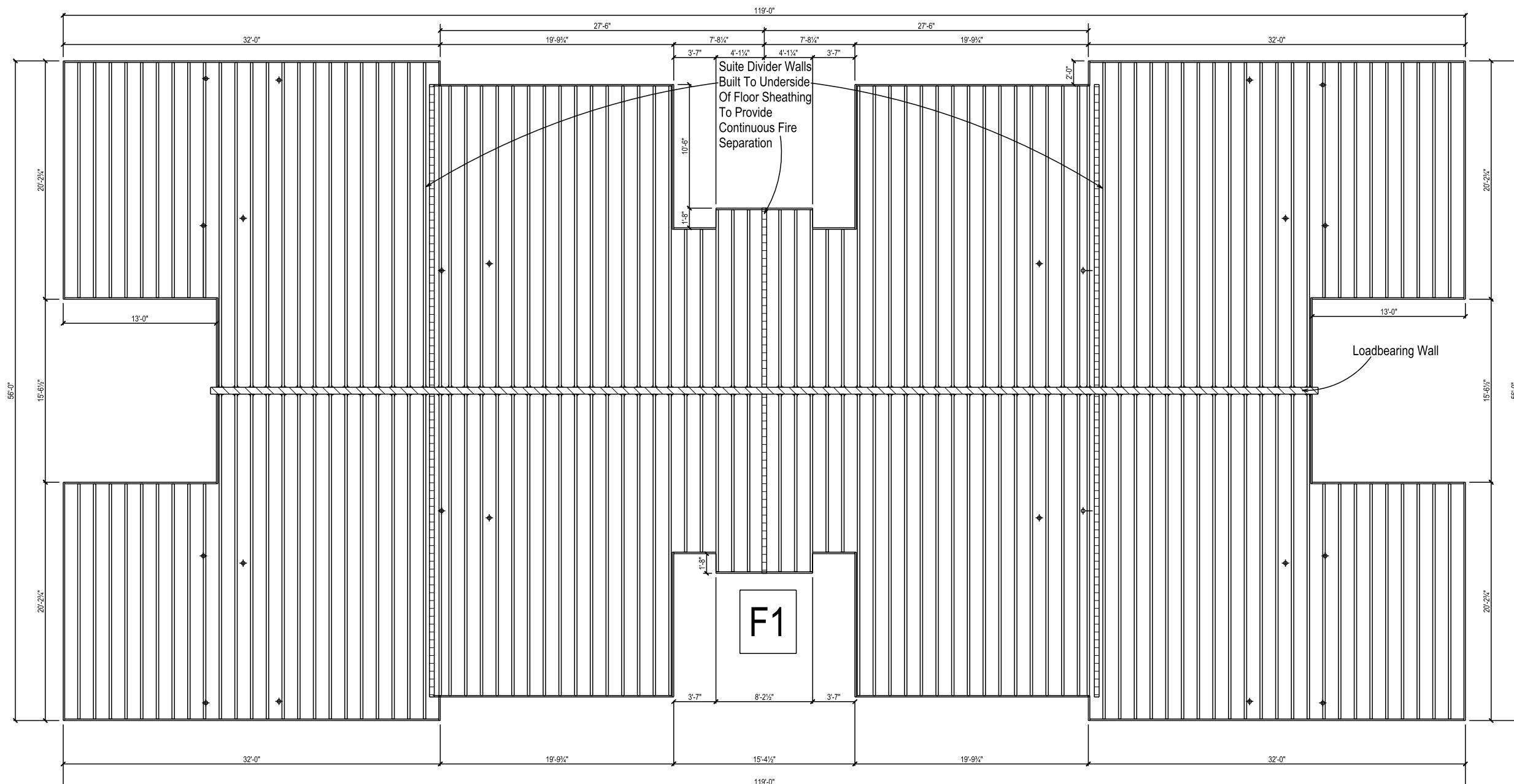
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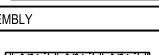
7/11
Roof Lines

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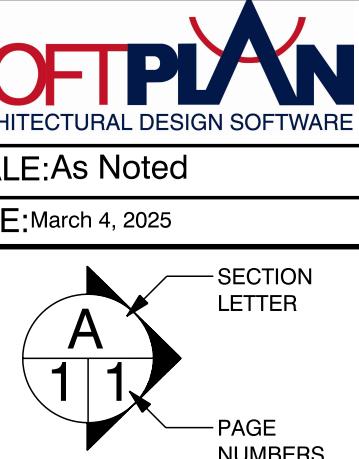
FLOOR SYSTEM

SCALE: 1" = 10'-0"

Floor Schedule					
Assembly	FRR	STC	F1 - FLOOR ASSEMBLY		
F18a & Appendix D	45 MIN	50	FINISH AS PER OWNER 1.5" CONC. TOPPING 23/32" O.S.B T&G SHEATHING GLUES & SCREWED 18" ENGINEERED WOOD TRUSSES @ 19.2" O.C ABSORBATIVE MATERIAL IN CAVITY RESILIENT CHANNELS @ 16" O.C 1 LAYER 5/8" TYPE "X" GYPSUM BOARD		
					
F2 - FLOOR ASSEMBLY					
	RSI 3.71		3" CONCRETE SLAB REINF W/ 10M @ 16" O.C 6 MIL POLY V.B 2" R20 TYPE 3 XPS RIGID INSULATION 6" COMPACTED GRANULAR FILL		

Schedules

SCALE: 1/16" = 1'-0"

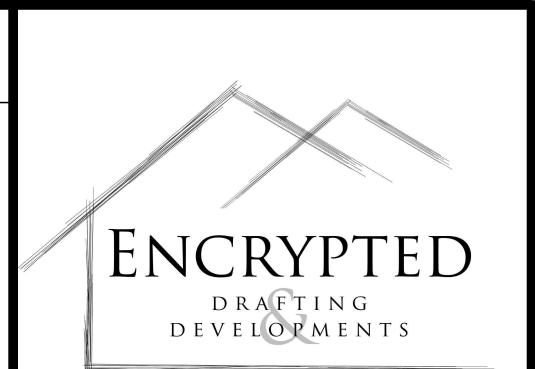


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9/1

Floor System

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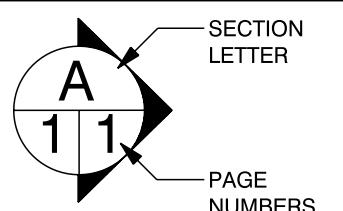
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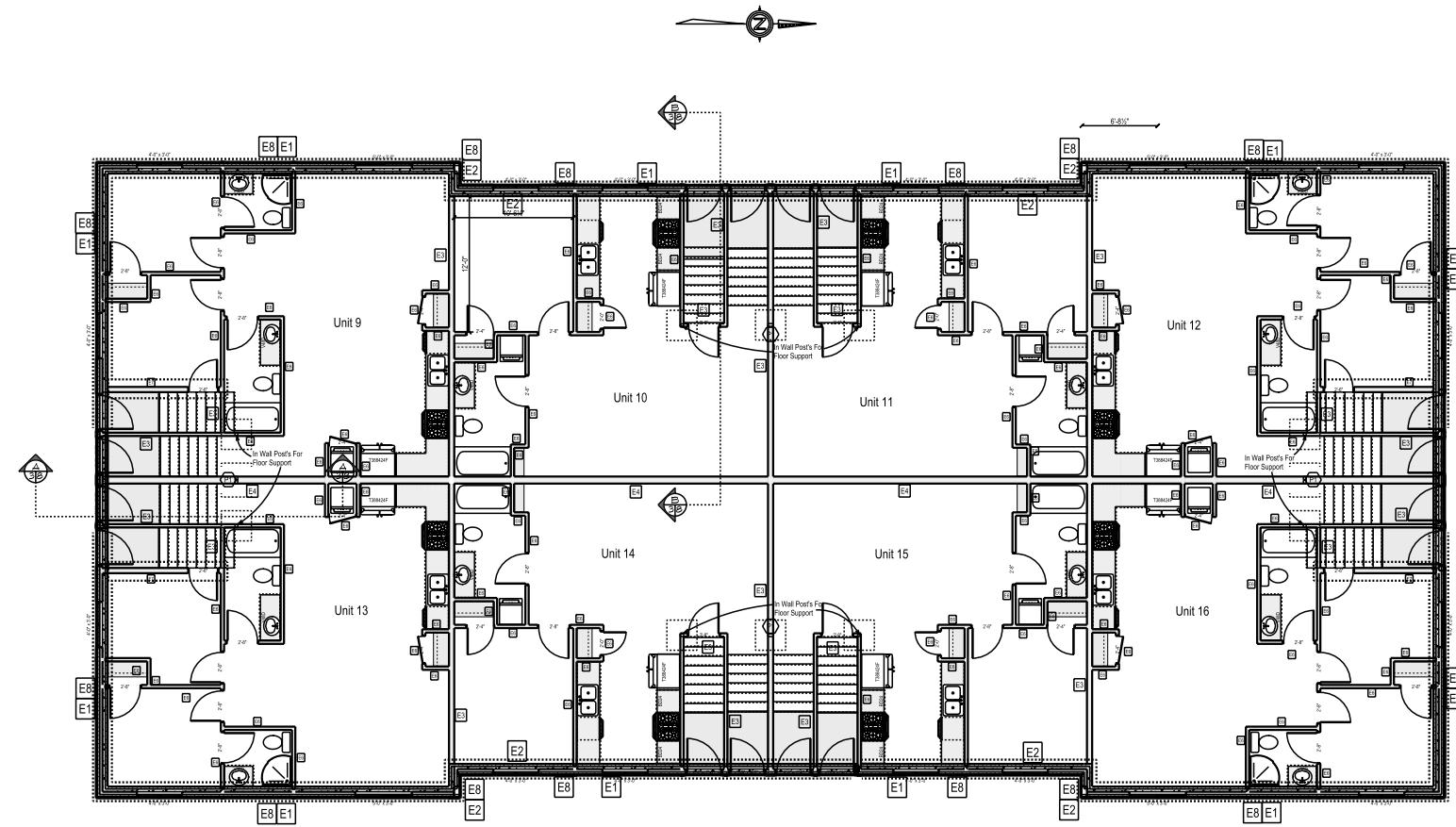
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PAGE:
10/11
Foundation



Foundation

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CODE REVIEW

Project: [23-688] Savage Construction 16 Unit
 Client: Encrypted Drafting and Development
 Date: Dec 21, 2023
 Building Footprint: 598.7 m²
 Building Height: 1 Storey
 Streets: 1 Street
 Sprinklers: No
 Occupancy: C - Multi-Family Residential

National Building Code - 2019 Alberta Addition
 Division A - Compliance, Objectives and Functional Statements
 Part 1 - Compliance
 1.3. Divisions A, B, and C of this Code
 1.3.3. Application of Division B
 1.3.3.2. Part 9 of Division B Applies to this building

Division B - Acceptable Solutions
 Part 9 - Housing and Small Buildings
 9.5 - Design of Areas and Spaces

9.5.2 - Barrier Free Design
 9.5.2.3 - If the apartment building is not equipped with an elevator, then the barrier-free path of travel is not required above the first storey. A barrier-free path of travel on the entrance level of a building not equipped with an elevator need not be provided if the difference in floor elevation between the entrance level and every dwelling unit exceeds 600 mm.

9.5.3 - Ceiling Heights
 9.5.3.1 - The ceiling heights and clear heights in rooms or spaces in residential occupancies shall be 2.1m and 2.0m, respectively.

9.5.4 - Hallways
 9.5.4.1 - The unobstructed width of a hallway within a dwelling unit shall be not less than 860 mm.

9.5.5 - Doorway Sizes
 9.5.5.1 - The minimum height of doorways shall be 1980 mm. The minimum width of doorways shall be:
 Entrance: 810 mm
 Rooms: 760 mm

9.7 - Windows, Doors and Skylights
 9.7.2 - Required Windows, Doors, and Skylights
 9.7.2.1 - Main entrance doors to dwelling units shall be provided with a door viewer or transparent glazing in the door, or a sidelight.

9.8 - Stairs, Ramps, Handrails, and Guards

9.8.1 - Application
 9.8.1.1 - This section applies to the design and construction of interior and exterior stairs, steps, ramps, handrails, and guards.

9.8.2 - Stair Dimensions
 9.8.2.1 - Exit stairs serving a single dwelling unit shall have a width of not less than 860 mm.

9.8.2.2 - The clear height over stairs shall be not less than 1950 mm.

9.8.4 - Step Dimensions
 9.8.4.1 - The rise of stairs shall be a minimum of 125 mm and a maximum of 200 mm, with a tolerance of not more than 5mm between adjacent treads or landings, and 10mm between the tallest and shortest risers.

9.8.4.2 - The run of stairs shall be a minimum of 255 mm and a maximum of 355 mm, with a tolerance of not more than 5mm between adjacent treads, and 10mm between the longest and shortest treads.

9.8.4.8 - The top of the nosing of stair treads shall have a rounded or beveled edge extending not less than 6mm and not more than 14mm. If resilient material is used to cover the nosing, the minimum extension is permitted to be reduced to 3mm.

9.8.6 - Landings

9.8.6.2 - A landing shall be provided at the top and bottom of each flight of interior and exterior stairs. A landing may be omitted at the bottom of an exterior stair provided there is no obstructions within the lesser of the width of the stair or 900 mm.

9.8.6.3 - Landings shall be at least as wide and as long as the width of the stair in which they occur. Where a door swings toward a stair, the full arc of the swing shall be over the landing.

9.8.6.4 - The clear height over landings serving a swing dwelling unit shall be not less than 1950 mm.

9.8.7 - Handrails

9.8.7.1 - Handrails shall be installed on 1 side of private interior stairs and on 1 side of private exterior stairs less than 1100 mm in width. Handrails shall be installed on 1 side of private exterior stairs serving not more than 1 dwelling unit.

9.8.7.2 - For stairs serving a single dwelling unit, a handrail is permitted to start from a newel post or volute installed on the bottom tread. It shall be continuously graspable throughout the length of the flight of stairs, from the bottom riser to the top riser.

9.8.7.3 - Handrails shall be terminated in a manner that will not obstruct pedestrian travel or create a hazard.

9.8.7.4 - The height of handrails on stairs shall be 865 mm to 1070 mm.

9.8.7.5 - The clearance between a handrail and the surface behind it shall be not less than 50 mm, or where the surface is rough or abrasive, 60 mm.

9.8.7.6 - Handrails and constructions below handrails, including handrail supports and stair stringers, shall not project more than 100mm into the required width of a stair.

9.8.8 - Guards

9.8.8.1 - Every surface to which access is provided, including but not limited to flights of steps, exterior landings, and porches shall be protected by a guard on each side that is not protected by a wall for the length where there is a difference in elevation of more than 600mm between the walking surface and the adjacent surface.

9.8.8.3 - All guards within dwelling units shall be not less than 900 mm high. Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1800 mm above the finished ground level.

9.8.8.5 - Openings through guards shall be of a size that prevents the passage of a spherical object having a diameter of 100 mm.

9.9 - Means of Egress

9.9.4 - Fire Protection of Exits

9.9.4.1 - This subsection applies to the fire protection of all exits except exits serving not more than one dwelling unit, including 9.9.4.4 and 9.9.4.6

9.9.9 - Egress from Dwelling Units

9.9.9.10 - Each bedroom shall have at least one outside window with an unobstructed opening of not less than 0.35 m² and a dimension less than 380mm.

9.10 - Fire Protection PAGE 819

9.10.2 - Occupancy classification - Residential occupancies

9.10.8 - Fire Resistance and Combustibility in Relation to Occupancy, Height and Supported Elements

9.10.8.1 - The minimum fire-resistance rating of floors shall be 45 minutes.

9.10.8.3 - All loadbearing walls and columns in the storey immediately below a floor shall have a fire-resistance rating of not less than that required for the supported floor assembly.

9.10.9 - Fire Separations and Smoke-tight Barriers between Rooms and Spaces within Buildings

9.10.9.14 - Suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire resistance rating of not less than 45.

9.10.12 - Prevention of Fire Spread at Exterior Walls and between Storeys

9.10.12.3 - Where exterior walls of a building meet at an external angle of 135o or less, the exterior wall of each fire compartment within 1.2m distance shall have a 45 min FRR.

9.10.12.4 - The attic space shall have no unprotected openings and shall be protected where the soffit encloses a common attic or roof space that spans more than 2 suites of residential occupancy and projects beyond the exterior wall of the building.

Soffit at the edge of an attic or roof space

9.10.14 - Spatial Separation Between Buildings (Per Table 3.2.3.1-B)

9.10.14.5(3) - Cladding on exposing building faces where the maximum permitted area of unprotected openings is 25%-50% need not be non-combustible where the limiting distance is greater than 2.5m and the area and L/H ratio doesn't exceed 5:1.

9.10.16 - Fire Blocks

9.10.16.1 - Unsprinklered concealed spaces of combustible construction created by a ceiling or roof space shall be separated by fire blocks into compartments not more than 60m with an area not greater than 300 m².

9.10.18 - Alarm and Detection System

9.10.18.2 - A fire alarm system is not required in a residential occupancy where each suite has direct access to an exterior exit facility leading to ground level.

9.10.19 - Smoke Alarm

9.10.19.1 - Smoke alarms shall be installed in each dwelling unit.

9.10.19.3 - There shall be smoke alarms installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, located in the hallway. They shall be on or near the ceiling.

9.11 - Sound Transmission

9.11.1 - Protection from Airborne Noise

9.11.1.1 - A dwelling unit shall be separated from every other space in a building in which noise may be generated by a separating assembly providing an STC rating of not less than 50.

9.13 - Dampproofing, Waterproofing, and Soil Gas Control

9.13.4 - Soil Gas Control

9.13.4.2 - All wall, roof and floor assemblies separating conditioned space from the ground shall be protected by an air barrier system conforming to 9.25.3.

9.14 - Drainage

9.14.2 - Foundation Drainage

9.14.2.1 - The bottom of every exterior foundation wall shall be drained by drainage tile or pipe laid around the exterior of the foundation in conformance with 9.14.3.

9.19 - Roof Spaces

9.19.1 - Venting

9.19.1.2 - The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area: 6444 sqft / 300 = 21.48 sqft

Not less than 25% of the required venting shall be located at each the top and bottom of the roof: 21.48 sqft x 25% = 5.37 ft² peak venting

Soffit venting: 7.16 ft²

Total proposed venting: 72.14 ft²

9.19.2 - Every attic space shall be provided with an access hatch measuring not less than 550mm x 900 mm

9.36.2 - Energy Efficiency

Project Information:

Location: La Crete, AB (Zone 7B)

HRV: Yes

In-Floor Heating: No

Note: All assemblies identified are minimum insulation values. Additional insulation may be added at the discretion of the Owner.

9.36.2.6 - Thermal Characteristics of Above-Ground Opaque Building Assemblies with a Heat-Recovery Ventilator

Assembly	Materials	RSI	RSI Req'd
Ceilings Below Attic	Asphalt Shingles 11mm OSB Vented roof space 1.5" cellulose insulation	0 0 0.03 9.21	10.43
	Open web wood trusses @ 610 o.c. 2x4 bottom chord (11% framing) 3.5" cellulose insulation (89% cavity)	1.87	
	Vapour barrier 15mm Drywall Air film, interior	0 0.10 0.11	
Total		11.32	
Walls Above and Not in Contact with Ground	Air film, exterior Vinyl Siding 9.5mm OSB 2x6 studs @ 400 o.c. (23% framing) R24 Batt insulation (77% cavity)	0.03 0.11 0.09 2.66	3.08
	Vapour barrier 13mm drywall Air film, interior	0 0.08 0.12	
Total		3.09	
Walls Above and Not in Contact with Ground - Rim Joist Space	Air film, exterior Vinyl Siding 9.5mm OSB 2x6 studs @ 19.2" o.c. (22% framing) R24 Batt insulation (78% cavity)	0.03 0.11 0.09 2.73	3.08
	Vapour barrier Air film, interior	0 0.12	
Total		3.16	

Unheated floors on ground that are above the frost line and have no embedded heating pipes, cables or ducts shall be insulated beneath the slab for a distance not less than 1.2m.

9.36.2.9 - Airtightness

The leakage of air into and out of conditioned spaces shall be controlled by constructing a continuous air barrier system in accordance with this section.

The air barrier system shall be continuous across construction, control, and expansion joints, across junctions between different building materials and assemblies, and around penetrations through all building assemblies.

Windows and doors and their components shall comply with AAMA/WDMA/CSA 101/I.S.2/A440 and CSA A440S1.

Vehicular access doors shall be weatherstripped around their perimeter to prevent air leakage.

9.36.2.10 - Construction of Air Barrier Details

Materials intended to provide the principal resistance to air leakage shall conform to CAN/ULC-S741 and shall be compatible with adjoining materials and free of holes and cracks.

Where the air barrier system consists of flexible sheet material, all joints shall be lapped not less than 2", sealed, and structurally supported.

Sealant material shall be a non-hardening type.

Division C - Administrative Provisions]

Part 2 - Administrative Provisions

Section 2.4 - Professional Design and Review

2.4.2 - Professional Involvement

2.4.2.1 - Plans and specifications must be imprinted with the seals or stamps of either a registered architectural professional or one or more registered engineering professionals qualified to engage in the appropriate combination of those branches of engineering that are applicable to building design and construction for building that is 3 storeys or less in building height and classified as a residential occupancy, containing at least 5 but not more than 2 dwelling units.

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Savage Construction
Brenton Wiebe
780-821-3611

High Level
Alberta
T0H 2H0

Square Footages

Units 1,4,5,8
9,12,13,16: 890 Sq Ft
Unit 2,3,6,7,
10,11,14,15: 721 Sq Ft
Building Total: 12,888 Sq Ft

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1538 Albert St Regina Saskatchewan S4P 2S4 | 306-559-2147 | www.driftstoneconsulting.ca

January 22, 2025

DCI# 23 - 688

Brenton Wiebe
Savage Construction Ltd.
Box 3175
La Crete, AB
T0H 2H0

Re: Review of Soil Design Parameters for Savage Construction Multi-Unit Complex

1. Introduction

Driftstone Consulting Inc. (DCI) was requested by Savage Construction (the Client) to provide a letter regarding our soil design assumptions and site understanding for the Town of High Level (the AHJ) to address concerns regarding the site and final acceptance.

2. Soil Bearing Pressure

In the original design and engineering review of the structure, an allowable soil bearing of 2500 psf (120 kPa) was used. This is approximately equivalent to the Part 9 capacities for a firm clayey soil. In our experience designing in this region of Alberta, this is typically a conservative assumption & the design ensured that the expected soil pressure (under factored loads) was below this value.

3. Site Conditions

It is our understanding that nearby sites, and this site to a lesser extent, frequently experience wet soil and ground conditions. While this is an important item to be considered, it is our opinion that the design is sufficiently conservative to accommodate these conditions. Any elements of the site grading, civil engineering, or geotechnical engineering not directly related to the structural design as it pertains to the footings are outside of our scope of work and we cannot comment on those items in detail.

4. Closure and Commitment

This letter is prepared for the use of the Client to provide clarity on DCI's design and soil assumptions for footing capacity and loading conditions for the multi-family units in this development.

An additional detailed structural analysis, beyond the original engineering design work, was not undertaken for any particular element unless specifically noted otherwise. This

review did not consider complete code compliance or zoning regulations, nor were environmental implications considered in this study.

Driftstone Consulting Inc. shall assume no liability for the use of this report for any purpose other than as noted above. In no case shall Driftstone Consulting Inc. assume any liability to any third party for any use of this report or portion thereof.

Respectfully Submitted,



Mark Magnus, P. Eng,
Structural Engineer



DRIFTSTONE CONSULTIN INC.
PERMIT #14801
MARK MAGNUS (277079)
JANUARY 22, 2025

Savage Construction Ltd.

As per discussion and the civil parking lot drainage plan for the phase 2 apartment complex in High Level AB. All drainage sloping, asphalt surfacing, grass landscaping and concrete sidewalks are to be completed after construction is complete.

Only items that would be remaining after construction would be the building and perimeter sidewalks of phase 3 apartment complex.

Owner

Brenton Wiebe



February 12, 2025, For: Town of High Level

This letter is regarding Savage Construction LTD and his proposed construction of another 16 plex at the address of 11102 106st.

There will be 16 units rented out with 8 having 2 full bathrooms, 1 Kitchen sink, and 1 Washing machine. The other 8 units will have 1 Full Bathroom, 1 Kitchen sink, and 1 washing machine.

The total amount of estimated water consumption is 108m cubed per month.

The total amount of sewer going out will also be an estimated 108m cubed per month.