

**TOWN OF HIGH LEVEL  
DEVELOPMENT PERMIT**

**PERMIT NO.:** **DP25-003**  
**PROPOSED USE:** Permitted Use – Removal of Structural Wall (Renovation)  
**APPLICANT:** Derksen and Son Construction Ltd.  
**LANDOWNER:** NWR FASD Society  
**LOCATION:** Lot 18 Block 20 Plan 782 0221 in SW 5-110-19-W5

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**A development involving Application No. DP25-003 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. 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.**
- 3. 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:** **January 17, 2025**

**DATE OF ISSUE OF DEVELOPMENT PERMIT:** **January 17, 2025**

**DATE OF VALIDITY OF DEVELOPMENT PERMIT:** **February 8, 2025**

**SIGNATURE OF DEVELOPMENT AUTHORITY:**

  
Logan Bartholow

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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, 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 **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.
3. 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**

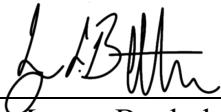
In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, 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 January 17, 2025

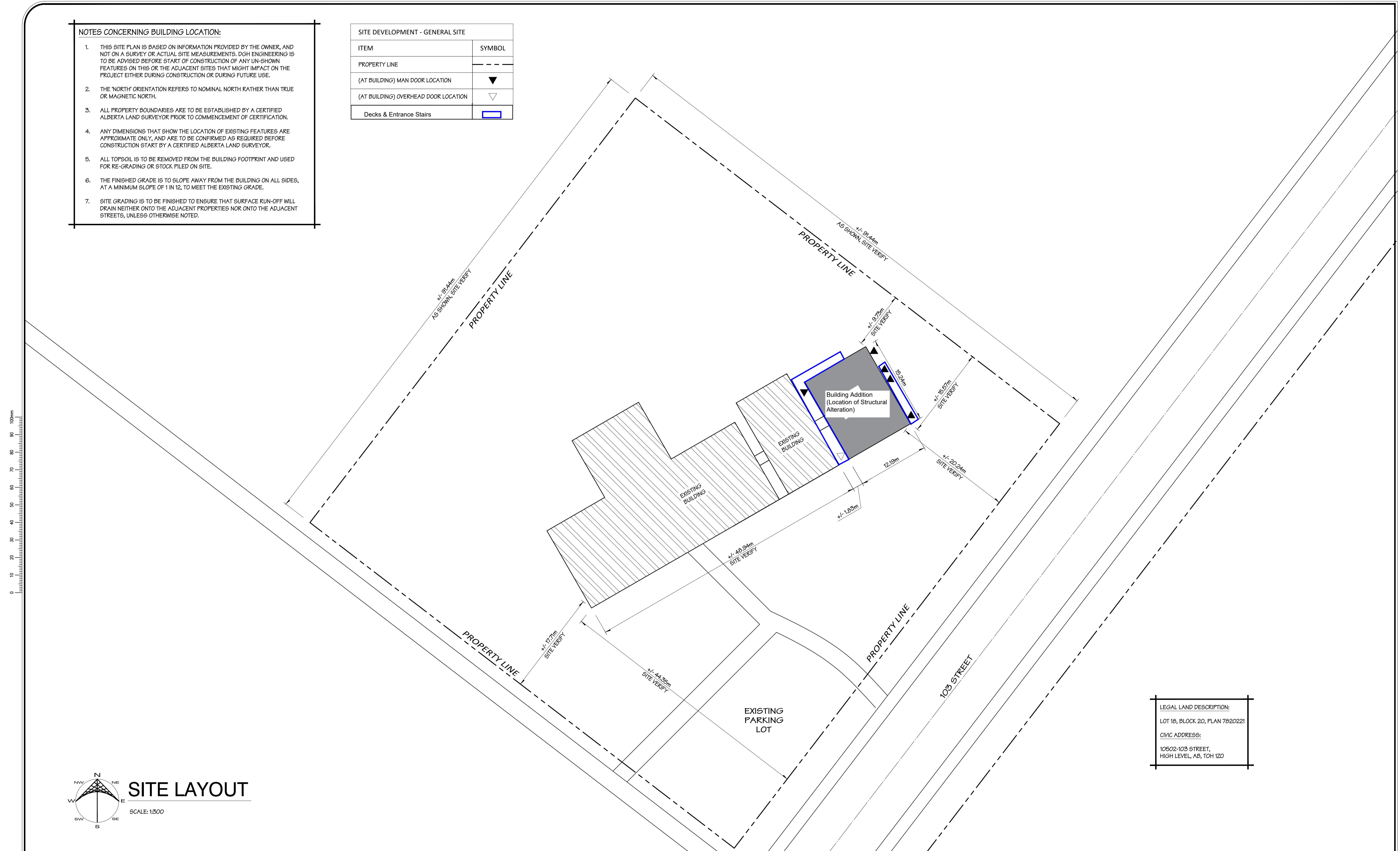
  
\_\_\_\_\_  
Logan Bartholow  
Development Authority

(17 pages)

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT ON A SURVEY OF ACTUAL SITE MEASUREMENTS. DGH ENGINEERING IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE NORTH ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ALL PROPERTY BOUNDARIES ARE TO BE ESTABLISHED BY A CERTIFIED ALBERTA LAND SURVEYOR PRIOR TO COMMENCEMENT OF CERTIFICATION.
4. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED AS REQUIRED BEFORE CONSTRUCTION START BY A CERTIFIED ALBERTA LAND SURVEYOR.
5. ALL TOPSOIL IS TO BE REMOVED FROM THE BUILDING FOOTPRINT AND USED FOR RE-GRADING OR STOCK PILED ON SITE.
6. THE FINISHED GRADE IS TO SLOPE AWAY FROM THE BUILDING ON ALL SIDES, AT A MINIMUM SLOPE OF 1IN 12, TO MEET THE EXISTING GRADE.
7. SITE GRADING IS TO BE FINISHED TO ENSURE THAT SURFACE RUN-OFF WILL DRAIN NEITHER ONTO THE ADJACENT PROPERTIES NOR ONTO THE ADJACENT STREETS, UNLESS OTHERWISE NOTED.

SITE DEVELOPMENT - GENERAL SITE	
ITEM	SYMBOL
PROPERTY LINE	—
(AT BUILDING) MAN DOOR LOCATION	▼
(AT BUILDING) OVERHEAD DOOR LOCATION	▽
Decks & Entrance Stairs	□

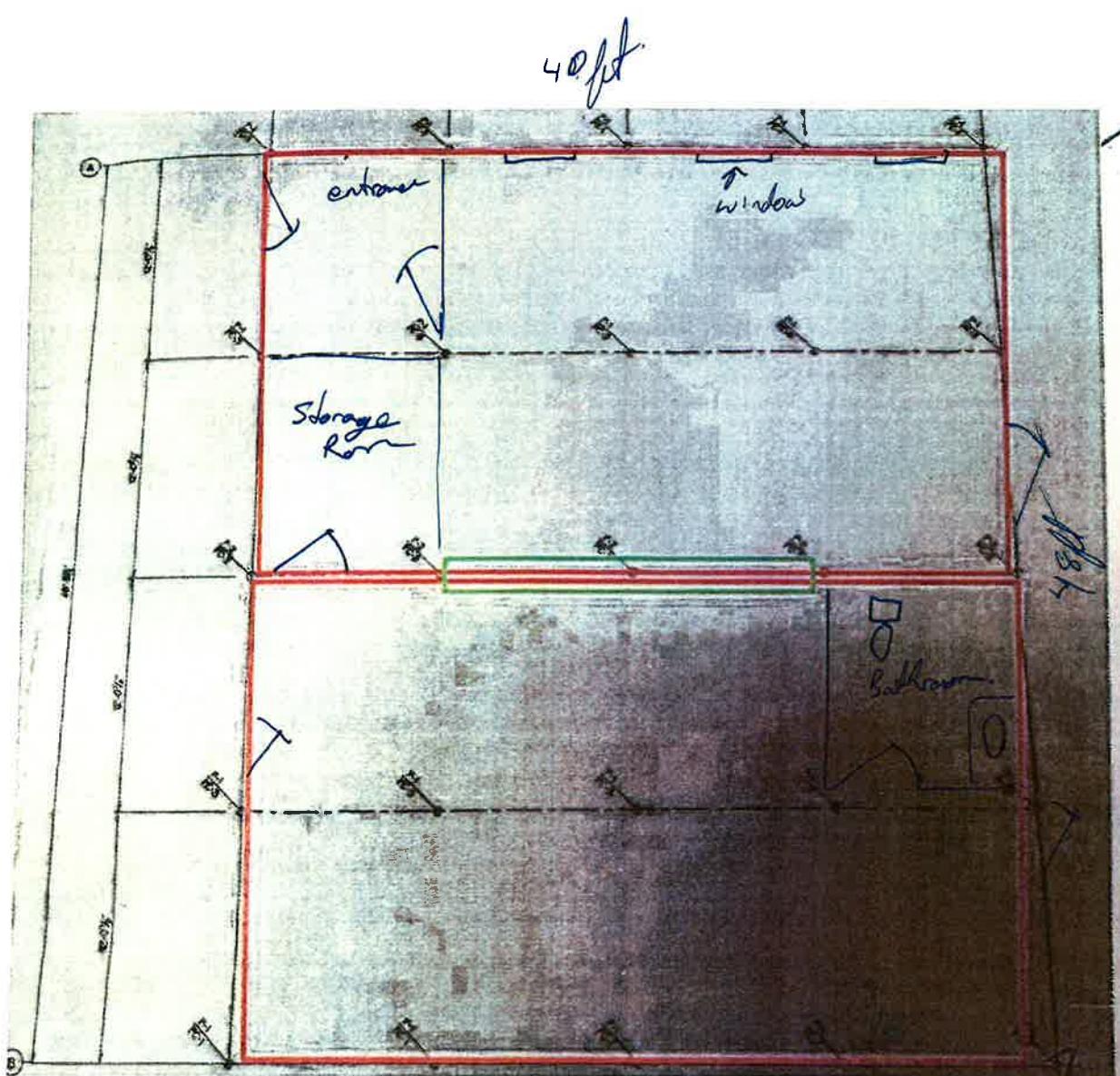


LEGAL LAND DESCRIPTION:  
LOT 18, BLOCK 20, PLAN 7820221  
CIVIC ADDRESS:  
10502-103 STREET,  
HIGH LEVEL, AB, T0H 1Z0

ISSUED FOR REVIEW	ENGINEER'S SEAL	PERMIT TO PRACTICE DGH ENGINEERING LTD.	CLIENT	PROJECT TITLE
<p>ISSUE (AND REVISION)</p> <p>01 2022-08-03 ISSUED FOR CONSTRUCTION 00 2022-07-22 ISSUED FOR REVIEW</p> <p>NO.(REV.) DATE DESCRIPTION</p> <p>PRINTED DATE: 8/3/2022 8:49:46 AM</p>	<p>PROFESSIONAL ENGINEER ALBERTA HODGKINSON Ryan Fidler #83367 57035 2022-08-03</p>	<p>PERMIT TO PRACTICE DGH ENGINEERING LTD.</p> <p>Signature </p> <p>Date 2022-08-03</p> <p>PERMIT NUMBER: P 6408 The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p>	<p>FINE LINE SERVICES PO BOX 3690 HIGH LEVEL, AB, T0H 1Z0</p>	<p>FAMILY COMMUNITY SERVICES BUILDING FOUNDATION</p>
<p>01 2022-08-03 ISSUED FOR CONSTRUCTION 00 2022-07-22 ISSUED FOR REVIEW</p> <p>NO.(REV.) DATE DESCRIPTION</p> <p>PRINTED DATE: 8/3/2022 8:49:46 AM</p>	<p>PROFESSIONAL ENGINEER ALBERTA HODGKINSON Ryan Fidler #83367 57035 2022-08-03</p>	<p>NOTE TO CONTRACTOR: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO DGH IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTACT THE ENGINEER FOR CLARIFICATIONS IF NECESSARY. THIS DRAWING SHALL NOT BE USED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES UNLESS IT IS SEALED AND SIGNED BY THE ENGINEER RESPONSIBLE FOR THE WORK.</p> <p>COPYRIGHT © 2022 DGH ENGINEERING LTD. RESERVES THE RIGHT TO REPRODUCE THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO DGH IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTACT THE ENGINEER FOR CLARIFICATIONS IF NECESSARY. THIS DRAWING SHALL NOT BE USED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES UNLESS IT IS SEALED AND SIGNED BY THE ENGINEER RESPONSIBLE FOR THE WORK.</p>	<p>DESIGNED AJJ</p> <p>DRAWN JGB</p> <p>COORDINATOR AJJ</p> <p>DATE JULY/2022</p> <p>SCALE AS NOTED</p> <p>X'REF PATH(S)</p>	<p>SITE LAYOUT</p> <p>C1 REV. C ROO</p>

roof.

## Floor Plan









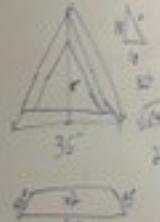
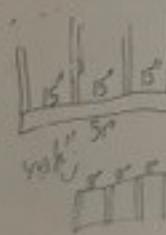
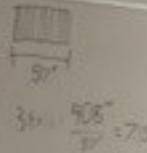
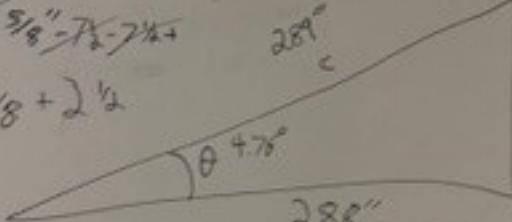


8 @ 2' x 6' x 12'

8 @ 2' x 6' x 10'

$$15 - \frac{3}{8} = 14\frac{5}{8}$$

$$-\frac{5}{8} + 2\frac{1}{2}$$



EXIT

