



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

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January 12, 2022

Boyd E. Langford Professional Corporation
10401 Chinchaga Drive
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Subdivision Application Number:	S21-003
Tax Roll Number:	1410.000
Applicant:	Boyd E. Langford Professional Corporation
Registered Landowner:	TOWN OF HIGH LEVEL
Civic Address:	
Legal Land Location:	Lot 10PUL, Block 43, Plan 9823408
Municipality:	Town of High Level
Number of Proposed Parcels:	2
Proposed Use:	Residential

has been APPROVED, subject to the conditions on the attached sheet and as per the application submitted by the Applicant.

Fourteen (14) days after the first publication date you are authorized to proceed with the subdivision as specified, provided that all conditions are complied with, and the subdivision 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 Subdivision Approval is null and void.

Date Deemed Complete: December 15, 2021

Date Approval First Publicized: January 13, 2022

Date Approval Valid: January 27, 2022

Original Signed by CAO, Clark McAskile
SIGNATURE OF DEVELOPMENT AUTHORITY

1. As the Applicant, you have the right to appeal the conditions of this approval. Should you wish to do so, you must file a Notice of Appeal with the Subdivision and Development Appeal Board within Fourteen (14) days after the Notice of 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 siting 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 Fourteen (14) days after the Notice of Approval is first publicized.
3. Once the appeal period has expired, Fourteen (14) days after the Notice of Approval is first publicized, the Applicant can proceed with submitting a registerable instrument for endorsement to the Town of High Level. An Alberta Land Surveyor will be able to confirm with you what type or plan would be required for registration of this subdivision. Note that all conditions of this Approval must be met before endorsement of the registerable instrument can occur. A fee to endorse the registerable instrument will be charged.
4. A subdivision issued in accordance with this Notice of Approval is valid for a period of one (1) year from the date of its issue. If you require a longer time period than this to submit your registerable instrument for endorsement, a time extension may be granted by the Town of High Level. Please apply prior to the end of the one (1) year expiry period.

CONDITIONS OF APPROVAL

Subdivision Number: S21-003

1. No further development, construction, or site work is permitted without an approved Development Permit from Town of High Level.
2. A copy of the Final Plan of Subdivision developed by a Registered Alberta Land Surveyor is to be submitted to Town of High Level upon registration with Alberta Land Titles.
3. An Access Approach Permit is required for any new, additional, improved, relocated or temporary access. Any culvert required for drainage under or through the access approach must meet Town of High Level Municipal Engineering and Construction Standards specifications.
4. All new, additional, improved, relocated or temporary approaches must be inspected by the Town of High Level Operations Department upon completion.
5. Please arrange an inspection with the Town of High Level Operations Department prior to commencing access approach works.