



Town of High Level  
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April 25, 2024

Joshua Lambert  
21 Chonkolay Drive  
High Level, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-029
Tax Roll Number:	1543.000
Applicant:	ERICA HARDER
Registered Landowner:	Joshua Lambert
Civic Address:	21 CHONKOLAY DRIVE
Legal Land Location:	Lot 13, Block 44, Plan 0424766
Municipality:	Town of High Level
Development Involving:	1 ON 1 PERSONAL TRAINING IN GARAGE SET UP AS GYM

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 the Applicant is 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: May 08, 2024**

**Date Approval First Publicized:**

**Date Permit Effective: April 25, 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 citing 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: DP24-029**

1. **A Signage Permit is required for any new signage related to this development.**
2. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
3. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
4. 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.
5. 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.
6. **Applicant must adhere to the Home Occupations - Section 5.19 in the Town of High Level Land Use Bylaw 1018-21.**
7. The home occupation shall have no outside storage of equipment, materials, commodities or products associated with the business.

8. The required parking shall be located on the same site as the dwelling and the parking shall be limited to four(4) Client vehicles at one given time during operating hours.