



Town of High Level  
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High Level, Alberta T0H 1Z0

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April 23, 2024

Edwin Krahn  
PO Box 1433  
High Level, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-027
Tax Roll Number:	0226.500
Applicant:	EDWIN KRAHN
Registered Landowner:	Edwin Krahn
Civic Address:	11406 - 95 STREET
Legal Land Location:	Lot -, Block 38, Plan 9926142
Municipality:	Town of High Level
Development Involving:	UTILITY TRAILER SALES

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

Upon receipt of this Notice of Approval, 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.

**Date of Issue: April 23, 2024**

**Date Approval First Publicized: May 01, 2024**

**Date Permit Effective: April 23, 2024**

  
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SIGNATURE OF DEVELOPMENT AUTHORITY

1. 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: DP24-027**

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. Apply for a Business License prior to commencing business-related activities approved under this Development Permit.
6. 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.