



TOWN OF

HIGH LEVEL

GATEWAY TO THE SOUTH

Town of High Level
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High Level, Alberta T0H 1Z0

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June 04, 2024

Gilbert & Deborah Kong
21 Borealis Road
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-037
Tax Roll Number:	1708.000
Applicant:	GILBERT KONG
Registered Landowner:	GILBERT KONG
Civic Address:	11 DEERGLEN TRAILER PARK
Legal Land Location:	Lot 11, Plan 0524332
Municipality:	Town of High Level
Development Involving:	16FT X 76FT MANUFACTURED HOME - MOBILE HOME.

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, you are 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: June 12, 2024

Date Approval First Publicized: June 12, 2024

Date Permit Effective: June 04, 2024


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: DP24-037

1. **A Building Permit is required for this development.**
2. **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.**
3. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
4. 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.
5. The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.
6. **A Driveway Permit is required for any new, enlarged, improved or replaced driveway. Any curb cut required for driveway purposes must meet Town of High Level Municipal Engineering and Construction Standards specifications. All costs incurred by the reconstruction of the curb will be borne by the Applicant or Registered Owner.**
7. The driveway shall be hard surfaced within two (2) years from the date of issuance of the Building Permit.
8. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
9. All new, additional, improved, relocated or temporary access approaches must be inspected by the Town of High Level Operations Department upon completion.
10. All new, enlarged, improved or replaced driveways must be inspected by the Town of High Level Operations Department upon completion.

11. Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.
12. A Lot Grading Certificate is to be submitted within 12 months from the date of issuance of the Occupancy Permit for the building by a Safety Codes Officer.
13. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
14. **The foundation or undercarriage of the Manufactured Home – Mobile shall be screened from view by skirting made of high quality materials that complements the design of the unit within sixty (60) days of the placement of the unit on the parcel.**
15. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
16. The civic address must be posted on the development.
17. The exterior finish of the dwelling unit must be completed within two (2) years from the date of issuance of the Building Permit.
18. Minimum building setbacks are as follows:
 - a. Yard – Front: 4.5m / 14.7ft.
 - b. Yard – Side: 1.5m / 4.9ft. or 4.5m / 14.7ft. when adjacent to a Manufactured Home - Mobile
 - c. Yard – Flankage: 3m / 9.85ft.
 - d. Yard – Rear: 3m / 9.85ft.
19. **A variance of an additional 5.3ft is allowed to be located on the North side of the property to accommodate for the 3m/9.85ft setback on the required for development of the Manufactured Home - Mobile located at 11 Deerglen Trailer Park [0524332;11].**
20. **Twenty-one (21) days from the first publication date you are authorized to proceed with the development approved in this Development Permit.**