

July 24, 2024

Todd Tilley
Box 597
Rainbow Lake, AB
T0H 2Y0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-046
Tax Roll Number:	01759.000
Applicant:	Todd Tilley
Registered Landowner:	TODD TILLEY
Civic Address:	94 DEERGLEN TRAILER PARK
Legal Land Location:	Lot 94, Plan 0524332
Municipality:	Town of High Level
Development Involving:	MANUFACTURED HOME - MODULAR: LENGTH 55' x WIDTH 27' x HEIGHT 17'

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: July 24, 2024

Date Approval First Publicized: July 25, 2024

Date Permit Effective: July 24, 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: DP24-046

1. **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.**
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. **A Building Permit is required for this development.**
5. **Apply for a Water and Sewer Connection Permit prior to activating water services.**
6. **Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.**
7. **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.**
8. **The civic address must be posted on the development.**
9. **The exterior finish of the dwelling unit must be completed within two (2) years from the date of issuance of the Building Permit.**
10. **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.**
11. **The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.**
12. **The foundation or undercarriage of the Manufactured Home – Modular 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.