



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

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August 01, 2024

Tolko Industries
11401 - 92 Street
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-047
Tax Roll Number:	1876.000
Applicant:	BLACKSTONE HOMES
Registered Landowner:	Tolko Industries
Civic Address:	3 BEAR CREEK DRIVE
Legal Land Location:	Lot 8, Block 49, Plan 0726649
Municipality:	Town of High Level
Development Involving:	NEW HOME CONSTRUCTION - DWELLING: SINGLE FAMILY HOME. LENGTH 66FT X WIDTH 32FT X HEIGHT 22FT. TOTAL AREA 1696 SQ.FT

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: August 01, 2024

Date Approval First Publicized: August 02, 2024

Date Permit Effective: August 01, 2024

Logan Bartholow

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: DP24-047

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. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
4. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
5. 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.
6. The Lot Grading Certificate shall be provided, signed and stamped by a Registered Alberta Land Surveyor.
7. Apply for a Water and Sewer Connection Permit prior to activating water services.
8. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
9. 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.
10. The driveway shall be hard surfaced within two (2) years from the date of issuance of the Building Permit.
11. 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.

12. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
13. The civic address must be posted on the development.
14. The exterior finish of the dwelling unit must be completed within two (2) years from the date of issuance of the Building Permit.