



Town of High Level  
10511 – 103<sup>rd</sup> Street  
High Level, Alberta T0H 1Z0

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August 16, 2024

GEO Developments  
Box 478  
High Level, AB  
T0H 1Z0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP24-057
Tax Roll Number:	1806.000
Applicant:	ROCKWOOD BUILDERS
Registered Landowner:	GEO Developments
Civic Address:	10480 - 92 STREET
Legal Land Location:	Lot 11, Block 9, Plan 0620096
Municipality:	Town of High Level
Development Involving:	POLE BUILDING - COLD STORAGE

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 16, 2024**

**Date Approval First Publicized: August 19, 2024**

**Date Permit Effective: August 16, 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: DP24-057**

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. **Apply for a Business License prior to commencing business-related activities approved under this Development Permit.**
4. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
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. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
7. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
8. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**