



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

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September 20, 2024

MORAD CELINE
133 TREMBLANT HEIGHTS
CALGARY, AB
T3H 0S8

NOTICE OF APPROVAL

Development Permit Application Number:	DP24-064
Tax Roll Number:	0055.000
Applicant:	MORAD CELINE
Registered Landowner:	MORAD CELINE, MORAD SAID
Civic Address:	10006 99 STREET
Legal Land Location:	Lot 7, Block 14, Plan 402NY
Municipality:	Town of High Level
Development Involving:	Demolition of House and Detached Garage

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: September 20, 2024

Date Approval First Publicized: September 23, 2024

Date Permit Effective: September 20, 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: DP24-064

1. **A Building Permit is required for this development.**
2. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
3. **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.**
4. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
5. A Construction Fire Safety Plan is required for the demolition of an existing building or structure.
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.
7. Contact the appropriate utility companies to have all services disconnected prior to demolition.
8. Contact Utility Safety Partners at +1-800-242-3447 prior to commencing any construction.
9. Please ensure all contractors have or obtain an approved Town of High Level Business License prior to commencing the development
10. The site shall be fenced during the demolition process.
11. All debris from the demolition must be transported to the regional landfill as per the approved transportation plan submitted for this Development Permit.
12. The site shall be left in a clean and safe manner, to ensure public safety.
13. Any damage to Municipal infrastructure (including but not limited to hard-surfaced sidewalks and

roads) as a result of the approved demolition, shall be repaired by the Applicant or Registered Owner. All costs incurred by the reconstruction of damaged Municipal Infrastructure will be borne by the Applicant or Registered Owner.

14. The civic address must be posted on the development.