



## TOWN OF HIGH LEVEL

10511 - 103rd Street, High Level, Alberta T0H1Z0  
Tel 780-926-2201, Fax 780-926-2899

Northern Pellet Ltd.  
Box 3549 9401-124 Avenue  
High Level Alberta  
T0H 1Z0

TOLKO INDUSTRIES LTD.  
11401 92 STREET  
HIGH LEVEL Alberta  
T0H 1Z0

### NOTICE OF APPROVAL

Development Permit Application #	<b>DP20-037</b>
Tax Roll Number	<b>0824.000</b>
Applicant	<b>Northern Pellet Ltd. TOLKO INDUSTRIES LTD.</b>
Landowner	<b>TOLKO INDUSTRIES LTD.</b>
Address	<b>11401 92 STREET</b>
Short Legal	<b>Lot B, Block 4, Plan 8320882</b>
Hamlet / Subdivision	<b>High Level</b>
Development Involving	<b>Maintenance Shop</b>

has been APPROVED, subject to the conditions on the attached sheet and as per the site plan submitted by the Applicant.

Fourteen days after the first publication date you are authorized to proceed with the development specified, provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and, that a Building Permit is obtained if construction is involved. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION, TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, THIS DEVELOPMENT PERMIT SHALL BE NULL AND VOID.

Date Deemed Complete	
Date Approval First Publicized	<b>October 14, 2020</b>
Date Permit Valid	<b>October 09, 2020</b>

Original signed by CAO  
SIGNATURE OF DEVELOPMENT AUTHORITY

1. The issuance of a Development Permit in accordance with the notice of approval is subject to the condition that it does not become effective until FOURTEEN (14) days after the date the approval is publicized.
2. The Town of High Level Land Use Bylaw No. 944-13 provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board by filing a written notice of appeal, containing reasons, with the Secretary of the Subdivision and Development Appeal Board for Town of High Level accompanied with payment of \$100.00, payable to Town of High Level, within FOURTEEN (14) days after notice of the approval is publicized.

3. A permit issued in accordance with the notice of approval is valid for a period of TWELVE (12) months 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.

## **CONDITIONS OF APPROVAL**

### **Development Permit DP20-037**

1. The exterior of buildings shall be finished with a high quality material.
2. Please contact Alberta First Call at 1-800-242-3447 prior to any construction.
3. The development shall not be altered, changed, or modified from the approved plans or specifications without written authorization from the Development Authority. (4.8.8)
4. The exterior finish must be completed within two years from the date of issuance of the building permit.
5. A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out and shall ascertain, comply or carry out development in accordance with: (a) the requirements of the Safety Codes Act, Environmental Protection and Enhancement Act, Natural Resources Conservation Board Act, Water Act, Alberta Building Code, Alberta Fire Code and Public Highways Development Act and any amendments thereto; (b) the Building Permit Bylaw; (c) the requirements of any other federal, provincial or municipal enactment or any other law; and (d) the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

**PLEASE NOTE: ALL CONDITIONS MUST BE COMPLIED WITH**



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