



September 02, 2021

Siemens Contracting  
PO Box 2061  
La Crete, AB  
T0H 2H0

## NOTICE OF APPROVAL

Development Permit Application Number:	DP21-044
Tax Roll Number:	1737.000
Applicant:	Siemens Contracting
Registered Landowner:	GIESBRECHT ISAAC
Civic Address:	40 DEERGLLEN TRAILER PARK
Legal Land Location:	Lot 40, Plan 0524332
Municipality:	Town of High Level
Development Involving:	Manufactured - Mobile, moved onto lot. Build two 10' x 10' decks

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 Deemed Complete: September 1, 2021**

**Date Approval First Publicized: September 02, 2021**

**Date Permit Valid: September 01, 2021**

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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: DP21-044

1. A Building Permit is required for this development.
2. 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.
3. All new, enlarged, improved or replaced driveways must be inspected by the Town of High Level Operations Department upon completion.
4. 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.
5. Apply for a Water and Sewer Connection Permit prior to activating water services.
6. Contact Alberta One-Call 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. Please arrange an inspection with the Town of High Level Operations Department prior to commencing curb cut works.
9. Prior to hard surfacing the driveway, a sleeve shall be placed around the CC valve. A Town-approved cover shall also be installed over the CC valve.
10. The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.
11. The civic address must be posted on the development.
12. **The development shall not be altered, changed or modified from the approved plans and**

**specifications without written authorization from the Development Authority.**

13. The driveway shall be hard surfaced within two (2) years from the date of issuance of the Building Permit.
14. The foundation or undercarriage of the Manufactured Home – Mobile 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.
15. **Minimum building setbacks are as follows:**
  - a. **Yard – Front: 4.5m / 14.7ft.**
  - b. **Yard – Side: 1.5m / 4.9ft. or 4.5m / 14.7ft. when adjacent to a Manufactured Home - Mobile**
  - c. **Yard – Flankage: 3m / 9.85ft.**
  - d. **Yard – Rear: 3m / 9.85ft.**