

**TOWN OF HIGH LEVEL  
DEVELOPMENT PERMIT**

**PERMIT NO.:** **DP25-015**  
**PROPOSED USE:** **Permitted Use – 1,204 ft<sup>2</sup> Manufactured Home (Manufactured Home – Mobile)**  
**APPLICANT:** **Josefina Jimenez**  
**LANDOWNER:** **Same**  
**LOCATION:** **Unit 95 Condominium Plan 052-4332**

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**A development involving Application No. DP25-015 has been Approved with Conditions.**

- 1. The site shall be developed in accordance with the site drawings and information attached hereto as Schedule A.**
- 2. Post-construction lot grading and drainage on the lot shall be consistent with the Post-Construction Lot Elevations and Contours attached hereto as Schedule “B” and comply with the requirements in Section 5.6 Lot Grading and Drainage in the Town of High Level Land Use Bylaw – Bylaw 1018-21.**
- 3. The Applicant/Registered Owner shall, within sixty (60) days of the placement of the Manufactured Home – Mobile, screen the foundation from view by skirting made of high quality materials complementary to the dwelling unit.**
- 4. The Applicant/Registered Owner shall, prior to occupancy of the Manufactured Home – Mobile, connect to municipal water and wastewater services to the satisfaction of the Town.**
- 5. The Applicant/Registered Owner shall, within one (1) year of the Manufactured Home – Mobile being moved on site, complete all necessary improvements (vinyl siding, asphalt shingle roof, double pane windows, vinyl plank flooring, painted Gyproc walls, baseboards, trim and doors) required for an effective age of 20 years and provide the Town with photos to confirm these improvements have been completed.**
- 6. The Applicant/Registered Owner shall, in accordance with Section 4.6.5(j) of the Town of High Level Land Use Bylaw – Bylaw 1018-2, prior to placement of the Manufactured Home – Mobile on site, provide the Town with \$5,000 in security to cover the removal of the trailer should Condition #5 not be completed. The \$5,000 security shall be returned once the Town has confirmed that the improvements have been completed.**
- 7. Development must be commenced within one (1) year from the Date of Issue. If at the expiry of this period, the development has not commenced, this Permit shall be null and void.**
- 8. The Applicant/Registered Owner shall ensure there is no damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by the Town of High Level and will be charged back to the applicant.**

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. Should an appeal be made against this decision to the Subdivision and Development

Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified or nullified.

DATE OF DECISION OF DEVELOPMENT PERMIT: **July 14, 2025**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **July 14, 2025**

DATE OF VALIDITY OF DEVELOPMENT PERMIT: **August 5, 2025**

SIGNATURE OF DEVELOPMENT AUTHORITY:



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Viv Thoss

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NOTES:

1. If the development is found to be incorrectly placed, the applicant may be required to move or remove the development at the sole expense of the Applicant/Registered Owner. Any changes to the attached plans will require a new development permit.
2. An appeal can be made by filing a written notice of appeal along with payment to the **Subdivision and Development Appeal Board (10511 103<sup>rd</sup> Street, High Level, AB, T0H 1Z0)** within 21 days from the date of the receipt of this decision. In the case of an appeal made by a person referred to in section 685(2) of the *Municipal Government Act*, within 21 days after the date on which the notice of the issuance of the permit was given.
3. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.

**OTHER PERMITS ARE REQUIRED**

In the interest of public safety and as required by the Safety Codes Act construction permits must be obtained before commencing any work. Required permits may include building, electrical, gas, plumbing, and private sewage. Additionally, the Town of High Level requires permits for water & sewer connection, new accesses, and driveways.

**PLEASE NOTE**

The Applicant and/or Registered Owner are responsible for applying for, and receiving, all necessary permits prior to beginning construction. Ensure that you or your contractors obtain all other required permits related to the development. For more information regarding how to obtain the required permits, contact Superior Safety Codes 1-866-999-4777. If you are unsure which additional municipal permits you may need, please contact [development@highlevel.ca](mailto:development@highlevel.ca).

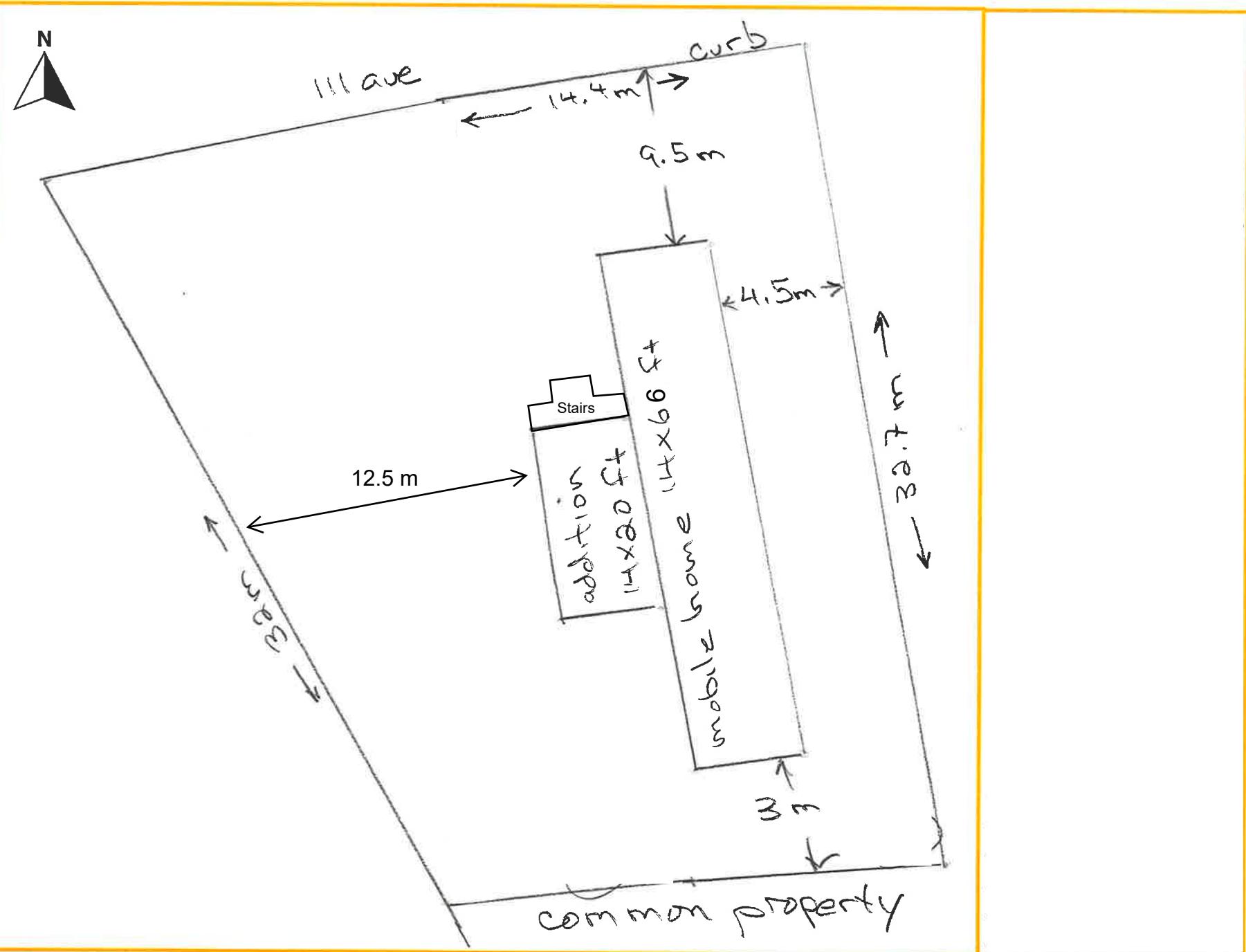
**SCHEDULE A**

Approved July 14, 2025



(8 pages)

Viv Thoss  
Development Authority



\* Applicants may submit site plans in other forms as long it contains all the required information as outlined in the application checklist.









JOB NO. 19871

## MANUFACTURER:

NAME SAYWAY SHELTER SYSTEMS LTD.  
 ADDRESS CLAYE-SHOLM, ALBERTA  
 MODEL NO. 6814 3BR. CIK. U.R. "S.S. SERIAL NO. 28572 119

MOBILE HOME  
SPECIFICATION NAMEPLATEELECTRICAL SYSTEM: 115/230 Volts 60 Cycle 100 Amperes

PLUMBING SYSTEM: Pressure tested for 100 psi.

GAS/OIL SYSTEM: This unit is factory equipped with the following:

## Gas-burning Appliances

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

## Oil-burning Appliances

- FURNACE
1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
  4. \_\_\_\_\_

## Fuel Storage Facilities

- |                |                              |  |
|----------------|------------------------------|--|
| Gas Containers | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Oil tanks      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

## WARNING

DO NOT USE FUELS OTHER THAN THOSE SPECIFIED FOR THE APPLIANCES INVOLVED—Refer to individual nameplates.

COMBUSTION AIR FROM BELOW THE FLOOR OF THE UNIT ANY

TO ENSURE A SUPPLY OF FRESH AIR TO OCCUPANTS, OPEN VENTS  
AND/OR LIGHTS ARE IN OPERATION.

BEFORE TURNING ON GAS

- (a) BE CERTAIN APPLIANCES ARE SUITABLE FOR GAS BE USED AND ARE EQUIPPED WITH CORRECT BURNER ORIFICES AND REGULATORS.
- (b) MAKE CERTAIN ALL GAS CONNECTIONS HAVE BEEN MADE TIGHT, ALL APPLIANCE VALVES ARE TURNED OFF, AND ANY UNCONNECTED OUTLINES ARE CAPPED.

AFTER TURNING ON GAS

- (a) LIGHT ALL PILOTS
- (b) ALL CONNECTIONS INCLUDING THOSE AT THE APPLIANCES, REGULATORS AND CYLINDERS SHOULD BE LEAK TESTED PERIODICALLY WITH SOAPY WATER BY THE OCCUPANT. NEVER USE A LIGHTED MATCH OR OTHER FLAME WHEN CHECKING FOR LEAKS.
- (c) DO NOT LEAVE SYSTEM TURNED ON, OR CONTAINERS CONNECTED, UNTIL SYSTEM HAS BEEN PROVEN TO BE GAS TIGHT.

WHEN GAS SUPPLY IS DISCONNECTED

SECURELY CAP GAS-INLET INTO MOBILE UNIT.

VEHICULAR SYSTEM: WARNING IT IS RECOMMENDED THAT HIGHWAY AUTHORITIES BE CONSULTED ON REGULATIONS APPLICABLE IN AREAS INTO WHICH THIS UNIT MAY BE MOVED ESPECIALLY IN REGARD TO MAXIMUM ALLOWABLE LENGTHS AND WIDTHS.

Max. design gross vehicle weight (GVW) 19090

Vertical tongue load range 4430

Recommended Tire Sizes 8-14.5/10 PLY

Recommended Cold Tire inflation pressures

for max. GVW 80 LBS.

STRUCTURAL SYSTEM: This unit is designed to meet the Heat Loss Requirements of CSA Standard Z240.2 with an average indoor temp. of 70 deg. F at the following outdoor design temperatures:

-55 deg. F with storm sash, N/A deg. F without storm sash.

The furnace installed in this unit is capable of maintaining a 70 deg. F inside temperature with an outdoor temperature of -55 deg. F with storm sash, N/A deg. F without storm sash.

Recommended Pier Design and Spacings:

PIERS WILL BE DESIGNED TO CARRY 1000 lbs. AND BE PLACED ALONG EACH MAIN RAIL OF THE FRAME AT THE MAXIMUM DISTANCE OF 10 FEET. THEY WILL HAVE A BEARING SURFACE THE FULL WIDTH OF THE MAIN RAIL FOR A MINIMUM OF ONE FOOT. WHERE MASONRY BLOCKS ARE USED A METAL BEARING PLATE MEASURING NO LESS THAN

## RESIDENTIAL APPRAISAL REPORT

Client Reference:

File # MN9680

Year Built (estimated): <u>1978</u> YEAR ADDITIONS (estimated): <u>1985</u> EFFECTIVE AGE: <u>20</u> years REMAINING ECONOMIC LIFE: <u>25</u> years <input type="checkbox"/> Under Construction <input checked="" type="checkbox"/> Appraised As Is <input type="checkbox"/> As if Complete (new construction/renovation)		PROPERTY TYPE: <u>Detached</u> DESIGN/STYLE: <u>14' X 66' Manufactured Home</u> CONSTRUCTION: <u>Pre Fab</u> WINDOWS: <u>PVC</u> Double BASEMENT: <u>None</u> BASEMENT AREA: <u>N/A</u> Sq M BASEMENT FINISH: <u>N/A</u> % FOUNDATION WALLS: <u>Wood Blocks</u>		ROOFING: <u>Asphalt Shingle</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor <u>Assumed to be updated</u>																																																																																																																							
The manufactured home and addition are assumed updated				EXTERIOR FINISH: <u>Vinyl Siding</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor <u>Assumed to be updated</u>																																																																																																																							
Energy Label: <u>Not Provided</u> Efficiency Rating: <u>Unknown</u> EV Charger Type: <u>None</u> Solar Panels: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		INTERIOR FINISH: Walls Ceilings Drywall <input checked="" type="checkbox"/> <input type="checkbox"/> Plaster <input type="checkbox"/> <input type="checkbox"/> Paneling <input type="checkbox"/> <input type="checkbox"/> Other _____		Flooring Vinyl																																																																																																																							
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers <u>Copper</u> ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>100</u> amps HEATING SYSTEM: <u>Forced Air</u> Fuel type: <u>Natural Gas</u> WATER HEATER: <u>33 Gallon Hot Water Tank</u> COOLING SYSTEM: <u>None</u>				PLUMBING LINES: <u>Copper, PVC and/or Plastic</u> Info Source: <u>Owner/Observed</u> BUILT-INS: <input type="checkbox"/> Cooktop <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> EXTRAS: <input type="checkbox"/> Security System <input type="checkbox"/> _____ <input type="checkbox"/> HR/ER Ventilator <input type="checkbox"/> Pool <input type="checkbox"/> <input type="checkbox"/>																																																																																																																							
				OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor Source of Interior Information: <u>Observed by AIC Member</u>																																																																																																																							
<b>ROOM ALLOCATION</b> <table border="1"> <thead> <tr> <th>LEVEL:</th> <th>Entrance</th> <th>Living</th> <th>Dining</th> <th>Kitchen</th> <th>Family</th> <th>Bedrooms</th> <th>Den</th> <th>Full Bath</th> <th>Part Bath</th> <th>Laundry</th> <th>Storage</th> <th></th> <th></th> <th>Room Total</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>MAIN</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td>2</td> <td></td> <td>4 pc</td> <td></td> <td>1</td> <td>1</td> <td></td> <td></td> <td>6</td> <td>86</td> </tr> <tr> <td>SECOND</td> <td></td> <td>0</td> <td></td> </tr> <tr> <td>THIRD</td> <td></td> </tr> <tr> <td>Addition</td> <td>1</td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td>19</td> </tr> <tr> <td>ABOVE GRADE TOTALS:</td> <td>8</td> <td></td> <td></td> <td>Bedrooms</td> <td>3</td> <td></td> <td>Bathrooms</td> <td>1 F 0 P</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td>105</td> </tr> <tr> <td>BASEMENT</td> <td></td> <td>0</td> <td></td> </tr> </tbody> </table>												LEVEL:	Entrance	Living	Dining	Kitchen	Family	Bedrooms	Den	Full Bath	Part Bath	Laundry	Storage			Room Total	Area	MAIN	1	1	1	1		2		4 pc		1	1			6	86	SECOND														0		THIRD																Addition	1		1			1								2	19	ABOVE GRADE TOTALS:	8			Bedrooms	3		Bathrooms	1 F 0 P						8	105	BASEMENT														0	
LEVEL:	Entrance	Living	Dining	Kitchen	Family	Bedrooms	Den	Full Bath	Part Bath	Laundry	Storage			Room Total	Area																																																																																																												
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GARAGE/PARKING <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Built-in <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple <input checked="" type="checkbox"/> Asphalt _____																																																																																																																											
SITE IMPROVEMENTS The subject is improved with a 10' X 20' (18.6 Sq. M.) addition reportedly constructed in 1985, supported on wood blocks, finished with vinyl siding, asphalt shingle roof, double pane windows and vinyl flooring. The addition is utilized as a dining area, bedroom and entry foyer. The subject is also improved with a painted wood deck with wood railing along the front of the manufactured home, accessed through the addition. Site landscaping is considered basic with planted grass.																																																																																																																											
<input type="checkbox"/> Detrimental Conditions Observed _____																																																																																																																											
COMMENTS See Attached Addendum																																																																																																																											
BASEMENT The subject manufactured home is proposed to be supported on wood blocks, the base is prepared with gravel and vapour barrier and the perimeter of the manufactured home is enclosed with vented, vinyl skirting.																																																																																																																											

AIC0124

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 Professional  
 Appraisers

**SCHEDULE B**

Approved July 14, 2025



Viv Thoss  
Development Authority

DP25-015 (MPS-25-070)

## Schedule B - Pre-Construction Lot Elevations and Contours



Town of High Level

Date Created: 6/27/2025