

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.:	DP25-015
PROPOSED USE:	Permitted Use– 1,204 ft2 Manufactured Home (Manufactured Home – Mobile)
APPLICANT:	Josefina Jimenez
LANDOWNER:	Same
LOCATION:	Unit 95 Condominium Plan 052-4332

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:



Viv Thoss

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 103rd 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.

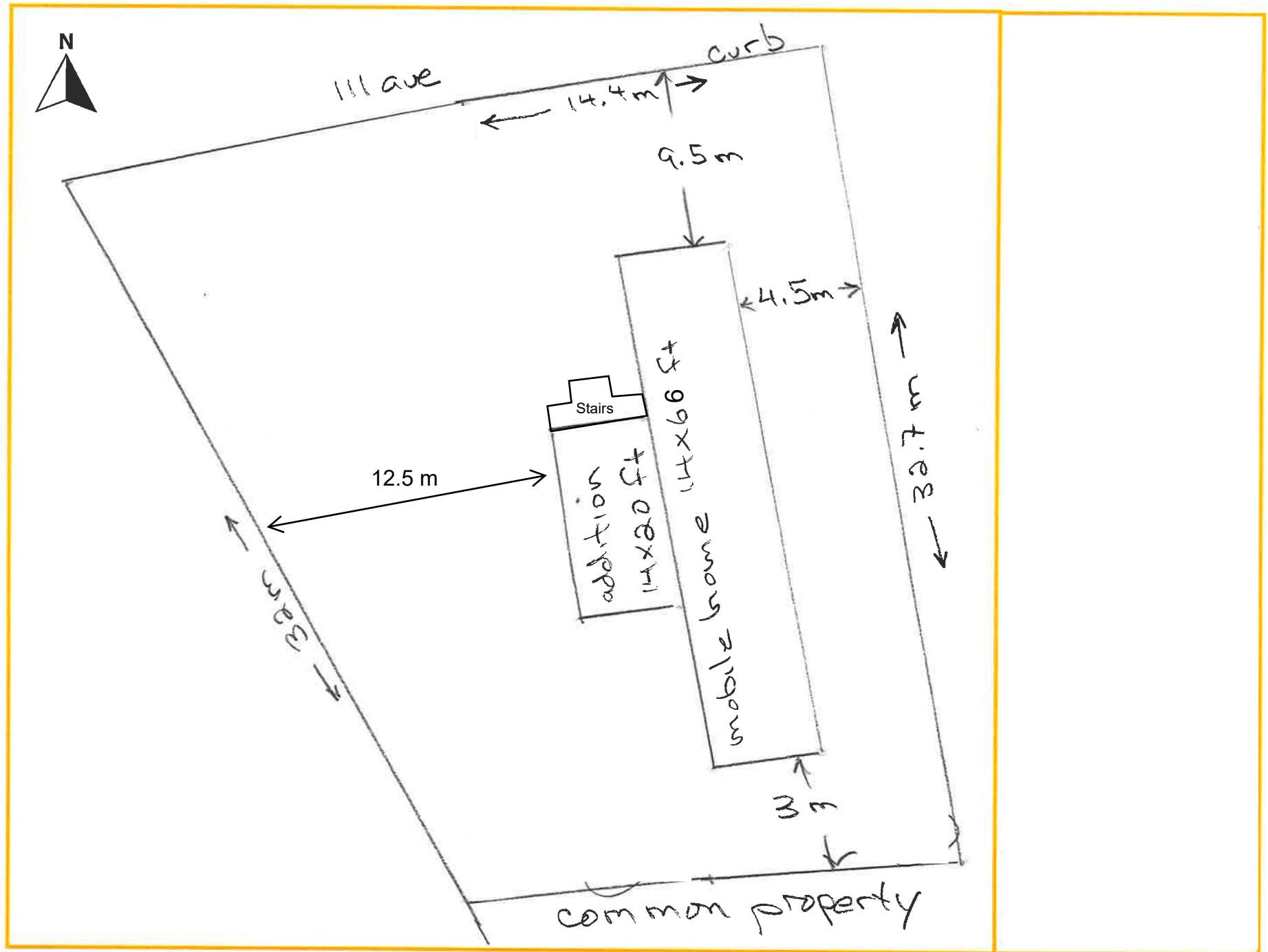
SCHEDULE A

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

ADDRESS

MODEL NO. 6814 3BR. CIK. U.R. "S.S. SERIAL NO. 68572 119

MOBILE HOME
SPECIFICATION NAMEPLATE

ELECTRICAL 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

Fuel Storage Facility

Gas Containers

Yes ☐ No ☒

Oil tanks

Yes ☐ No ☒

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, WHEN HEAT
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 OUTLETS 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 80 LBS.
for max. GVW

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:

Year Built (estimated):
1978

YEAR ADDITIONS (estimated):
1985

EFFECTIVE AGE:
20 years

REMAINING ECONOMIC LIFE:
25 years

☐ Under Construction

☒ Appraised As Is

☐ As if Complete (new construction/renovation)

The manufactured home and addition are assumed updated

PROPERTY TYPE:
Detached

DESIGN/STYLE:
14' X 66' Manufactured Home

CONSTRUCTION:
Pre Fab

WINDOWS:
PVC Double

BASEMENT:
None

BASEMENT AREA:
N/A Sq M

BASEMENT FINISH:
N/A %

FOUNDATION WALLS:
Wood Blocks

ROOFING:
Asphalt Shingle

Condition: ☒ Good ☐ Average ☐ Fair ☐ Poor

Assumed to be updated

EXTERIOR FINISH:
Vinyl Siding

Condition: ☒ Good ☐ Average ☐ Fair ☐ Poor

Assumed to be updated

Energy Label
Not Provided

Efficiency Rating
Unknown

EV Charger Type
None

Solar Panels ☐ YES ☒ NO

ELECTRICAL: ☐ Fuses ☒ Breakers Copper

ESTIMATED RATED CAPACITY OF MAIN PANEL: 100 amps

HEATING SYSTEM: Forced Air Fuel type Natural Gas

WATER HEATER: 33 Gallon Hot Water Tank

COOLING SYSTEM: None

INTERIOR FINISH: Walls Ceilings

Drywall ☒ ☒

Plaster ☐ ☐

Paneling ☐ ☐

Other

Flooring
Vinyl

PLUMBING LINES: Copper, PVC and/or Plastic Info Source: Owner/Observed

BUILT-INS: ☐ Cooktop ☐ Oven ☒ Dishwasher ☐ Microwave

EXTRAS: ☐ Security System ☐ HR/ER Ventilator ☐ Pool

OVERALL INT. COND: ☒ Good ☐ Average ☐ Fair ☐ Poor

Source of Interior Information Observed by AIC Member

ROOM ALLOCATION

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					3		1	F 0 P					8	105
BASEMENT														0	

SOURCE OF MEASUREMENT: Measured

UNIT OF MEASUREMENT: SqM

GARAGE/PARKING

☐ Attached ☐ Detached ☐ Built-in ☐ Single ☐ Double ☐ Triple ☒ 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.

☐ Delinrental 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

Form produced using ACI software, 800.234.8727 www.actweb.com

Page 2 of 6

Professionally Appraised

Professional Appraisers,

AICFULL_24EN 08142024

Page 12

SCHEDULE B

Approved July 14, 2025

A handwritten signature in black ink, appearing to read 'Viv Thoss', is positioned above a horizontal line.

Viv Thoss
Development Authority

Schedule B - Pre-Construction Lot Elevations and Contours

