

**TOWN OF HIGH LEVEL  
DEVELOPMENT PERMIT**

**PERMIT NO.:** **DP25-031**  
**PROPOSED USE:** **Discretionary Use – Two 2,448 ft<sup>2</sup> 20 Person Wet Sleepers (Relocatable Industrial Accommodation)**  
**APPLICANT:** **Blaine Smith, Forestry & Parks**  
**LANDOWNER:** **Same**  
**LOCATION:** **Pt. NE 5-111-19-W5 (Crown Land)**

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**A development involving Application No. DP25-031 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. The Applicant/Registered Owner shall remove the Relocatable Industrial Accommodations by September 9, 2030.**
- 3. The Applicant/Registered Owner shall, prior to occupancy of the Relocatable Industrial Accommodation, connect to municipal water and wastewater services to the satisfaction of the Town.**
- 4. 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.**
- 5. 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 Land and Property Rights Tribunal, 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:** **September 9, 2025**

**DATE OF ISSUE OF DEVELOPMENT PERMIT:** **September 9, 2025**

**DATE OF VALIDITY OF DEVELOPMENT PERMIT:** **October 1, 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 **Land and Property Rights Tribunal (2nd Floor, Summerside Business Centre, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9)** 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).

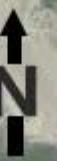
**SCHEDULE A**

Approved September 9, 2025



(10 pages)

Viv Thoss  
Development Authority



478'

58°36'49"N 117°09'57"W

53'

15'

35'

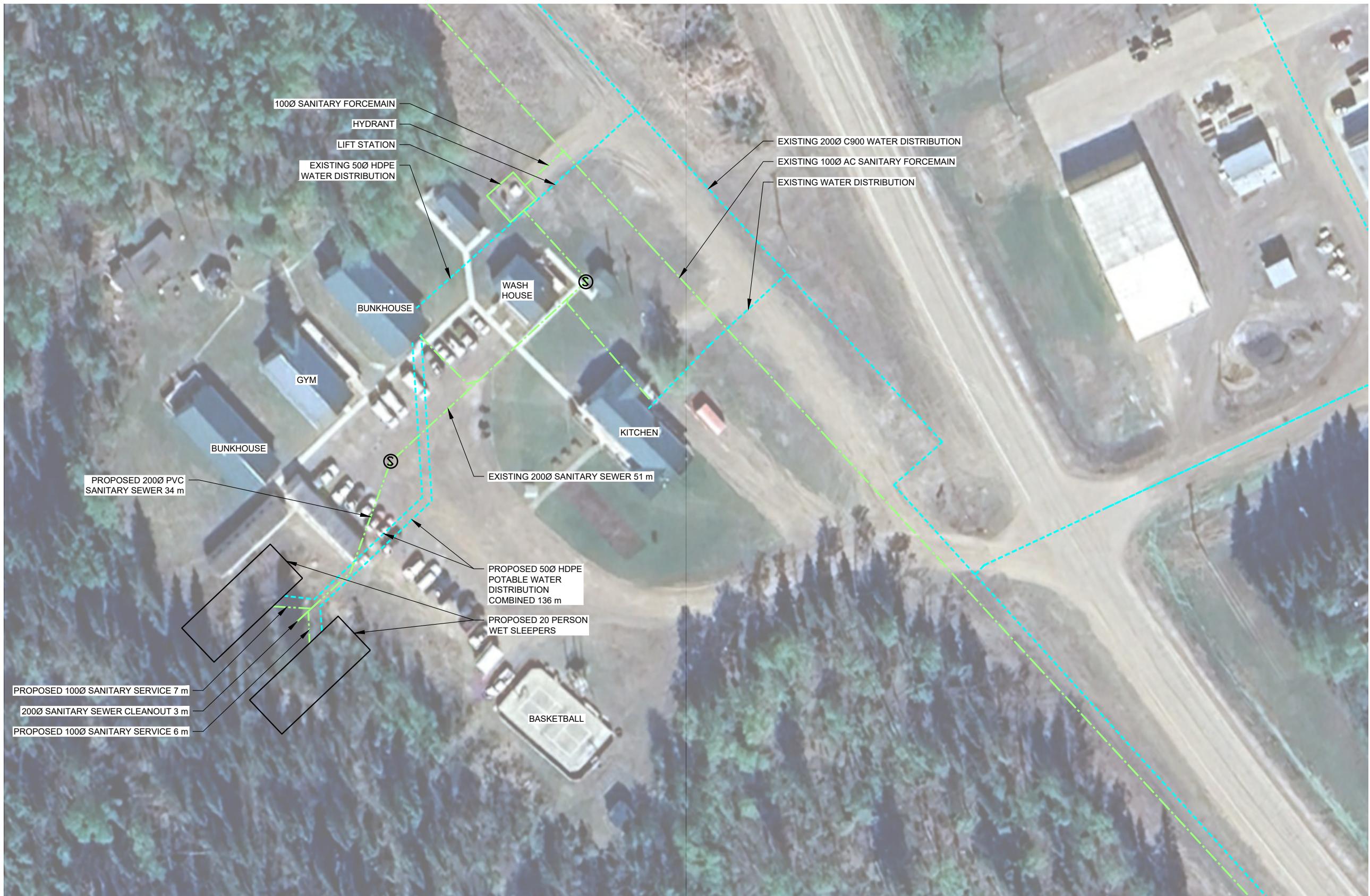
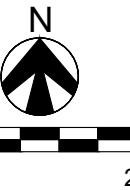
30' 78' proposed

30' 78' proposed

30' 78' proposed

Water Line  
Sewer Line  
Gas Line  
Power

setback from road  
478'



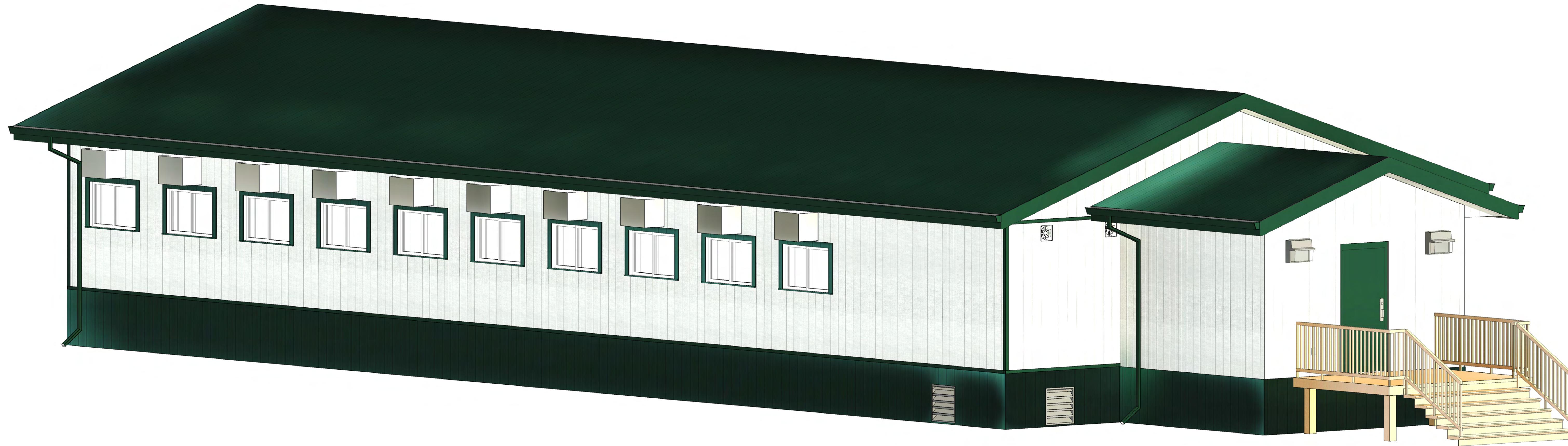
DRAFT ONLY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	3/7/25	ISSUED FOR REVIEW



- POTABLE WATER DISTRIBUTION
- PROPOSED SEWER
- EXISTING SANITARY SERVICE

REV	DATE	DESCRIPTION	
1	3/7/25	ISSUED FOR REVIEW	



## 1 FRONT ISO VIEW

# NOT FOR CONSTRUCTION

# GOVERNMENT OF ALBERTA

# 20 MAN WET SLEEPERS

## FRONT ISO VIEW

Project Number	Project Number
Date	21/11/2024
Drawn By	KG
Checked By	BS
<b>A100.1</b>	
Scale	

# A100.1



## 1 REAR ISO VIEW

# NOT FOR CONSTRUCTION

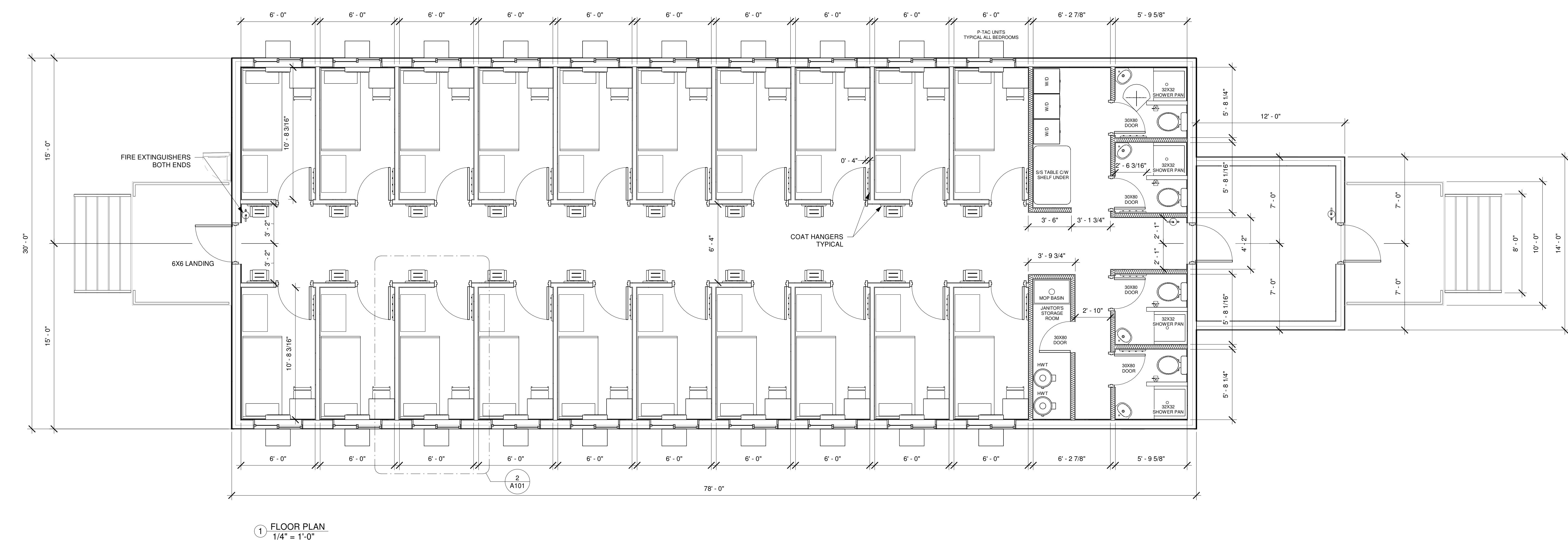
# GOVERNMENT OF ALBERTA

## 20 MAN WET SLEEPERS

# REAR ISO VIEW

Project Number	Project Number
Date	21/11/2024
Drawn By	KG
Checked By	BS
<b>A100.2</b>	
Scale	

# A 100.2

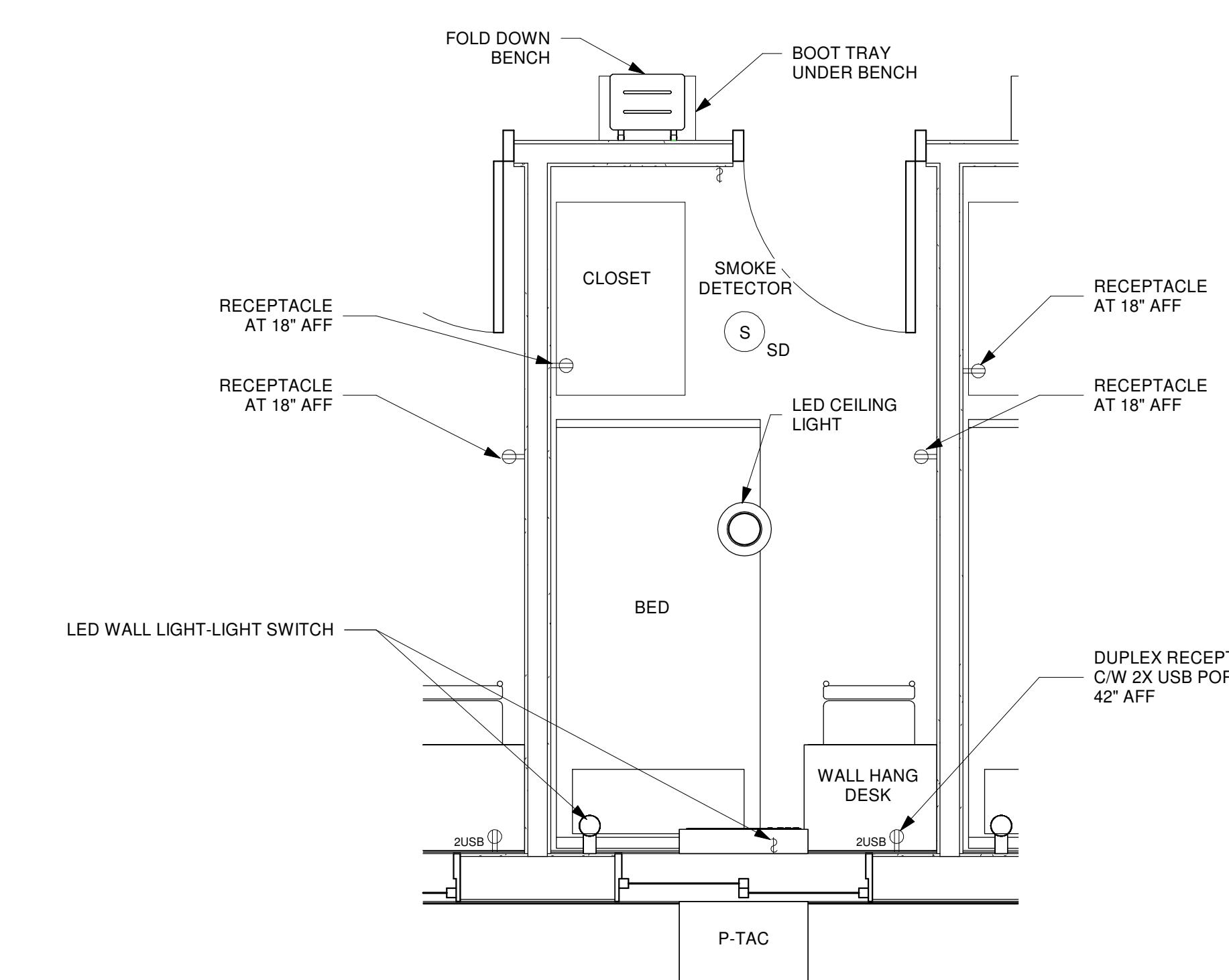


**GENERAL NOTES:**

#### GENERAL NOTES:

GENERAL NOTES:

NOT FOR CONSTRUCTION



**2 FLOOR PLAN - ROOM DETAIL**

# GOVERNMENT OF ALBERTA

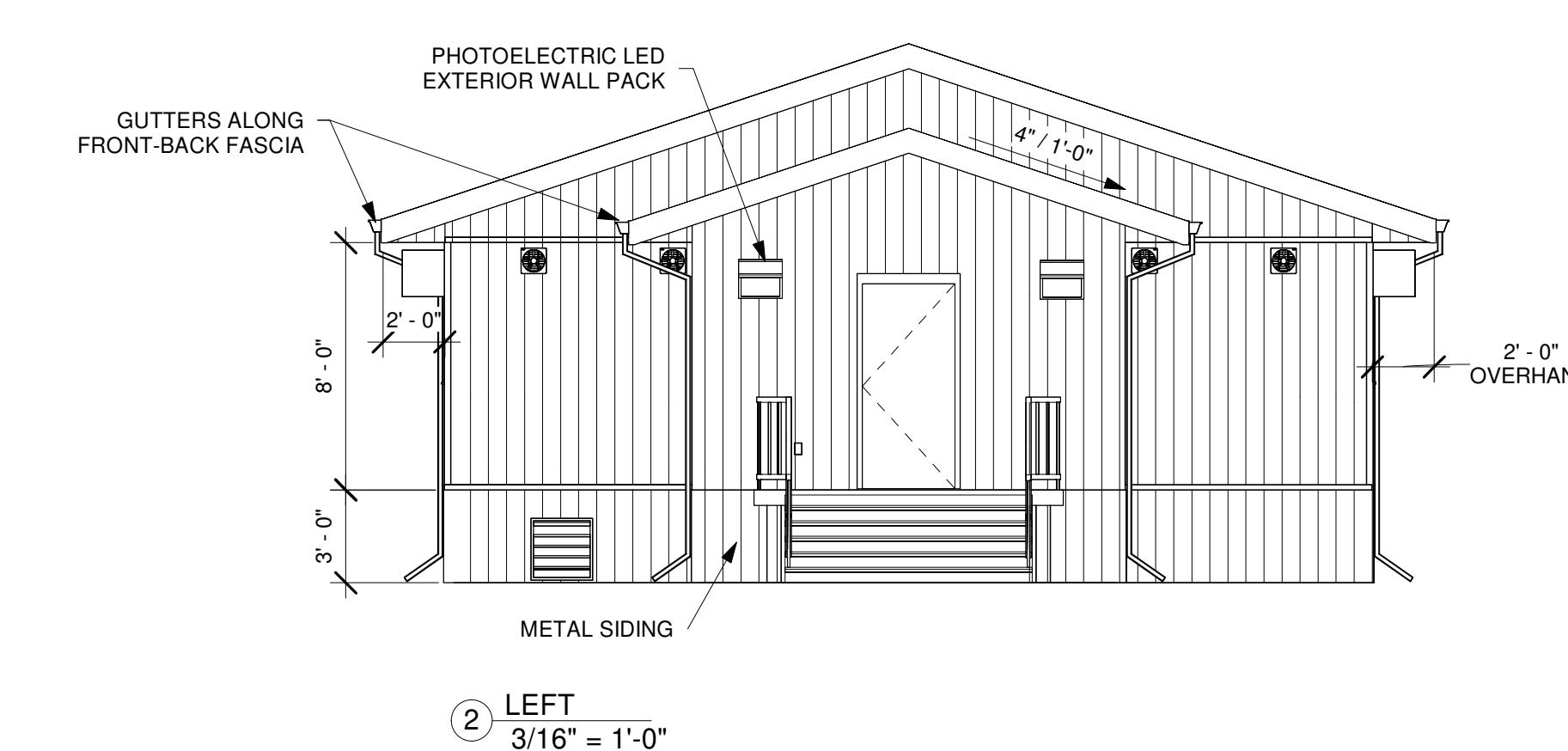
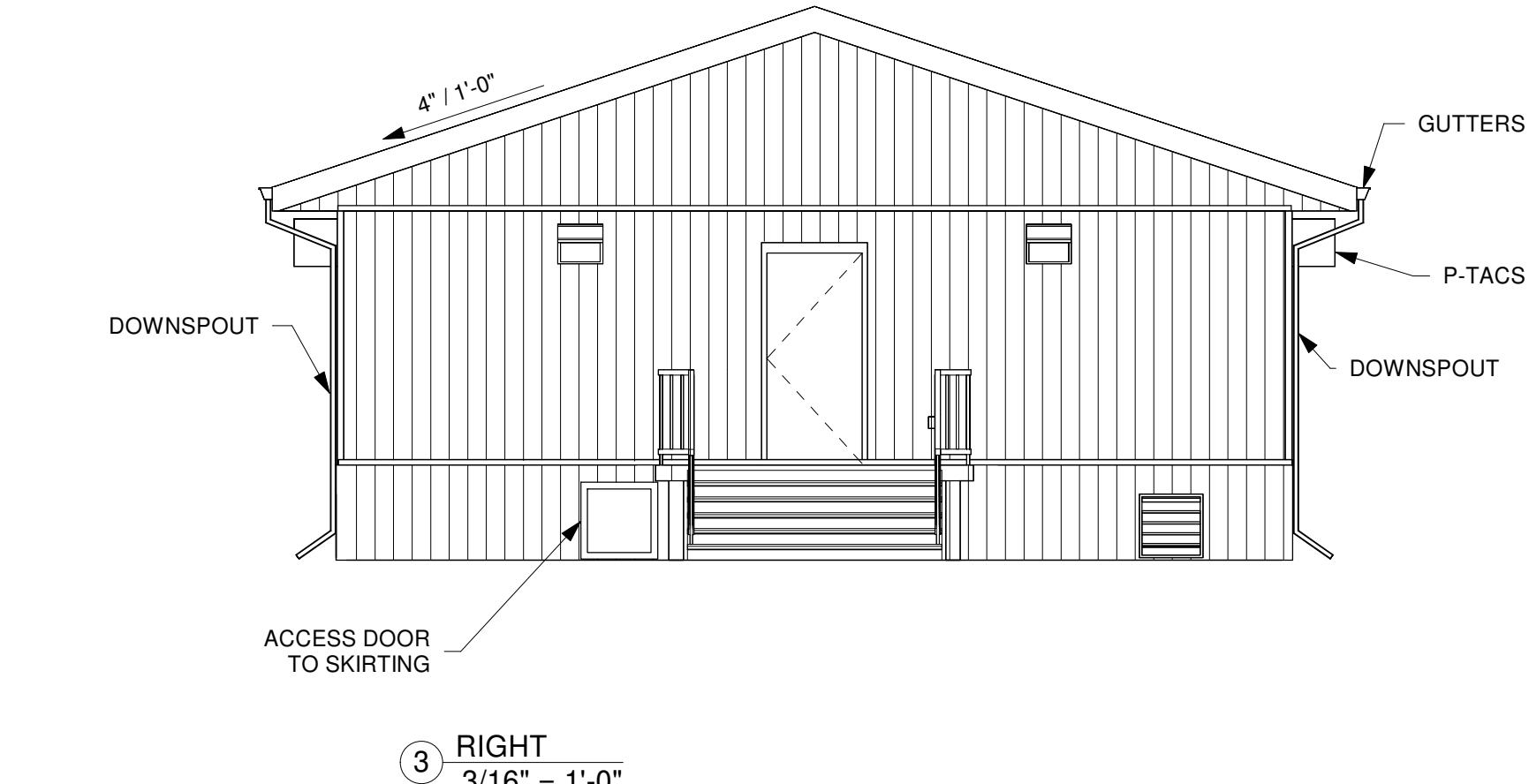
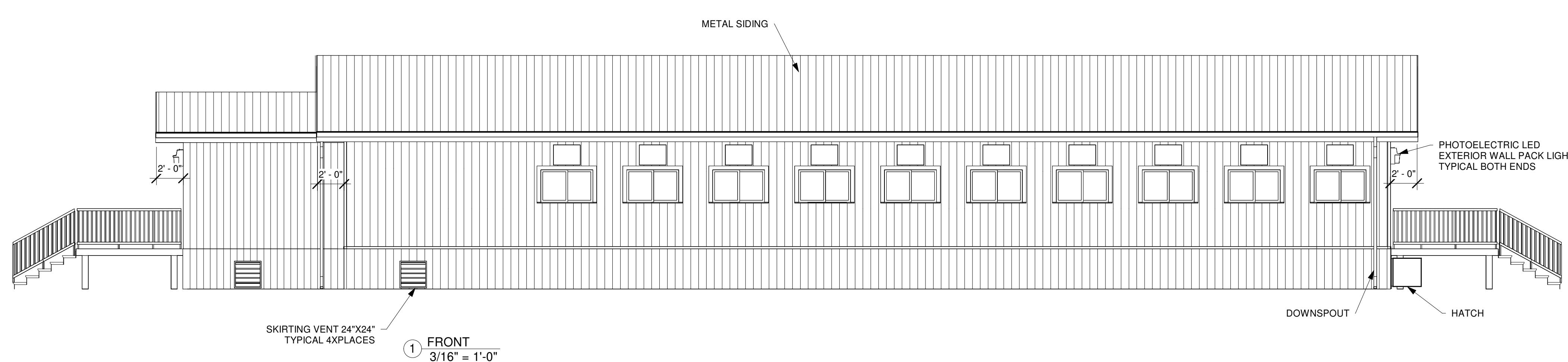
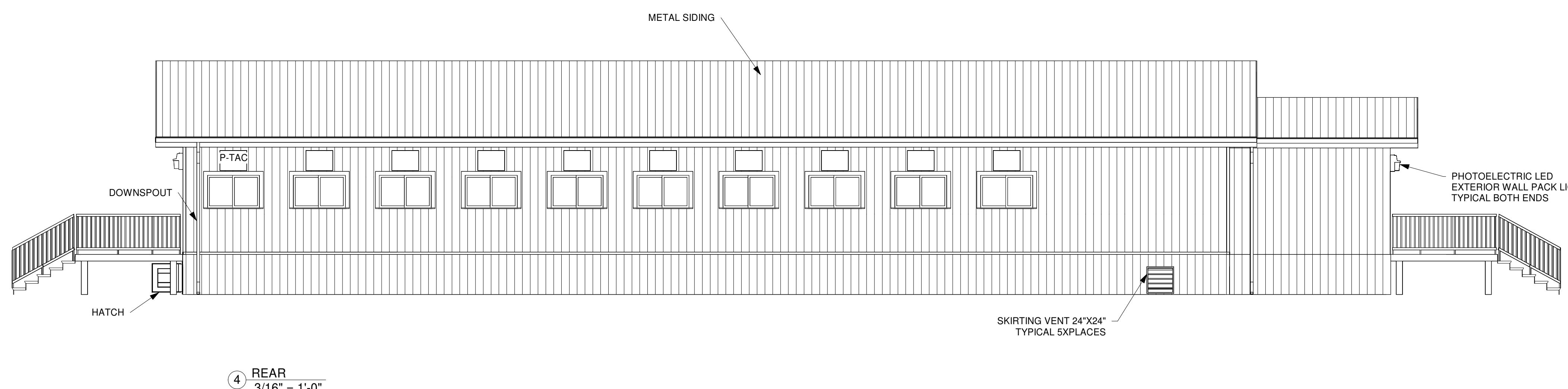
# 20 MAN WET SLEEPERS

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## FLOOR PLAN- ROOM DETAIL

Project Number	A101
Date	21/11/2024
Drawn By	KG
Checked By	BS
Scale	

A101



# NOT FOR CONSTRUCTION

# GOVERNMENT OF ALBERTA

# 20 MAN WET SLEEPERS

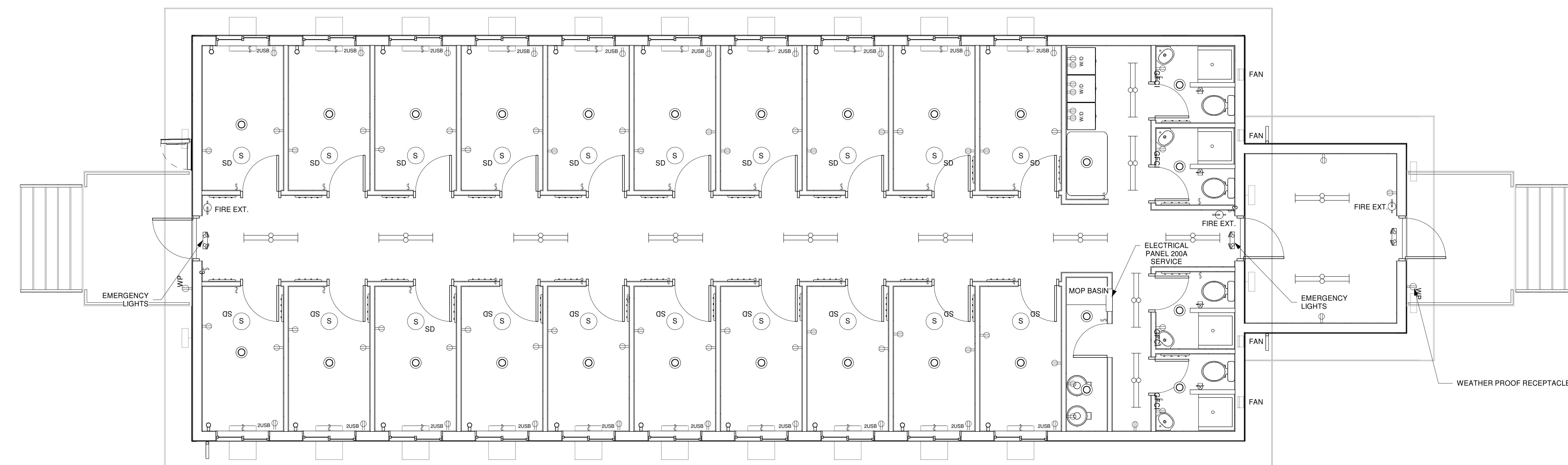
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## ELEVATIONS

Project Number	Project Number
Date	21/11/2024
Drawn By	KG
Checked By	BS
Scale	

A102

# NOT FOR CONSTRUCTION



1 ELECTRICAL PL

NOTES:

- INSTALL 0.5KW BASEBOARD HEATERS IN BATHROOMS
- INSTALL 075KW BASEBOARD HEATER IN LAUNDRY AREA.
- SMOKE DETECTORS TO BE INSTALLED AS PER APPLICABLE BUILDING C

# GOVERNMENT OF ALBERTA

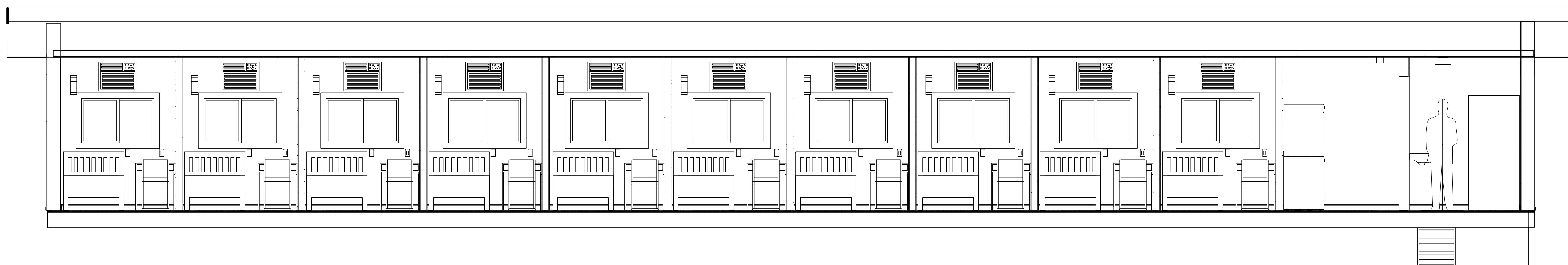
# 20 MAN WET SLEEPERS

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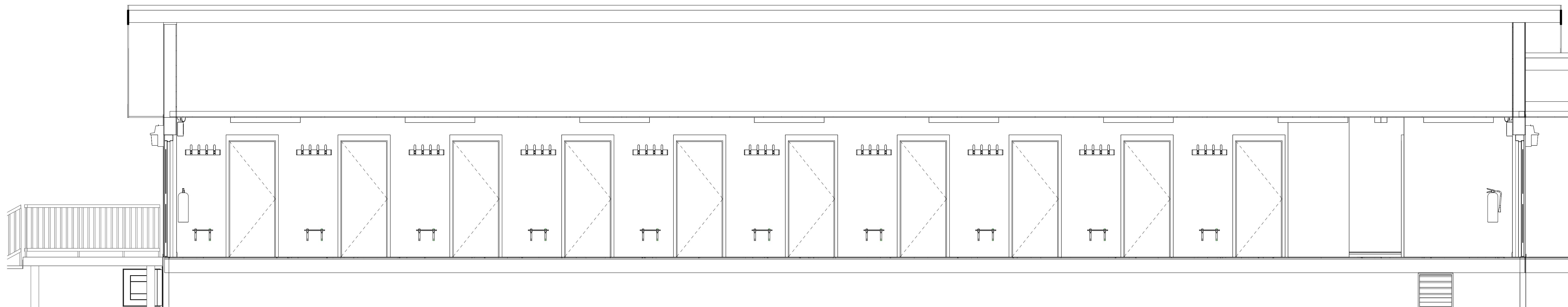
## ELECTRICAL PLAN

ject Number	Project Number
e	21/11/2024
wn By	KG
checked By	BS
le	A103

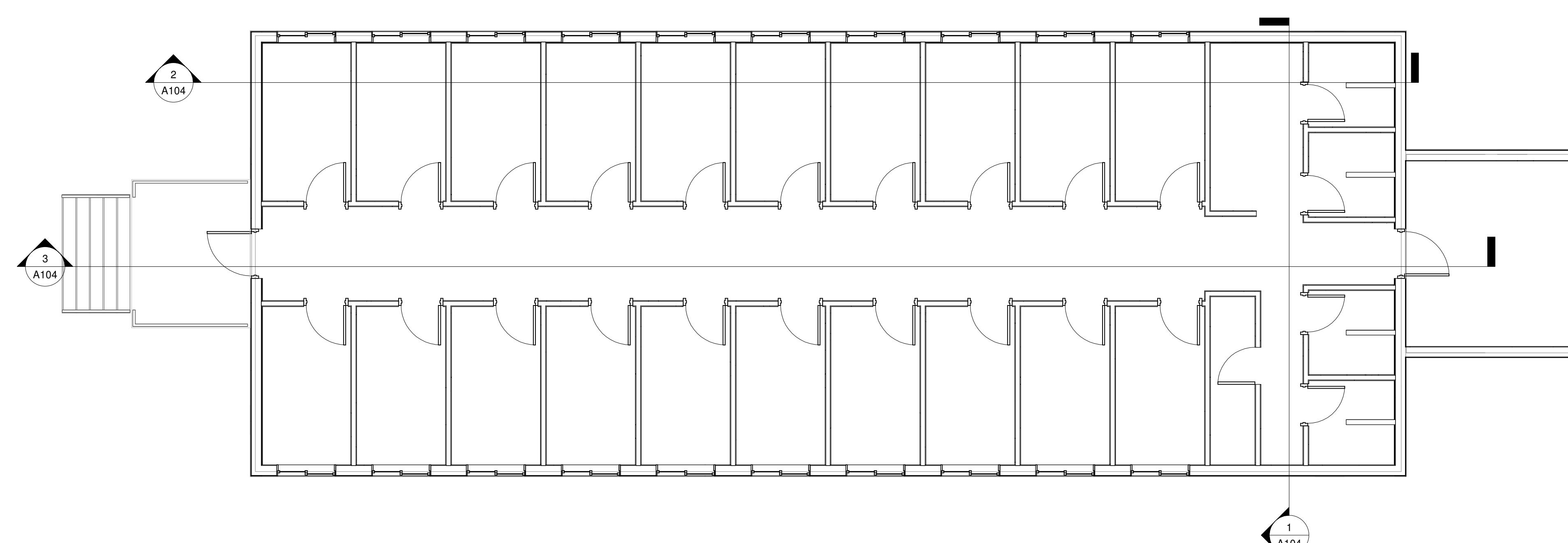
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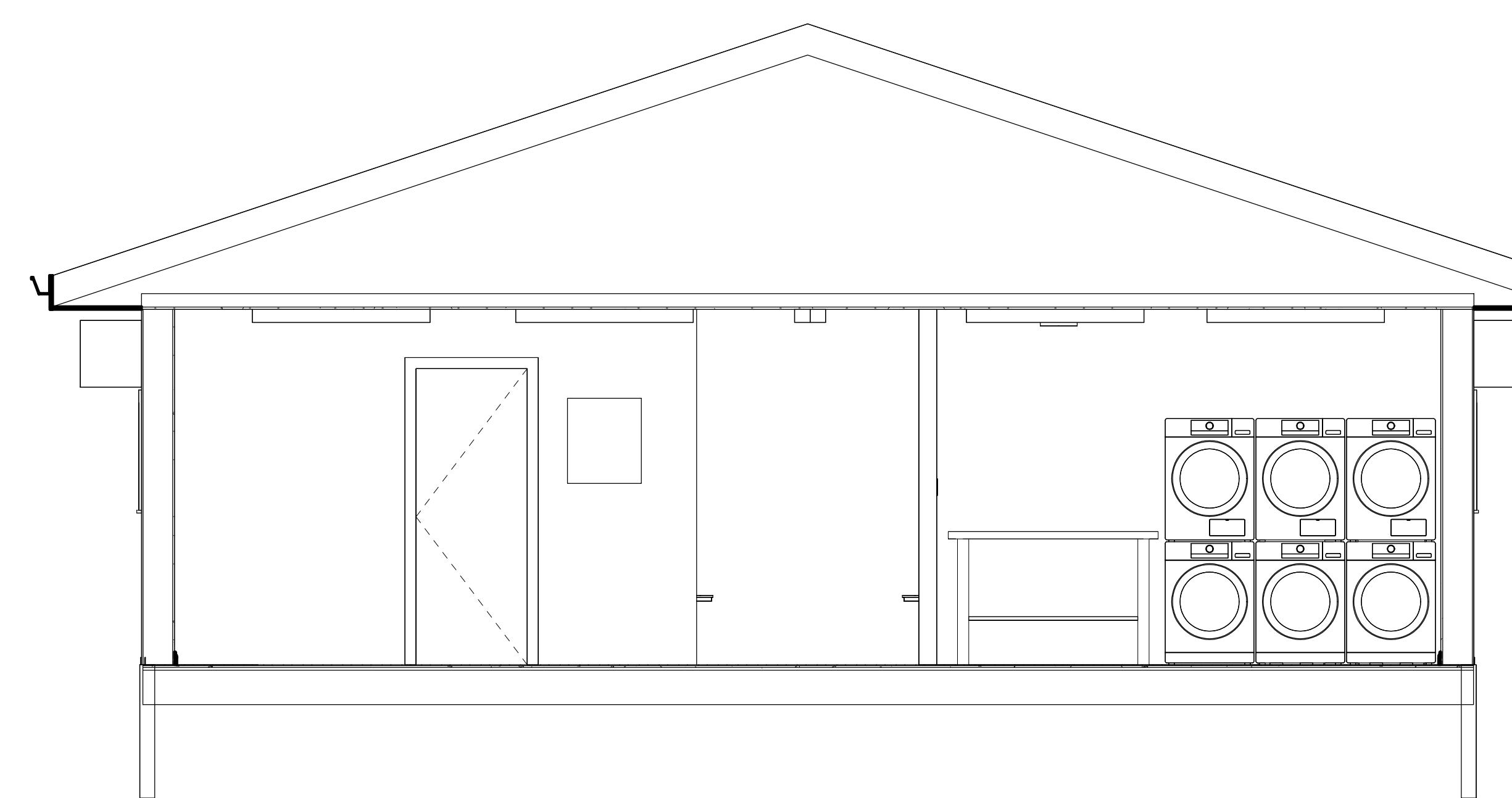
2 SLEEPERS ROOM VIEW  
3/8" = 1'-0"



3 SLEEPERS CORRIDOR SECTION VIEW  
3/8" = 1'-0"



**SECTION VIEW**



1 SLEEPERS SIDE VIEW SECTION  
3/8" - 1' 0"

NOT FOR CONSTRUCTION

# GOVERNMENT OF ALBERTA

# 20 MAN WET SLEEPERS

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## BUILDING SECTIONS

Project Number	Project Number
Date	21/11/2024
Drawn By	KG
Checked By	BS
<b>A104</b>	
Scale	

# A104



## 1 ROOM PROSPECTIVE VIEW

# NOT FOR CONSTRUCTION

# GOVERNMENT OF ALBERTA

# 20 MAN WET SLEEPERS

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## ROOM PROSPECTIVE VIEW

Project Number	Project Number
Date	21/11/2024
Drawn By	KG
Checked By	BS
<b>A105</b>	
Scale	

# A105