

**TOWN OF HIGH LEVEL
DEVELOPMENT PERMIT**

PERMIT NO.: DP25-031
PROPOSED USE: Discretionary Use – Two 2,448 ft² 20 Person Wet Sleepers (Relocatable Industrial Accommodation)
APPLICANT: Blaine Smith, Forestry & Parks
LANDOWNER: Same
LOCATION: Pt. NE 5-111-19-W5 (Crown Land)

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:



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 **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.

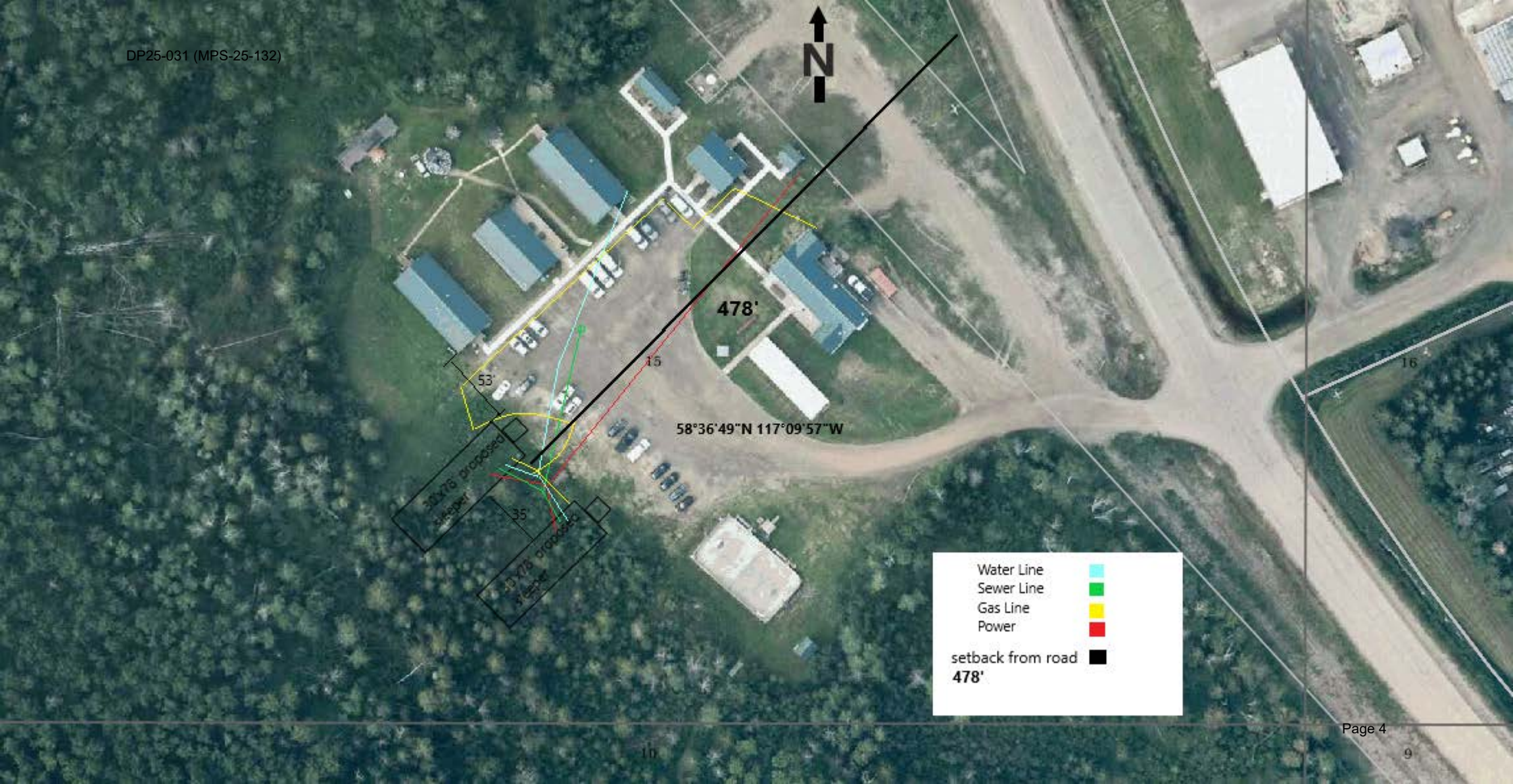
SCHEDULE A

Approved September 9, 2025



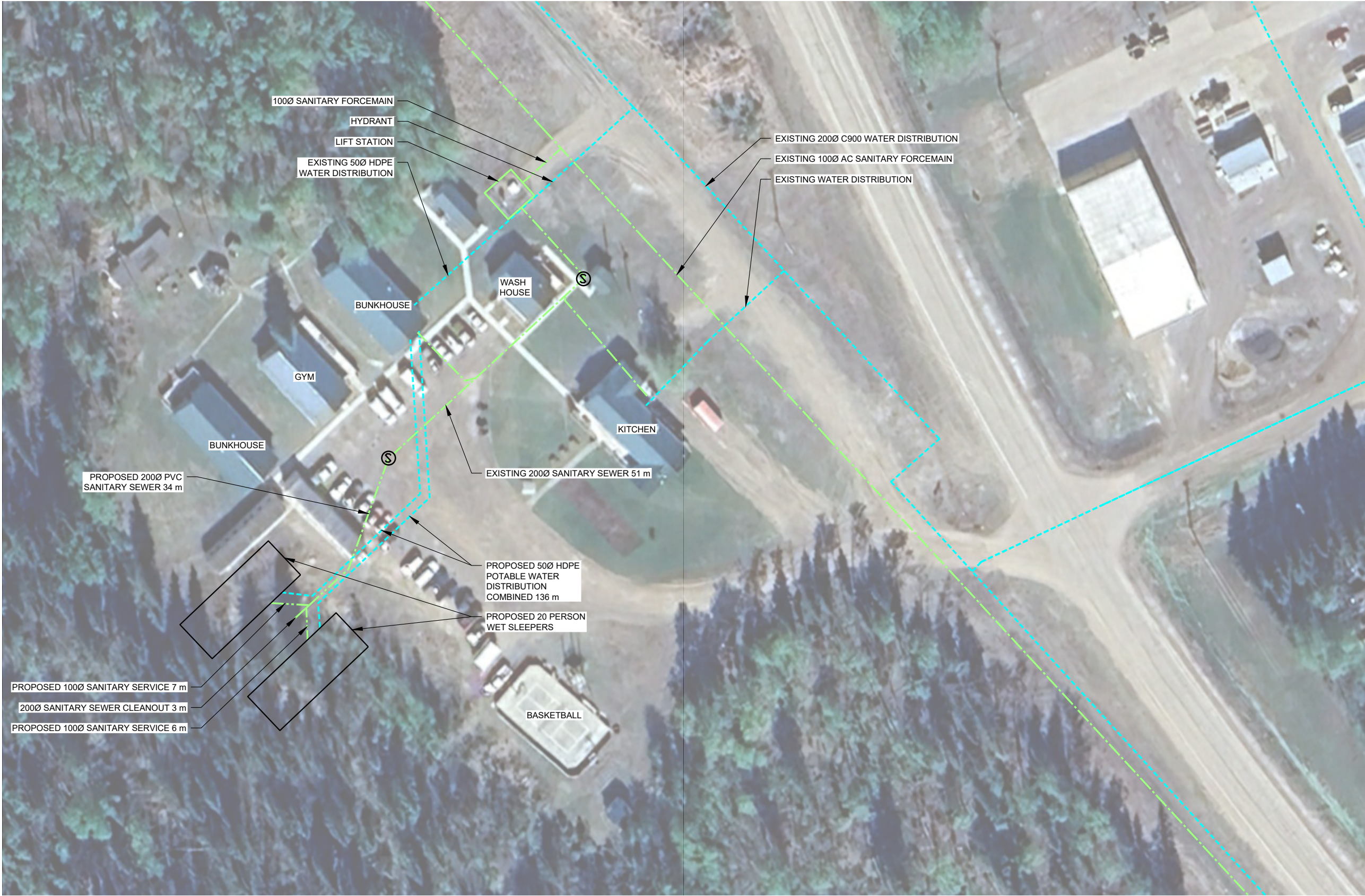
(10 pages)

Viv Thoss
Development Authority



Water Line	
Sewer Line	
Gas Line	
Power	
setback from road	

478'



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020

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SANITARY MANHOLE

POTABLE WATER DISTRIBUTION

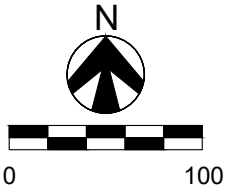
PROPOSED SEWER

EXISTING SANITARY SERVICE

DRAFT ONLY - NOT FOR CONSTRUCTION

PERMIT TO PRACTICE No. P10913						CONSULTANTS									
COPYRIGHT RESERVED															
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. <u>DO NOT</u> SCALE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO SDCG WITHOUT DELAY. COPYRIGHTS TO ALL DESIGNS & DRAWINGS ARE THE PROPERTY OF SDCG. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED IS FORBIDDEN.						<div>SD CONSULTING</div> <div>SUITE 811</div> <div>104 - 743 RAILWAY AVE</div> <div>CANMORE, AB</div> <div>TEL. 612-280-9128</div> <div>TEL. 403-688-7366</div> <div></div> <div></div>		FOOTNER LAKE FIREBASE		UTILITY PLAN		C1			
		1		3/7/25										ISSUED FOR REVIEW	
		REV		DATE										DESCRIPTION	

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- POTABLE WATER DISTRIBUTION
- PROPOSED SEWER
- EXISTING SANITARY SERVICE



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

CONSULTANTS

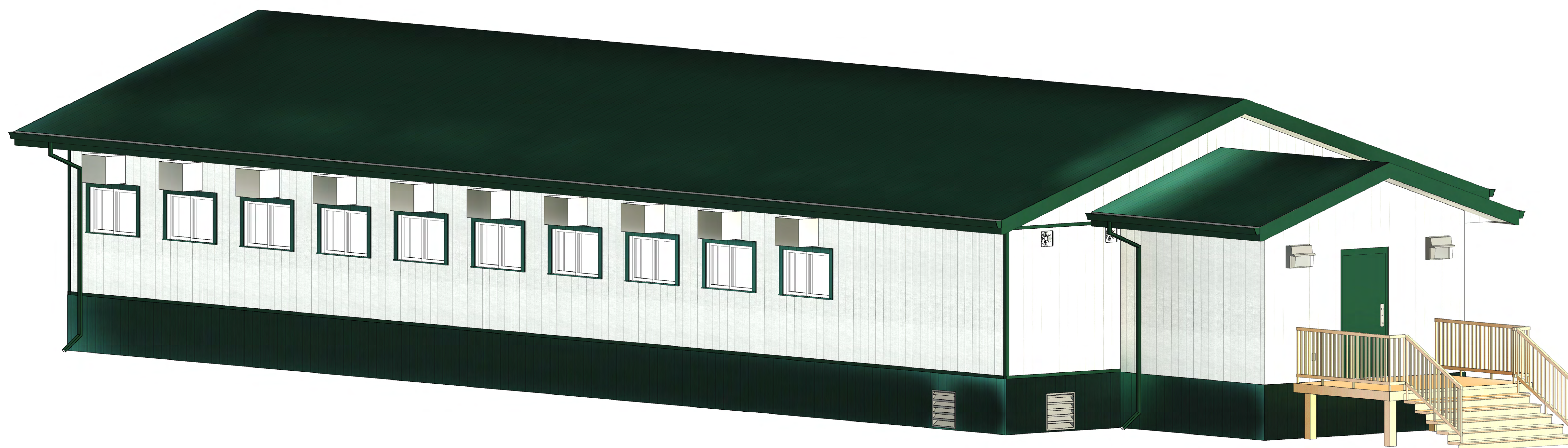
SD CONSULTING
SUITE 811
104 - 743 RAILWAY AVE
CANMORE, AB
TEL. 612-280-9128
TEL. 403-688-7366



FOOTNER LAKE FIREBASE

REGIONAL
SITE PLAN

C1A



1 FRONT ISO VIEW

NOT FOR CONSTRUCTION

[illegible]

GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

FRONT ISO VIEW

Project Number	Project Number
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Date	21/11/2024
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Drawn By	KG
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Checked By	BS
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Scale	
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1 REAR ISO VIEW

NOT FOR CONSTRUCTION

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GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

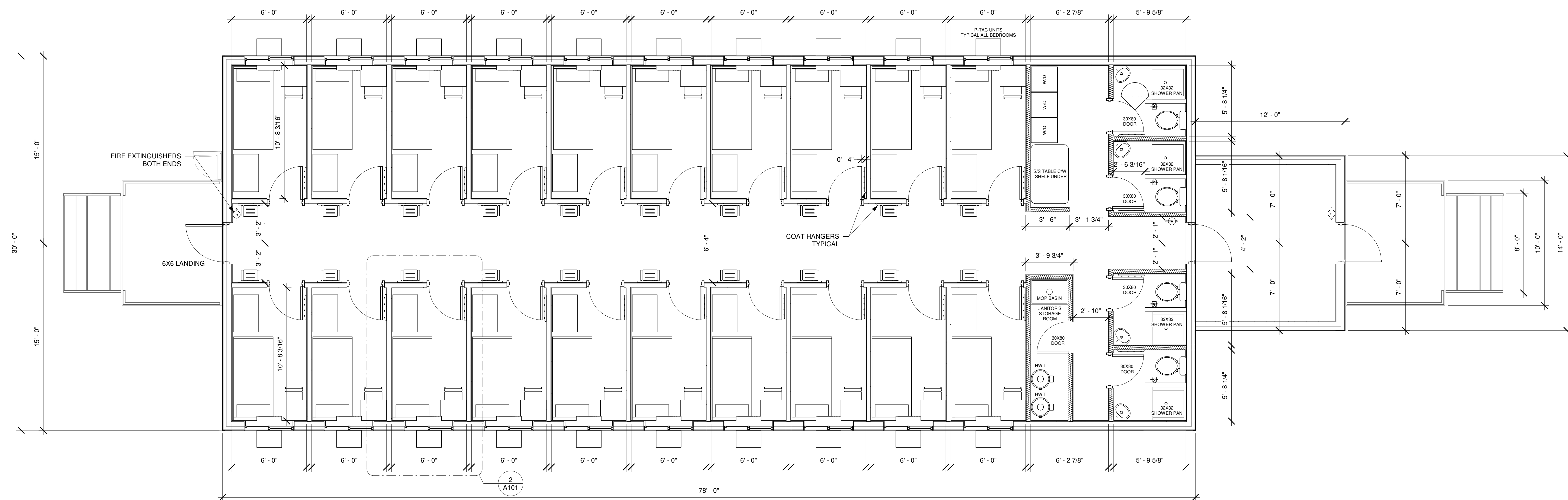
REAR ISO VIEW

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

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Scale

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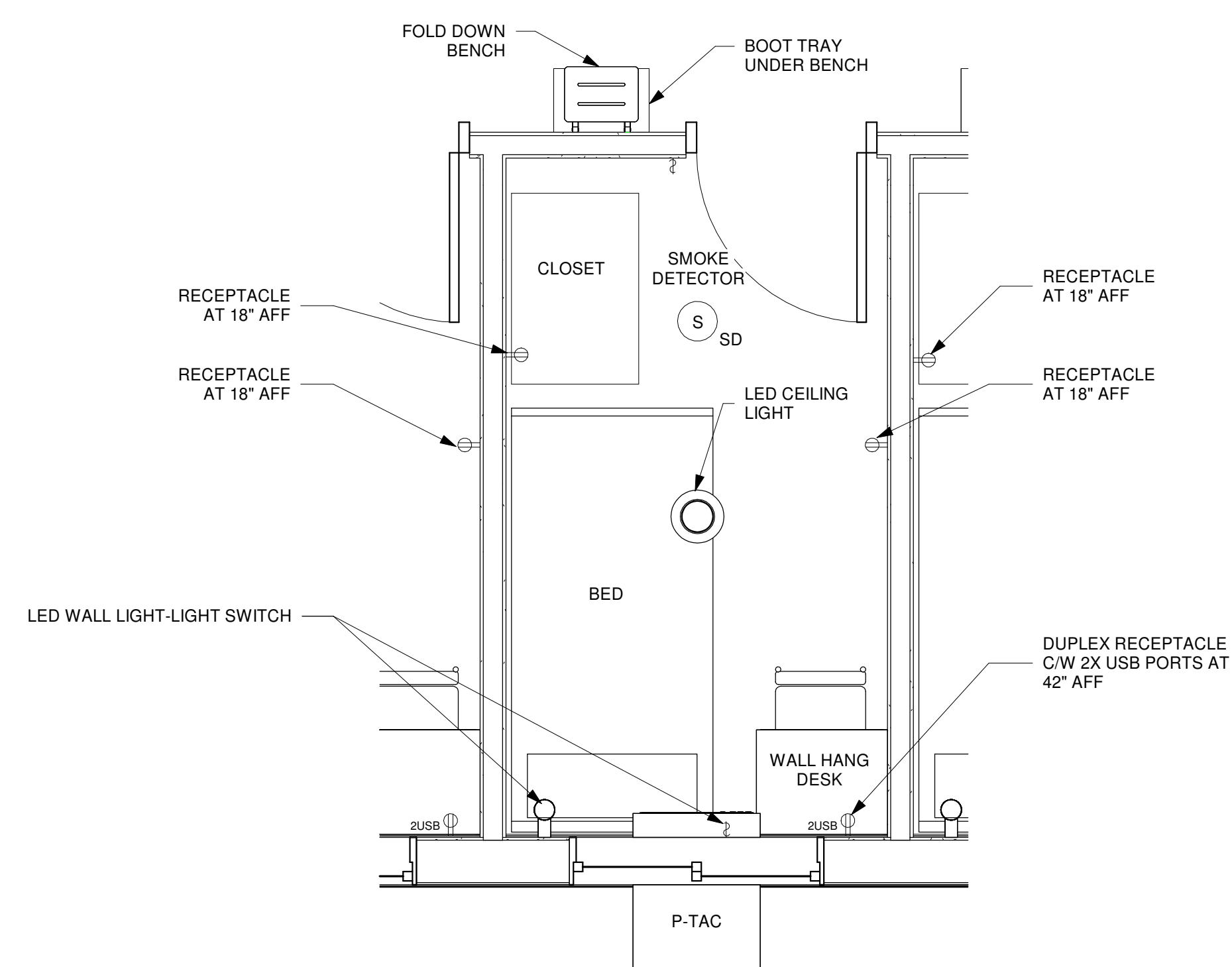
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① FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ALBERTA BUILDING CODE AND ALL LOCAL ORDINANCES.



2 FLOOR PLAN - ROOM DETAIL
1/2" = 1'-0"

NOT FOR CONSTRUCTION

[illegible]

GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

FLOOR PLAN- ROOM
DETAIL

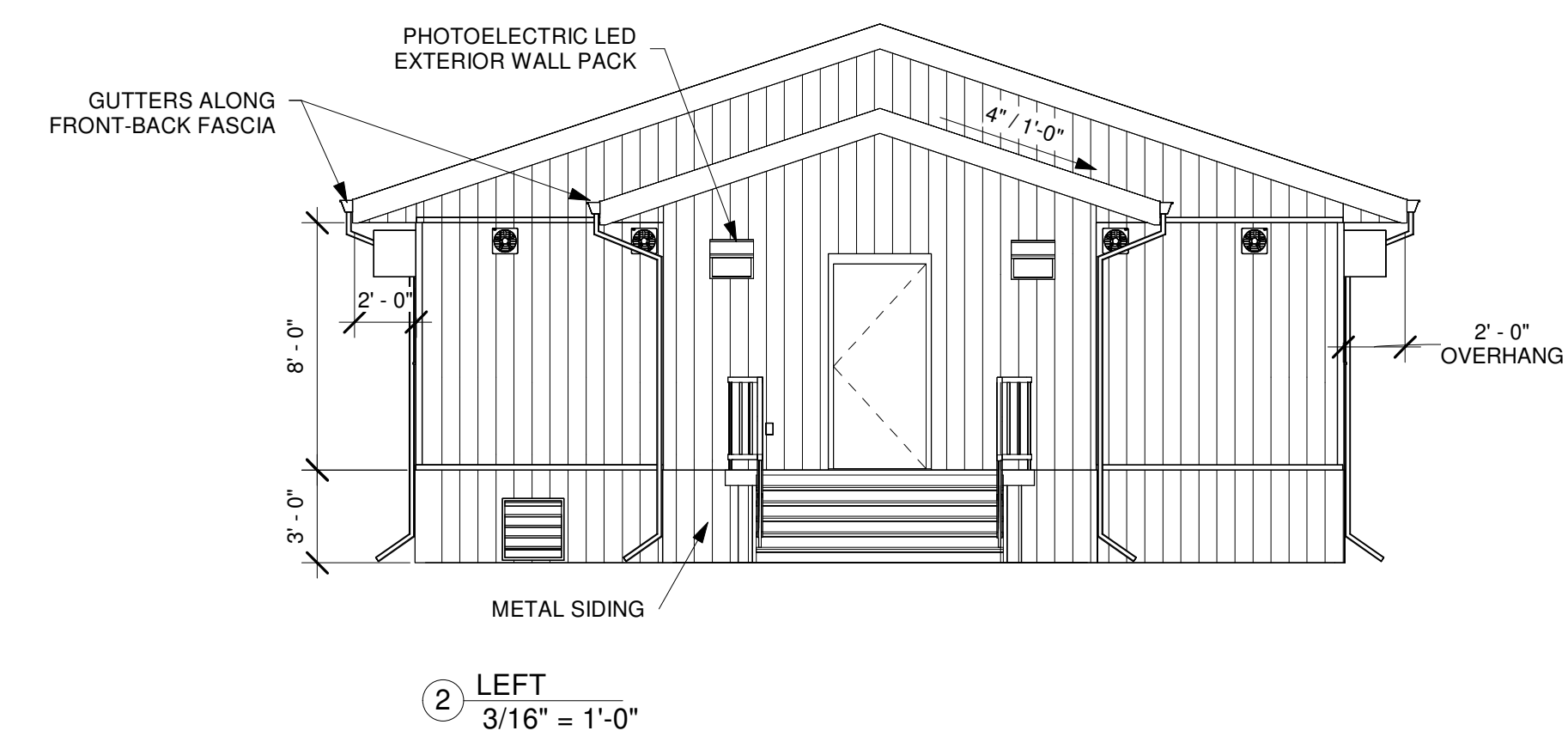
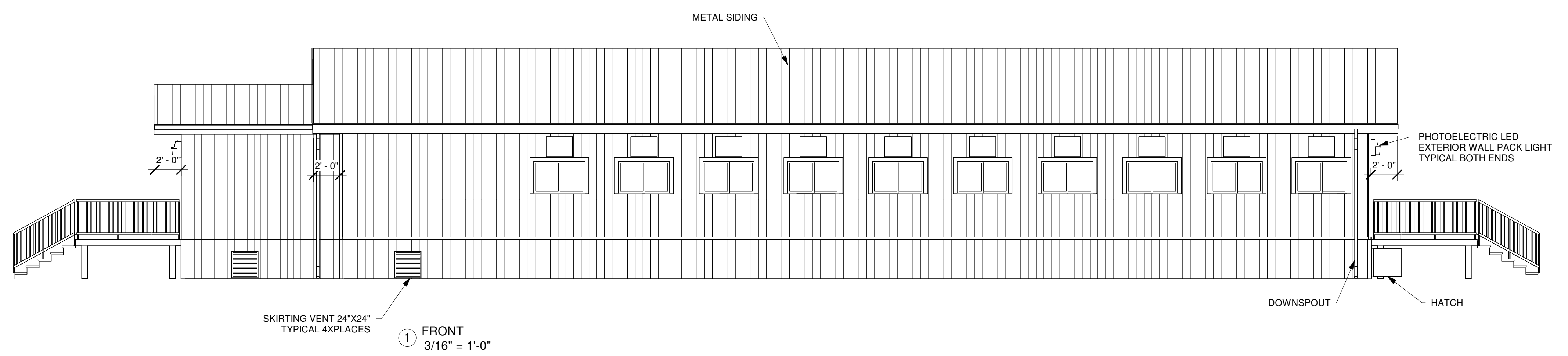
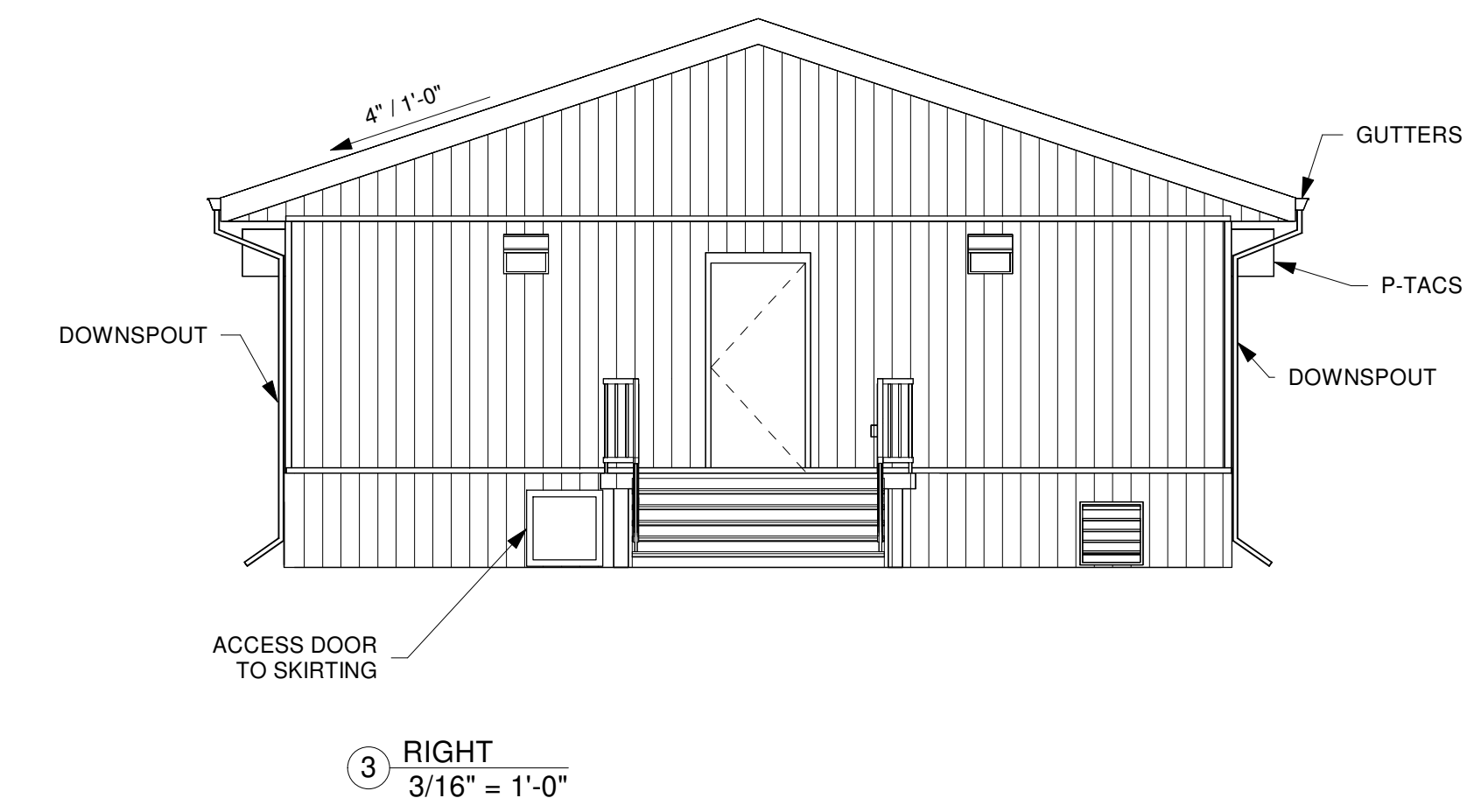
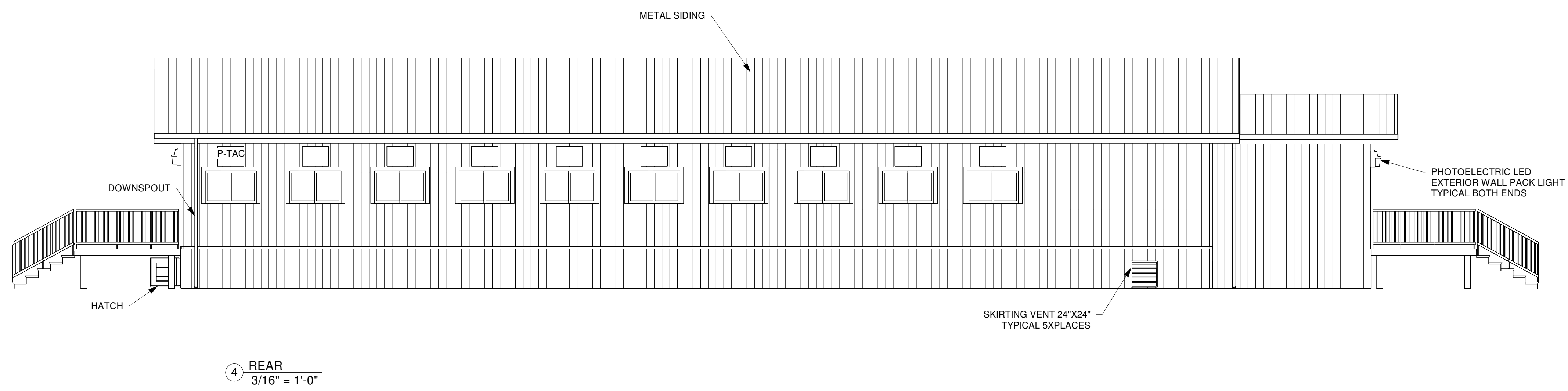
Project Number	Project Number
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Date	21/11/2024
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Drawn By	KG
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GOVERNMENT OF
ALBERTA

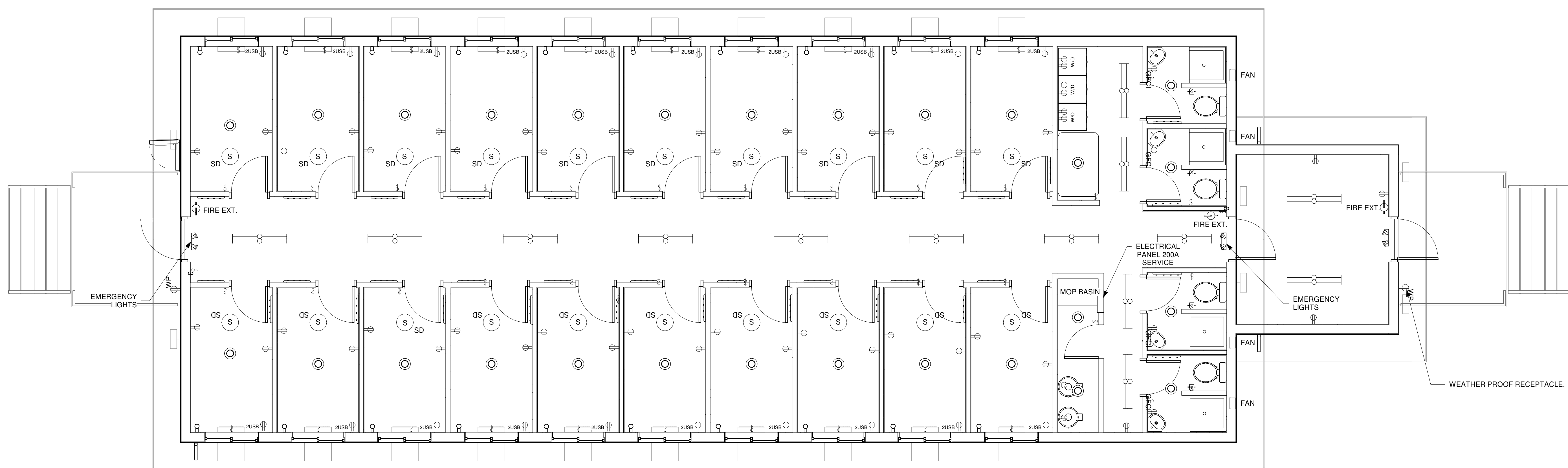
20 MAN WET SLEEPERS

ELEVATIONS

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

A102

Scale



1 ELECTRICAL PLAN
1/4" = 1'-0"

NOTES:

- INSTALL 0.5KW BASEBOARD HEATERS IN BATHROOMS
- INSTALL 0.75KW BASEBOARD HEATER IN LAUNDRY AREA.
- SMOKE DETECTORS TO BE INSTALLED AS PER APPLICABLE BUILDING CODE.

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GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

ELECTRICAL PLAN

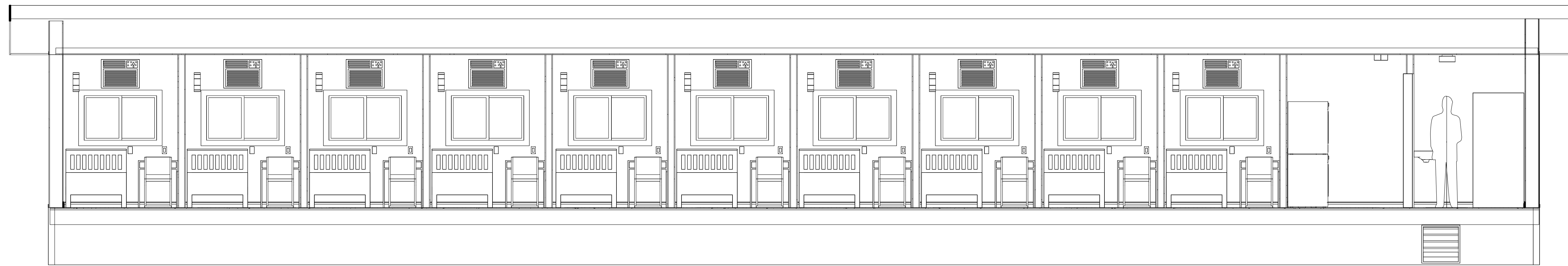
Project Number	Project Number
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Date	21/11/2024
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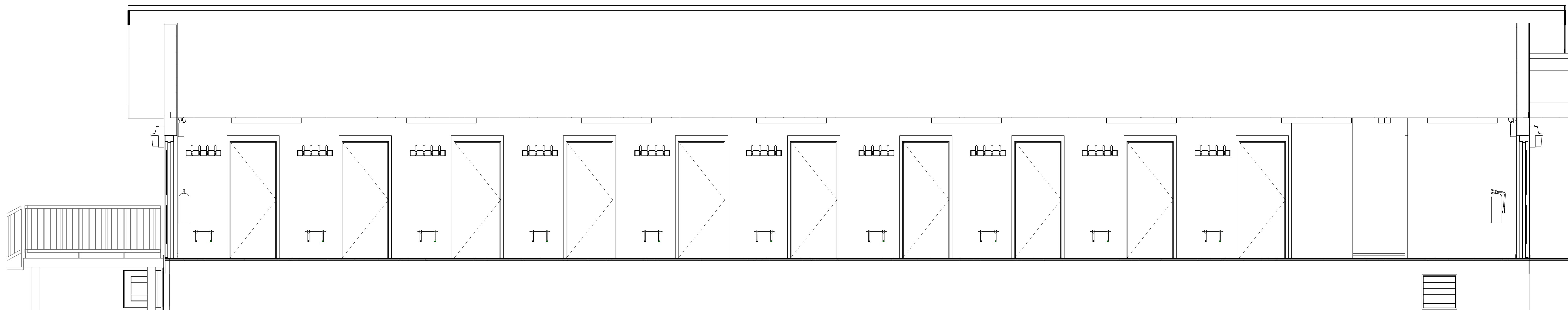
Drawn By	KG
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Scale

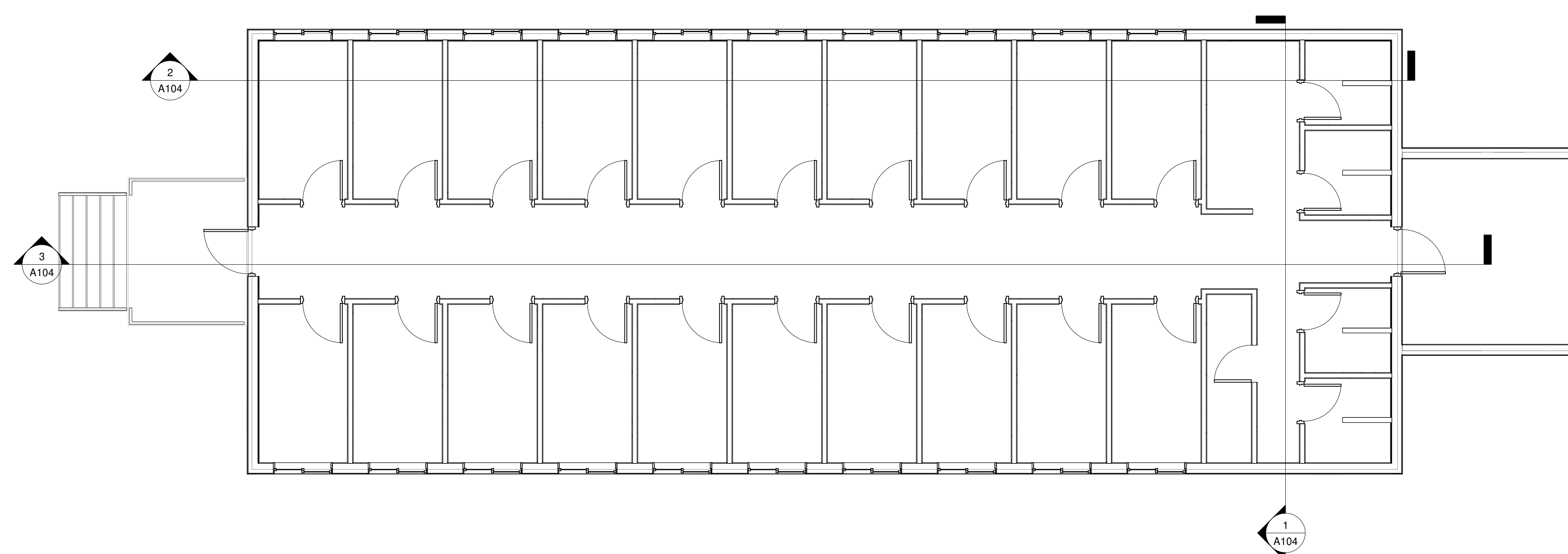
Scale



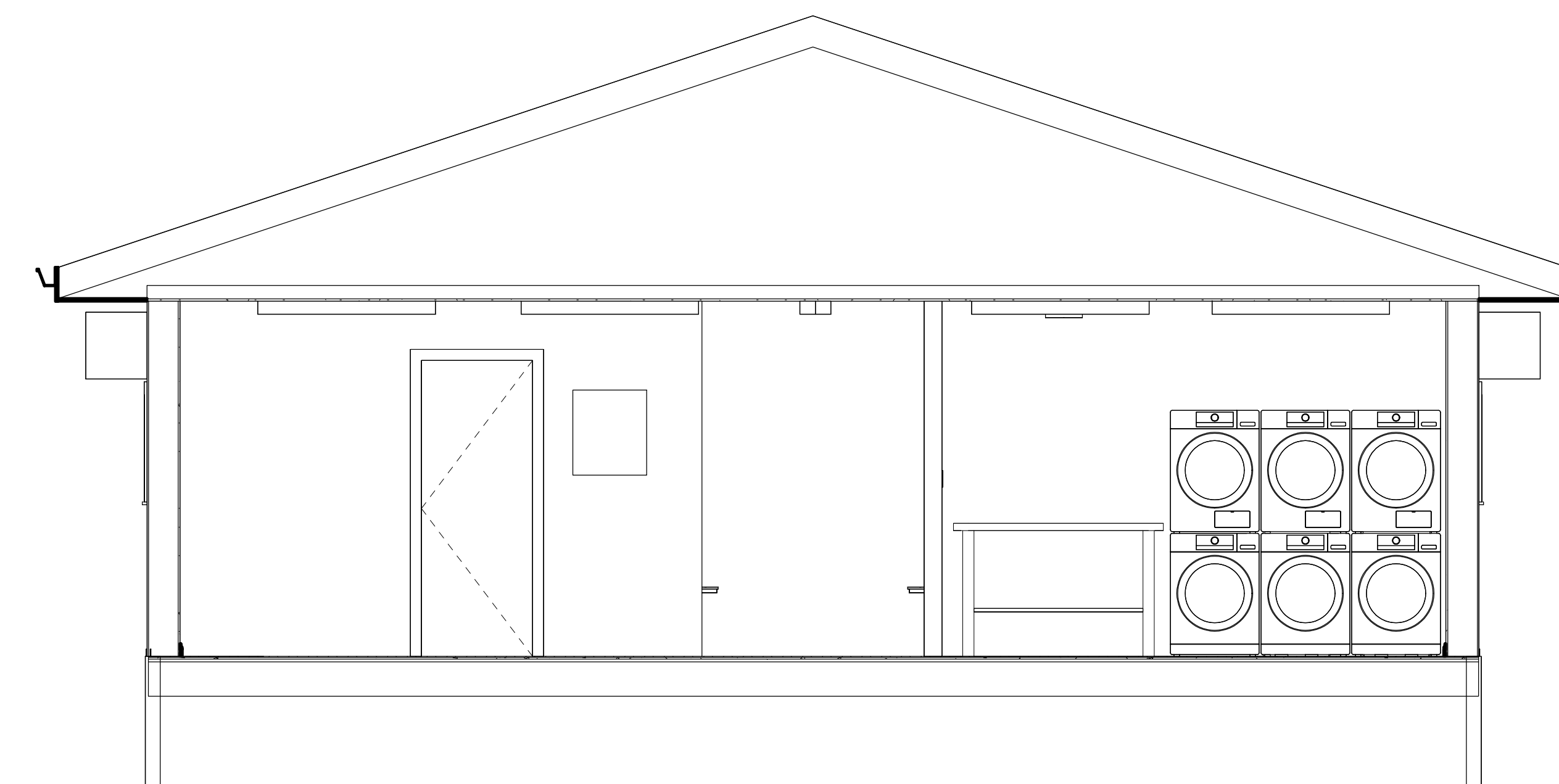
② SLEEPERS ROOM VIEW
3/8" = 1'-0"



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



4 SECTION VIEW
3/16" = 1'-0"



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

NOT FOR CONSTRUCTION

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GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

BUILDING SECTIONS

Project Number	Project Number
Date	21/11/2024
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A104



1 ROOM PROSPECTIVE VIEW

NOT FOR CONSTRUCTION

[illegible]

GOVERNMENT OF
ALBERTA

20 MAN WET SLEEPERS

ROOM PROSPECTIVE
VIEW

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