



TOWN OF HIGH LEVEL

10511 - 103rd Street, High Level, Alberta T0H1Z0
Tel 780-926-2201, Fax 780-926-2899

Edwin Krahn
box 1433
High Level Alberta
T0H 1Z0

Multi Oilfield Services (2015) Ltd.
49 Banff Avenue
Rainbow Lake Alberta
T0H 2Y0

NOTICE OF APPROVAL

Development Permit Application # **DP20-039**
Tax Roll Number **1729.000**
Applicant **Edwin Krahn
Multi Oilfield Services (2015) Ltd.**
Landowner **PINNACLE CAPITAL CORPORATION**
Address **32 DEERGLLEN TRAILER PARK**
Short Legal **Lot 32, Plan 0524332**
Hamlet / Subdivision **High Level**
Development Involving **Mobile Home**

has been APPROVED, subject to the conditions on the attached sheet and as per the site plan submitted by the Applicant.

Fourteen days after the first publication date you are authorized to proceed with the development specified, provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and, that a Building Permit is obtained if construction is involved. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION, TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, THIS DEVELOPMENT PERMIT SHALL BE NULL AND VOID.

Date Deemed Complete
Date Approval First Publicized **October 28, 2020**
Date Permit Valid **October 20, 2020**

Original signed by CAO

SIGNATURE OF DEVELOPMENT AUTHORITY

1. The issuance of a Development Permit in accordance with the notice of approval is subject to the condition that it does not become effective until FOURTEEN (14) days after the date the approval is publicized.
2. The Town of High Level Land Use Bylaw No. 944-13 provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board by filing a written notice of appeal, containing reasons, with the Secretary of the Subdivision and Development Appeal Board for Town of High Level accompanied with payment of \$100.00, payable to Town of High Level, within FOURTEEN (14) days after notice of the approval is publicized.
3. A permit issued in accordance with the notice of approval is valid for a period of TWELVE (12) months 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.

CONDITIONS OF APPROVAL

Development Permit DP20-039

1. The mobile home shall be separated from each other by a minimum of 4.5 m provided that the minimum side yard building setback from lot line is 1.5 m.
2. The mobile home shall have a front yard setback of 4.5 m minimum.
3. The skirting shall be of material that compliments the home.
4. The undercarriage of the mobile home is to be skirted within 60 days from the date of the placement of the mobile home.
5. All landscaping including a hard surfaced driveway is to be completed within two years from the date of issuance of the building permit.
6. A Water and Sewer Connection Permit Application will be required prior to activating water services.
7. Please contact Alberta First Call at 1-800-242-3447 prior to any construction.
8. The development shall not be altered, changed, or modified from the approved plans or specifications without written authorization from the Development Authority. (4.8.8)
9. The exterior finish must be completed within two years from the date of issuance of the building permit.
10. The landscaping of the lot, including grass, must be complete within two years from the date of approval of the building permit.
11. A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out and shall ascertain, comply or carry out development in accordance with: (a) the requirements of the Safety Codes Act, Environmental Protection and Enhancement Act, Natural Resources Conservation Board Act, Water Act, Alberta Building Code, Alberta Fire Code and Public Highways Development Act and any amendments thereto; (b) the Building Permit Bylaw; (c) the requirements of any other federal, provincial or municipal enactment or any other law; and (d) the conditions of any caveat, covenant, easement or other instrument affecting a building or land.
12. The civic address must be posted on the development as per the Addressing Bylaw.

PLEASE NOTE: ALL CONDITIONS MUST BE COMPLIED WITH



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