



November 05, 2021

TRISTAN S BOUCHARD
PO BOX 236
HIGH LEVEL, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP21-064
Tax Roll Number:	0651.000
Applicant:	TRISTAN S BOUCHARD
Registered Landowner:	TRISTAN S BOUCHARD
Civic Address:	10202 105 STREET
Legal Land Location:	Lot 20, Block 21, Plan 8020242
Municipality:	Town of High Level
Development Involving:	Demolition of addition

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

Upon receipt of this Notice of Approval, the Applicant is authorized to proceed with the development specified, provided that all conditions are complied with, and development approved under this permit is in accordance with all approved plans and applications submitted by the Applicant.

Date of Issue: November 05, 2021

Date Approval First Publicized: November 06, 2021

Date Permit Effective: November 05, 2021

Original signed by CAO, Clark McAskile
SIGNATURE OF DEVELOPMENT AUTHORITY

1. A permit issued in accordance with this Notice of Approval is valid for a period of one (1) year 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, unless a permit extension has been filed with the Town of High Level Planning and Development Department.

CONDITIONS OF APPROVAL

Development Permit Number: DP21-064

1. **Contact the appropriate utility companies to have all services disconnected prior to demolition.**
2. The site shall be fenced during the demolition process.
3. All debris from the demolition must be transported to the regional landfill as per the approved transportation plan submitted for this Development Permit.
4. Any damage to Municipal infrastructure (including but not limited to hard-surfaced sidewalks and roads) as a result of the approved demolition, shall be repaired by the Applicant or Registered Owner. All costs incurred by the reconstruction of damaged Municipal Infrastructure will be borne by the Applicant or Registered Owner.
5. Contact Alberta One-Call at +1-800-242-3447 prior to commencing any construction.
6. **The site shall be left in a clean and safe manner, to ensure public safety.**
7. An applicant for, or in possession of a valid Development Permit is not relieved from full responsibility for ascertaining, complying with and carrying out development in accordance with the requirements of:
 - a. The following:
 - i. Environmental Protection and Enhancement Act;
 - ii. National Building Code – Alberta Edition;
 - iii. National Fire Code – Alberta Edition;
 - iv. Natural Resources Conservation Board Act;
 - v. Public Development Act;
 - vi. Safety Codes Act;
 - vii. Water Act; and
 - viii. Any amendment thereto;
 - b. Town of High Level Building Permit and Standards Bylaw;
 - c. The requirements of any other Federal Provincial or Municipal enactment or any other law; and
 - d. The conditions of any Caveat, Restrictive Covenant, Easement or other Instrument affecting the subject Building or Land.
8. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**