



Town of High Level
10511 – 103rd Street
High Level, Alberta T0H 1Z0

Telephone: (780) 926-2201
Facsimile: (780) 926-2899
development@highlevel.ca
www.highlevel.ca

November 05, 2021

Taiga General
PO Box 322
Manning, AB
T0H 2M0

NOTICE OF APPROVAL

Development Permit Application Number:	DP21-063
Tax Roll Number:	1793.000
Applicant:	Taiga General
Registered Landowner:	883492 ALBERTA LTD.
Civic Address:	10491 92 STREET
Legal Land Location:	Lot 3-4, Block 8, Plan 0620096
Municipality:	Town of High Level
Development Involving:	Addition to Existing Shop

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, you are 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: DP21-063

1. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**
2. **A Building Permit is required for this development.**
3. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
4. Contact Alberta One-Call at +1-800-242-3447 prior to commencing any construction.
5. 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.
6. No construction or development is permitted on, over or under a Registered Right of Way. It is the responsibility of the Applicant and/or Registered Owner to identify, locate and understand the contents of all Registered Right of Ways Plans and Agreements.
7. A Signage Permit is required for any new signage related to this development.