



November 15, 2021

Edwin Krahn
Box 1433
High Level, AB
T0H 1Z0

NOTICE OF APPROVAL

Development Permit Application Number:	DP21-067
Tax Roll Number:	1020.000
Applicant:	Edwin Krahn
Registered Landowner:	CAUSAREN XERXES P, CAUSAREN DINNA P
Civic Address:	11002 CHINCHAGA DRIVE
Legal Land Location:	Lot 3, Block 38, Plan 8321075
Municipality:	Town of High Level
Development Involving:	New Deck

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 15, 2021

Date Approval First Publicized: November 16, 2021

Date Permit Effective: November 15, 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: DP21-067

1. As the deck is more than 1.5m / 4.9ft. above finished grade, it must be located at least 5m / 16.4ft. from all lot lines.
2. **No portion of the deck shall be enclosed.**
3. A Building Permit is required for this development.
4. 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.
5. Contact Alberta One-Call at +1-800-242-3447 prior to commencing any construction.
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. **The Applicant and/or Registered Owner are responsible to ensure that they or their contractors obtain all other required permits related to this development.**
8. **The development shall not be altered, changed or modified from the approved plans and specifications without written authorization from the Development Authority.**