



P.O. BOX 180
VULCAN, ALBERTA
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TOLL FREE: 1-877-485-2299
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www.vulcancounty.ab.ca

April 30, 2025

Our File: DP 27-2025

Notification of Approved Development

Vulcan County has approved the following development permit application:

Legal Land Location: Plan 9411484, Unit 125; Little Bow Resort
Type of Development: Single Detached Dwelling
Land Use District: (GRR) – Grouped Reservoir Residential
Applicant: Hillaby Homes & Construction Inc.

If you have any questions or concerns regarding this development, please contact the undersigned via regular mail, fax, email devassist@vulcancounty.ab.ca, or call 403-485-3135.

As per *Alberta Municipal Government Act [Section 685]* you are eligible to appeal the decision of the Development Authority. Vulcan County has determined that appeal jurisdiction remains at the local level for this Development Permit. The appeal can therefore be made in writing to the Secretary of the Chinook Intermunicipal Subdivision and Development Appeal Board and must contain the reasons for your appeal. The written appeal, along with the \$600 appeal fee can be mailed to the address at the top of the page or dropped off at the County Office at 102 Centre Street in Vulcan. The appeal period ends on **May 21, 2025**, any appeal must be received by Vulcan County before this deadline.

Kindest regards,

A handwritten signature in blue ink that reads 'Alena Matlock'.

Alena Matlock
Development Officer
Vulcan County

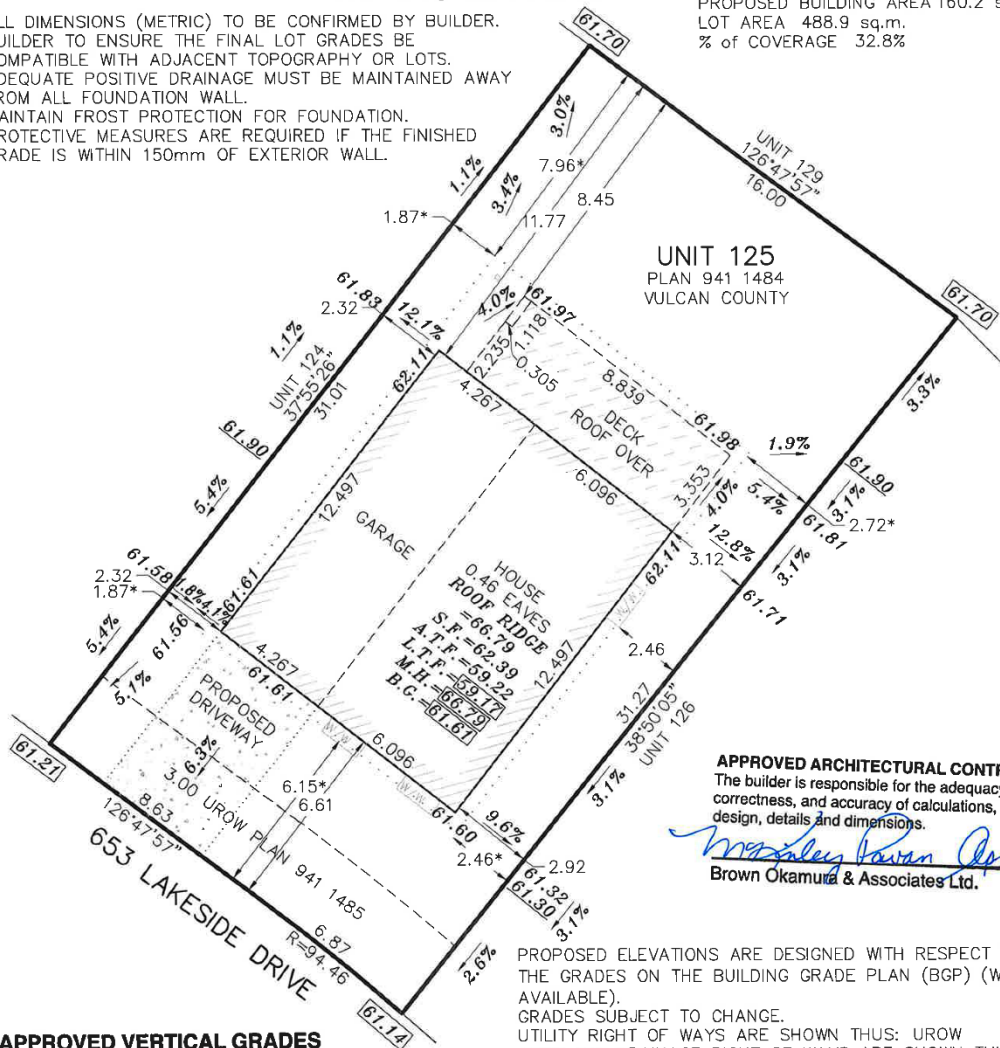
PLOT PLAN

CIVIC ADDRESS: 653 LAKESIDE DRIVE
MUNICIPALITY: VULCAN COUNTY
LEGAL DESCRIPTION: UNIT 125, PLAN 941 1484
CLIENT: HILLABY HOMES & CONSTRUCTION*
SCALE: 1:200
FILE: 2527055
DRAWN BY: DD
CHECKED BY: KL
DATE: MARCH 5, 2025
REVISION DATE: MARCH 25, 2025

TERRAMATIC TECHNOLOGIES INC.
#12 - 5080 - 12A Street S.E.
Calgary, Alberta, Canada T2G 5K9
PHONE: 214 3655 FAX: 214 1428
E-Mail: survey@terramatic.com

ALL DIMENSIONS (METRIC) TO BE CONFIRMED BY BUILDER.
BUILDER TO ENSURE THE FINAL LOT GRADES BE
COMPATIBLE WITH ADJACENT TOPOGRAPHY OR LOTS.
ADEQUATE POSITIVE DRAINAGE MUST BE MAINTAINED AWAY
FROM ALL FOUNDATION WALL.
MAINTAIN FROST PROTECTION FOR FOUNDATION.
PROTECTIVE MEASURES ARE REQUIRED IF THE FINISHED
GRADE IS WITHIN 150mm OF EXTERIOR WALL.

PROPOSED SUB-FLOOR (SF) 62.39
PROPOSED ACTUAL TOP OF FOOTING (ATF) 59.22
PROPOSED GARAGE SLAB 61.61
PROPOSED FINISHED GRADE (FRONT) 61.60/61.61
PROPOSED FINISHED GRADE (REAR) 62.11
LOWEST TOP OF FOOTING (LTF) 59.17
SETBACK (FRONT) 6.61m FROM SOUTH
PROPERTY LINE
PROPOSED BUILDING AREA 160.2 sq.m.
LOT AREA 488.9 sq.m.
% of COVERAGE 32.8%



APPROVED ARCHITECTURAL CONTROLS
The builder is responsible for the adequacy, correctness, and accuracy of calculations, design, details and dimensions.

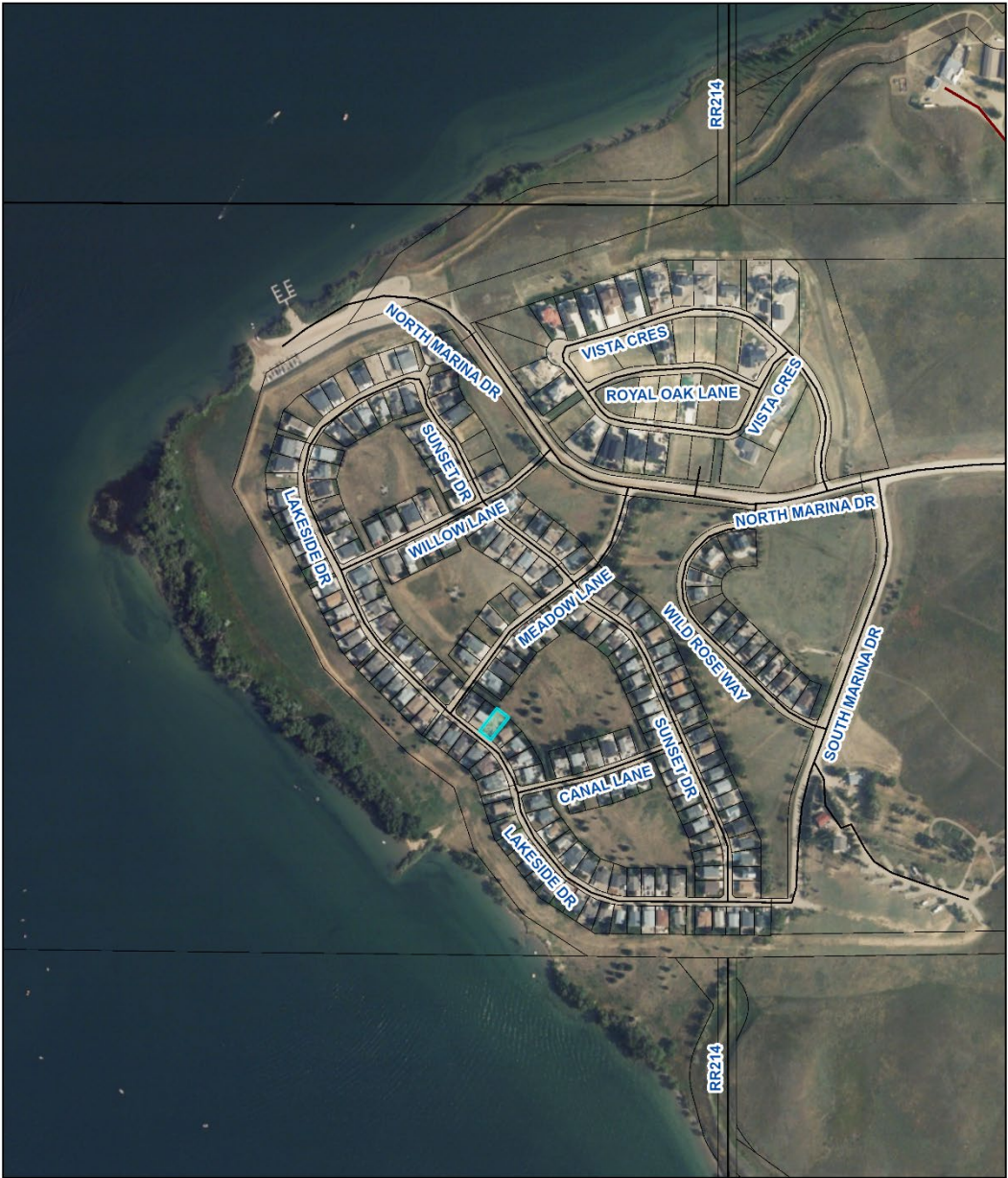
Mrs. Mary Brown April 21/25
Brown Okamura & Associates Ltd.

APPROVED VERTICAL GRADES

The builder is responsible for following the vertical grades shown on this plan. Existing conditions and grades on site must be verified prior to excavation and construction.

D. Okamura
Brown Okamura & Associates Ltd.

Ortho



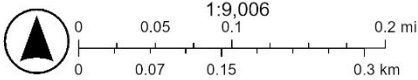
4/30/2025, 11:23:00 AM

Road Network

- Private Road
- <all other values>
- County Boundary
- Landowners (March 16, 2025)

VC Aerial - July 2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community