



P.O. BOX 180
VULCAN, ALBERTA
TOL 2B0

TELEPHONE: 1-403-485-2241
TOLL FREE: 1-877-485-2299
FAX: 1-403-485-2920
www.vulcancounty.ab.ca

April 22, 2026

Our File: DP 12-2026

Notification of Approved Development

Vulcan County has approved the following development permit application:

Location: Division 5; Plan 2310020, Block 1, Lot 16 within NE 19-18-21 W4
Development: Accessory Building >1600 sq ft with setback waiver
Land Use District: (GCR) – Grouped Country Residential
Applicant: **Nicole & Patrick McGinn**

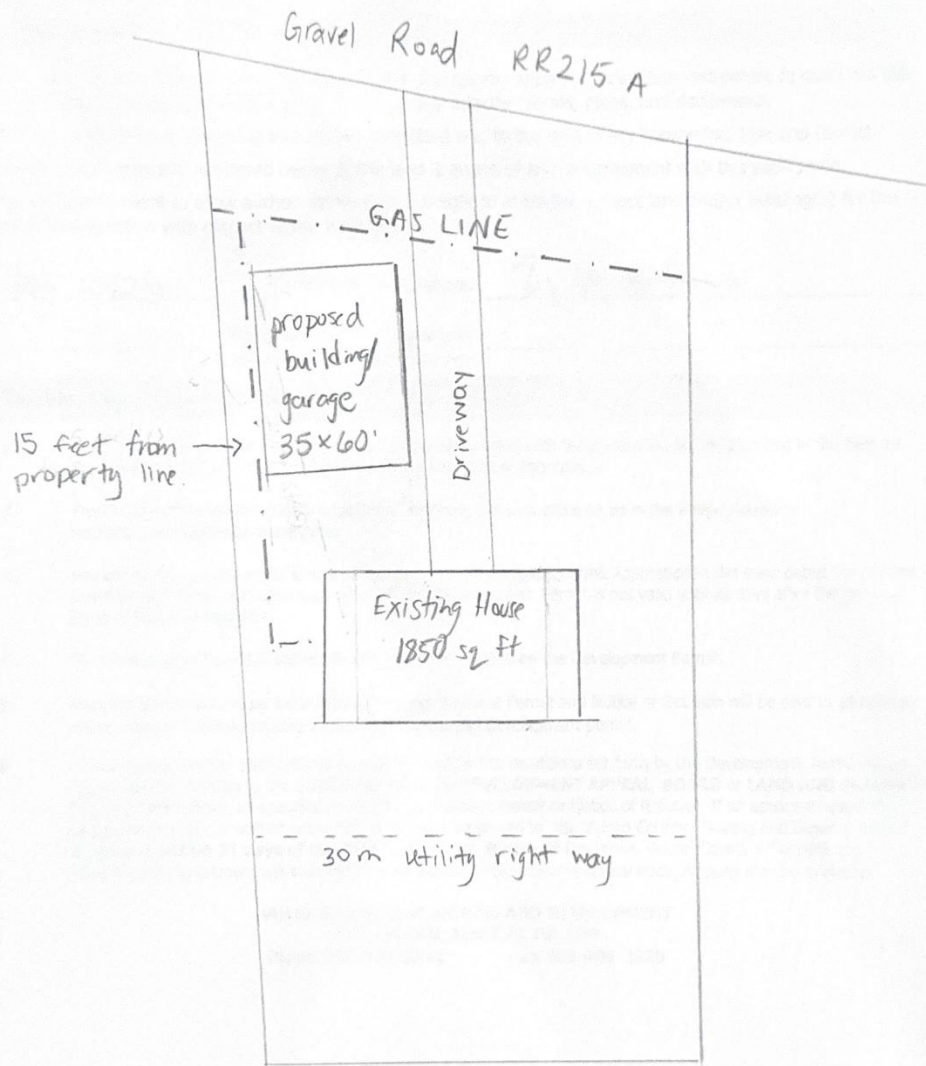
If you have any questions or concerns regarding this development, please contact the undersigned via regular mail, fax, email devassist@vulcancounty.ab.ca, or call 403-485-3135.

As per *Alberta Municipal Government Act [Section 685]* any person claiming to be affected may appeal the decision of the Development Authority. The appeal can be made by writing to the Secretary of the Chinook Intermunicipal Subdivision and Development Appeal Board and must contain the reasons for the 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 13, 2026**; any appeal must be received by Vulcan County before this deadline.

Kindest regards,

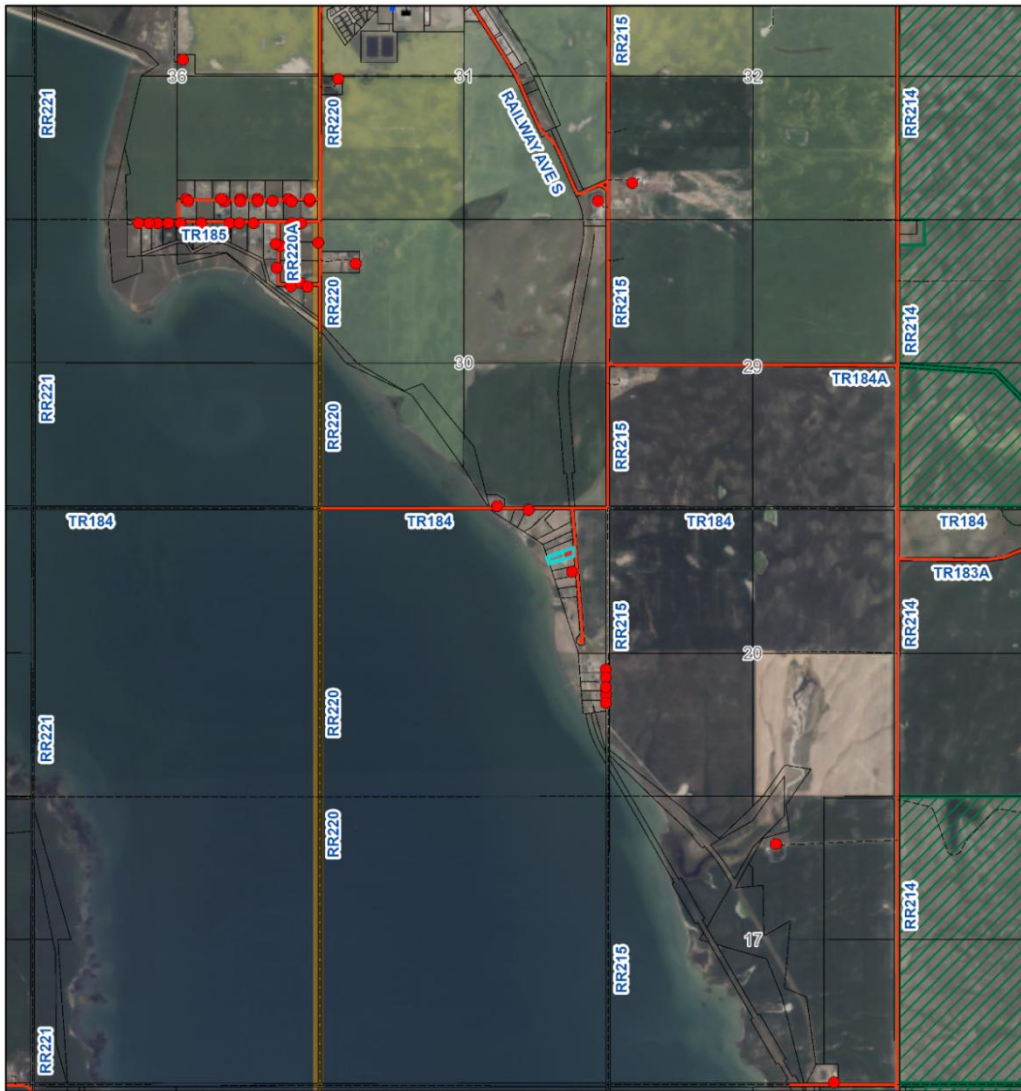
A handwritten signature in blue ink that reads "Alena Matlock".

Alena Matlock
Development Officer
Vulcan County



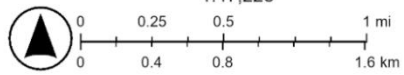
McGregor Reservoir

Ortho



3/25/2026, 11:34:47 AM

- Residences
- Proposed Regional Water Project
- Points of Interest
- 🏫 School
- Road Network
- County Gravel Road
- Undeveloped/Gridline/Other
- ▭ County Boundary
- ▭ Landowners (March 16, 2026)
- ▨ Provincial Grazing Leases (March 2026)
- ▭ Town & Villages Corporate Boundaries



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



**DEVELOPMENT PERMIT
12-2026**

Development Permit 12-2026 for an **Accessory Building > 1600 sq ft** in Grouped Country Residential on Plan 2310020, Block 1, Lot 16 as applied for by Nicole & Patrick McGinn has been:

- () APPROVED
- (x) APPROVED, subject to the following conditions:

1. No Development authorized by this Development Permit shall commence:
 - a. Until at least 21 days after the issue of the Development Permit, or
 - b. If an appeal is made, until the appeal is decided on.
2. The minimum/maximum requirements for all setbacks, as established in Land Use Bylaw 2020-028 are met except for the setback from the North property line be reduced to 4.5 m as per the submitted site plan.
3. All outstanding taxes owed to Vulcan County shall be paid prior to the commencement of this development.
4. All Safety Code Permits as required under the Safety Codes Act and its regulations shall be obtained and copies shall be submitted to the County.
5. The applicant is solely responsible to obtain and comply with any other required Municipal, Provincial or Federal government permits, approvals, or licenses.
6. The accessory building shall be fixed to the ground through some form of foundation, screw piles, or anchoring.
7. That any lighting installed shall be downward cast.
8. That the exterior finish of the building shall be muted in color and will seek to match the character of surrounding developments.
9. This Development Permit must be commenced and carried out with reasonable diligence within 12 months of the date of issuance, and if determined to be so, is valid for 24 months from the date of decision. Extensions to these limits may be obtained according to the terms in Land Use Bylaw 2020-028.

If approved, you are hereby authorized to proceed with the specified development after 21 days of the issuance of this permit, provided that any stated conditions are complied with, and the development is in accordance with any approved plans and application.

Should an appeal be made against this decision to the Chinook Intermunicipal Subdivision and Development Appeal Board, this Development Permit shall be null and void. The appeal would be governed by By-law 2021-012.

Signature of Development Officer

April 22, 2026

Date of Decision

NOTE: THIS IS NOT A BUILDING PERMIT.

NOTE: FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT WILL RESULT IN PUNITIVE ACTION BEING TAKEN BY THE DEVELOPMENT OFFICER AS AUTHORIZED BY SECTIONS 557, 566 AND 646 OF THE MUNICIPAL GOVERNMENT ACT.

APPEAL PROCEDURE: The Land Use Bylaw provides that any person claiming to be affected by the decision may appeal to the Secretary of the Chinook Intermunicipal Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER NOTICE OF THE DECISION IS GIVEN.** Contact the Development Officer (403-485-2241) for more information.