



MUNICIPAL PLANNING COMMISSION

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: January 29, 2024 **Time:** 5:30PM

- A. **ATTENDANCE**
- B. **CALL TO ORDER**
- C. **AGENDA**
- D. **MINUTES**
- E. **CORRESPONDENCE FROM PREVIOUS MEETING**
- F. **OLD BUSINESS**
- G. **NEW BUSINESS**
 - Item I1: Selection of Vice-Chair
 - Item I2: D2023:010 (Cheema, Little Nest Daycare)
- H. **ADJOURN**



MUNICIPAL PLANNING COMMISSION

To: Chair and Commission Members
From: Development Officer
Date: January 29, 2024
Purpose: Request for Decision, Change of Use
Subject: D2023:010 (Cheema, Little Nest Daycare)

Summary:

The applicant is requesting a Change of Use for 619 – 1 Avenue (Lot 8-11, Block 5, Plan 5087W) for the purpose of operating a licensed childcare facility.

Background and Discussion:

Development Application D2023:010 is for a Change of Use at 619-1 Avenue (Lot 8-11, Block 5, Plan 5087W). The Applicant is requesting that the existing use, a residential dwelling, be changed to allow for the operation of a licensed childcare facility.

Licensed childcare facilities are regulated by the Province of Alberta (Children and Family Services) through the Early Learning and Child Care Act. As such, it is recommended that the Municipal Planning Commission limit their review to items that are directly related to land use.

Provincial Licensing Required

The Applicant has provided evidence that the licensing process is underway, including AHS and Fire Inspections, as well as an application to the regulatory body.

Development Application D2023:010 has been accepted and reviewed under the assumption that the necessary Provincial licensing will be obtained and maintained, however, the Development Officer recommends the following condition:

Condition #1: That the Applicant provide the Development Officer with evidence of Provincial licensing prior to commencing operations.

General Description of Proposed Activities

The Applicant is proposing to operate a licensed childcare facility from an existing building at 619 – 1st Avenue.



The proposed hours of operation are 7:00am to 5:30pm, Monday to Friday, with typical drop-off and pickup times anticipated to be 7:00am to 10:00am and 2:00pm to 5:30pm respectively.

In their licensing application to the Province, the Applicant has requested approval for up to 40 children, including infants, toddlers, preschoolers, and kindergarteners.

Staffing requirements may vary and are dictated by both the number and composition of children receiving care. For instance, 1 employee is required for every 4 infants, whereas 1 employee is required for every 10 child of kindergarten age.

The Applicant has confirmed that the Property will be used for commercial purposes only (i.e., Operating the childcare facility) and not as a dwelling.

Land Designation and General Requirements

The Property is currently designated (i.e., Zoned) R-2, with Day Care Facilities listed as an approved Discretionary Use within the district.

The existing development conforms with general requirements of the Land Use Bylaw, including:

1. Minimum Front Yard Depth of at least 6 metres.
2. Minimum Side Yard Setbacks (Land Lot, Corner Lot) of at least 3 metres for both the Principal Building and the Accessory Building.
3. Minimum Rear Yard Setbacks of 8 metres for the Principal Building and 1.5 metres for the Accessory Building.
4. Maximum Lot Coverage for Accessory Buildings of 15% and All Buildings of 50%.

Parking

The proposed Change of Use from a residential context to a commercial one requires specific consideration for parking.

The Land Use Bylaw requires that the commercial use of a property for a Day Care Facility includes a minimum of two on-site parking spaces, plus one additional space for each staff member.

The existing garage provides two parking spaces, and the Applicant is proposing to modify the South-East corner of the Property to add up to six additional spaces. Although a detailed configuration has not yet been provided, the proposed space is likely sufficient to accommodate at least six additional spaces, bringing the total availability to eight.

The Applicant has further suggested that up two additional parking spaces could be provided between the North property line and the garage, and one final space between the laneway and garage. While these locations *may* meet minimum space requirements, they would not be appropriate for routine use and should not be considered.

Ultimately, the property can provide sufficient parking to support the intended use, with the number of spaces provided only impacting the Applicant's total staffing capabilities (and therefore the number and composition of children they can provide services for under their license). To ensure that the relationship between staffing and parking requirements is maintained, the Development Officer recommends the following conditions:

- Condition #2:** All employee parking be on-site.
- Condition #3:** At least two customer parking spaces be provided on-site.
- Condition #4:** The Applicant must provide an on-site parking configuration, to the satisfaction of the Development Officer, which prescribes the number of spaces available.

This configuration must be provided to, and accepted by, the Development Officer prior to commencement of operations, and maintained throughout the operation of the business.

Signage

The Applicant is proposing Facia Signage, a name board to identify the business, on the South side (Main entrance, 6th Street) of the building. The proposed dimensions (1.2m x 2.1m, 2.52m²) are compliant with the Land Use Bylaw (Section 6.6.3).

The presence of residential homes directly adjacent to the Property creates the potential for impacts for certain sign types. Most notably, the use of backlit signs or illumination techniques to enhance visibility may result in light pollution. As such, the Development Officer recommends the following conditions:

- Condition #5:** Signage may not be backlit, and sign illumination must minimize off-site light pollution.
- Condition #6:** The form and content of any signage must be approved, in writing, by the Development Officer prior to installation.

Fencing and Screening

The property is currently fenced with a mix of picket fencing (3ft height) and chain link fencing (5ft height), with privacy screening installed within the chain link fence.

The presence of children playing outdoors, particularly during the summer months, may negatively impact the privacy of directly abutting properties, with nearby properties experiencing an increase in noise.

To minimize these impacts, the Development Officer recommends the following conditions:

Condition #7: Outdoor space used for recreation and amenities be restricted to the North and West portions of the property, as generally depicted below.



Condition #8: Existing fencing on the North of the Property (abutting 611 – 1 Avenue), as generally depicted below, be modified to the maximum allowable height (2m for side and rear yards), to the satisfaction of the Development Officer, within 120 days of commencing operations.



Circulation and Comment:

Development Application posted on the Town Website on December 22, 2023, and directly circulated (mailout) to 29 adjacent property owners. 7 responses were received and have been included as Attachment 'B'.

Recommendation:

The operation of a licensed childcare facility at this location is permissible under the Land Use Bylaw, and the Property is generally suited for that purpose.

Impacts to directly adjacent properties, specifically light, noise, and privacy, can be addressed through the conditions proposed, and there are no significant concerns for the broader community.

The Development Officer recommends approval of D2023:010, subject to the conditions described within this report.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** D2023:010 be approved, subject to the conditions recommended by the Development Officer.

Option #2:

As determined by the Municipal Planning Commission.

Respectfully submitted,

"Doug Hafichuk"

Development Officer

ATTACHMENTS:

Attachment 'A' – Application Package

Attachment 'B' – Circulation Package w/ Comments

Town of Irricana
PO Box 100
222 – 2 Street
Irricana, AB T0M 1B0

Phone: 403-935-4672
Fax: 403-935-4270
Email: Irricana@Irricana.com

Change of Use or Intensification of Use

Land Use Bylaw 007:2023

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith, which form part of this application. It is understood that the Development Authority may refuse to accept incomplete applications.

1. Primary Applicant Information *(Include additional applicant information on separate page)*

Name: Lovpreet Cheema

Address: [REDACTED] Chestermere, AB T1X1K3

Phone: [REDACTED] Alt Phone: N/A

Fax: N/A Email: [REDACTED]

2. Registered Owner Information *(If different than above)*

Name: Lovpreet Cheema (as above) and Jaspreet Singh

Address: [REDACTED] Calgary, AB T3K 0L9

Phone: [REDACTED] Alt Phone: N/A

Fax: N/A Email: [REDACTED]

3. Land Description

Municipal Address: 619 - 1 Avenue, Irricana, AB T0M 1B0

Legal Description: Plan # 5087W Block # 6 Lot # 1

4. Change of Use Details

Present Use: Dwelling Single Detached

Proposed Use: Licensed Day Care Facility (Business use only)

DEVELOPMENT PERMIT APPLICATION

5. Please Indicate the Anticipated Start Date Associated with this Change of Use

Date: January 1, 2024

5a. If this is a Temporary Change of Use, Please Indicate the Anticipated Completion Date

Date: N/A

6. Required Information for Complete Application *(Applicant to initial beside each to confirm submission)*

Applicant Initial		Received (Office Use)
LC	Development Fees (as described in the Master Rates Bylaw)	
LC	Completed Development Permit Application (this Form)	
LC	Owner Authorization (if not Legal Property Owner)	
	Documentation:	
LC	a. Siteplan indicating all buildings, parking, storage, fencing, and signage	
	b. Floorplan indicating all uses and occupancies for each building	
LC	c. Drawings, studies, or technical reports (as applicable)	
LC	d. Fire Inspections, Safety Inspections, or Third-Party Approvals (as applicable)	
	Description of Proposed Use, Operations, or Business, including:	
LC	a. Intended Days and Hours of Operation	
LC	b. Identification of Provincial or Federal Licensing Requirements	

7. Supporting Documentation *(Additional information provided to support the application)*

Applicant Initial		Received (Office Use)
LC	1. Correspondence with Children and Family Services Regarding License Application	
	2.	
	3.	
	4.	
	5.	

8. Authorization *(Please initial beside the applicable option)*

LC	I certify that I am submitting this application as the Registered Owner of the subject property.
	I certify that I am authorized by the Registered Owner of the subject property to submit this application on their behalf and have submitted evidence of such authorization.

9. Right of Entry *(Please initial)*

LC	I authorize the Town of Irricana and its agents to access the subject property for the purpose of processing this application and making a determination thereto.
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10. Collection and Use of Information

In submitting this application, I certify that the information provided is true and correct and that the Town of Irricana shall not be liable for any errors or omissions associated with this application. I acknowledge that additional information may be requested prior to acceptance of this application or in the future.

Further, I acknowledge that the information provided in relation to this application, including correspondence, is subject to the Freedom of Information and Protection of Privacy Act (FOIP) and may be subject to public disclosure under the Act.

"Original Signed"

Applicant Signature

"December 17 2023"

Date of Signature

Jaspreet Singh

[REDACTED]
Calgary AB

T3K 0L9

Dec. 15, 2023

To Whom It May Concern,

Subject: Authorization for Property Use

I, Jaspreet Singh, the legal 50% owner of the property located at 619 1st Ave, Irricana, AB, T0M 1B0, hereby grant authorization to Lovpreet Cheema to utilize the aforementioned property for daycare purposes. Lovpreet Cheema is authorized to operate a daycare facility on the premises and is further granted permission to obtain any necessary permits or approvals required for the lawful operation of the daycare. I acknowledge and confirm that I have no objection to Lovpreet Cheema obtaining any permits or approvals related to the daycare activities on the property.

Please feel free to contact me at [REDACTED] or [REDACTED] if any further clarification or information is required.

Thank you for your attention to this matter.

Sincerely,

Jaspreet Singh

Jaspreet Singh

ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT

Re: Legal Description: Lot's 8, 9, 10 & 11 Block 6 Plan 5087 W
Municipal Address: 619 1st Avenue, Irricana, AB
Client: Bob and Arlene Timmins

Date of Survey: December 23, 2003
Date of Title Search: December 23, 2003 (A copy of which is attached hereto)
Certificate of Title No.: 961 077 896





Certification: I, Floyd M. Stochinski, Alberta Land Surveyor, do hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property.
2. The improvements are entirely within the boundaries of the property.
3. No visible encroachments exist on the property from any improvements situated on an adjoining property.
4. No visible encroachments exist on registered easements, or rights-of-way affecting the extent of property.

Purpose: This report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

- Legend:
1. Distances are in metres and decimals thereof
 2. Unless otherwise specified the dimensions shown relate to distances from property boundaries at right angles to foundation/exterior walls at the time of survey.
 3. Statutory iron posts found are shown thus: 
 4. Survey iron bars found are shown thus: 
 5. Fences are shown thus: , and when found to be within 0.20 metres of the property line, are shown on the property line unless noted otherwise
 6. Subject Property Lines are shown thus: 
 7. Property subject to: nil

101.877X
127.45
13229.3252F.



This document is not valid unless it bears an original signature (in blue ink) and a red Boundary Technical Group Inc. permit stamp.

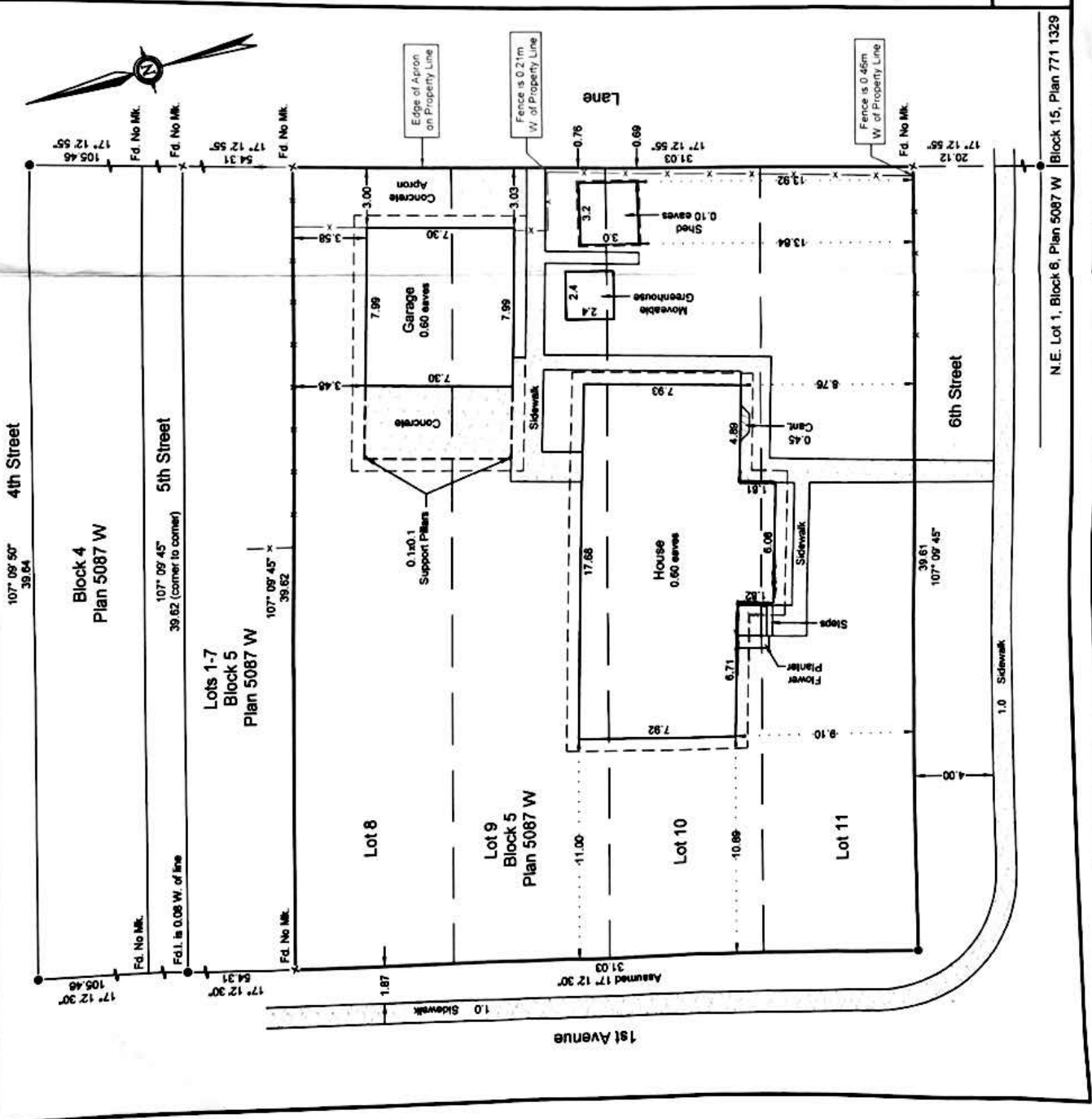
Dated at the City of Airdrie, Alberta this 30th day of December, 2003

© Floyd M. Stochinski, A.L.S. 2003


Floyd M. Stochinski, A.L.S.

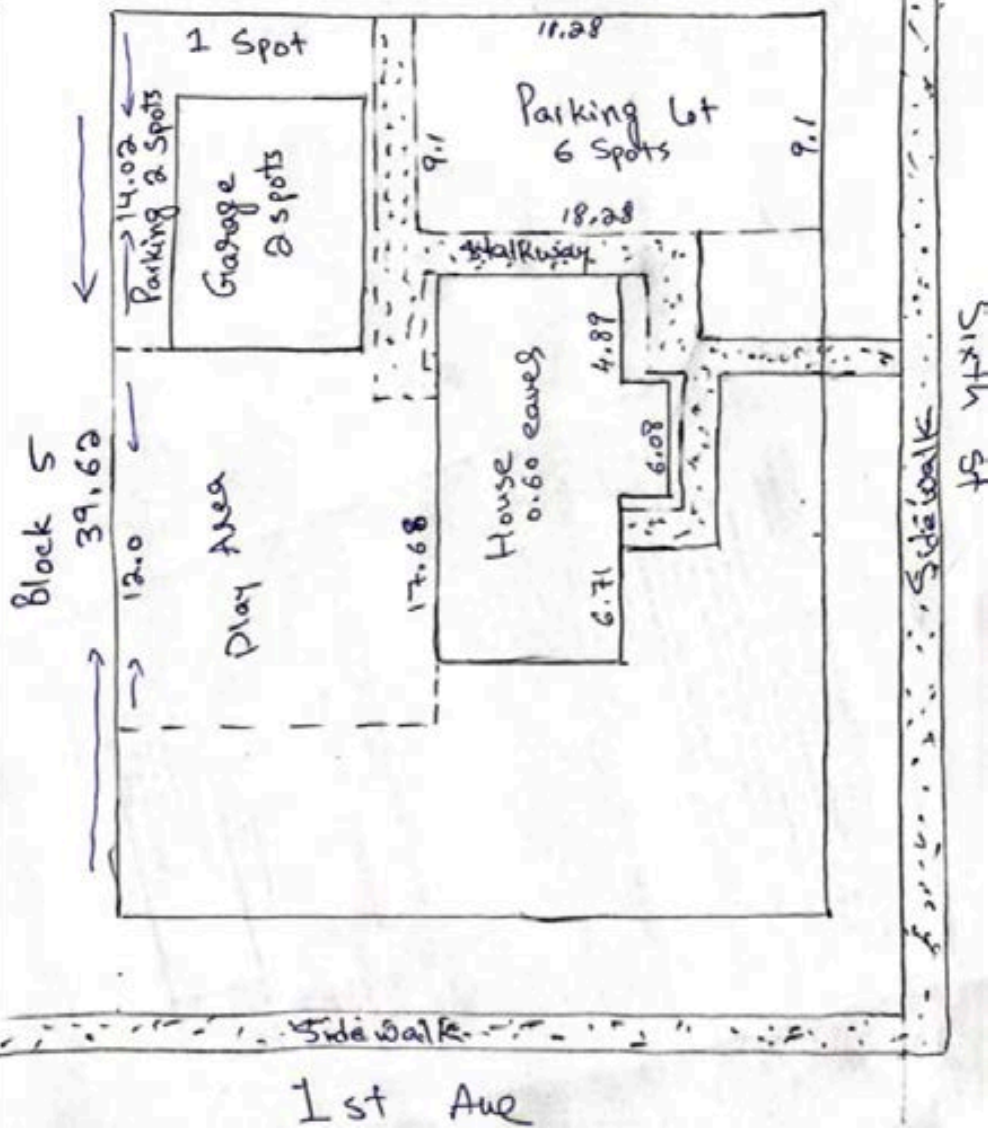
Boundary Technical Group Inc.
#6 - 421 East Lane Road N.E.
Airdrie, Alberta T4A 2J7
Tel (403) 948-2188 fax (403) 948-4924
www.btg.ca

Drawn By: UHR
Scale: 1:200
Job No: 03-238
Cad File: 03-238.dwg



N.E. Lot 1, Block 6, Plan 5087 W
Block 15, Plan 771 1329

Back Alley



Little Nest Daycare Inc.
619 1st Ave. Irricana AB T0M 1B0

Email: [REDACTED]

To Whom It May Concern,

I am pleased to provide an overview of the program outline and the numerous benefits our daycare facility, **Little Nest Daycare**, will bring to the community of Irricana, Alberta. Our commitment is centered on creating a secure, nurturing, and interactive environment that will support the comprehensive development of children—physically, socially, emotionally, and intellectually.

Program Outline:

Emergent Curriculum: Our curriculum is designed to be responsive to the individual interests, needs, and abilities of each child. This approach allows us to tailor educational experiences to foster optimal development.

Physical Development: We will prioritize activities that enhance gross and fine motor skills, promoting physical well-being through age-appropriate exercises, play, and outdoor activities.

Social and Emotional Development: Our program will focus on placing a strong emphasis on socialization, cooperation, and emotional intelligence through guided interactions and play, so that children can develop essential interpersonal skills.

Intellectual Development: We will strive to stimulate cognitive growth through engaging educational activities, age-appropriate learning materials, and a supportive learning environment.

Benefits of Little Nest daycare:

Parental Peace of Mind: Our secure and professionally managed facility will ensure that parents can focus on their employment while entrusting their children to our qualified staff.

Community Impact: By addressing the lack of operational daycare facilities in Irricana, we aim to contribute to the local community's well-being and support working parents.

Holistic Development: We are committed to providing a well-rounded educational experience that considers the physical, social, emotional, and intellectual aspects of each child's development.

Inclusive Approach: Our facility is designed to accommodate children with special needs or disabilities also. We will offer personalized care, counseling, and tailored support to ensure inclusivity for all.

Local Employment Opportunities: Prioritizing local candidates for employment opportunities will help to strengthen the community as well as address concerns about staffing availability in the remote area.

Continuous Professional Development: Regular orientation, workshops, seminars, and training sessions will be ensured so that our staff remains well-equipped to provide high-quality care and education.

Safety and Compliance: We acknowledge and are committed to implementing recommended modifications, including those advised by the town office of Irricana, the fire department, and Alberta health services. This guarantees a safe and compliant environment for the children.

We sincerely appreciate your consideration and support as we strive to establish Little Nest Daycare as a beacon of quality childcare in the community of Irricana, Alberta. We look forward to positively impacting the lives of children and families in our care.

Sincerely,

Lovpreet Cheema

Director: Little Nest Daycare

January 11th, 2024

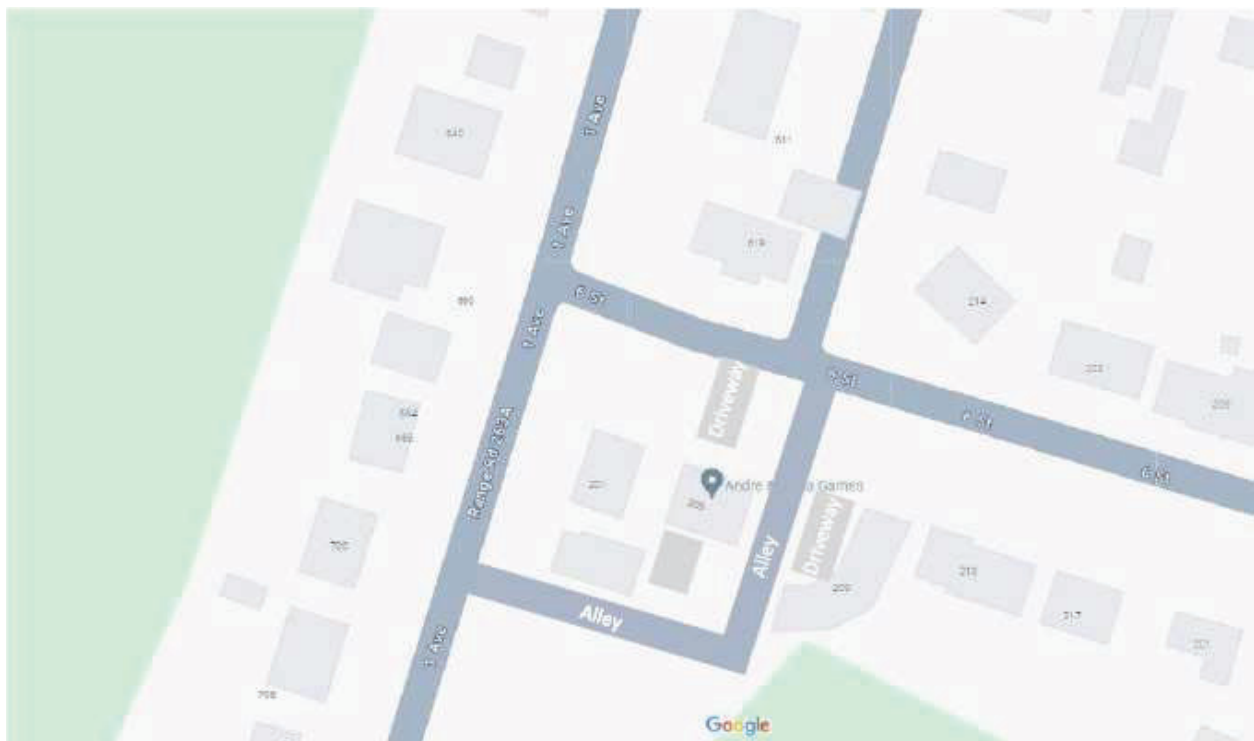
Town of Irricana
PO Box 100
Irricana, AB T0M 1B0

Attention: Doug Hafichuk, Chief Administrative Officer

Regarding: Development Permit Application D2023-010

We are writing to ask the Municipal Planning Commission and the Town of Irricana to **oppose** the Development Permit Application D2023-010 and not allow a Licensed Child Care Facility to be operational at 619 – 1st Avenue, (Block 6, Lot 1, Plan 5087W), Irricana, AB.

We are residents of 205 – 6 Street, Irricana, AB. Our front door faces the above-mentioned front doors. This is our home. One of us works from home full-time for medical reasons. One of us goes off to work part-time and works from home part-time. We both work part-time on Andre & Stella Games, and have made certain that our neighbours aren't negatively affected by our home-based business. All our games are handcrafted in our garage and home, then boxed and shipped. We support local via our vinyl personalization, our bean bags, our cornhole bags, and A LOT of shipping. No one is welcome to our home to shop the games, not even to pick up a game. We value our private home life and respect our neighbours.



Thus far, the owners of 619 – 1st Avenue have already proven to be disrespectful neighbours, even **non-law-abiding citizens**. The following is what we have observed:

- On Wednesday, October 25th, the owners and their realtor were viewing the property. They arrived in three vehicles, two of the vehicles **blocked our driveway**, restricting our access to our home. There was zero obstruction and no reason they could not park on their property's side of the street.
- On Monday, November 6th, the owners were again viewing the property. They arrived in three vehicles, and again, two of the vehicles **blocked our driveway**, again restricting our access to our home. We phoned the realtor listed on the sign on the property fence, she didn't answer, we left a message. Again, there was zero obstruction and no reason they could not park on their property's side of the street. The realtor returned our call to advise she was going to reach out to the owners realtor.
- Since the snowfall of December 6th / 7th, and several since, the owners have not done ANY snow removal or sidewalk maintenance. There has been several instances where owners or owners representatives have been on-site, and still **no sidewalk maintenance**.
- Randomly, the owners or owners representatives have been on-site. They frequently park in front of our home. In their departure, they take the alley to the right of our home and have been observed driving on our lawn. There are multiple tire tracks on our lawn, some up to 3 feet into our lawn, causing **property damage**.
- On Wednesday, December 20th, three men were on-site. One vehicle parked in front of our home on the street. We had company coming with young children and wanted the children to be able to safely come to our front door. We asked if they could move their truck, they **laughed at us**, turned their backs and walked away.

We have several **concerns**:

Parking

- Parking for owners, staff, and customers isn't adequate, especially based on what is identified on the development permit application drawing made available to us online.
- Everyone is just assuming that there is sufficient parking around the property. The development permit application drawing did not address this. Will parking for this facility be restricted to around their property? How?
- We've heard requests for before and after school programming with transportation to local schools. Will bussing / vans be permitted? Will their idling times be restricted? Will parking be restricted to around their property? How?
- We are concerned about owners, staff or customers parking in front of our home, about having cars idling during drop off / pick up, about slamming car doors, about driving on our lawn, about blocking our driveway, etc.
- Our concerns are valid as the owners have already proven to show little to no regard for our home, as identified above.

Traffic Flow

- We are concerned about the increased volume of traffic at a very busy intersection, especially at commuting times, when we expect several children to be dropped off / picked up.
- We recognize that it will be more convenient for people to park in front of our home, or even in the alley beside our home, for drop off and pick up, in order to be facing the right direction to

move on to their place of work or home. What measures will be put into place to restrict the parking to strictly around their property?

- We've noticed that if just a few vehicles are stopped at the 3-way stop, cars will try to skip the line and detour through the alley behind and beside our home. This increase in traffic is a huge concern as we've narrowly been hit on several occasions as it is a blind corner. Furthermore, this rerouting sends increased traffic past our outdoor deck, disrupting our home life.

Hours and Days of Operation

- The hours and days of operation are not part of the development permit application that has been made available to us online.
- We've heard requests for hours of operation to accommodate parents that are commuting to work, such as an early start and late closing times. What will the hours of operation be?
- We've heard requests for days of operation to accommodate parents who work weekends, or simply need to drop off their kids for a few hours to run errands. What will the days of operation be?
- We've heard about some child care facilities offering overnight care to accommodate parents working shiftwork. Will this be offered?
- Will the facility be operating on stat holidays?
- What will the hours and days of operation be restricted to?
- We recognize that owners and staff will need to arrive and depart the facility prior to and after open hours. Will this be restricted?
- We are VERY concerned about the days and hours of operation as this facility will tremendously impact our home life and work-from-home life.

Noise

- We are very concerned about the noise and nuisance a child care facility will produce.
- In comparison to a regular residential household, the proposed child care facility will have approximately 50 times more individuals creating an abundance of children and staff having conversations and noisy play time. This will be very loud, especially when staff are raising their voices over the children that are already screaming. Will the children and staff be restricted to stay indoors to minimize noise overflow?
- We recognize that the noise of playing children will not be contained to the home as the development permit application that has been made available to us online has identified an outdoor play structure. Will the hours of outdoor play be restricted?
- We have heard of some child care facilities employing bells, chimes, and even horns to alert of change in activity (play time, lunch time, etc). Will these noise elements be restricted to inside the home? Will the volume of these noises be restricted? Will the frequency of these noises be restricted?
- We are further concerned about having cars idling, about slamming car doors, about calling or screaming at children, during drop offs and pick ups, at varied days and hours of operation. Will the days and hours of operation be restricted and further take this noise concern into account?
- We have chosen to live in Irricana for the peace and tranquillity of a small town, especially as we work from home full-time. Please do not allow this noise to interrupt our peaceful and tranquil home.

Signage

- The signage is not part of the development permit application that has been made available to us online.
- Note that our front door, our master bedroom window, and our master living room window faces the property.
- Will the facility have signage? Will the signage be reflective? Will the signage be lit?
- We are concerned that signage will reflect and/or be lit and shine into our home. What size signage will be permitted? Where will the signage be located? Will lit signage be permitted? What hours / days will lit signage be permitted?
- Please do not allow visual pollution to spoil our home's lovely night sky views.

Property Value

- A child care facility across the street from our home will drag down our property value.
- Please be reminded that our home has been severely impacted by the flooding event of February 27, 2023 and our property value has already decreased.
- Please do not further deteriorate our property value.

Overburden on Town resources

- A child care facility will present a huge overburden on an already sensitive water and sewer system. A child care facility will have a tremendously higher usage of these services over any household. Will the owners be charged a premium for this excessive use?
- A child care facility could have multiple children visiting our local parks and recreational facilities. Will the use of these services be permitted? Will the owners be charged a premium to utilize these services?
- Please do not allow such a burden on our precious resources.

Licensing

- How do we know if laws are being followed and adhered to, and not just at the onset, but on an ongoing basis. Everyone is assuming the child care facility will undergo varied licensing applications and requirements. Will the Town of Irricana ensure that the owners are in compliance with proper licensing?
- Will the Town of Irricana ensure that the child care facility continues to meet licensing requirements?
- Will the Town of Irricana assist Irricana residents with complaints to the correct licensing agencies?

Community Support

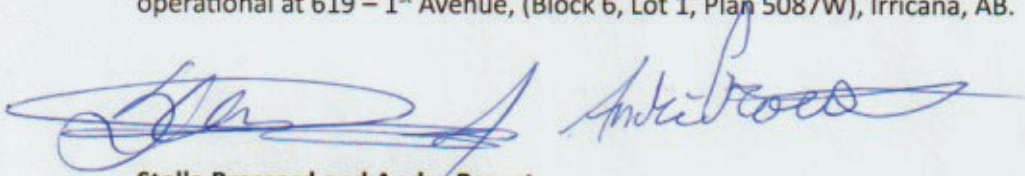
- As the owners are not Irricana residents, how can we impose some form of community support?
- The owners are not residing in the home and are not Irricana residents.
- Are we going to allow random individuals to profit from Irricana residents without returning any support? Their proposed child care facility is a cash grab.

ALTERNATIVE CHILD CARE FACILITY

The Irricana Boys and Girls Club are looking into licensing the current Irricana site location, in the 2024 operational year, as a licensed child care facility. We would much rather support a local not-for-profit organization over a non-resident non-law-abiding cash grab Calgary/Chestermere resident.

As the owners have already demonstrated little to no regard for our community and us as neighbours, we do not trust them to adhere to local bylaws, licensing laws, etc.,

We urge, beg and plead the Municipal Planning Commission and the Town of Irricana to **oppose** the Development Permit Application D2023-010 and not allow a Licensed Child Care Facility to be operational at 619 – 1st Avenue, (Block 6, Lot 1, Plan 5087W), Irricana, AB.



Stella Brassard and Andre Proust

205 – 6 Street, PO Box 702, Irricana, AB T0M 1B0

Doug Hafichuk

From: Irricana
Sent: January 10, 2024 11:56 AM
To: Doug Hafichuk
Subject: FW: D2023:010

From: Rob & Steph Edgington
Sent: Wednesday, January 3, 2024 9:59 AM
To: Irricana <Irricana@irricana.com>
Subject: D2023:010

Good morning! I am a resident of Irricana, at 88 Booth Crescent. I'm writing in with feedback regarding the development permit for the licensed childcare facility at 6th and 1st.

As a business idea, I think this is fantastic. As a parent with young children, it has been very hard to secure reliable, affordable childcare in town. I believe as both a service provider and a local job creator, this would be a great addition to our town.

I looked at the application on the website, and it doesn't include much information about the actual physical development of the property. I can see that they intend to fence in a playyard and create a parking lot adjacent to the lane, but the building will not be changing in size. This is a concern to me as the owner has stated that they intend to offer childcare spots for up to 45 children - in my opinion, that dwelling is nowhere big enough to support that kind of capacity. I assume that the fire department will be giving the building a safe capacity rating, and I trust the owners will abide by that.

I don't think parking will prove to be an issue at that location - there is a lot of open street parking in addition to the parking lot they plan to install.

I sincerely hope this application is approved!
Thank you,
Stephanie Edgington
Rob & Steph Edgington [REDACTED]

Doug Hafichuk

From: Irricana
Sent: January 10, 2024 10:08 AM
To: Doug Hafichuk
Subject: FW: Daycare facility

P: (403) 935-4672 Ext. 100 | F: (403) 935-4270 | E: pmalthouse@irricana.com
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

-----Original Message-----

From: Megan Hoefnagels
Sent: Wednesday, January 10, 2024 5:57 AM
To: Irricana <Irricana@irricana.com>
Subject: Daycare facility

To whom it may concern.

Re: Daycare facility

Hi I'd just like to provide feedback regarding a daycare here in town. I think it's an awesome idea due to how many young families are in town. I live on 6th street three houses down from that corner house and I think that it's hardly busy during commuting times. Since it's a house I'd like to know how many kids would be allowed there at once? I'm assuming no more than 6 if it's zoned for residential property? I'm not sure on the bylaws for that but when considering this for approval adding a few vehicles at drop off and pick up times is minimal in affecting anyone's commute in my opinion. In the irricana moms group on Facebook new moms constantly ask if there are local daycare options available. Having an actual facility in town would encourage our town to grow and could entice young families to join our small community. If people are worried about "busy commute times" they should account for the busy time by leaving with enough time to get to work. That's the logical solution to anyone against this facility for that reason. I am completely fine with a new business like this opening in town. My biggest concern is that the childcare provider is professional and kind, and keeps the yard tidy.

Thanks,

Megan Hoefnagels

Megan Hoefnagels <[REDACTED]>

Delivered by hand

January 9, 2024

Doug Hafichuk, C.A.O.

Town of Irricana

Box 100

Irricana, AB T0M 1B0

Re: Development Permit Application D2023-010, Circulation for Comments

Dear Mr. Hafichuk,

Thank you for advising adjacent property owners of the proposed development at 619-1 Ave, Irricana. We live immediately east of the subject property, if it is 619-1 Ave. The legal address on the application is "Lot 1, Block 6, Plan 5087W". The property located at 619-1 Ave. is legally in Block 5, not Block 6, and is Lots 8-11, not Lot 1.

This error alone nullifies the application, per Irricana Land Use Bylaw 2023, 3.3.5 "Where an application for a Development Permit is determined to contain incorrect information, the Development Permit shall be cancelled, suspended, or refused."

Following are our views on this application:

1. We oppose the development of a full-time commercial enterprise in a residential neighborhood, and strongly support residential neighborhoods remaining "residential". Allowing this development would negatively impact neighboring property values.
2. A daycare facility will generate considerable traffic. We cannot accurately calculate the traffic volume without knowing how many clients the business is proposing to serve and their hours of operation. This information was not published on the Town website with the application. Has the applicant provided this information? If so, would you please forward it to us? We further request that a Traffic Impact Assessment by a qualified engineer be required of the owner to properly gauge traffic impact. The business is proposing to operate at arguably one of the busiest intersections in Irricana. There is limited on-street parking on 6th Street, a stop sign with parking setback at the corner, and heavy traffic on 1st Avenue at 6th Street. The side lane, where the applicant is proposing a parking lot, is also very busy with local traffic.
3. Per the Land Use Bylaw, 3.3.3 (e) estimated commencement and completion dates are required. These dates are missing from the application.
4. Per the Land Use Bylaw 3.3.4 the municipality may require (b) a surveyor's certificate or Real Property Report (RPR). The applicant has submitted a 20-year-old RPR, dated Dec 23, 2003. We noted a minimum of 4 discrepancies in the RPR presented and believe that the applicant should be required to provide a current RPR.

5. We question what the exterior of the property will look like. Will the applicant be required to have the property remain consistent with "residential" look and design? A concern is that it might be painted in bold colors/designs, as many daycare facilities are, and NOT fit in with the residential neighborhood. Also large, bold signage is a concern in a residential area. We believe this would negatively impact neighboring property values.

If this application is re-submitted with the errors corrected, we have further questions about weekend snow removal, signage, business operations, and what restrictions staff recommends the Municipal Planning Commission would impose on the business owner.

Please keep us apprised of updates on the application. Thank you.

With kind regards,



Dean and Carol Borschneck

214-6th Street

P.O. Box [REDACTED] Irricana T0M 1B0

Dean cell [REDACTED] Carol cell [REDACTED]

Rob Blackwood & Vicki VanOrman

[REDACTED]

[REDACTED]

403 6st.
PO Box 38.

Doug Hafichuk

From: Irricana
Sent: January 4, 2024 8:43 AM
To: Doug Hafichuk
Subject: FW: D2023-010

From: Anita Serr
Sent: Wednesday, January 3, 2024 6:02 PM
To: Irricana <Irricana@irricana.com>
Cc: Logan ❤️ [REDACTED]
Subject: D2023-010

Hello Doug,

My name is Anita Serr, and I am the property owner at 611 - 1st Avenue, Irricana.

I am writing to you today to express my concerns, and my opposition, on the notice of development permit application I received for the neighbouring property and their desire to open a full time child care facility.

As there is only a chainlink fence between my property and theirs, this will entirely disrupt any privacy I have in my own backyard for both my own family and my pets. I specifically purchased my property in the small town of Irricana 7 years ago for the quaint and quiet small town feel, a full time business opening next door would be immensely disappointing. The noise level of a daycare is also extremely concerning, especially with the comments from the new owners on a facebook page noting that they are approved to take on 45 children.

In addition, I do not believe the property location at a busy intersection, and with a very low fence, is a safe place for that many children.

I am open to further conversations on this matter should you have any additional questions on my concerns.

Thank you,

Anita Serr
Sent from my iPhone

January 12, 2023

Town of Irricana
Box 100
Irricana, Alberta
T0M 1B0

Attention: Municipal Planning Commission

RE: Development Permit Application D2023-010

I am writing today in opposition of Development Permit Application D2023-010. There are many concerns that I believe need to be addressed by the Municipal Planning Commission (MPC) before this application can be approved. I understand that a day care facility in the Town of Irricana would be of benefit to many local parents, however it is imperative that the MPC do its due diligence in gathering information, addressing resident concerns, and understanding the implications of such a facility in a residential neighbourhood. This may not be the ideal location to open such a facility.

The online version of this Development Permit application that is available to the public, is missing some pertinent information; hours of operation, signage, age of children attending, floor plan, etc. It is difficult, as a neighbouring home owner, to understand the full impact of this day care facility with so little information available. However, there are many questions that need to be addressed.

1. Increased traffic – Will there be a traffic impact study completed prior to approval? Will there be any controls put in place to address the additional traffic through the alley in front of my house and the 3-way intersection at 6th Street and 1st Avenue? I believe parents will inevitably use the alley to turn around or to avoid the stop sign. This is already a regular occurrence with existing traffic flow. An increase in traffic will compound the issue. As the town does not plow said alley, increased traffic after large snow falls will create huge ruts in the alley, potentially affecting my ability to park in my driveway.
2. Parking – Will there be any designated street parking for pick up and drop off of children? The map included with the application shows 9 parking spaces on this lot (plus 2 in garage), with one being in the alley. Part V-12 of the Traffic Bylaw prohibits the parking of vehicles in alleys, so it seems clear that this space cannot be considered when counting required parking spaces. A parking lot in a residential neighbourhood would create an eyesore and make the area less desirable.

3. Noise – A great deal of children in one space will create a great deal of noise. I spoke with a day care operator in Airdrie who explained that getting licensing in a residential neighbourhood is basically impossible in Airdrie, mainly because of the inconvenience to neighbouring properties. This particular daycare is in a plaza on the edge of a commercial area, but backs onto a residential area. He relayed to me an issue of noise complaints that arose years after opening. With so many noise complaints coming in, the city was forced to address the issue. This resulted in a meeting with the day care operator, plaza owner, residents and the Mayor. The outcome of this meeting was the building of a much higher fence around the property by the plaza owner, at their expense. If a similar situation were to arise in Irricana, how will this be addressed? Who will pay for necessary improvements? How can the noise issue be addressed, while not allowing a fence over 1 metre on corners or front yards per section 4.8.3 and 4.8.6 of the Land Use Bylaw? I work from home on a part-time basis and am concerned that the noise levels will make it more difficult to do so, particularly on non-school days and in the summer.
4. Taxes – If discretionary use was granted, will this facility continue to be taxed as a residential property or will it be taxed commercially? Commercial taxes are lower than residential taxes, so will there be a loss of revenue to the town?
5. Licensing requirements – Are the members of the MPC familiar with the licensing requirements of a day care facility? Although not responsible for ensuring requirements are met, there should be a rudimentary understanding of the Early Learning and Child Care Act and the Alberta Child Care Licensing Handbook. There is no point in approving this application if the property in question will not acquire licensing. Please do some research on this topic before discussing this application. Things to take note of: space required per child (this excludes kitchen, hallways and bathrooms), number of bathrooms required per child, and fire rating requirements.
6. As you are aware, the Boys & Girls Club of Irricana is currently undertaking the process of offering full-time childcare in their existing space. This space is ideal for a child care facility and as the Boys & Girls Club is already an established organization in the community, I believe the trust of parents will be there from day one. Their facility is much better suited for child care than the location in question.

My hope is that the MPC will take all resident feedback into consideration prior to making a decision. I know this Council is very pro business, which is great. However, you must seriously take into consideration ALL aspects and impacts of this application before approval is granted. This is a small community and we moved here 17 years ago because of the peace, quiet and tranquility. I implore you to really do your research, understand the concerns and make a decision that is fair to all residents. It is not without precedent for a community to deny rezoning for a child care facility. There are several instances where this has been the case, but here are a couple of examples:

<https://www.tricitynews.com/local-news/neighbours-rally-to-nix-planned-daycare-in-north-port-coquitlam-7674937>

<https://www.edmontontribunals.ca/sites/default/files/box-files/April%2021%20Agenda.pdf>
(pages 24-37)

Lastly, I am requesting that the MPC meeting to discuss this rezoning include a public hearing so that residents will have the opportunity to give input, ask questions and express any concerns they may have.

Thank you,

Laura Thiessen
209-6 Street

Doug Hafichuk

From: Irricana
Sent: January 10, 2024 11:06 AM
To: Doug Hafichuk
Subject: FW: D2023:010 – Daycare Application Support

From: Caitlin Wren
Sent: Monday, January 8, 2024 2:01 PM
To: Irricana <Irricana@irricana.com>
Subject: D2023:010 – Daycare Application Support

Good afternoon,

We are writing in support of the Daycare Application. As a young family who are starting to build our lives and family in Irricana, we are excited about the prospect of a Daycare in our vicinity. Not only is this convenient for future planning for ourselves and a great investment for our property value, but also a great benefit to families in our community and the surrounding areas who are in desperate need of this essential service. Having child care in our community will allow families to cut down on their daily commute, making their day safer (especially during the winter months), more employment opportunities for parents, and giving them more time to spend with their families. New families who are interested in moving to the area always inquire about child care and this will make our Town more appealing to new residents, and even more importantly, to Developers and Investors.

Our Town is in a great position for future development and we are seeing an increased interest in our area. We've spoken with local Realtors who say there's a large number of potential buyers, but no properties available. Local business in Irricana would also benefit greatly from an opportunity like this, and start the ball rolling towards future infrastructure for local business owners and employment opportunities. Furthermore, Amasco's phase 2 development located behind 6th Street, once completed, would close the gap between 1st Ave and Henricks, making 6th Street no longer one of the busier arteries in Town. With the increased demand for homes, this development could potentially pick up speed with the Daycare being in operation.

Other communities have Daycares in residential areas with little to no impact on neighbouring homes. 1st Avenue is a wide road with ample parking and space for pickup and drop-off. The speed limit is already 30km/hr for the entire Town, plus with the 3-way stop intersection, vehicles will be travelling at a safe and quiet speed. This corner is not busy, even during peak commuting hours. We trust that the owners/operators will be held to all rules and regulations regarding the development and operation of the facility. It's great to see an opportunity like this in our growing community!

Names: Caitlin & Todd Wren
Address: 608 1 Ave, Irricana, AB T0M 1B0
Position: In support
Caitlin Wren [REDACTED]

Best wishes,

Caitlin Wren

