

Town of Irricana
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NOTICE OF DECISION

Development Application Details

File #: D2023:010

Name: Lovpreet Cheema (Little Nest Daycare)

Land Description

Municipal Address: 619 – 1 Avenue

Legal Description: Plan # 5087W Block # 5 Lot # 8-11

This Development Application is hereby:

<input type="checkbox"/>	Tabled for Further Consideration
<input type="checkbox"/>	Approved
<input checked="" type="checkbox"/>	Approved with the Condition(s) <i>See Page 2</i>
<input type="checkbox"/>	Refused for Reason(s) <i>See Page 2</i>

January 29, 2024

Date of Decision

“Original Signed”

Development Authority Signature


January 30, 2024

Permit Issue Date

February 20, 2024

Permit Effective Date

Unless a Development Permit has been approved without condition or variance for a Permitted Use, a Development Permit does not come into effect until 21 days following the Date of Decision listed above, during which a Notice of Appeal may be made to a relevant Appeal Body pursuant to Section 686 of the MGA.

Approval Condition(s) OR Reason(s) for Refusal	
1.	That the Applicant provide the Development Officer with evidence of Provincial licensing prior to commencing operations.
2.	All employee parking be on-site.
3.	At least two customer parking spaces be provided on-site.
4.	<p>The Applicant must provide an on-site parking configuration, to the satisfaction of the Development Officer, which prescribes the number of spaces available.</p> <p>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.</p>
5.	Signage may not be backlit, and sign illumination must minimize off-site light pollution.
6.	The form and content of any signage must be approved, in writing, by the Development Officer prior to installation.
7.	<p>Outdoor space used for recreation and amenities be restricted to the North and West portions of the property, as generally depicted below.</p> 
8.	<p>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.</p> 