

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

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NOTICE OF DECISION

Development Application Details

File #: D2025:017

Name: 25855488 Alberta Ltd.

Land Description

Municipal Address: 305 - 1 Avenue, Irricana, AB, T0M 1B0

Legal Description: Plan # 5087W Block # 2 Lot # 1-4

This Development Application is hereby:

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

October 14, 2025

Date of Decision



Development Authority Signature

October 14, 2025

Permit Issue Date

November 4, 2025

Permit Effective Date

This is your Development Permit from the Town of Irricana

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

Scope of Approval

1. This approval is limited to the addition of liquor sales within the existing retail store premises. No enlargement, exterior alteration, or separate public entrance is approved under this permit.
2. The liquor area shall be constructed in accordance with the floorplan and elevations submitted. Minor deviations for constructability purposes are approved subject to the satisfaction of the Development Authority.

Operational Requirements

3. Customer access to the liquor area shall be through the main retail space only.
4. The liquor area shall remain under staff supervision at all times when open to the public.
5. All liquor storage, including overstock, shall be contained within the liquor room or existing backroom storage areas.
6. The business must maintain a valid Town of Irricana business license at all times.

Regulatory Approvals

7. The Applicant shall obtain and maintain all required provincial approvals and licensing from the Alberta Gaming, Liquor and Cannabis Commission (AGLC). Evidence of AGLC approval shall be provided to the Development Authority prior to commencing liquor sales.
8. All construction and operation must meet the requirements of the *Alberta Building Code*, *Alberta Fire Code*, and the *Safety Codes Act*. The Applicant shall provide satisfactory evidence of compliance to the Development Authority before liquor sales begin.

Signage and Advertising

9. Any liquor-related signage (including window decals, fascia, or exterior signs) must comply with Land Use Bylaw requirements. Signage may be added under this approval but requires approval from the Development Authority prior to installation.