



MUNICIPAL PLANNING COMMISSION

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: July 20, 2026 Time: 6:00PM

A. ATTENDANCE

B. CALL TO ORDER

Item B1: Election of Chair

Item B2: Election of Vice Chair

C. AGENDA

D. MINUTES

Item D1: Minutes from October 6, 2025 MPC Meeting

E. OLD BUSINESS

F. NEW BUSINESS

Item F1: D2026:014 Hotel Irricana Site Redevelopment

G. ADJOURN

Item D1

Minutes from October 6, 2025 MPC Meeting

MUNICIPAL PLANNING COMMISSION

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: October 06, 2025 Time: 6:30 PM

A. ATTENDANCE

Members:

Mayor: Jim Bryson, Chair
Councillor: Julie Sim
Councillor: Nathaniel Fleming

Support Staff:

CAO: Doug Hafichuk
Staff: Patty Malthouse

B. CALL TO ORDER

- (i) The meeting was called to order by Chairperson Bryson at 6:28pm.

C. AGENDA

- (i) Item C1: Adopt Agenda

Moved by Member Sim to adopt the Agenda, as submitted.
CARRIED

D. MINUTES

- (i) Item D1: Minutes from August 11, 2025 MPC Meeting

Moved by Member Fleming to accept the Minutes from the
August 11, 2025 MPC Meeting, as presented.
CARRIED

E. CORRESPONDENCE FROM PREVIOUS MEETING

F. OLD BUSINESS

G. NEW BUSINESS

- (i) Item G1: D2025:003 Eco Flex Materials

Moved by Member Sim that the Municipal Planning Commission approve Development Permit Application D2025:003 for a Manufacturing Establishment at 263045 Township Road 274, subject to the conditions of approval as outlined in the Administrative Report dated October 6, 2025.

CARRIED

H. ADJOURN

- (i) Adjournment

Moved by Member Fleming to adjourn the meeting at 6:40pm.

CARRIED

Chairperson

Chief Administrative Officer



MUNICIPAL PLANNING COMMISSION

To: Chair and Commission Members
From: Chief Administrative Officer
Date: July 20, 2026
Purpose: Request for Decision
Subject: D2026:014 Hotel Irricana Site Redevelopment

Summary:

The applicant proposes the rehabilitation and redevelopment of the former Hotel Irricana site as an integrated mixed-use development consisting of food and beverage service, office space, and a dwelling unit.

The proposal includes substantial rehabilitation of the existing structure together with associated site improvements, landscaping, parking, pedestrian amenities and municipal servicing upgrades.

Administration has completed a comprehensive review of the application and is of the opinion that the proposal represents an appropriate form of mixed-use development within the Central Business District, and in alignment with the Town's Strategic Plan, Municipal Development Plan, and Land Use Bylaw.

Application Details:

File No.: D2026:014
Applicant: Kerry Tucker (w/ Permit Masters as Designated Agent)
Landowner: 2385083 Alberta Ltd.
Legal Description: Lot 12-14, Block 1, Plan 5087W

Background and Discussion:

1. Site History and Context

The subject property is municipally addressed as 210 – 2 Street and is legally described as Lot 12-14, Block 1, Plan 5087W. The property is located within the Town's Central Business District (CBD) and occupies a prominent location within the Town's downtown commercial area.

The site contains the former Hotel Irricana, a two-storey structure that has accommodated a variety of non-residential uses throughout its history. While the structure has remained vacant and largely derelict in recent years, it continues to represent a recognizable feature within the Town's downtown streetscape.



The property is fully serviced by municipal water, sanitary sewer and other municipal infrastructure, with frontage along 2 Street and vehicular access available from both adjacent roadways and the rear laneway.

Surrounding Land Uses

The surrounding area is characterized by a mix of commercial, institutional and residential development typical of an established downtown environment.

<i>Direction</i>	<i>Adjacent Land Use</i>
North	Residential development
East	Commercial and institutional development
South	Commercial and mixed-use development
West	Commercial development



The surrounding pattern of development reflects the mixed-use character contemplated within the Central Business District and provides an appropriate context for the proposed redevelopment.

Existing Siteworks

The application proposes the rehabilitation and reuse of the existing structure rather than its demolition and replacement.

Based on the submitted plans, the existing structure will be substantially retained while undergoing extensive interior and exterior renovations to accommodate a coordinated mix of commercial and residential uses. This includes an expansion of the building envelope to accommodate a new commercial kitchen.

The structure has experienced significant deterioration during an extended period of vacancy and structural rehabilitation forms a significant component of the redevelopment. Remediation efforts have been undertaken since 2023 to stabilize the existing structure, with guidance from a professional engineer. To support the application, Administration has requested confirmation from a qualified professional engineer that the structure is suitable for the proposed redevelopment.

While the condition of the existing structure is an important consideration, questions of structural integrity and Building Code compliance are separate from the land use merits of the application. The role of the Development Authority is to determine whether the proposed development represents an appropriate use of the land, while detailed structural and life safety matters are addressed through the Building Permit and Safety Codes processes should land use be granted.

2. Development Proposal

The applicant proposes the comprehensive redevelopment of the former Hotel Irricana site as an integrated mixed-use development.

The proposal contemplates the rehabilitation of the existing two-storey structure and associated site improvements to accommodate a coordinated mix of commercial and residential uses while generally retaining the existing footprint and architectural form.

For the purposes of this review, Administration has assessed the proposal as a single integrated mixed-use development comprising:

- Food and/or Beverage Service Facility (principal use);
- Professional Office space;

- One upper-storey Dwelling Unit intended to support the ongoing operation of the property; and
- Museum/Cultural space incorporated as an ancillary component of the overall development.

In addition to the rehabilitation of the structure, the proposal includes a number of site improvements intended to support the redevelopment, including:

- Outdoor patio and customer amenity areas;
- Landscaped open space;
- Accessible pedestrian connections;
- On-site parking, including one accessible parking stall;
- Loading and refuse collection facilities; and
- Associated utility and servicing improvements.

The proposal extends well beyond a change of occupancy, but rather the comprehensive rehabilitation of the existing structure together with coordinated site improvements intended to support a long-term mixed-use redevelopment.

Although each component of the proposal is identified separately within the Land Use Bylaw, Administration has reviewed the application as a unified development. The individual uses are intended to function collectively within a single coordinated project rather than as independent developments and have been assessed accordingly.

Site and Development Summary

Civic Address	210 – 2 Street
Land Use District	Central Business District (CBD)
Existing Development	Existing two-storey structure (derelict)
Principal Use (Proposed)	Food and/or Beverage Service Facility
Ancillary Use (Proposed)	Professional Offices; Dwelling Unit
Structure Height	8.15m
Parking Required	23 stalls
Parking Provided	4 stalls (Variance requested)
Municipal Services	Water and wastewater

3. Planning Policy Context

The Municipal Planning Commission is responsible for evaluating development applications within the framework established by the Municipal Government Act, the

Town's Municipal Development Plan (MDP), Land Use Bylaw 007:2023, and other applicable municipal policies. Collectively, these documents establish the long-term planning direction for the community while providing the policy and regulatory framework used to assess individual development proposals.

Administration has considered the proposed redevelopment within this broader planning context and believes that the application generally aligns with the community's established planning objectives. While this policy alignment does not determine the outcome of the application, it provides important context for the consideration of the proposal.

Council Strategic Plan

Council's Strategic Plan identifies a number of priorities intended to support the long-term sustainability and prosperity of the Town. While the Strategic Plan does not establish development regulations, it provides important context regarding Council's vision for future growth, investment and community development.

The proposed redevelopment appears to align with several Strategic Plan priorities, including:

- **Economic Growth:** The proposal would facilitate the redevelopment of a long-vacant property within the Central Business District through the introduction of commercial, office and residential uses. The application represents additional private-sector investment within the Town's established commercial area and supports Council's broader objective of encouraging economic activity and reinvestment.
- **Community Culture:** The proposal retains and rehabilitates the existing structure while introducing a mix of commercial and community-oriented uses. The inclusion of publicly accessible commercial space, outdoor gathering areas and a museum/cultural component has the potential to contribute positively to the function and character of the downtown area while recognizing the community's connection to the former Hotel Irricana.
- **Environmental Stewardship:** The proposal emphasizes the continued use of an existing serviced property within the established urban area. From a planning perspective, the rehabilitation of existing structures and continued use of existing municipal infrastructure represents an efficient use of land and municipal services.

Municipal Development Plan

The proposal also generally aligns with several objectives of the Municipal Development Plan.

In particular, the proposal:

- supports reinvestment within the established urban area;
- introduces a compatible mix of commercial and residential uses within the Central Business District;
- makes effective use of existing municipal infrastructure and services;
- reinforces the role of the downtown as the Town's primary commercial area; and
- incorporates a pedestrian-oriented site design that is generally consistent with the character of the Central Business District.

While the Municipal Development Plan does not prescribe the outcome of individual development applications, it establishes the broader planning principles that guide land use decision-making. Administration considers the proposed redevelopment to be generally consistent with those principles.

Policy Context Summary

The Strategic Plan, Municipal Development Plan and Land Use Bylaw each serve distinct purposes within the Town's planning framework. Collectively, they establish Council's vision for future growth while providing the policy and regulatory framework through which development applications are consistently evaluated. The proposed redevelopment is generally consistent with the broader policy direction established by these documents.

4. Planning Analysis

The proposal has been reviewed within the broader policy context discussed earlier, recognizing Council's objectives of encouraging reinvestment, supporting economic activity, and making efficient use of existing municipal infrastructure. While these objectives provide important context, the Commission's decision must ultimately be based on the merits of the application and its consistency with the Town's planning framework.

Although several technical matters remain subject to clarification through the Development Permit process, Administration has identified no fundamental planning concerns that would preclude consideration of the application.

Land Use Compatibility

The proposed redevelopment has been reviewed as a single, integrated mixed-use development consisting of a principal Food and/or Beverage Service Facility

supported by ancillary Professional Office space, a Museum component, and one upper-storey Dwelling Unit.

Although each component is identified separately within the Land Use Bylaw, the proposed uses are intended to function collectively within a coordinated development rather than as independent operations. This approach reflects the nature of many successful mixed-use developments, where complementary uses support one another while contributing to the overall function of the site.

The subject property is located within the Central Business District, where Council has established a planning framework intended to encourage commercial activity, pedestrian-oriented development and a compatible mix of land uses. The proposed development is consistent with that intent.

The proposal also represents the return of productive use at a property that has historically supported commercial activity within the downtown area. While the specific uses differ from previous occupancies, the redevelopment remains compatible with the intended function of the Central Business District as the Town's primary commercial area.

Ultimately, the proposed combination of commercial, office and residential uses is compatible with surrounding development and represents an appropriate form of mixed-use development within the Central Business District.

Site Planning and Urban Design

The proposed site layout has been reviewed with particular consideration given to the organization of uses, pedestrian circulation, landscaping, screening and the relationship between the development and the surrounding public realm.

Customer-oriented activities are focused toward 2 Street, while parking, loading, refuse collection and servicing functions are generally located toward the rear of the property. This arrangement reinforces the pedestrian character of the downtown streetscape while reducing the visual impact of operational activities.

The proposal also incorporates landscaped open space, outdoor patio areas and improved pedestrian amenities that strengthen the relationship between the development and adjacent public spaces. While several implementation details remain subject to refinement, the overall site planning approach is considered appropriate for the Central Business District.

Administration also considered Crime Prevention Through Environmental Design (CPTED) principles as part of its review. The proposal incorporates several characteristics commonly associated with CPTED, including active street frontage, opportunities for natural surveillance, clearly defined activity areas and the rehabilitation of a long-vacant structure. Collectively, these features are expected to improve the overall function and visibility of the site. Administration does not consider a formal CPTED assessment necessary for this development.

Overall, Administration concludes that the proposal demonstrates a thoughtful and coordinated approach to site planning that complements the character and function of the Central Business District.

Transportation and Site Circulation

Transportation considerations included an assessment of vehicle access, parking, loading facilities, accessibility and pedestrian circulation.

The proposal provides four on-site parking stalls, including one accessible parking stall. While this does not satisfy the numerical parking requirements established by the Land Use Bylaw, Administration has evaluated the requested variance within the broader planning context.

The subject property represents a constrained redevelopment site occupied by an existing structure that substantially predates contemporary parking standards. Administration is satisfied that the applicant has made a genuine effort to maximize practical on-site parking while balancing other important site planning objectives, including landscaping, loading facilities, refuse collection, pedestrian amenities and the long-term functionality of the site.

The property also benefits from its location within the Town's downtown commercial area, where a substantial supply of publicly accessible on-street parking exists to support multiple businesses through shared use. There are approximately 70 public parking spaces on 2 Street (between 1 Avenue and 2 Avenue), with modest daytime use and minimal evening use.

In Administration's opinion, requiring the site to independently accommodate the full parking demand would result in the loss of several positive site planning features without producing a demonstrably superior planning outcome. The proposed loading facilities, accessible parking and overall circulation pattern have also been reviewed and are generally considered satisfactory.

On balance, Administration considers the requested parking variance to represent an appropriate exercise of the Commission's discretionary authority, having regard for the unique characteristics of the site and the overall planning merits of the proposal.

Municipal Servicing and Technical Considerations

The proposal has been reviewed from the perspective of municipal servicing, including drainage, stormwater management, utility servicing, refuse collection and emergency access.

The subject property is fully serviced by existing municipal infrastructure, and Administration has identified no concerns respecting the availability or capacity of municipal water and sanitary sewer services.

Several technical matters remain under review, including stormwater management, exterior lighting, signage and utility servicing. These matters are typical of a redevelopment of this scale and are expected to be addressed through continued technical review, the submission of additional information by the applicant, or conditions of approval where appropriate.

Collectively, these matters relate primarily to the implementation of the development rather than its planning merits. Administration has identified no technical issue that would preclude the Municipal Planning Commission from considering the application for land use.

Overall Planning Assessment

Having regard for the Town's statutory planning framework, Administration is of the opinion that the proposed redevelopment represents an appropriate form of mixed-use development within the Central Business District.

The proposal is generally consistent with the policy direction established by the Municipal Development Plan, complements the surrounding pattern of development, and demonstrates a coordinated approach to site planning, pedestrian orientation and the redevelopment of an existing serviced property to return it to productive use.

Administration has identified one requested variance respecting off-street parking together with several technical matters that remain subject to clarification through the Development Permit process. In Administration's opinion, these matters do not materially diminish the overall planning merits of the proposal and can be

appropriately addressed through continued review and, where necessary, conditions of approval.

Recommendation:

Administration recommends that the Municipal Planning Commission approve Development Permit Application D2026:014, subject to conditions.

Further, given the scale and complexity of the proposed redevelopment, Administration further recommends that the approval be subject to the execution of a Development Agreement. The Agreement will establish the framework for implementation of the approved development, including the coordination and timing of site improvements, municipal servicing, securities, and other matters necessary to ensure the orderly development of the site in accordance with the Land Use Bylaw and other applicable legislation.

Condition: General Conformity

The development shall proceed in substantial accordance with the approved plans and supporting documentation forming part of Development Permit Application D2026:014, except as otherwise amended by these conditions or approved in writing by the Development Officer.

Condition: Development Agreement

Prior to the issuance of the Development Permit, the Owner shall enter into a Development Agreement with the Town of Irricana pursuant to Section 3.7 of Land Use Bylaw 007:2023 and the applicable provisions of the Municipal Government Act. The Agreement shall be in a form satisfactory to the Development Officer and the Town Solicitor and shall address, as applicable, construction sequencing, completion of site improvements, municipal servicing, landscaping, securities, restoration of municipal infrastructure, timing of works, and any other matters necessary to ensure the orderly development of the site.

Condition: Engineer Confirmation of Suitability

Prior to the issuance of any Building Permit, the applicant shall provide written confirmation, prepared and sealed by a Professional Engineer licensed to practice in the Province of Alberta, confirming that the existing structure is suitable for the proposed redevelopment and intended occupancy, together with any recommendations forming part of that assessment.

Condition: Stormwater Management

Prior to the issuance of a Building Permit, the applicant shall provide a stormwater management plan, satisfactory to the Development Officer, demonstrating how

surface drainage will be managed to prevent adverse impacts to adjacent properties and municipal infrastructure.

Condition: Emergency Services Review

Prior to the issuance of a Building Permit, the applicant shall address, to the satisfaction of the Development Officer, any recommendations provided by the Town's Fire Chief (or designate) respecting emergency access, fire protection or operational considerations.

Condition: Final Exterior Design

Prior to the issuance of a Building Permit, the applicant shall submit a final exterior design package, satisfactory to the Development Officer, incorporating the final design and specifications for all exterior improvements, including but not limited to landscaping, pedestrian connections, refuse storage, fencing, utility servicing, exterior lighting, and building signage.

The final exterior design package shall demonstrate a coordinated architectural treatment that is generally consistent with the development approved by the Municipal Planning Commission. The size, location, materials, illumination and design of all exterior signage shall be subject to the approval of the Development Officer.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** the Municipal Planning Commission approve Development Permit Application D2026:014 for the redevelopment of the property municipally addressed as 210 – 2 Street, subject to the conditions described.

Option #2:

As determined by the Municipal Planning Commission.

Respectfully submitted,

“Doug Hafichuk”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Development Permit Application

Item G1

Attachment 'A' – Development Permit Application

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

Development or Alteration of Lands

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

Name: Kerry Tucker

Address: [REDACTED] Calgary, AB, T2J 3B7

Phone: [REDACTED] Alt Phone:

Fax: Email: [REDACTED]

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

Name: 2385083 AB Ltd

Address: [REDACTED] Calgary, AB, T2J 3B7

Phone: Alt Phone:

Fax: Email:

3. Designated Agent *(Agent is Authorized to Represent the Registered Property Owner)*

Name: Lorin Komers

Address: [REDACTED]

Phone: [REDACTED] Alt Phone:

Fax: Email: [REDACTED]

4. Land Description

Municipal Address: 210 2nd Street

Legal Description: Plan # 5087w Block # 1 Lot # 12, 13, 14

5. Development Details *(Describe the scope of work covered under the Development Permit)*

Please see the corresponding planning rationale which is attached with this application.

6. Variance(s) Requested *(Describe any variances being requested)*

Variance for the amount of required parking is required. Please see the corresponding planning rationale which is attached with this application.

7. Anticipated Start July 2026

8. Anticipated Completion June 2027

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

Applicant Initial	Items Listed Below MUST Be Provided Unless Explicitly Excluded by the Development Authority <i>Refer to Town of Irricana Land Use Bylaw 007:2023 for Additional Details</i>	Received (Office Use)
	Development Fees <i>(as described in the Master Rates Bylaw)</i>	
	3.3.3.a Completed Development Permit Application <i>(This Form)</i>	
X	3.3.3.b Site Plan indicating all buildings, parking, storage, fencing, and signage	
X	• Legal description of Site, with North Arrow	
X	• All property lines clearly drawn	
X	• Area dimension of the Land to be developed	
X	• Measured setbacks from the proposed development to all property lines	
X	• Area and external dimensions, including height, for all proposed development	
X	• Location and dimension of off-street parking and loading areas	
X	• All Site access points	
X	• Rights-of-way and easements	
X	• Location of all existing buildings, roads, water bodies (etc) on the Site	
X	3.3.3.c Statement of the proposed use(s) for the Site	
X	• Intended days and hours of operation	
X	• Identification of provincial or federal licensing requirements	
X	3.3.3.d Signed Owner Authorization <i>(If applying as Agent)</i>	
X	3.3.3.e Anticipated Commencement and Completion Dates <i>(This Form)</i>	
X	3.3.3.f Floorplan indicating all uses and occupancies for each building	
X	• Floorplan, elevations and sections	
X	• Detail on exterior finishes (materials, colours)	
X	3.3.3.g Lot Grading Plan and/or Stormwater Management Plan <i>(Commercial/Industrial)</i>	
X	3.3.4.a Certificate of Title	
X	3.3.4.b Surveyor's Certificate or Real Property Report	
	3.3.4.c Lot Grading, Drainage and/or Stormwater Management Plan <i>(Residential)</i>	
	3.3.4.d Groundwater and/or Geotechnical Analysis	
	3.3.4.e Private Sewage Disposal Site Evaluation	

	3.3.4.g Other Information Requested by the Development Authority	
	• Engineering drawings, studies, or reports	
	• Traffic impact assessment (TIA)	
	• Environmental site assessment (ESA)	
	• Fire and/or safety inspection reports	
	• Third-party applications and/or approvals	

10. Supporting Documentation <i>(Additional information provided to support the application)</i>		
Applicant Initial		Received (Office Use)
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	
	8.	
	9.	
	10.	

11. Authorization <i>(Please initial beside the applicable option)</i>	
	I certify that I am submitting this application as the Registered Owner of the subject property.
X	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.

12. Right of Entry <i>(Please initial)</i>	
X	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.

13. 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.

Lorin Komers Digitally signed by Lorin Komers
Date: 2026.05.21 13:43:03 -06'00'

Applicant Signature

Date of Signature

May 20, 2026

To: Doug Hafichuk, Chief Administrative Officer, Town of Irricana

RE: Proposed Development - Hotel Irricana

Subject Property: 210 2nd St., Irricana

RE: Statement of Proposed Use of Site

To the Planning Department,

1. Purpose & Business Overview

The purpose of this Statement of Intent is to outline the proposed operations for a new dual-concept hospitality and commercial establishment within the Town of Irricana. The development will feature a family-friendly restaurant alongside a distinct lounge/bar space, designed to cater to both residents and regional visitors. Additionally, the building will utilize its upper floor for commercial space, maximizing the property's economic potential and contributing to the vibrancy of Irricana's commercial core.

2. Phased Development Timeline

To ensure an orderly launch and robust operational management, the business will open in two distinct phases:

- **Phase 1 (Main Floor Hospitality):** The proposed restaurant and lounge are anticipated to open concurrently in July 2027.
- **Phase 2 (Upper Floor Commercial):** The upper-floor commercial area is anticipated to complete buildout and open in December 2027.

3. Proposed Hours of Operation

The hospitality spaces are structured with two specific operational windows to effectively serve different target demographics throughout the day and week.

Proposed Restaurant Hours:

- **Sunday:** Closed
- **Monday – Thursday:** 07:00 – 09:00 & 11:00 – 19:00
- **Friday – Saturday:** 07:00 – 20:00

Proposed Lounge/Bar Hours:

- **Sunday – Monday:** Closed
- **Tuesday – Thursday:** 15:00 – 22:00
- **Friday – Saturday:** 12:00 – 23:00

4. Operational Impacts & Community Alignment

The venue will operate primarily as a food-first establishment during daylight hours, transitioning to a relaxed lounge environment in the evenings. All operations will strictly adhere to local land use bylaws, noise restrictions, and waste management practices. The staggered openings and targeted hours ensure that peak traffic will remain manageable.

REQUIRED LICENSES & PERMITS FOR OPERATION

To legally operate this multi-faceted facility in Alberta, the following municipal, provincial, and health approvals must be secured prior to opening.

1. Provincial Liquor Licensing (AGLC)

Because the venue features a family restaurant and a bar a **Class A Liquor Licence** from the Alberta Gaming, Liquor and Cannabis Commission (AGLC) is required.

AGLC

- **Class A (Minors Allowed):** For the restaurant side, where food service is the primary source of business and must be available during all hours of liquor service.
- **Class A (Minors Prohibited):** For the lounge side, where liquor sales are the primary focus (requires a separate, defined space where minors are restricted).
- *Note:* All staff serving alcohol will be required to hold valid **ProServe** certification.

2. Public Health & Safety Approvals

- **Alberta Health Services (AHS) Food Handling Permit:** Required under the Alberta Food Regulation to operate the restaurant and lounge food facilities.
- **AHS Plan Review Approval:** Required for commercial kitchen layout and equipment specifications prior to construction.
- **Alberta Food Safety Certification:** A minimum of one certified supervisor required on-site for every shift where food is prepared.
- **Fire Inspection Certificate & Occupant Load Certificate:** Required from the local fire authority to establish maximum capacity and verify life safety systems.

Conclusion

Thank you for your time, we look forward to working collaboratively with the Town of Irricana administration, local businesses, and community members to bring this vibrant multi-use commercial space to fruition and contribute positively to the local economy.

Should you require any additional information, clarifying details, or supplementary documentation regarding these operations or the building plans, please do not hesitate to contact us.

Respectfully,



Lorin Komers

Planner

(403) 475-2044 Ext 203

Lorin@permitmasters.ca

May 20, 2026

To: Doug Hafichuk, Chief Administrative Officer, Town of Irricana

RE: Proposed Development - Hotel Irricana

Subject Property: 210 2nd St., Irricana

To the Planning Department,

This planning justification is submitted in support of the Development Permit application for the subject property located at 210 2nd Street (Plan 5087w, Block 1, Lots 12-14). The proposal outlines the development of a heritage-inspired, two-storey mixed-use building that functions as a lounge and public house with commercial office space on the second floor and a residential unit for the manager of the property. A museum recognizing the heritage of Irricana will be maintained on the second floor as well and retains the existing paintings showcasing the history of the town.

1. Site Context and Zoning

The subject site is located in the heart of the Town of Irricana at 210 2nd Street ('Subject Site'). The subject site is 0.09ha (0.22acres) and maintains the historic Hotel Irricana building on site which was originally built in the early 1900's. The subject Site is located north of a small commercial building. The site is bounded to the north and west by a rear lane system, providing essential vehicular access for loading and waste management while maintaining a continuous pedestrian-oriented streetscape along 2nd Street.

The Subject Site is zoned Central Business District (CBD) in the Town of Irricana Land Use Bylaw 007:2023 ('LUB'). The proposed uses of the site align with the requirements of the LUB and consist of the following:

Permitted uses include, but are not limited to:

- Food and/or Beverage Service Facility;
- Professional Offices.

Discretionary uses in the CBD district include but are not limited to:

- Dwelling Unit(s) in a commercial or Mixed-Use Building.

All lot requirements are met in the proposed development, inclusive of height, setback requirements, lot coverage and landscaping.

Parking on Site will be limited to 3 dedicated parking spaces and one accessible parking space. 1 parking space for the proposed residential unit on site, two parking spaces for the staff of the restaurant on site. All other parking is expected to be accommodated through the on-street parking located along 2nd St. A loading area is provided for the restaurant, helping to facilitate deliveries at the rear of the building. The loading space provides an additional use for waste pick up. A variance will be required to accommodate the required on-site parking, the LUB requires for restaurants one (1) parking space per four (4) seats of indoor dining, with 85 proposed seats this requires 21 parking spots. The LUB requires 1 space per 65m² of GFA, there is 58m² of proposed commercial GFA requiring 1 parking spot. As a result, a variance for 19 parking spaces will be required. The variance should be acceptable as peak parking for the restaurant should not overlap with peak parking of the commercial space, there is adequate parking provided along 2nd street which can accommodate the required 19 parking spaces which the existing site can not provide.

2. Proposed Use and Vision

The development intent is to create a vibrant destination that blends early 1900s aesthetics with modern functionality. The proposed use is multifaceted and includes a restaurant/lounge on the main floor with an outdoor patio located at the east side of the property. The second floor will offer four office spaces for lease. A residential unit is also proposed for the second floor, this unit will provide accommodation to future staff of the restaurant, such as the manager or owner. Lastly, the second floor will also host a museum/art gallery, retaining a key piece of heritage for the Town of Irricana.

The proposed re-development of the Site seeks to establish the Hotel Irricana as a focal point in the community and as a space for community gathering. The proposed patio at grade will help to activate the streetscape, access to the patio will be provided from the street as well as inside the building. The proposed restaurant and lounge are anticipated to open in July 2027, the upper floor commercial area is anticipated to open in December 2027.

3. Detailed Project Description

Building Layout and Architectural Design

The existing structure is a two-storey building designed with a clear functional hierarchy:

- **Main Floor (Front):** Features an open-concept lounge area. This space is designed to activate the streetscape and replicate key historic features of the original structure to encourage social interaction.
- **Main Floor (Rear):** Dedicated to a structured, full-service restaurant dining area providing a quieter environment.
- **Second Storey:** A multi-use space that contributes to local density by incorporating both residential and commercial uses.

The architectural approach balances preservation with modern performance. The exterior will utilize a modern, durable materials that replicate a historic wood siding appearance, finished in a color palette drawn from historically accurate early 1900s tones. In addition, the proposed balconies will activate the exterior of the building, providing depth and visual intrigue to the building. Balconies will be present along the south, east, and west façades of the building.

Outdoor and Landscape Design

The site plan provides a seamless transition between indoor and outdoor environments:

- **Patio Area:** A large cobblestone patio will be enclosed by wrought iron fencing with controlled gated access. A partially covered pergola will provide weather protection and aesthetic appeal. Two large trees will frame the patio space from 2nd street, enhancing the aesthetic of the development.
- **Green Space:** Approximately one-third (1/3) of the rear lot is preserved as green space, with trees and shrubs planted around the perimeter of the site as well as providing screening from the patio to the parking and loading areas at the rear.
- **Decks and Access:** Code-compliant egress is provided via front, rear, and side decks, with the front deck specifically restored to reflect the building's original design.

The site drainage is expected to be maintained on site and/or directed to the rear lane or front street as prescribed in section 4.4 of the LUB. To maintain appropriate drainage on site use of hardscaping has been mitigated, the use of gravel in the parking and loading areas, in addition to permeable pavers for the patio, will contribute to providing appropriate drainage on site. A forthcoming Stormwater Management report will identify the best practices that the site can incorporate to mitigate adverse impacts to neighbouring properties.

Operational Infrastructure

- **Parking:** A dedicated on-site staff parking area is provided to minimize impacts on surrounding public parking and local traffic flow.
- **Waste Management:** A designated garbage and recycling collection area is positioned for accessibility while ensuring minimal visual impact and compliance with municipal sanitation regulations. The screened encircling the waste area shall be 2m in height.

4. Planning Requirements

This project will require a Development Permit to approve the proposed development for Food and/or Beverage Service Facility and Professional Offices. The Development Permit will also be required to permit for the requested discretionary use of the site for a dwelling unit on the second floor. A variance to the Land Use Bylaw will be required to relax the parking requirements for the proposed restaurant and lounge. Upon the development permit being issued the appropriate building permits will be required.

Conclusion

The proposed redevelopment at 210 2nd Street represents a significant reinvestment in the heart of Irricana's Central Business District. By thoughtfully integrating heritage-inspired architecture with a functional mix of commercial, residential, and cultural uses, the project honors the legacy of the historic Hotel Irricana while providing modern amenities that support the local economy.

The requested parking variance is mitigated by the site's central, pedestrian-oriented location and the use of permeable surfacing, ensuring the development remains a sustainable and attractive addition to the streetscape. This project is not merely a building, but a community focal point that preserves the town's history through its museum and revitalizes its future through vibrant public spaces. We believe this proposal aligns with the intent of the Land Use Bylaw 007:2023 and the broader vision for a resilient, vibrant downtown Irricana.

Respectfully,

A handwritten signature in black ink, appearing to read 'Lorin Komers', with a stylized, flowing script.

Lorin Komers

Planner

(403) 475-2044 Ext 203

Lorin@permitmasters.ca

INTERIOR & EXTERIOR RENOVATION

(PROPOSED FRONT AND REAR DECKS IN SECOND LEVEL, PROPOSED EAST PATIO IN MAIN FLOOR, PROPOSED KITCHEN IN MAIN FLOOR

DRAWING LIST

SHEET #	PAGE #	NAME
A0-0	1	COVER PAGE
A0-1	2	EXISTING SITE PLAN
A0-2	3	PROPOSED SITE PLAN
A1-1	4	EXISTING MAIN FLOOR PLAN
A1-2	4	PROPOSED MAIN FLOOR PLAN
A1-3	5	EXISTING SECOND FLOOR PLAN
A1-4	5	PROPOSED SECOND FLOOR PLAN
A2-1	6	EXISTING FRONT ELEVATION (SOUTH)
A2-2	6	PROPOSED FRONT ELEVATION (SOUTH)
A2-3	7	EXISTING SIDE ELEVATION (WEST)
A2-4	7	PROPOSED SIDE ELEVATION (WEST)
A2-5	8	EXISTING REAR ELEVATION (NORTH)
A2-6	8	PROPOSED REAR ELEVATION (NORTH)
A2-7	9	EXISTING SIDE ELEVATION (EAST)
A2-8	9	PROPOSED SIDE ELEVATION (EAST)

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Legal Address
PLAN 5087W, BLOCK 1, LOT 12 TO 14

Municipal Address
210 2nd Street, Irricana, AB

Project
C61172-R

Drawing Number 1 OF 9	Date MAY 2026
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Scale
AS INDICATED

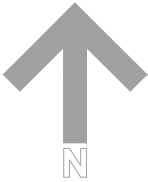


BYLAW 007:2023

Central Business District (CBD)

LOT AREA: 902.18 SQ.M.
MAIN FLOOR FOOTPRINT: 278 SQ.M.

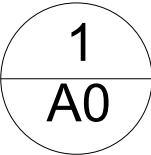
EXISTING LOT COVERAGE: 30.81%



SITE INFORMATION FROM LEGAL SURVEY
PLAN DATED: Jan 17th, 2026

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PLAN 5087W, BLOCK 1, LOT 12 TO 14	
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Project	
C61172-R	
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2 OF 9	MAY 2026
Scale	
AS INDICATED	



EXISTING SITE PLAN

1:200

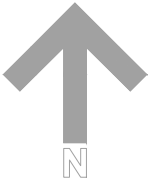
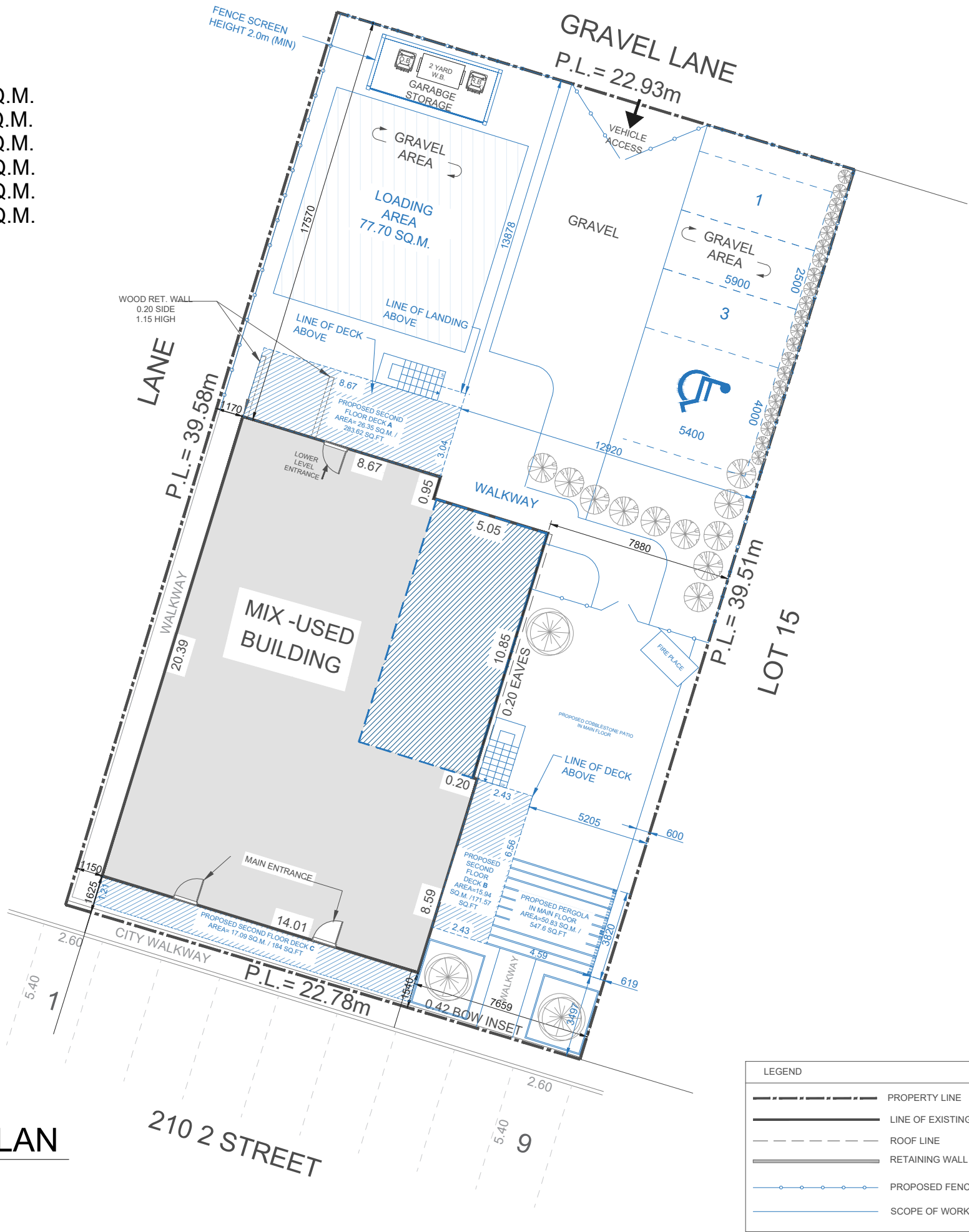
LEGEND	
	PROPERTY LINE
	LINE OF EXISTING BUILDING FOOTPRINT
	ROOF LINE
	RETAINING WALL
	PROPOSED FENCE LINE
	SCOPE OF WORK

BYLAW 007:2023

Central Business District (CBD)

LOT AREA: 902.18 SQ.M.
MAIN FLOOR FOOTPRINT: 278 SQ.M.
PROPOSED PERGOLA: 50.83 SQ.M.
PROPOSED DECK **A** : 26.35 SQ.M.
PROPOSED DECK **B** : 15.94 SQ.M.
PROPOSED DECK **C** : 17.09 SQ.M.

EXISTING LOT COVERAGE: 30.81%
PROPOSED LOT COVERAGE:36.44%



SITE INFORMATION FROM LEGAL SURVEY
PLAN DATED: Jan 17th, 2026

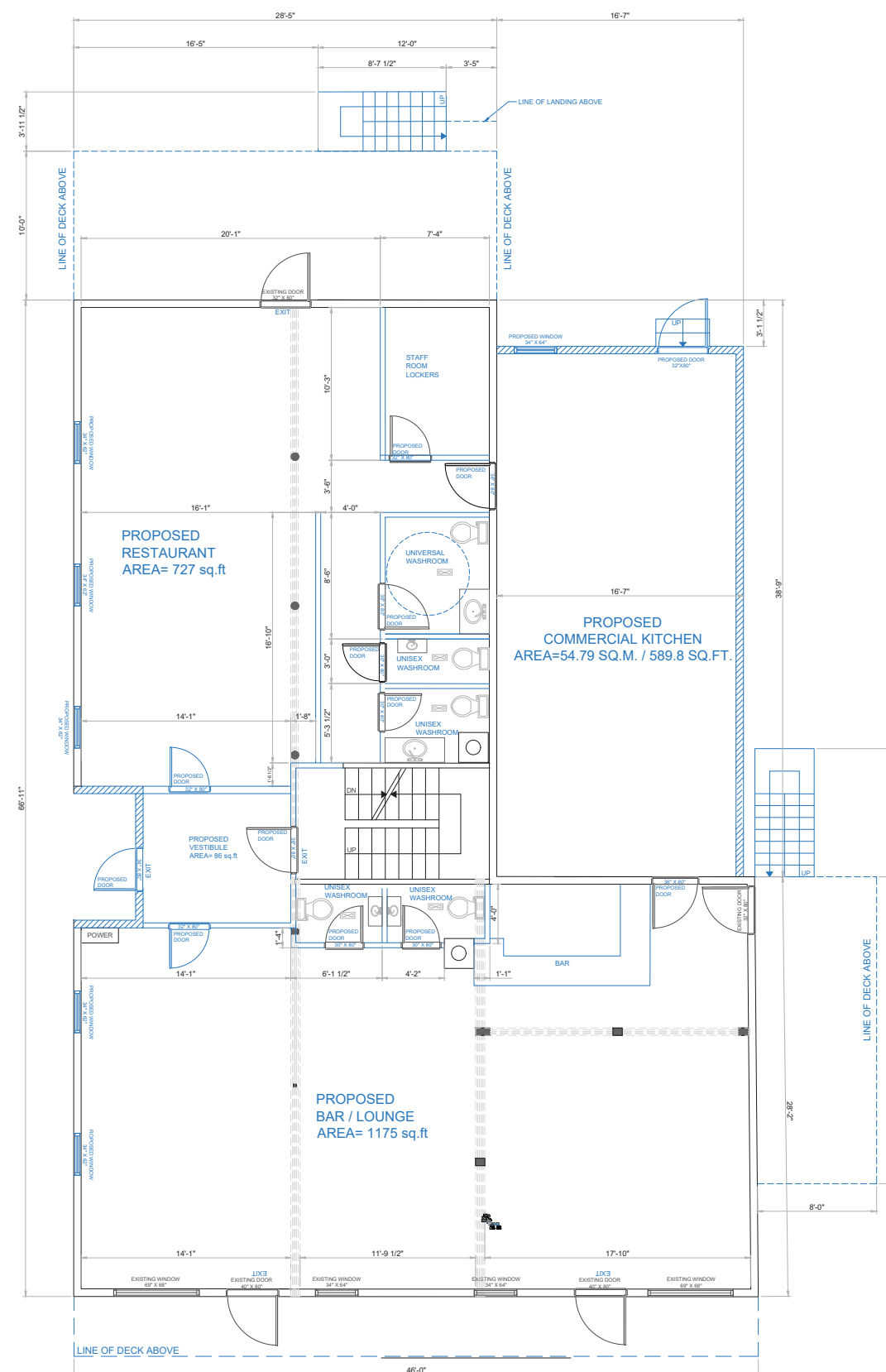
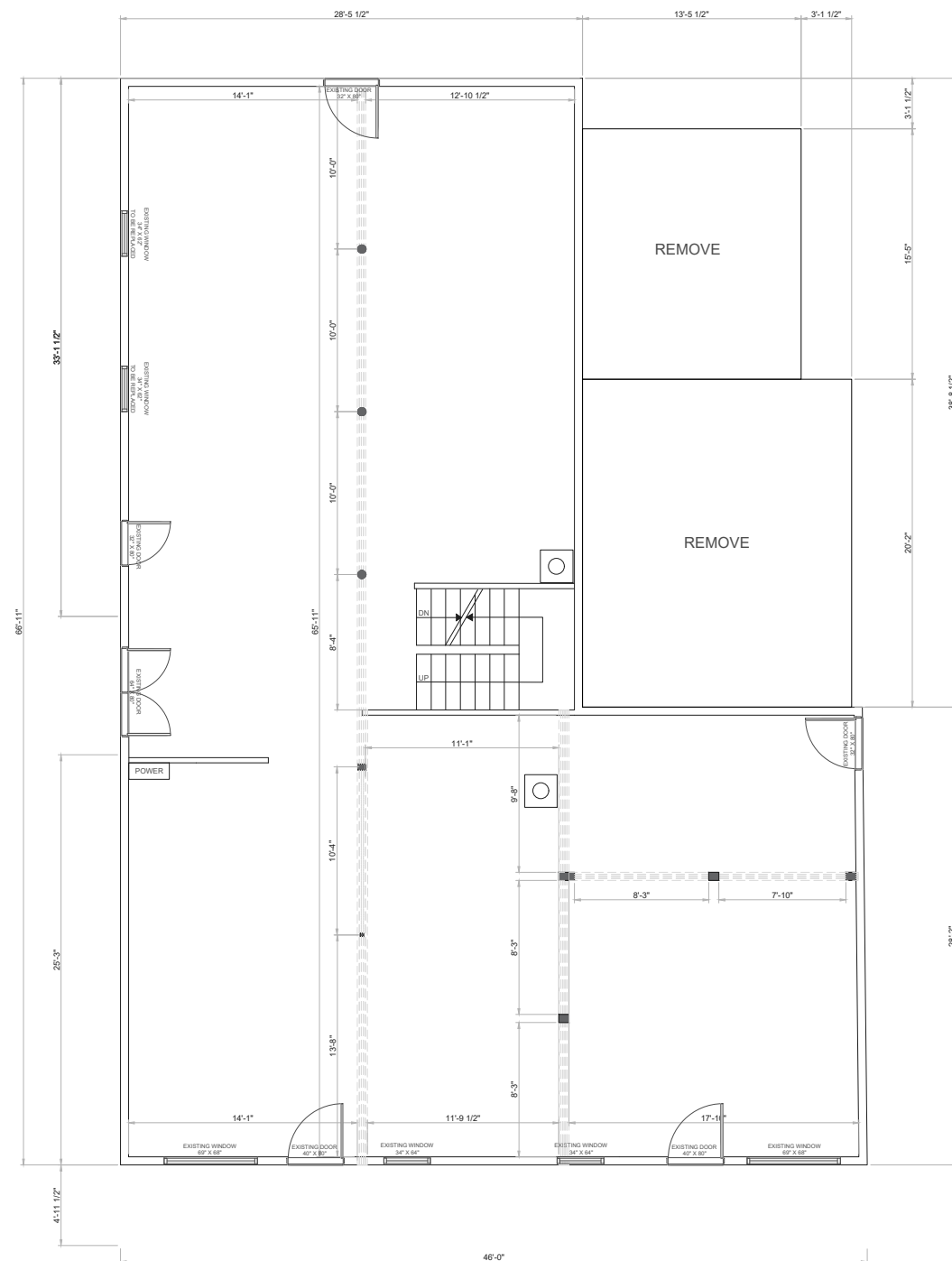
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Legal Address	
PLAN 5087W, BLOCK 1, LOT 12 TO 14	
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2
A0

PROPOSED SITE PLAN
1:200



WALL LEGEND

— EXISTING WALLS

 PROPOSED WALLS

PROPOSED DECK

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Legal Address

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PLAN 5087W, BLOCK 1, LOT 12 TO 14

Municipal Address

Address
210 2nd Street, Irricana, AB

Project	
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C61172-R

Drawing Number

4 OF 9

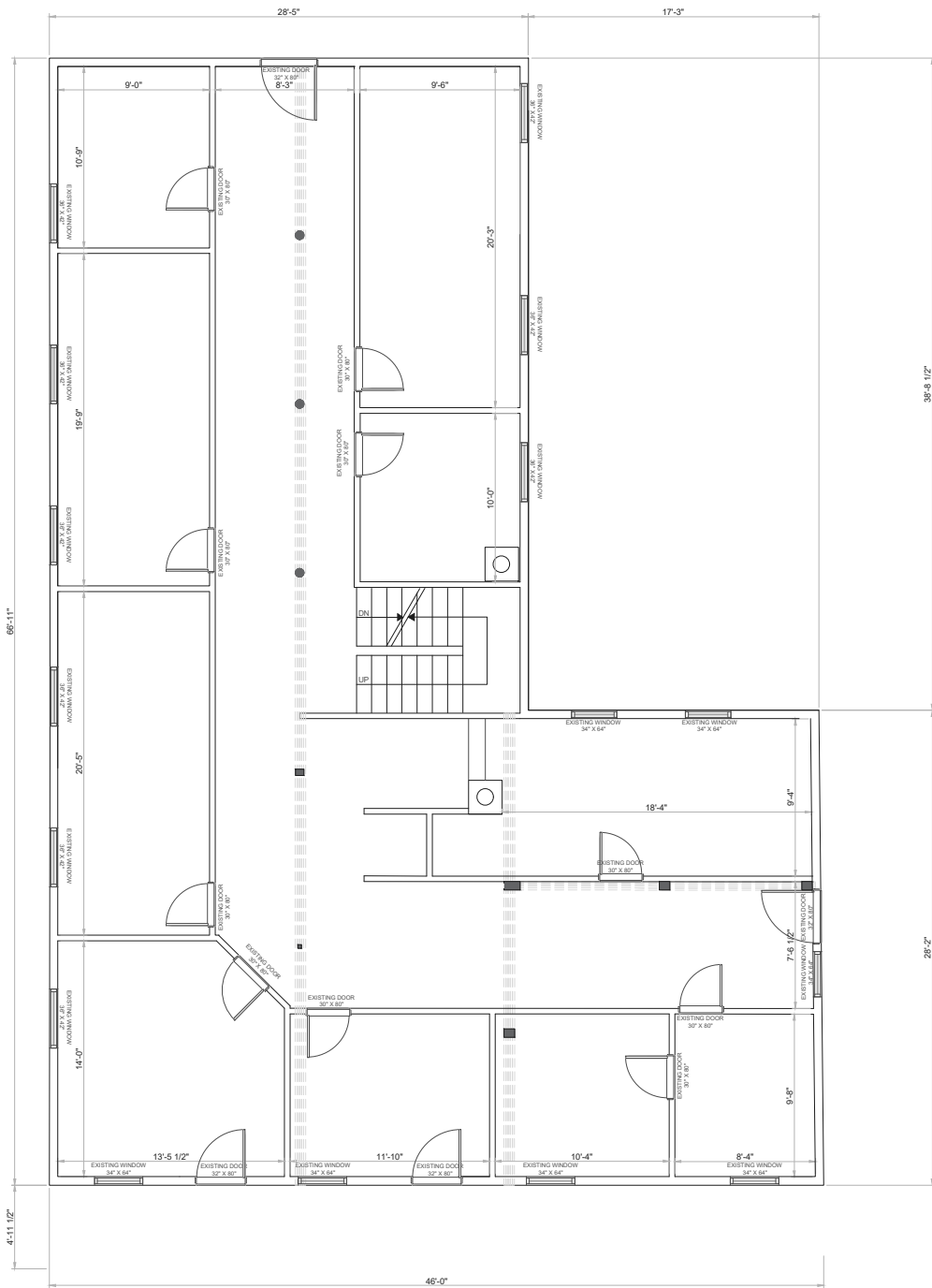
Date

MAY 2026

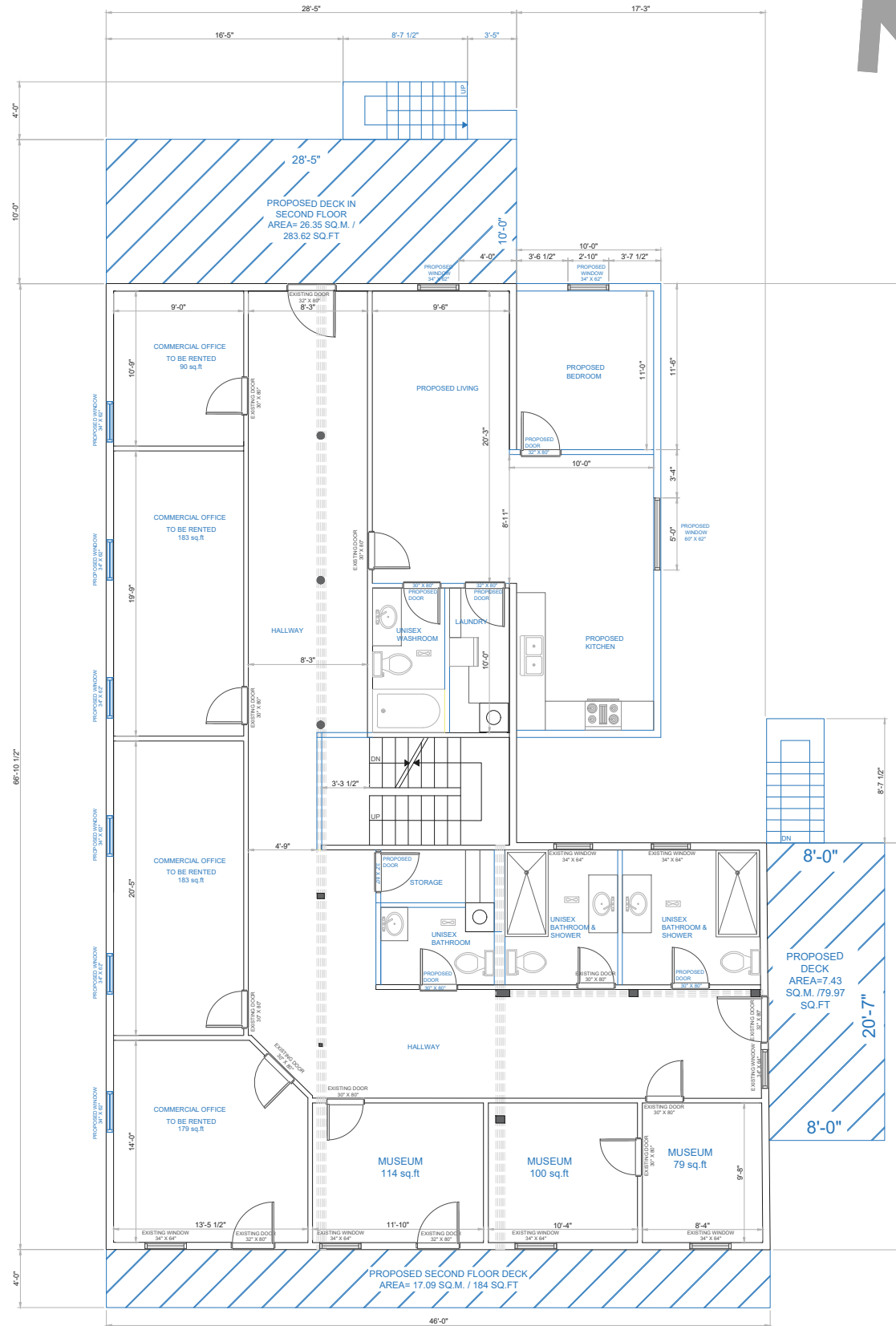
	Scale
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AS INDICATED





3
A1
EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



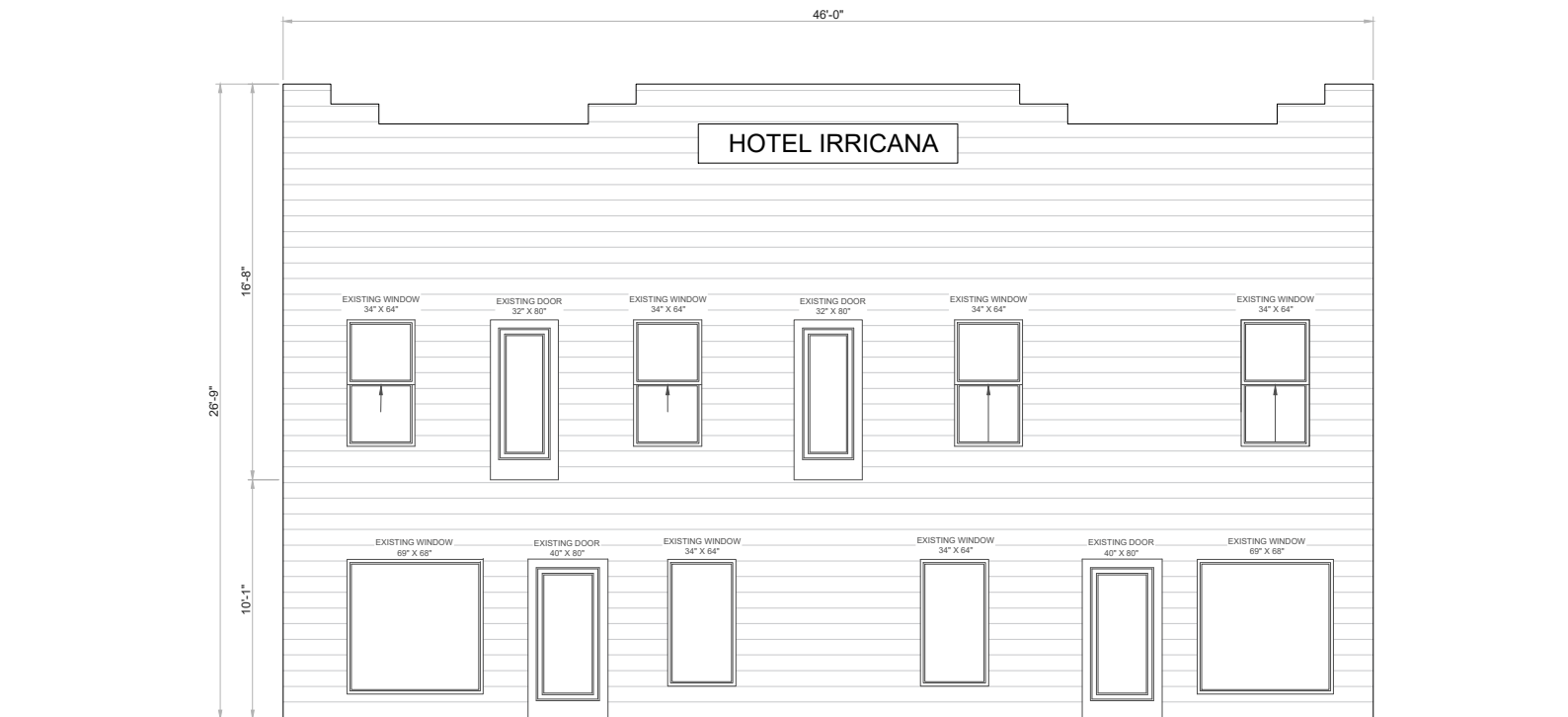
4
A1
PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"

WALL LEGEND	
	EXISTING WALLS
	PROPOSED WALLS
	PROPOSED DECK

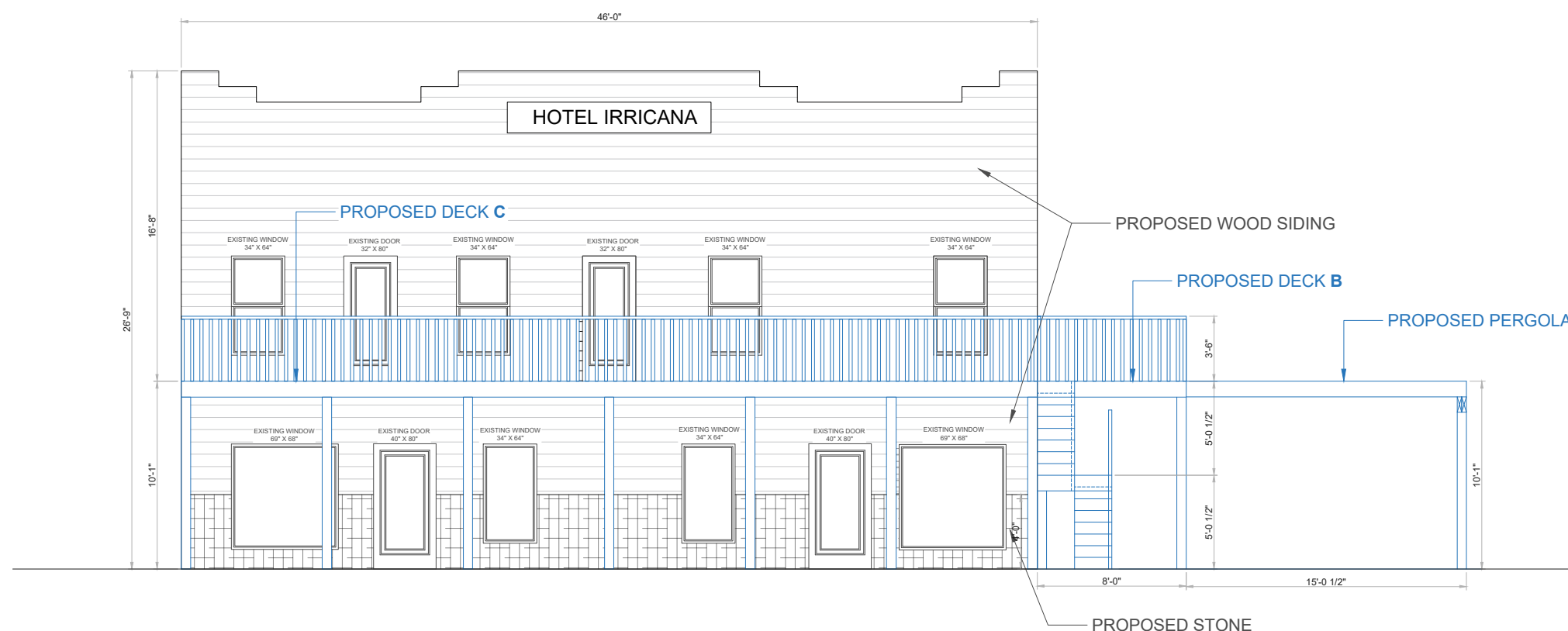
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AS INDICATED	





1
A2
EXISTING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2
A2
PROPOSED FRONT ELEVATION(SOUTH)
1/8" = 1'-0"

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Project
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Date
MAY 2026

Scale
AS INDICATED





3
A2 EXISTING SIDE ELEVATION (WEST)
1/8" = 1'-0"



4
A2 PROPOSED SIDE ELEVATION(WEST)
1/8" = 1'-0"

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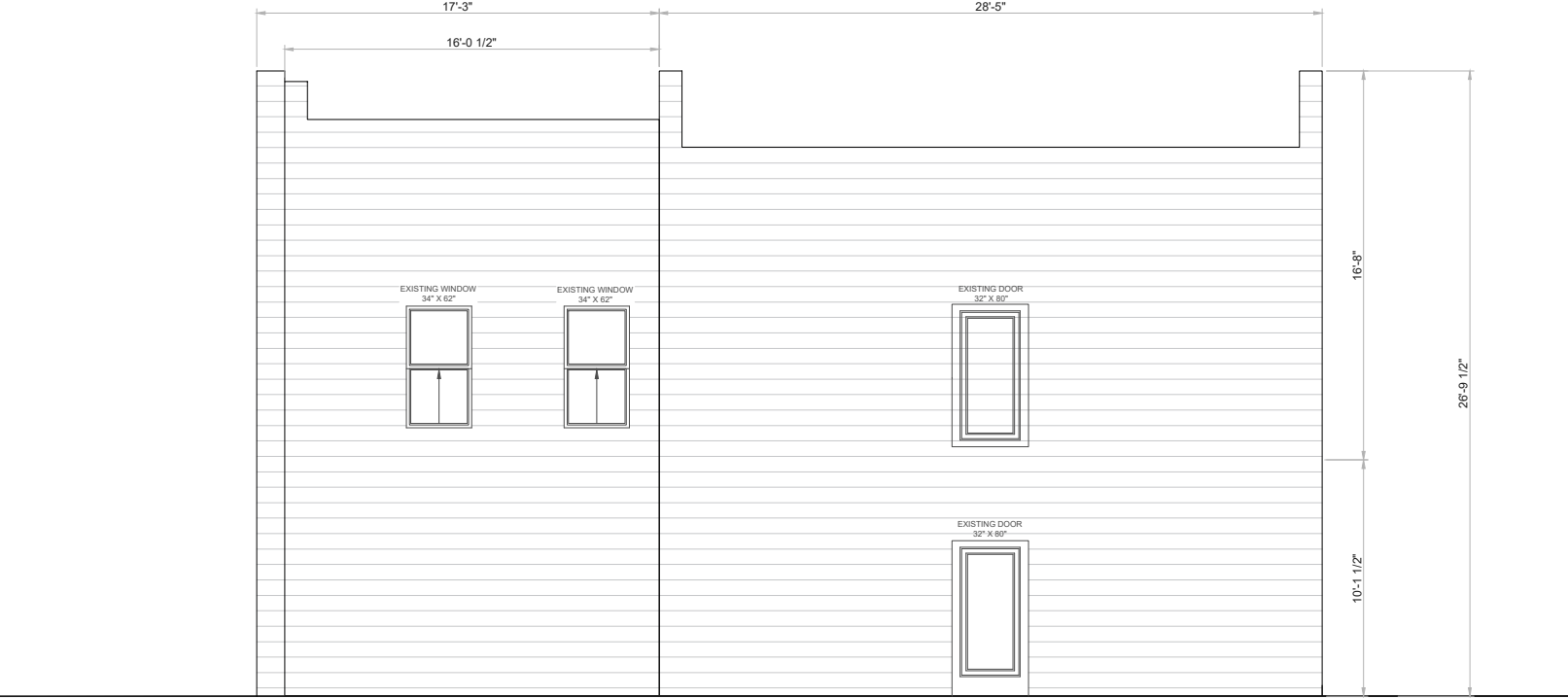
Project
C61172-R

Drawing Number
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Date
MAY 2026

Scale
AS INDICATED





5
A2
EXISTING REAR ELEVATION (NORTH)
1/8" = 1'-0"

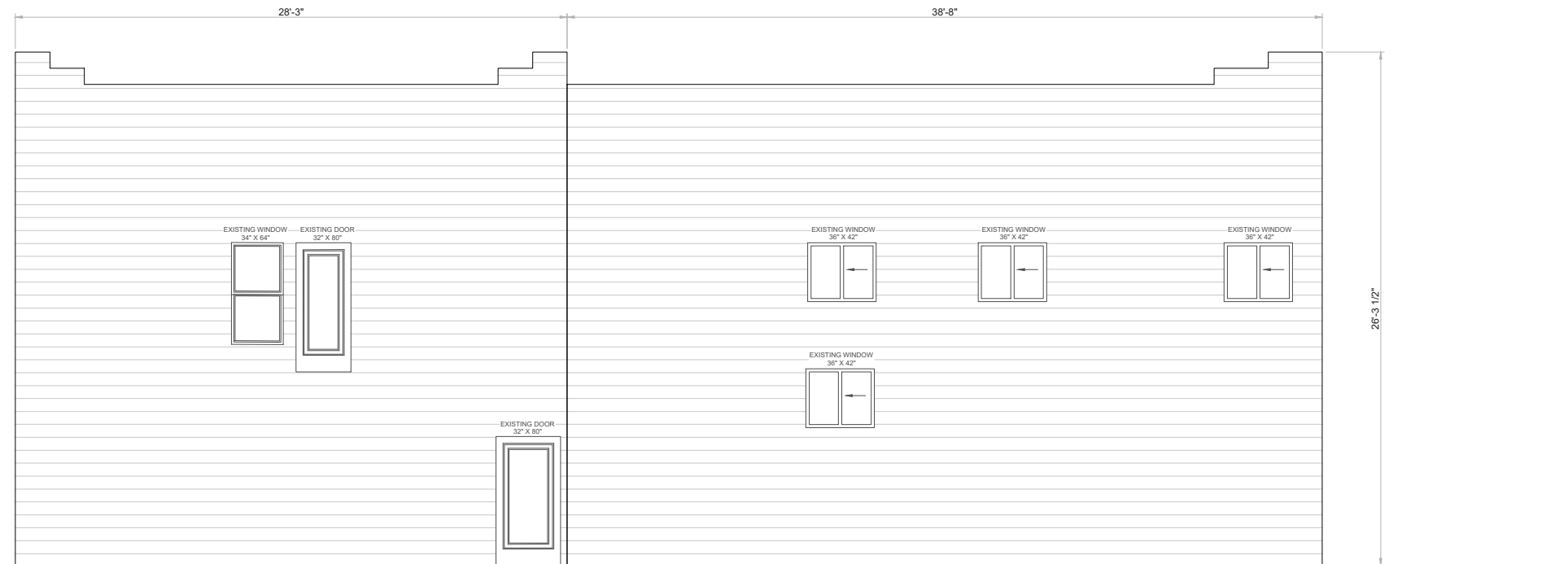


6
A2
PROPOSED REAR ELEVATION(NORTH)
1/8" = 1'-0"

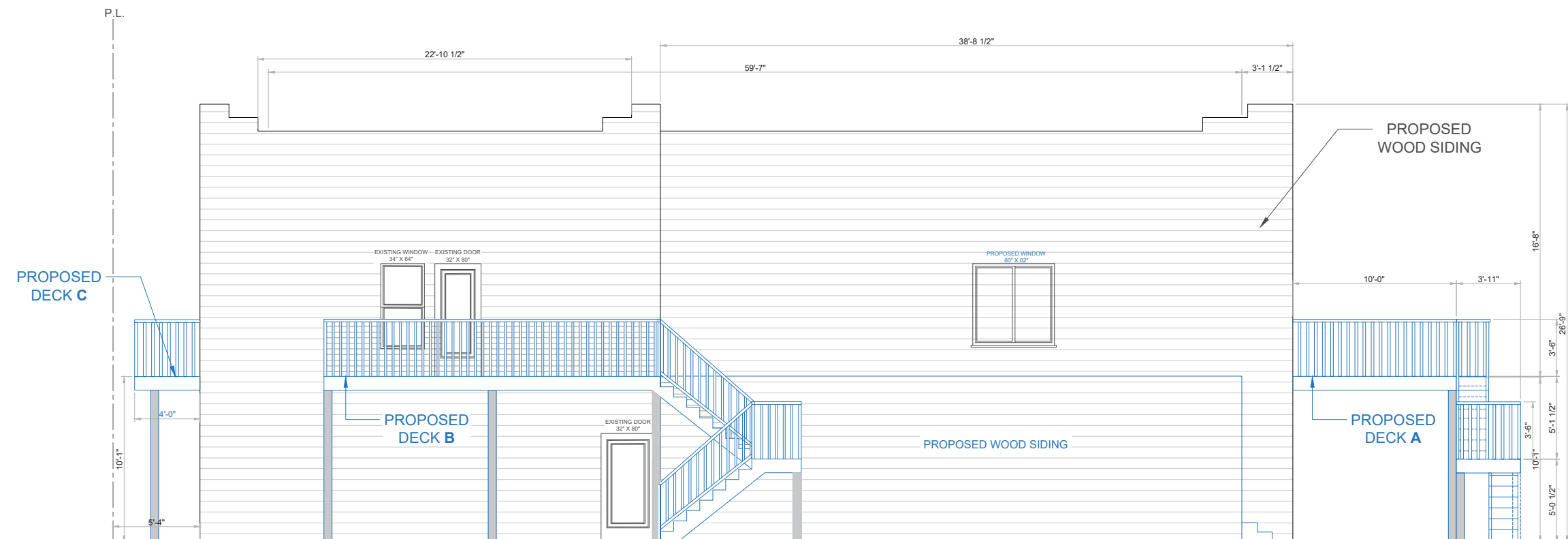
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7
A2 **EXISTING SIDE ELEVATION (EAST)**
1/8" = 1'-0"



8
A2 **PROPOSED SIDE ELEVATION (EAST)**
1/8" = 1'-0"

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Project C61172-R	
Drawing Number 9 OF 9	Date MAY 2026
Scale AS INDICATED	

