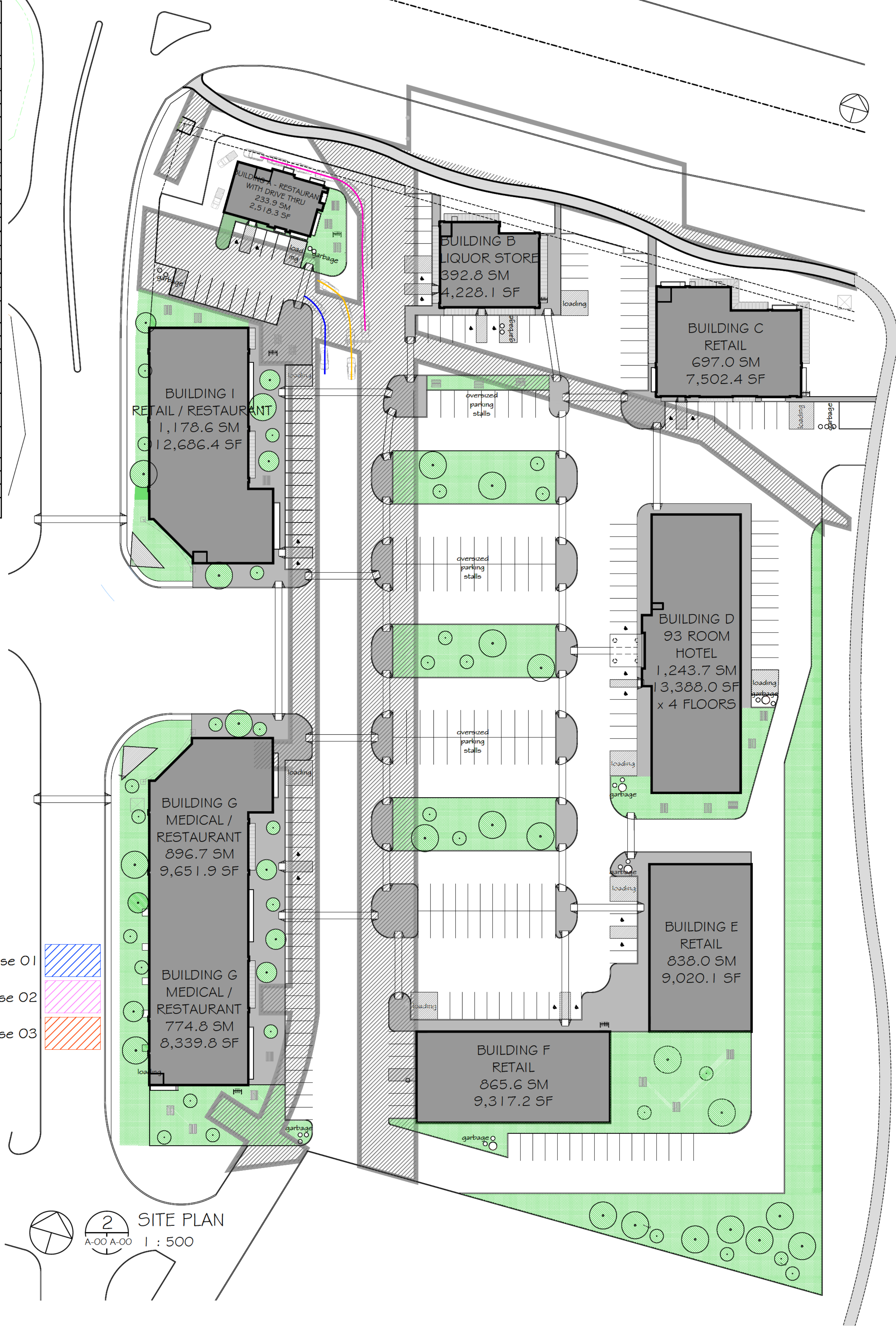
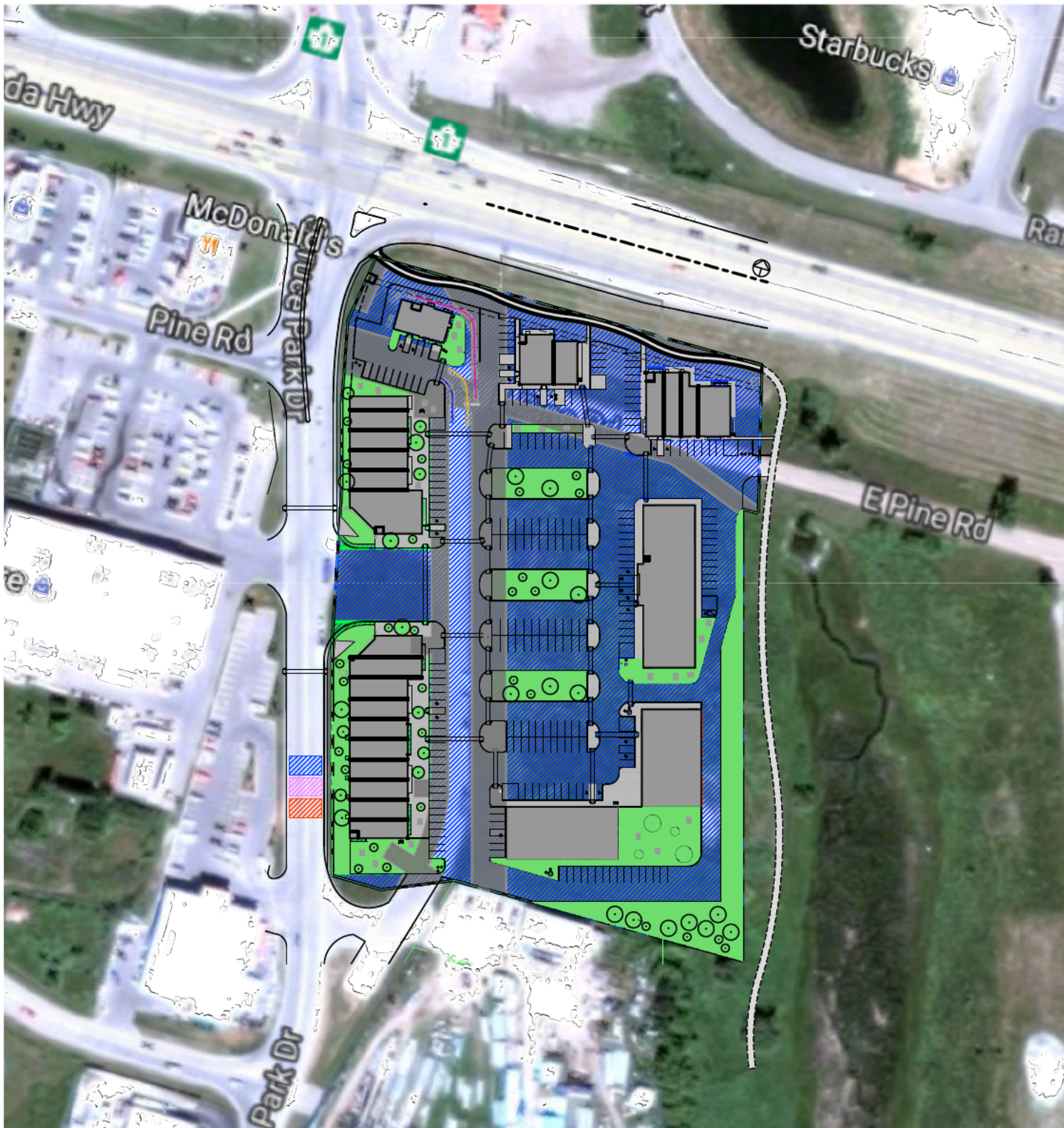


PARKING SUMMARY				
	Proposed Use	m2	sf	No. of Stalls Required
Building A	Restaurant	233.9	251.8	7
Building B	Liquor Store	392.8	422.8	11
Building C	Retail	697.0	7503	19
Building D	93 Room Hotel (4 Floors)	1243.7	13388	93
Building D (Staff)				7
Building E	Retail	838.0	9020	23
Building F	Retail	865.6	9318	24
Building G	Medical / Restaurant	774.8	8340	assume 50% of area 24
Building H	Retail / Restaurant	896.7	9652	assume 50% of area 18
Building I	Retail / Restaurant	1178.6	1179	assume 50% of area 24
Totals		7121.1	65145.2	250
PARKING SUMMARY				
				No. of Stalls Provided
STANDARD STALLS				282.0
ACCESSIBLE STALLS				20
OVERSIZE STALLS				140
COMPACT STALLS				0
TOTAL STALLS PROVIDED				442.0
LOADING STALLS				8

BYLAW REVIEW	
MUNICIPAL ADDRESS	7 SPRUCE PARK DRIVE STRATHMORE, ALBERTA T1P 1J2
LEGAL DESCRIPTION	LOT 1 BLOCK 7 PLAN NO. 0711427
SITE DATA	
SITE AREA	35,611 m ² 383,313.6 sf 8.79 ACRES
BUILDING AREA (m2)	
BUILDING A	233.9
BUILDING B	392.8
BUILDING C	697.0
BUILDING D (All Floors)	1243.7
BUILDING E	838.0
BUILDING F	865.6
BUILDING G	774.8
BUILDING H	896.7
BUILDING I	1178.6
APPROXIMATE TOTAL FLOOR AREA / SITE COVERAGE (m2)	7121.1
FLOOR AREA RATIO (F.A.R.)	
	0.20
ZONING = CHWY - HIGHWAY COMMERCIAL DISTRICT	
	BASED ON TOWN OF STRATHMORE LAND USE BYLAW No. 14-11
FRONT YARD SETBACK REQUIRED - 8m	10m PROVIDED AT NORTH / SHORT SIDE OF SITE ADJACENT TO TRANS CANADA HIGHWAY
MINIMUM REAR YARD SETBACK REQUIRED - NONE REQUIRED AS PROPERTY IS NOT ADJACENT TO A PUBLIC ROADWAY	VARIES
MINIMUM SIDE YARD SETBACK REQUIRED - 3m	3.1m PROVIDED AT BLDG. I 6.6m PROVIDED AT BLDGS. G, H, I
PROPOSED SITE COVERAGE BASED ON OVERALL SITE AREA	20.90%



Revision Schedule

NO.	REVISION	DATE
01	RE-ISSUED FOR DP	19-Dec-16
02	RE-ISSUED FOR DP	01-Nov.-17
03	RE-ISSUED FOR DP	23-Jan.-18
04	RE-ISSUED FOR DP	28-Feb.-19
05	RE-ISSUED FOR DP	30-July.-19
06	RE-ISSUED FOR DP	01-Aug.-20
07	RE-ISSUED FOR DP	10-May-21
08	FOR TOWN REVIEW	07-July-22
09	PHASING PLAN	16-Sept.-22
10	PHASING PLAN	11-Oct.-22
11	PHASING PLAN	31-Oct.-22
12	June 12, 2023 Meeting	12-June-23

PROJECT
SOUTH SIDE
STATION
DEVELOPMENT
PLANS
STRATHMORE, AB
PLAN 0711427
BLOCK 7, LOT 1

DRAWING
SITE PLAN, SITE
PLAN KEYNOTES &
PARKING
REQUIREMENTS

SCALE
1 : 500

DESIGN KB

DRAWN BY Kirk

DATE 10-May-21

PROJECT 200716-00

SHEET NO.

A-00

REVISION

08