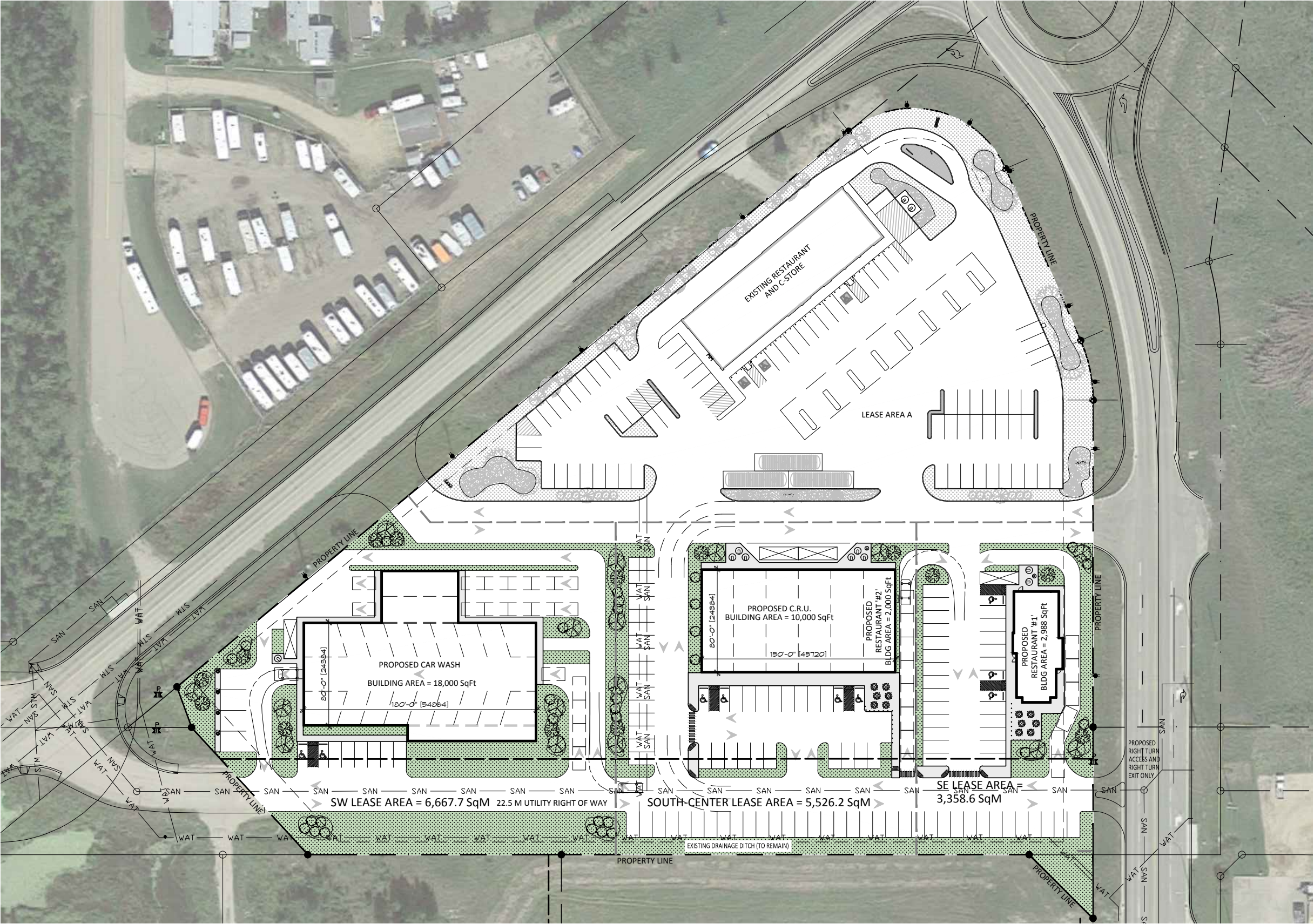


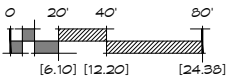
BYLAW REVIEW

ZONING INFORMATION:			
MUNICIPALITY:	RED DEER COUNTY		
LAND USE BYLAW:	2006/6 (LAST REVISED FEBRUARY 21, 2017)		
BUILDING USE:			
LAND ZONING:	DIRECT CONTROL DISTRICT #9 (C2 - COMMERCIAL)		
PERMITTED USE:			
SITE SIZE, BUILDING SIZE, AND SITE COVERAGE:			
REQUIREMENT		PROVIDED	RELAX.
MIN. PARCEL AREA	NO MIN.	25,326 SqM	-
MIN. LOT WIDTH	30 M		-
MAX. FLOOR SPACE RATIO	2x SITE AREA	3,166.4 SqM	-
BUILDING HEIGHT	12 M		-
BUILDING LOCATION AND SETBACKS:			
REQUIREMENT		PROVIDED	RELAX.
MIN. FRONT YARD	7.0 M		-
MIN. REAR YARD	7.5 M		-
MIN. SIDE YARD	3.0 M		-
PARKING			
REQUIREMENT		PROVIDED	RELAX.
RESTAURANT #1 (FAST FOOD) 4.6 STALLS / 10 SqM OF SEATING AREA (PLUS MIN. 3 STAFF PARKING STALLS)	[70 SqM]	36	
RESTAURANT #2 (FAST FOOD) 4.6 STALLS / 10 SqM OF SEATING AREA (PLUS MIN. 3 STAFF PARKING STALLS)	[50 SqM]	26	
CRU (RETAIL STORE, GENERAL) 2.5 STALLS / 100 SqM GFA (PLUS 1 STALL PER STAFF, MIN. 2)	[929 SqM]	29	
TOTAL PARKING STALLS REQUIRED	91	100	N
CAR WASH (AUTO REPAIR, MINOR)[1,444 SqM] 2 STALLS / 100 SqM GFA		39 INC. 15 QUEUE INC. 16 WASH BAYS	
LOADING			
REQUIREMENT		PROVIDED	RELAX.
LOADING STALLS 3.0 M x 9.1 M 1 LOADING STALL / 9,000 SqM GFA			
BICYCLE			
REQUIREMENT		PROVIDED	RELAX.
BICYCLE PARKING STALLS 0.6 M x 1.8 M UP TO 10% OF CAR PARKING REQUIREMENT			



SITE PLAN

1" = 80'-0"
[1 : 960]



LEGAL DESCRIPTION

LEGAL ADDRESS		
LOT: 2	BLOCK: 16	PLAN: 142 4982
CIVIC ADDRESS		
ADDRESS:	WASKASOO AVE	
MUNICIPALITY:	RED DEER COUNTY	
PROVINCE:	ALBERTA	

PROPOSED
Waskasoo Ave
Development
Red Deer County
Alberta

REVISION:

U

DRAWN:
BOP

1
OF 2

PRELIMINARY NOT FOR CONSTRUCTION 17-307

ANSI expand B (11.00 x 17.00 Inches) May-23-18 1:36:54 PM



CDH INTERACTIVE DESIGN INC.

info@cdh-idesign.ca | c.403.302.8844 | PO BOX 30104 VILLAGE MALL | RED DEER | ALBERTA | T4N 1H7