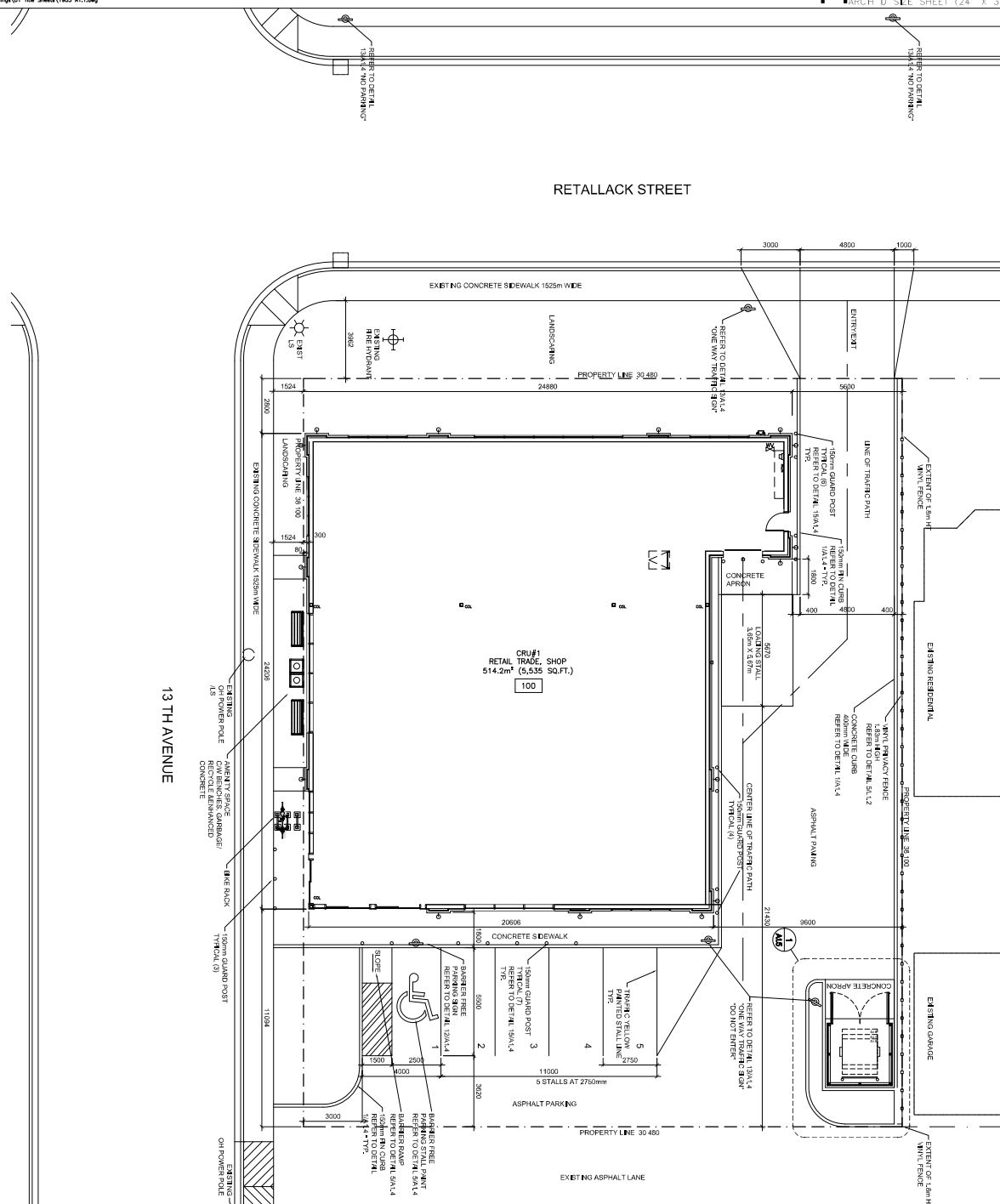




1 SITE PLAN
 SCALE: 1:500
 DATE: 2019.12.04



BYLAW INFORMATION

LEGAL DESCRIPTION: PLAN: 0033, BLOCK: 314, LOT: 27 TO 29
MUNICIPAL ADDRESS: 2830 13TH AVENUE, REGINA, SASKATCHEWAN
ZONED: 2019-19 - M1 - MIXED LOW-RISE ZONE
PERMITTED USES: THE ZONED RETAIL STORE USE IS PERMITTED FOR A NON-COMPLIANT AS OVER 3000 SQUARE METRES BUT NOT MORE THAN 1000 SQUARE METRES PER UNIT - COMPLIANT LESS THAN 1,000m²

- 13.1 MINIMUM LOT AREA: 100 m² - COMPLIANT 1 181.3m²
- 13.2 MINIMUM LOT FRONTAGE: 5m - COMPLIANT 38 100m
- 13.3 (1) ACTIVE WALL AREA: 45m² - COMPLIANT 0.00m²
- 13.3 (2) OTHER WALL AREA: 45m² - COMPLIANT 0.00m²
- 13.3 (3) HEIGHTS RESIDENTIAL: 1.2m - COMPLIANT 5.800m
- 13.3 (4) HEIGHTS COMMERCIAL: 1.2m - COMPLIANT 2.800m
- 13.3 (5) HEIGHTS INDUSTRIAL: 1.2m - COMPLIANT 10.000m
- 13.4 MAXIMUM LOT COVERAGE: 65% - COMPLIANT 44.3%
- 13.4 (1) OTHER USES: 65% - COMPLIANT 61.42m² / 1 181.3m²
- 13.5 MAXIMUM BUILDING HEIGHT: 17% - COMPLIANT 7.240m
- 13.6 LOT FRONTAGE WALL IS CONSIDERED A STREET WALL THAT MEETS THE FOLLOWING REQUIREMENTS:
 (1) FRONTAGE WALL SHALL BE AT LEAST ONE ENTRANCE - COMPLIANT
 (2) FRONTAGE WALL SHALL HAVE AT LEAST ONE ENTRANCE - COMPLIANT
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SOBEYS LIQUOR STORE CATHEDRAL
 2830 - 13TH AVENUE
 REGINA, SASKATCHEWAN
 PLAN: 0033, BLOCK: 314, LOT: 27 TO 29
 PLAN: 390403311, BLOCK: 314, LOT: 28 & 29

HARDROCK PROPERTIES CORPORATION

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 INFO: 20190403311@designworks.com FAX: (403) 234-8889

| NO. | REVISION | DATE |
|-----|---------------------|------------|
| 1 | DEVELOPER REVISION | 2019.12.08 |
| 2 | REVISION - ST. ROCK | 2019.12.03 |
| 3 | REVISION | 2019.12.03 |

SITE PLAN