

#### DEVELOPMENT INFORMATION

PROJECT TITLE:	GALAXY PLAZA, FORT SASKATCHEWAN
MUNICIPAL ADDRESS:	200 GREENFIELD LINK FORT SASKATCHEWAN, AB
LEGAL ADDRESS:	LOT 100, BLOCK 10, PLAN 242 1742
LAND USE BYLAW:	CITY OF FORT SASKATCHEWAN LUB C23-20
LAND USE DISTRICT:	DC(A)-22 DIRECT CONTROL
PROPOSED USES:	BUSINESS SUPPORT SERVICES EATING & DRINKING ESTABLISHMENT PERSONAL SERVICE PROFESSIONAL SERVICE RETAIL STORE (CONVENIENCE) GAS BAR PERSONAL SERVICE RESTAURANT
PARCEL AREA:	2026 m <sup>2</sup> [0.2026 ha]
BUILDING AREA:	945.1 m <sup>2</sup>
FLOOR AREA RATIO:	0.47
SITE COVERAGE:	466 %
PARKING STALLS:	REGULAR = 126 BARRIER-FREE = 8 LOADING = 2 TOTAL = 135 STALLS
BICYCLE STALLS:	10 STALLS

#### BUILDING CODE ANALYSIS

NATIONAL BUILDING CODE - 2023 ALBERTA EDITION	
OCCUPANCY CLASS:	GROUP A2, ASSEMBLY OCCUPANCY UP TO 2 STOREYS: ≤ 2,000 m <sup>2</sup> [3.22.25]
	GROUP D, BUSINESS & PERSONAL SERVICES OCCUPANCY UP TO 2 STOREYS: ≤ 1,250 m <sup>2</sup> [3.22.64]
	GROUP E, MERCANTILE OCCUPANCY UP TO 2 STOREYS: ≤ 1,250 m <sup>2</sup> [3.22.70]
BUILDING HEIGHT:	1 STOREY
BUILDING AREA:	945.1 m <sup>2</sup>
SPRINKLERS:	NOT REQUIRED
FIRE ALARM:	NOT REQUIRED
STANDPIPE HOSE:	NOT REQUIRED
BDG CONSTRUCTION:	NON-COMBUSTIBLE
ACCESS ROUTES:	1 STREET
FIRE SEPARATION:	BETWEEN A2 & D: 1HR BETWEEN A2 & E: 2HR BETWEEN D & E: N/A FLR ASSEMBLIES: 1HR ROOF ASSEMBLY: 1HR LOAD BEARING: 1HR SERVICE ROOMS: 1HR MACHINE ROOM: 1HR
NO. OF EXITS:	≥ 2

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All dimensions are to face of stud unless otherwise  
indicated. Consult the detailed construction drawings  
and specifications prior to start of construction.  
Architectural drawings are to be submitted to Green Birch  
Architecture Inc. prior to a start of construction.

Project Title:  
Galaxy Plaza - Fort Saskatchewan

Legal Address:  
Lot 100  
Block 10  
Plan 242 1742

Municipal Address:  
200 Greenfield Link  
Fort Saskatchewan, AB

NOT FOR CONSTRUCTION

1 Issued for Review  
02 Dec 2025

Drawing Title:

**SITE PLAN**

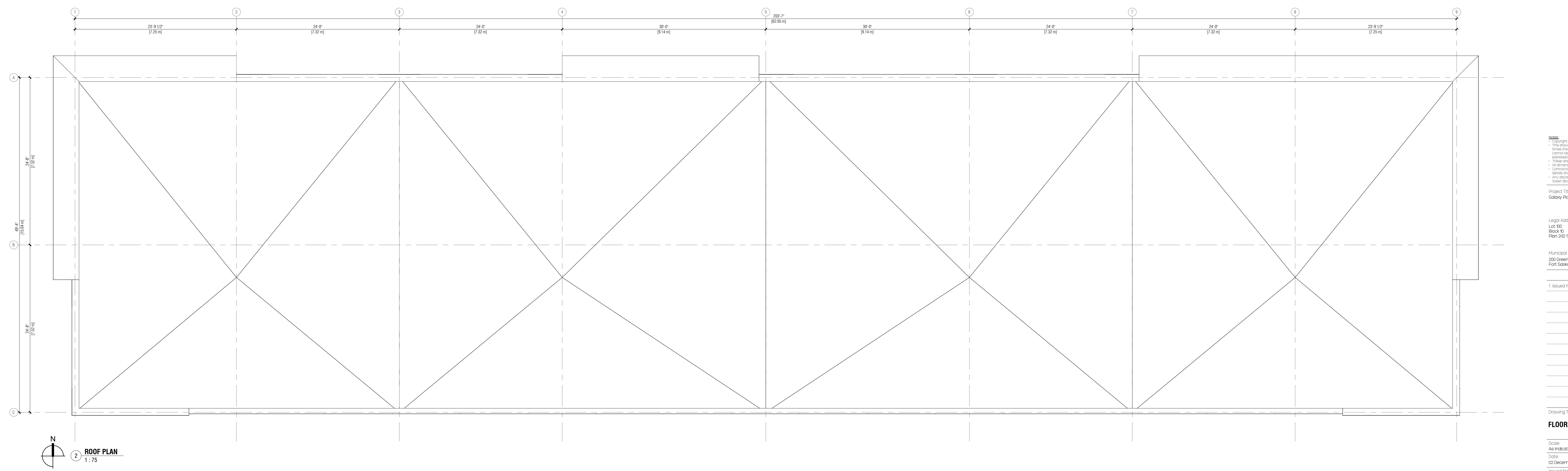
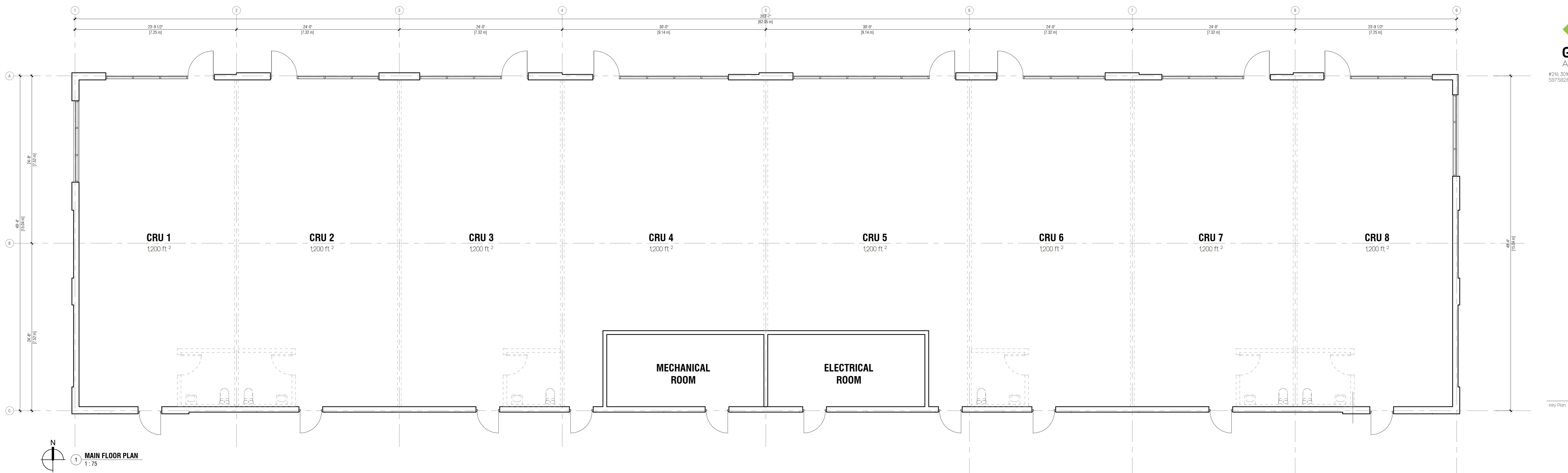
Scale:  
As Indicated  
Date:  
02 December 2025  
Issued for  
Review

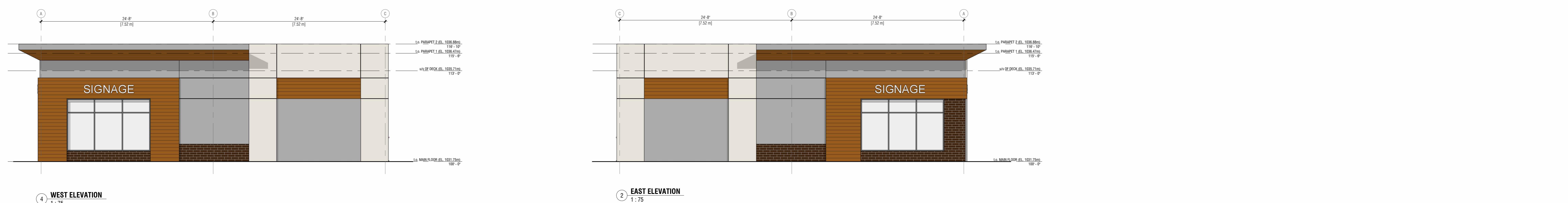
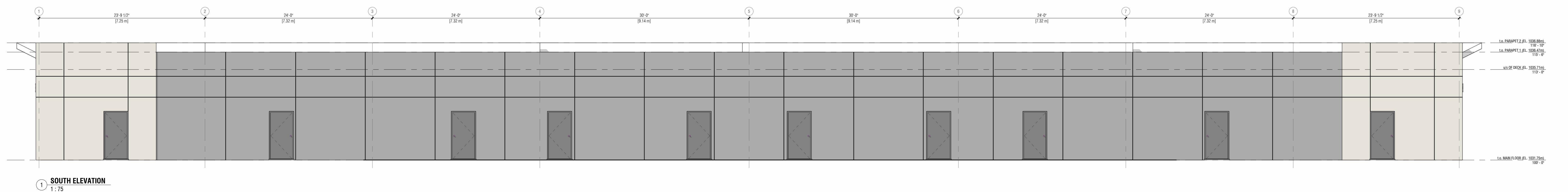
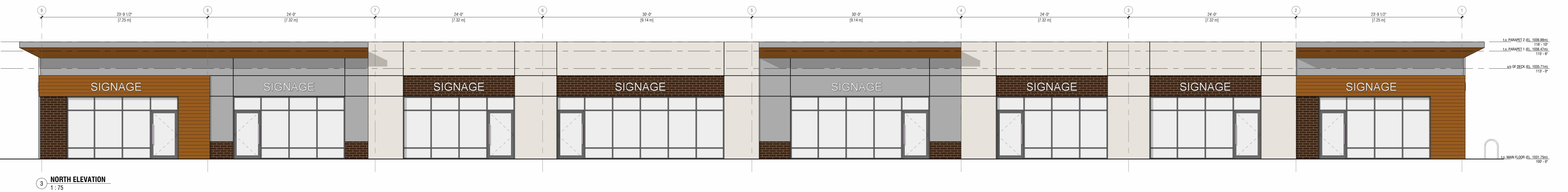
**A102**



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• Construction details and dimensions are to be determined by Green Birch Architecture Inc. prior to start of construction.  
• Any changes to the design must be approved by Green Birch Architecture Inc. prior to a start of construction.

Project Title:  
Galaxy Plaza - Fort Saskatchewan

Legal Address:  
Lot 100  
Block D  
Page 2 of 74

Physical Address:  
203 Greenfield Link  
Fort Saskatchewan, AB

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02 Dec 2025

Drawing Title:

**FLOOR PLAN, ELEVATIONS**

Scope:  
As Indicated  
Date:  
02 December 2025  
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Sheet No:  
**A104**

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