

DEVELOPMENT INFORMATION

PROJECT TITLE:	GALAXY PLAZA, FORT SASKATCHEWAN
MUNICIPAL ADDRESS:	200 GREENFIELD LINK, FORT SASKATCHEWAN, AB
LEGAL ADDRESS:	LOT 100, BLOCK 10, PLAN 242 17/2
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:	2,026 m ² [2026 Ha]
BUILDING AREA:	945.1m ²
FLOOR AREA RATIO:	0.47
SITE COVERAGE:	46.6 %
PARKING STALLS:	REGULAR = 126 BARRIER-FREE = 8 LOADING = 2 TOTAL = 136 STALLS
BICYCLE STALLS:	10 STALLS

BUILDING CODE ANALYSIS

NATIONAL BUILDING CODE - 2023 ALBERTA EDITION		
OCCUPANCY CLASS'N	GROUP A2, ASSEMBLY OCCUPANCY UP TO 2 STOREYS, ≤ 2,000 m ²	[3.2.2.25]
	GROUP D, BUSINESS & PERSONAL SERVICES OCCUPANCY UP TO 2 STOREYS, ≤ 1,250 m ²	[3.2.2.64]
	GROUP E, MERCANTILE OCCUPANCY UP TO 2 STOREYS, ≤ 1,250 m ²	[3.2.2.70]
BUILDING HEIGHT:	1 STOREY	
BUILDING AREA:	945.1m ²	
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 noted otherwise.
* Contractor must verify all dimensions during drawings above the specifications prior to start of construction.
* Any discrepancies, errors or omissions are to be reported 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 17/2

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

Sheet No.:

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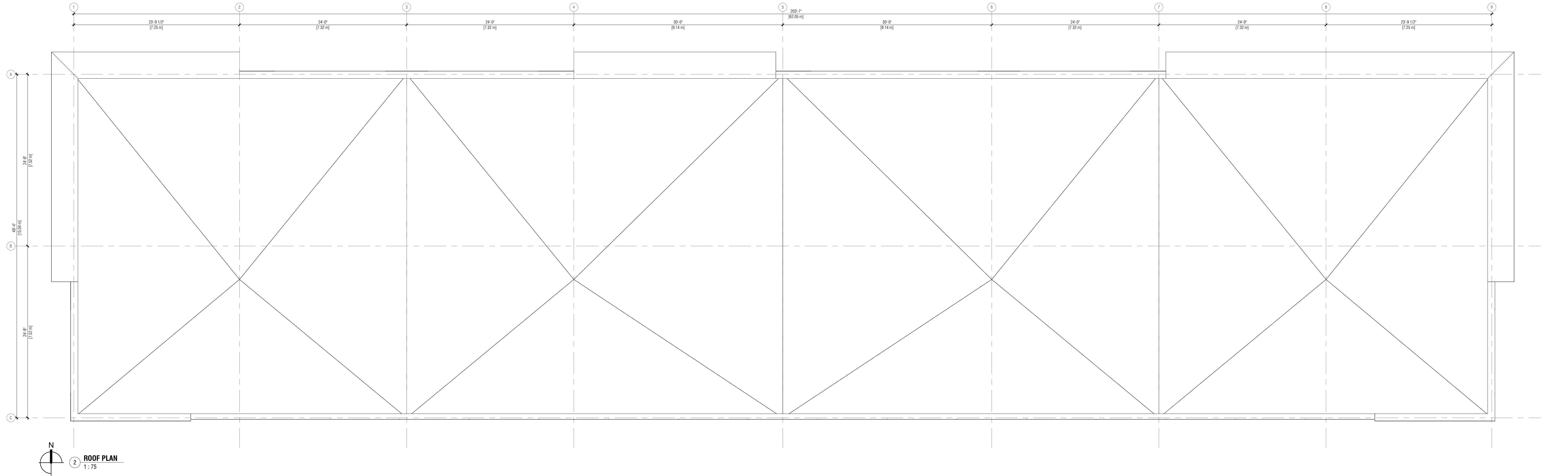
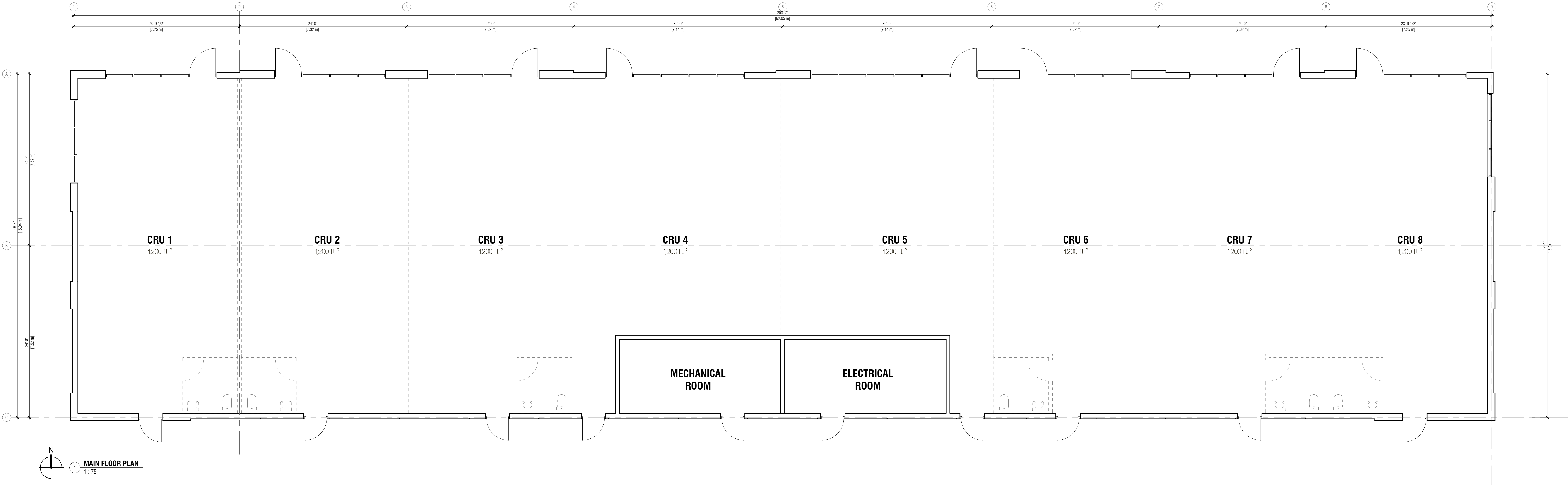
MEADOWVIEW DRIVE

SOUTHBRIDGE BOULEVARD

GREENFIELD LINK

SF

SF



Key Plan

Seal

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Project Title:
Galaxy Plaza - Fort Saskatchewan

Legal Address:
Lot 100
Block 10
Plan 242 1742

Municipal Address:
200 Greenfield Link
Fort Saskatchewan, AB

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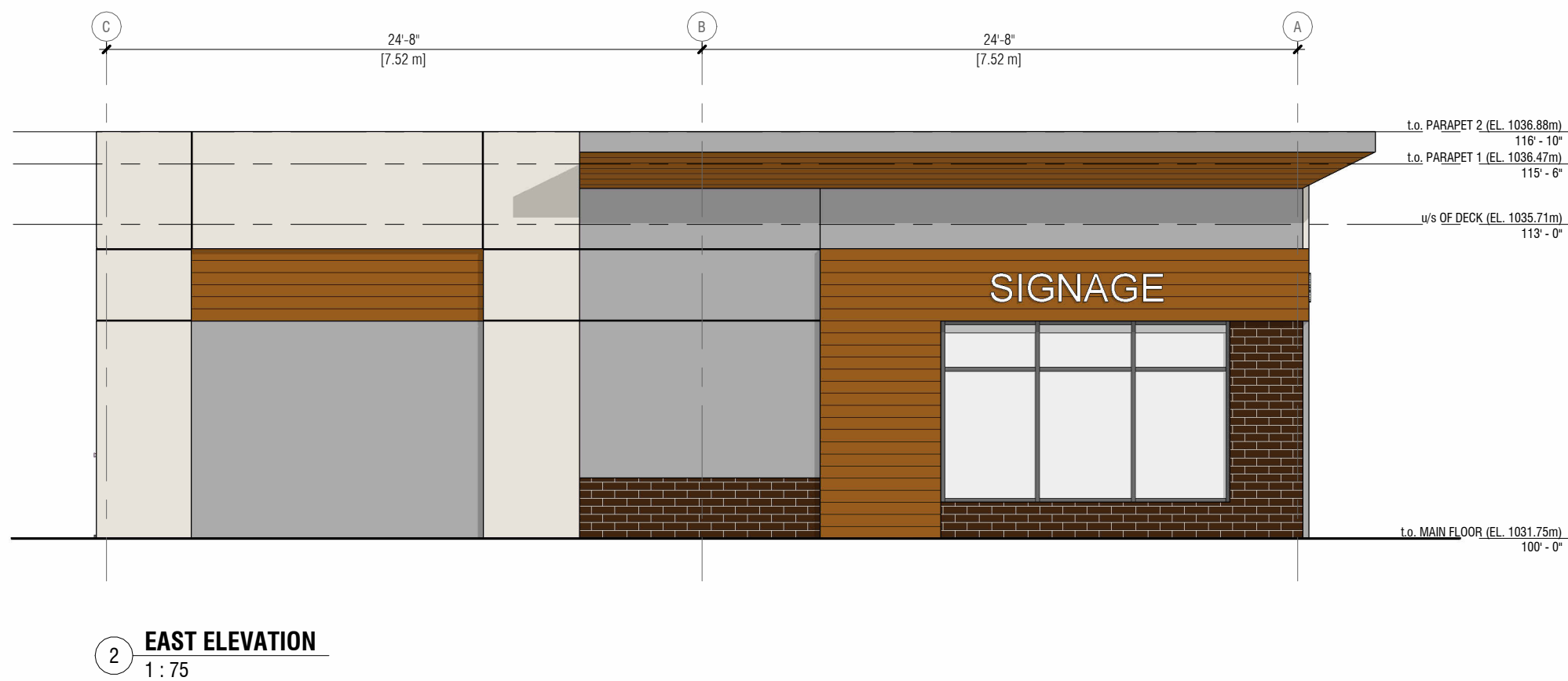
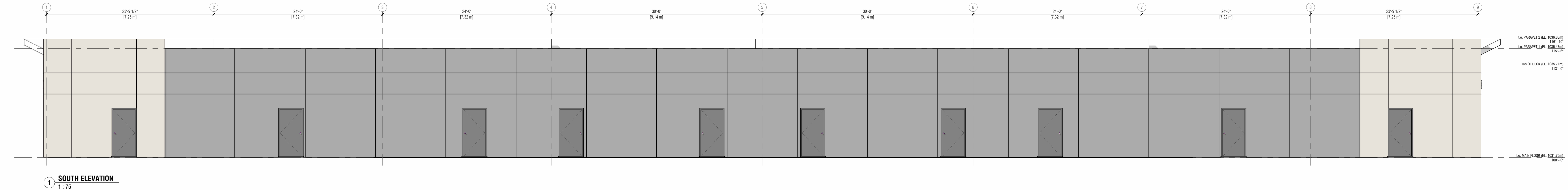
Drawing Title:

FLOOR PLAN, ELEVATIONS

Scale:
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Key Plan

Seal

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