

## FACT SUMMARY SHEET

| <b>A. <u>Location Facts</u></b>                 |   |
|---|---|
| 1. Municipal Address                            | NA  |
| 2. Legal Description                            | Proposed Block 101, as shown on the Plan of Proposed Subdivision from Meridian Surveys Ltd. dated August 11, 2021 |
| 3. Neighbourhood                                | Hampton Village Business Park - Airport Business Area   |
| 4. Ward   | 5   |
| <b>B. <u>Site Characteristics</u></b>           |   |
| 1. Existing Use of Property                     | Undeveloped   |
| 2. Proposed Use of Property                     | Car Wash (Discretionary Use in IB District)   |
| 3. Adjacent Land Uses and Zoning                |   |
| North   | Restaurant (B2)   |
| South   | Residential (R1A), separated by Buffer Strip  |
| East  | Municipal Reserve / Storm Pond (FUD)  |
| West  | Undeveloped (IB(H))   |
| 4. No. of Existing Off-Street Parking Spaces    | NA  |
| 5. No. of Off-Street Parking Spaces Required    | 10  |
| 6. No. of Off-Street Parking Spaces Provided    | 10  |
| 7. Site Frontage                                | 46.46 m   |
| 8. Site Area                                    | 0.405 ha (1.00 ac)  |
| 9. Street Classification                        | Fronting local road<br><br>Flanking Major Collector (McClocklin Road)   |
| <b>C. <u>Official Community Plan Policy</u></b> |   |
| 1. Existing Official Community Plan Designation | Business Park   |
| 2. Proposed Official Community Plan Designation | No Change   |
| 3. Existing Zoning District                     | FUD   |
| 4. Proposed Zoning District                     | IB  |