

## FACT SUMMARY SHEET - Claypool Drive and McClocklin Road

### A. Location Facts

1.	Municipal Address	TBD
2.	Legal Description	Part of NE ¼ Sec 6, Twp 37, Rge 5, W3M, Proposed Parcel DD
3.	Neighbourhood	Hampton Village Business Park – Airport Business Area
4.	Ward	5

### B. Site Characteristics

1.	Existing Use of Property	Undeveloped
2.	Proposed Use of Property	Arterial Commercial
3.	Adjacent Land Uses and Zoning	
	North	Claypool Drive/Airport Lands (AG)
	South	Undeveloped (FUD)
	East	Undeveloped (FUD)
	West	McClocklin Road/Arterial Commercial (B2)
4.	No. of Existing Off-Street Parking Space	N/A
5.	No. of Off-Street Parking Spaces Required	TBD
6.	No. of Off-Street Parking Spaces Provided	TBD
7.	Site Frontage	Approx. 78m
8.	Site Area	0.719 ha
9.	Street Classification	Major Arterial (Claypool Drive) Major Collector (McClocklin Road)

### C. Official Community Plan Policy

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	B2