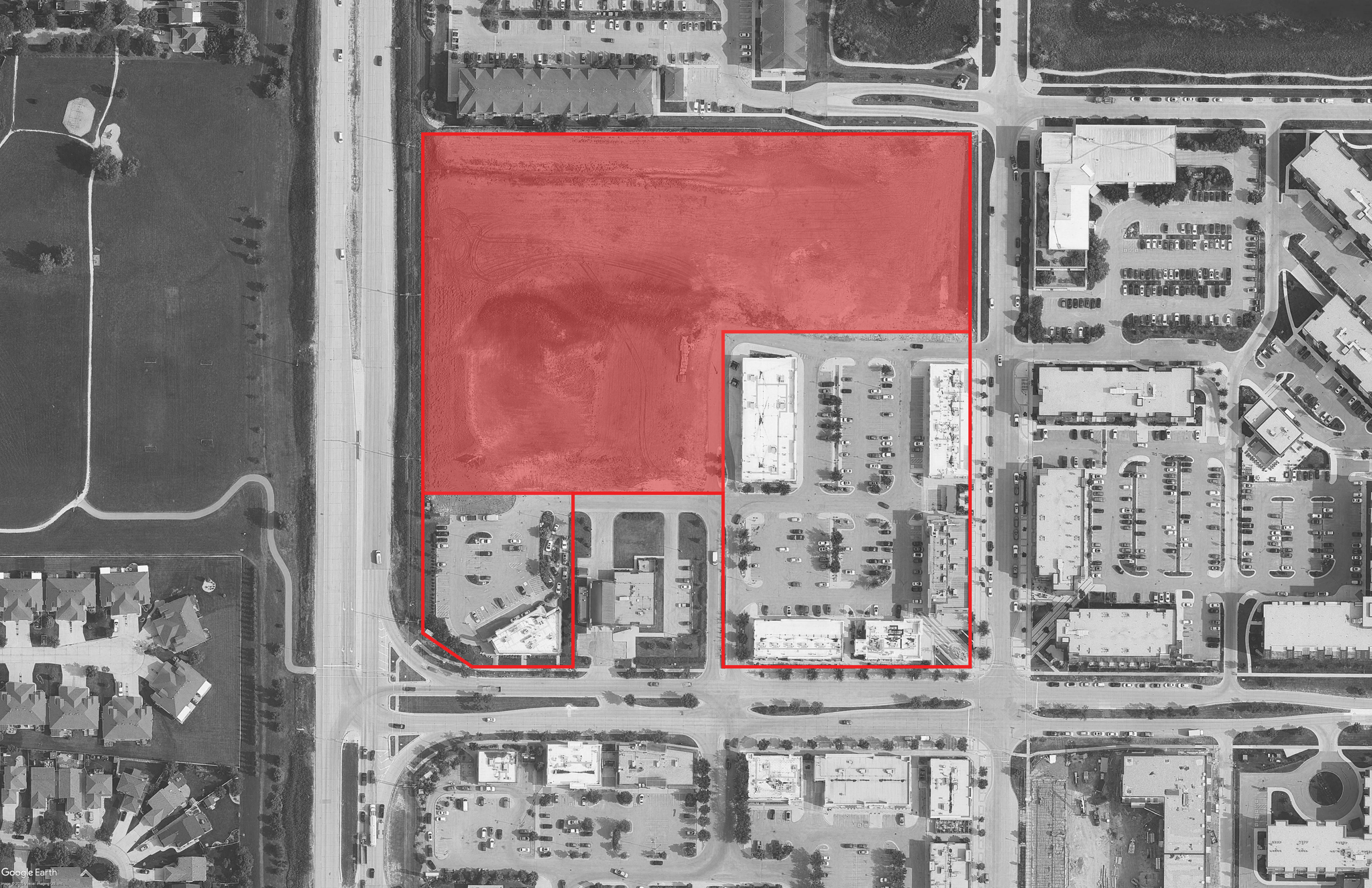
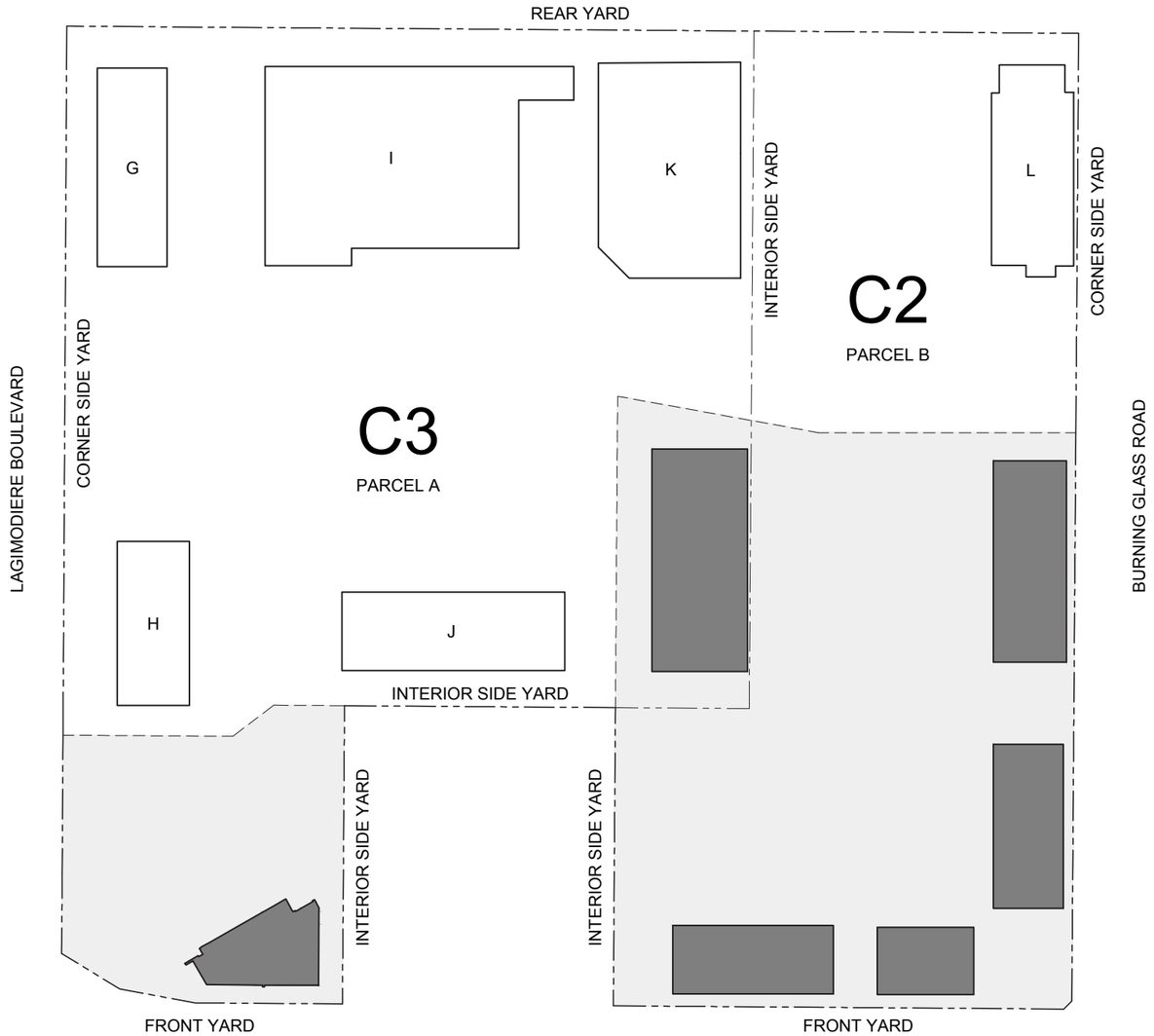

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Google Earth
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Google Earth



1 / A-1.01 Site Key Plan

Scale: NTS

LAND DEVELOPED IN PREVIOUS PHASE

EXISTING BUILDING

PROPOSED BUILDING

ZONING ANALYSIS

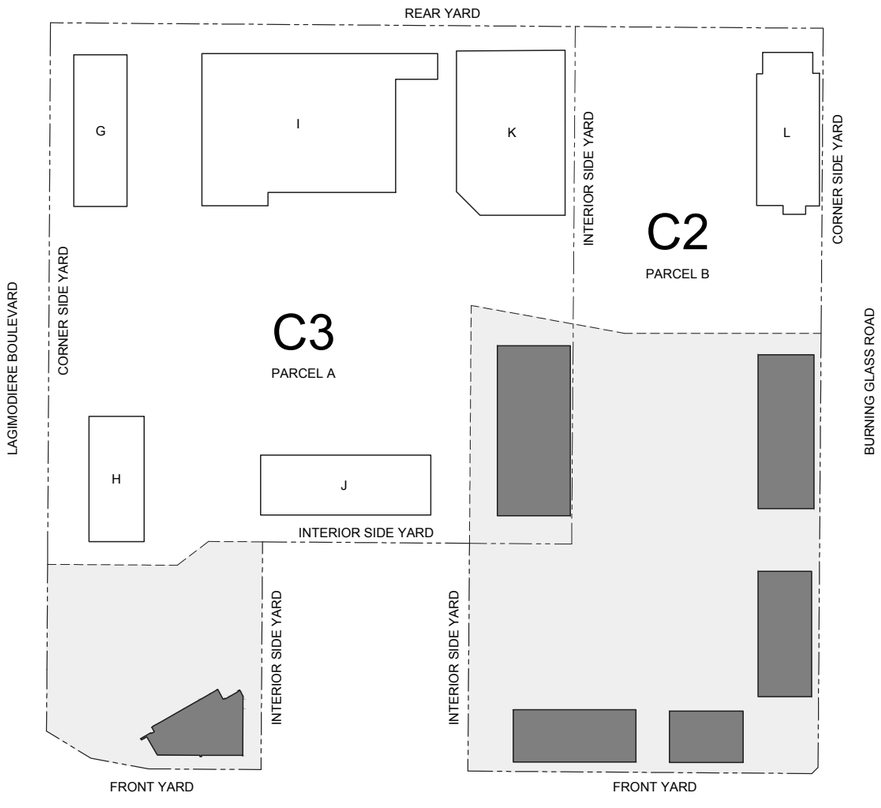
THE FACILITY IS LOCATED ON LAND THAT IS GOVERNED BY CITY OF WINNIPEG ZONING BY-LAW NO. 200/2006

PROPERTY DETAILS: PARCEL A	
MUNICIPAL ADDRESS	25 SAGE CREEK BLVD
LEGAL DESCRIPTION	PARCELS A AND B, PLAN 58322 WLTO IN LOTS 212 AND 213 OF THE ROMAN CATHOLIC MISSION PROPERTY
ASSESSED LAND AREA	13.7 ACRES TOTAL (PARCEL A = 8.3 ACRES)
ZONING DISTRICT	C3 - COMMERCIAL CORRIDOR

CONDITIONS PURSUANT TO SUBDIVISION & REZONING FILE DASZ 24/2014	
CONDITION	COMPLIANCE
2.A.(i) FOR THE DEVELOPMENT OF ANY BUILDING, AND/OR ACCESSORY PARKING AREA AND/OR FREE STANDING SIGNAGE WITHIN THE LANDS ZONED "C3" OR "C2"...PLAN APPROVAL (IS REQUIRED) PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMIT	THE ENCLOSED PACKAGE ALONG WITH OTHER REQUIRED APPLICATION MATERIALS FORMS THE BASIS OF THE APPLICATION FOR PLAN APPROVAL
2.A.(ii) THAT, WITHIN THE C3 ZONED LANDS, A SUPERMARKET PRINCIPAL USE SHALL NOT EXCEED 55,000 SQUARE FEET OF GROSS FLOOR AREA	THE PROPOSED SUPERMARKET PRINCIPAL USE (BUILDING 'I') IS 32,746 SQUARE FEET OF GROSS FLOOR AREA
2.A.(iii) THAT, WITHIN THE C3 ZONED LANDS, THE FOLLOWING PRINCIPAL USES SHALL NOT EXCEED 80,000 SQUARE FEET OF GROSS FLOOR AREA: (A) PERSONAL SERVICES & (B) RETAIL SALES	THE COMBINED AGGREGATE GROSS SQUARE FOOTAGE FOR ALL OTHER PROPOSED AND EXISTING BUILDINGS ON THE C3 ZONED LANDS IS 67,296 SQUARE FEET

PROPERTY DETAILS: PARCEL B	
MUNICIPAL ADDRESS	55 SAGE CREEK BLVD
LEGAL DESCRIPTION	PARCELS A AND B, PLAN 58322 WLTO IN LOTS 212 AND 213 OF THE ROMAN CATHOLIC MISSION PROPERTY
ASSESSED LAND AREA	13.7 ACRES TOTAL (PARCEL B = 5.4 ACRES)
ZONING DISTRICT	C2 - COMMERCIAL COMMUNITY

CONDITIONS PURSUANT TO SUBDIVISION & REZONING FILE DASZ 24/2014	
CONDITION	COMPLIANCE
2.A.(i) FOR THE DEVELOPMENT OF ANY BUILDING, AND/OR ACCESSORY PARKING AREA AND/OR FREE STANDING SIGNAGE WITHIN THE LANDS ZONED "C3" OR "C2"...PLAN APPROVAL (IS REQUIRED) PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMIT	THE ENCLOSED PACKAGE ALONG WITH OTHER REQUIRED APPLICATION MATERIALS FORMS THE BASIS OF THE APPLICATION FOR PLAN APPROVAL



1 A-1.01 Site Key Plan
Scale: NTS

LAND DEVELOPED IN PREVIOUS PHASE
EXISTING BUILDING
PROPOSED BUILDING

PROPERTY DETAILS: PARCEL A		
PART 4: USE REGULATIONS		
BUILDING 'G': 1 STOREY COMMERCIAL PROPOSAL		
BUILDING AREA	8,960 SQ.FT.	
PROPOSED PRINCIPLE USES	RESTAURANT - PERMITTED, PARKING CATEGORY 22	
	PERSONAL SERVICES (BANK) - PERMITTED, PARKING CATEGORY 20	
BUILDING 'H': 1 STOREY COMMERCIAL PROPOSAL		
BUILDING AREA	7,656 SQ.FT.	
PROPOSED PRINCIPLE USES	RESTAURANT - PERMITTED, PARKING CATEGORY 22	
	PERSONAL SERVICES (BANK) - PERMITTED, PARKING CATEGORY 20	
BUILDING 'I': 1 STOREY GROCERY PROPOSAL		
BUILDING AREA	32,042 SQ.FT.	
PROPOSED PRINCIPLE USES	SUPERMARKET - PERMITTED, PARKING CATEGORY 20	
BUILDING 'J': 1 STOREY COMMERCIAL PROPOSAL		
BUILDING AREA	11,340 SQ.FT.	
PROPOSED PRINCIPLE USES	RESTAURANT - PERMITTED, PARKING CATEGORY 22	
BUILDING 'K': 1 STOREY FITNESS CENTRE PROPOSAL		
BUILDING AREA	19,812 SQ.FT.	
PROPOSED PRINCIPLE USES	PERSONAL SERVICES - PERMITTED, PARKING CATEGORY 20	

PART 5: DEVELOPMENT AND DESIGN STANDARDS		
DIMENSIONAL STANDARDS		
	REQUIRED	PROVIDED
MIN / MAX FRONT YARD	25 FT. / NA	229'-4" (SAGE CREEK BLVD)
MINIMUM REAR YARD	25 FT.	25'-4" (NORTH PL)
MINIMUM INTERIOR SIDE YARD	0 FT.	28'-2" @ BLDG J / 9'-6" @ BLDG K
MINIMUM CORNER SIDE YARD	25 FT.	25'-0" (LAGIMODIERE BLVD)
MAXIMUM BUILDING HEIGHT	49 FT.	REFER TO ENCLOSED BLDG ELEVATIONS
MAXIMUM FLOOR AREA RATIO	1.5	0.2 *
* TOTAL F.A.R FOR PARCEL A CALCULATED INCLUDING EXISTING BUILDINGS AND PROPOSED BUILDINGS 'G', 'H', 'I', 'J' AND 'K'		
PERMITTED PROJECTIONS		
	PERMITTED	PROVIDED
INCIDENTAL ARCH FEATURES	MAX 5 FT CORNER SIDE YARD	PILASTER = 1FT @ BLDG G
GARBAGE AND RECYCLING ENCLOSURES	REAR YARD - NOT PERMITTED (NO REAR LANE)	EARTHBINS LOCATED IN REAR YARD NORTH OF BLDG G UNDER ASSOCIATED AEC APPLICATION
SIGNS		
TYPE	MAXIMUM HEIGHT	PERMITTED SURFACE AREA
FREE STANDING	30' ABOVE GRADE	1.25 SQ.FT. / FT. OF FRONTAGE - MAX 323 SQ.FT.
ATTACHED TO BUILDING	WALL HEIGHT	25% OF BUILDING WALL MAXIMUM
PARKING AND LOADING		
BUILDING 'G': 1 STOREY COMMERCIAL PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	20	5495 - 2000 = 3495 / 250 = 14 STALLS REQ
	22 (W/O DRIVE-THROUGH)	3255 / 100 = 33 STALLS REQ
BUILDING 'H': 1 STOREY COMMERCIAL PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	20	5315 - 2000 = 3300 / 250 = 13 STALLS REQ
	22 (W/ DRIVE-THROUGH)	2204 / 150 = 15 STALLS REQ
BUILDING 'I': 1 STOREY GROCERY PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	20	32042 - 2000 = 30042 / 250 = 120 STALLS REQ
BUILDING 'J': 1 STOREY COMMERCIAL PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	22 (W/O DRIVE-THROUGH)	11340 / 100 = 113 STALLS REQ
BUILDING 'K': 1 STOREY FITNESS CENTRE PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	20	19812 - 2000 = 17812 / 250 = 71 STALLS REQ
TOTAL REQ PARKING	379	14 + 33 + 13 + 15 + 120 + 113 + 71 = 379
171.(3) COMB USES	BLDG 'G' REDUCED TO 38	14 + 33 = 47 * 0.8 = 38
	BLDG 'H' REDUCED TO 22	13 + 15 = 28 * 0.8 = 22
REV TOTAL PARKING	364	38 + 22 + 120 + 113 + 71 = 364

PROPERTY DETAILS: PARCEL B		
PART 4: USE REGULATIONS		
BUILDING 'L': 2 STOREY COMMERCIAL PROPOSAL		
BUILDING AREA	10,660 SQ.FT.	
PROPOSED PRINCIPLE USES	PERSONAL SERVICES - PERMITTED *, PARKING CATEGORY 20	
	MEDICAL / DENTAL / OPTICAL, ETC. - PERMITTED, PARKING CATEGORY 20	
	OFFICE - PERMITTED, PARKING CATEGORY 18	
* USE SPECIFIC STANDARD 89(3): A PERSONAL SERVICE USE IS LIMITED TO A MAXIMUM OF 25,000 SQ.FT. OF GROSS FLOOR AREA		

PART 5: DEVELOPMENT AND DESIGN STANDARDS		
DIMENSIONAL STANDARDS		
	REQUIRED	PROVIDED
MIN / MAX FRONT YARD	0 FT. / NA	595'-7" (SAGE CREEK BLVD)
MINIMUM REAR YARD	25 FT.	25'-10" (NORTH PL)
MINIMUM INTERIOR SIDE YARD	0 FT.	194'-6" @ BLDG L
MINIMUM CORNER SIDE YARD	0 FT.	2'-11" (BURNING GLASS ROAD)
MAXIMUM BUILDING HEIGHT	49 FT.	REFER TO ENCLOSED BLDG ELEVATIONS
MAXIMUM FLOOR AREA RATIO	1.5	0.2 *
* TOTAL F.A.R FOR PARCEL B CALCULATED INCLUDING EXISTING BUILDINGS AND PROPOSED BUILDING 'L'		
PERMITTED PROJECTIONS		
	PERMITTED	PROVIDED
INCIDENTAL ARCH FEATURES	MAXIMUM 5 FT. REAR YARD	DOOR SWING <2 FT. BLDG L
GARBAGE AND RECYCLING ENCLOSURES	REAR YARD - NOT PERMITTED (NO REAR LANE)	EARTHBINS LOCATED IN REAR YARD NE OF BLDG K UNDER ASSOCIATED AEC APPLICATION
SIGNS		
TYPE	MAXIMUM HEIGHT	PERMITTED SURFACE AREA
FREE STANDING	20' ABOVE GRADE	1.25 SQ.FT. / FT. OF FRONTAGE - MAX 323 SQ.FT.
ATTACHED TO BUILDING	WALL HEIGHT	25% OF BUILDING WALL MAXIMUM
PARKING AND LOADING		
BUILDING 'L': 2 STOREY COMMERCIAL PROPOSAL		
	REQUIRED	CALCULATION
PARKING CATEGORY	20	9091 - 2000 = 7091 / 250 = 28 STALLS REQ
	18	10148 / 750 = 14 STALLS REQ
TOTAL REQ PARKING	42	28 + 14 = 42
171.(3) COMB USES	BLDG 'L' REDUCED TO 34	42 * 0.8 = 34
REV TOTAL PARKING	34	

TOTAL REQUIRED PARKING SPACES FOR PHASE 4 DEVELOPMENT (PARCEL A + B) = 364 + 34 = 398 STALLS (418 PROVIDED - 40 SMALL CAR = 10%)		
	REQUIRED	PROVIDED
ACCESSIBLE PARKING SPACES	TABLE 5-10: 301 TO 400 TOTAL SPACES = 8 ACCESSIBLE / 3 VAN ACCESSIBLE	17 ACCESSIBLE / 14 VAN ACCESSIBLE
BICYCLE PARKING	421 / 10 = 42 LOCKABLE BICYCLE SPACES REQUIRED	44 LOCKABLE BICYCLE SPACES PROVIDED
LOADING SPACES	BUILDING 'G' = < 20,000 SQ.FT. PS = 0, < 20,000 SQ.FT. NEC = 1	1 LOADING SPACE @ MINIMUM 25' X 10'
	BUILDING 'H' = < 20,000 SQ.FT. PS = 0, < 20,000 SQ.FT. NEC = 1	1 LOADING SPACE @ MINIMUM 25' X 10'
	BUILDING 'I' = 20,000 SQ.FT. TO 59,999 SQ.FT. NEC = 2	2 LOADING SPACES @ MINIMUM 50' X 12'
	BUILDING 'J' = < 20,000 SQ.FT. NEC = 1	1 LOADING SPACE @ MINIMUM 25' X 10'
	BUILDING 'K' = 20,000 SQ.FT. TO 199,999 SQ.FT. PS = 1	1 LOADING SPACE @ MINIMUM 25' X 10'
	BUILDING 'L' = < 20,000 SQ.FT = 0	0 PROVIDED
VEHICLE QUEUING SPACES	RESTAURANT W/ DRIVE THROUGH (BLDG H) = 6 (3 BEFORE ORDER BOX)	13 (4 BEFORE ORDER BOX / 9 BETWEEN BOX AND WINDOW)
LANDSCAPING AND BUFFERING		
REFER TO LANDSCAPE ARCHITECTURE DRAWINGS AND SPECIFICATIONS FOR BY-LAW CONFORMANCE		

Client

QUALICO PROPERTIES

Issue	Date
Issued for Plan Approval Application	17.04.2026

Corporation Seal

Architect Seal

NOT FOR CONSTRUCTION

Project

Sage Creek Village North - Phase 4
55 Sage Creek Boulevard
Winnipeg, Manitoba

Plan Approval Submission

Project Number	26-242
Date	April 17, 2026

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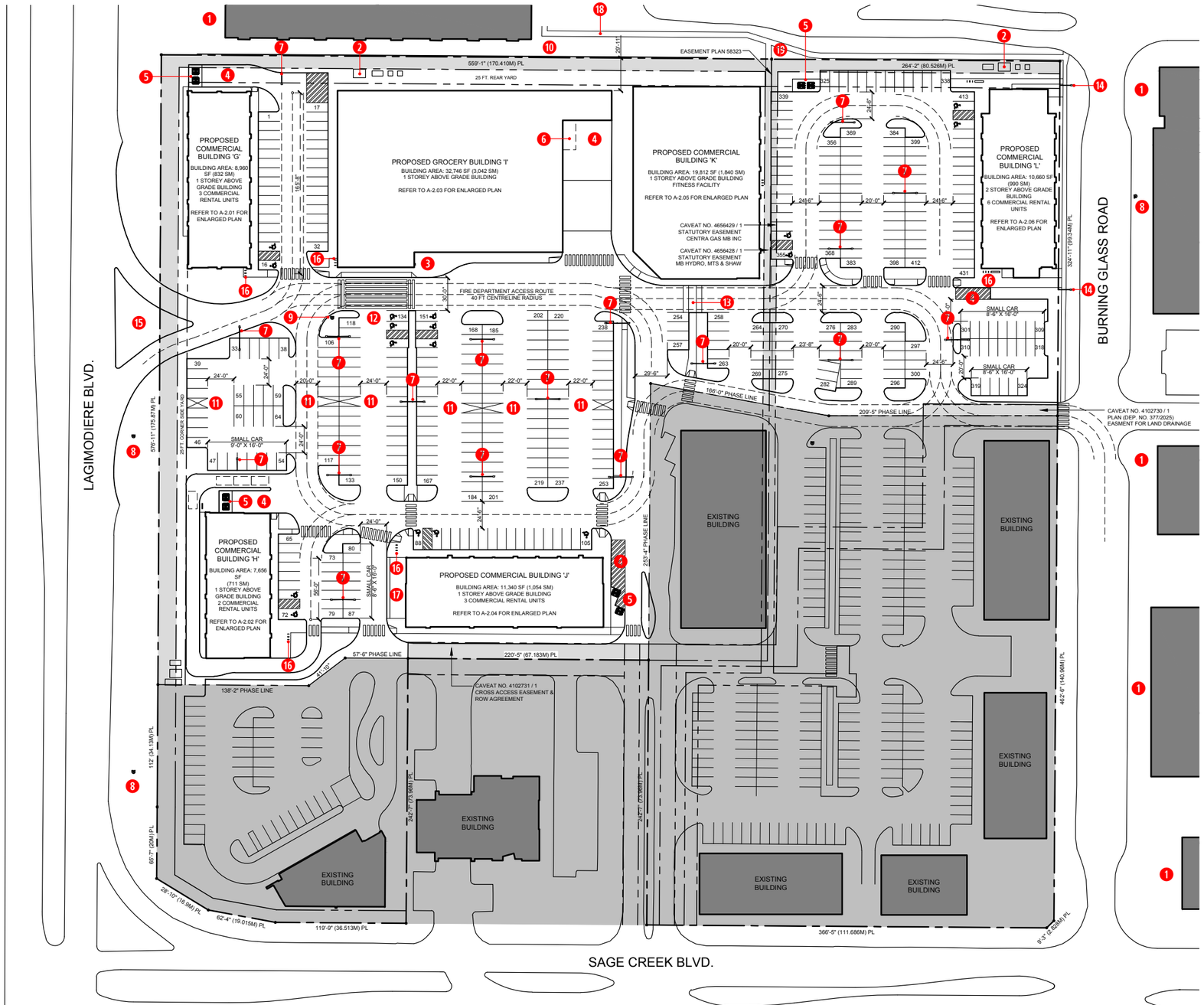
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Drawing

Zoning By-law Analysis

A-1.01

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1 A-1.02 Site Development Plan
Scale: 1" = 100'

Site Development Plan Keynotes

1. Existing Building
2. New transformer and CSTE
3. Fire department connection
4. Loading space
5. 6.5 yd³ EarthBin waste and recycling containers
6. Grocery garbage compactor
7. New pole mounted LED area luminaire
8. Existing fire hydrant
9. New fire hydrant
10. Existing wood fence
11. Shopping cart corral
12. Painted pedestrian crossing
13. Raised pedestrian crossing
14. Existing street light
15. New vehicle approach not included within the scope of work of this application - to be completed by others
16. Lockable bicycle storage
17. Concrete patio pad
18. Existing sidewalk
19. New pedestrian connection to existing sidewalk

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Scale	N/A
Drawing	Site Development Plan

A-1.02

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OVERALL SITE PLAN

SCALE 1:500

NORTH 0 5 10 15 25 35

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- SOD
- WOOD MULCH PLANTING BED
- CONCRETE SIDEWALK
- ROCK MULCH
- DECIDUOUS TREES
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- GRANITE BOULDERS
- 1 / L4.0 — DETAIL NUMBER / SHEET NUMBER

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (BURNING GLASS RD) - 95.3m (313 ft.)		
1 TREE/30 ft.	11	12
3 SHRUBS/20 ft.	16	46
STREET EDGE (LAGIMODIERE BLVD) - 174.2m (572 ft.)		
1 TREE/30 ft.	19	20
3 SHRUBS/20 ft.	29	36
BLDG 'G' FOUNDATION - 97.8m (321 ft.)		
1 SHRUBS/10 ft.	32	49
BLDG 'H' FOUNDATION - 81.2m (266 ft.)		
1 SHRUBS/10 ft.	27	30
BLDG 'I' FOUNDATION - 76.6m (251 ft.)		
1 SHRUBS/10 ft.	25	35
BLDG 'J' FOUNDATION - 55.2m (181 ft.)		
1 SHRUBS/10 ft.	18	66
BLDG 'K' FOUNDATION - 53.4m (175 ft.)		
1 SHRUBS/10 ft.	18	25
BLDG 'L' FOUNDATION - 105m (344 ft.)		
1 SHRUBS/10 ft.	34	45
PARKING LOT INTERIOR - TOTAL 18,477.6sm (198,891sf)		
5% OF TOTAL AREA	923.9sm (9,945sf)	2664.2sm (28,677sf)
1 TREE/300sf	33	158
1SHRUB/100sf	100	173
TOTAL TREES	63	188
TOTAL SHRUBS	299	505

No.	Revisions	Date	By

Date: 13-04-26
Scale: 1:500
Designed By: JW
Drawn By: KS
Checked By: JW
Seals

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client: QUALICO

Project Title: SAGE CREEK COMMERCIAL NORTH PHASE 4

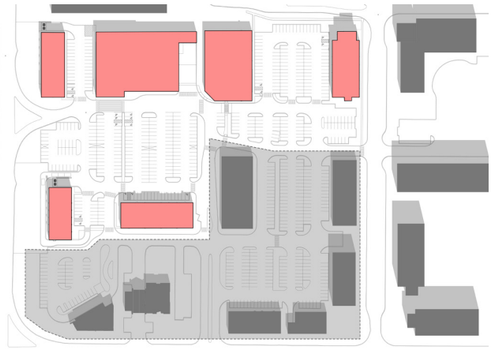
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Project No.: 26-007
Drawing No.: L1.0

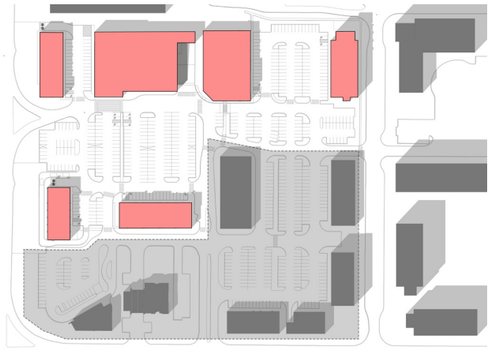
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9:00 AM



March 21
12:00 PM



March 21
3:00 PM



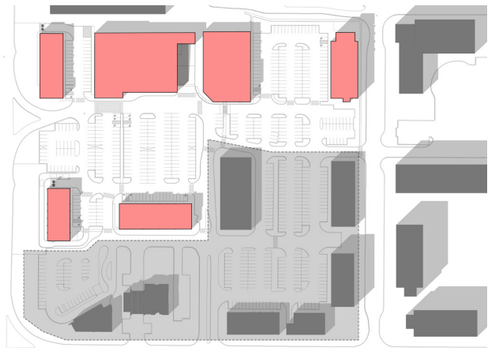
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September 21
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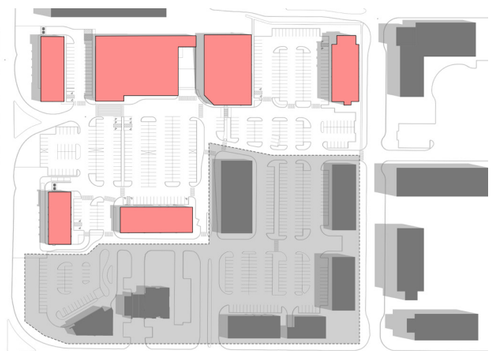
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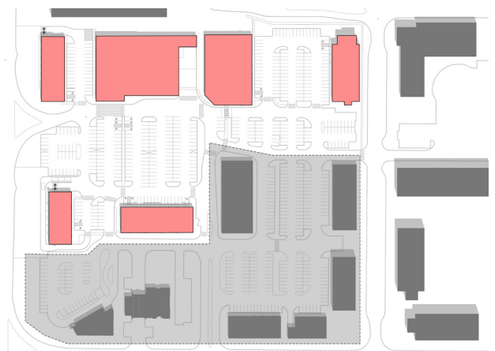
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September 21
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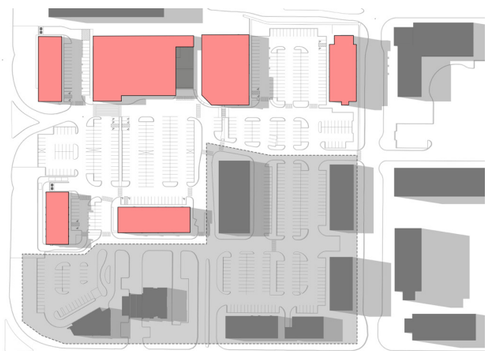
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June 21
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June 21
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Client

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Corporation Seal

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Scale	N/A

Drawing

Sun Shadow Study

A-9.09

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REAR YARD
G
I
K
L
INTERIOR SIDE YARD
CORNER SIDE YARD
C2
PARCEL B
C3
PARCEL A
LADBOOBRIE BOULEVARD
CORNER SIDE YARD
BURNING GLASS ROAD
H
J
INTERIOR SIDE YARD
INTERIOR SIDE YARD
INTERIOR SIDE YARD
FRONT YARD
FRONT YARD
SAGE CREEK BOULEVARD

SIGNAGE
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SAGE CREEK BOULEVARD

SIGNAGE
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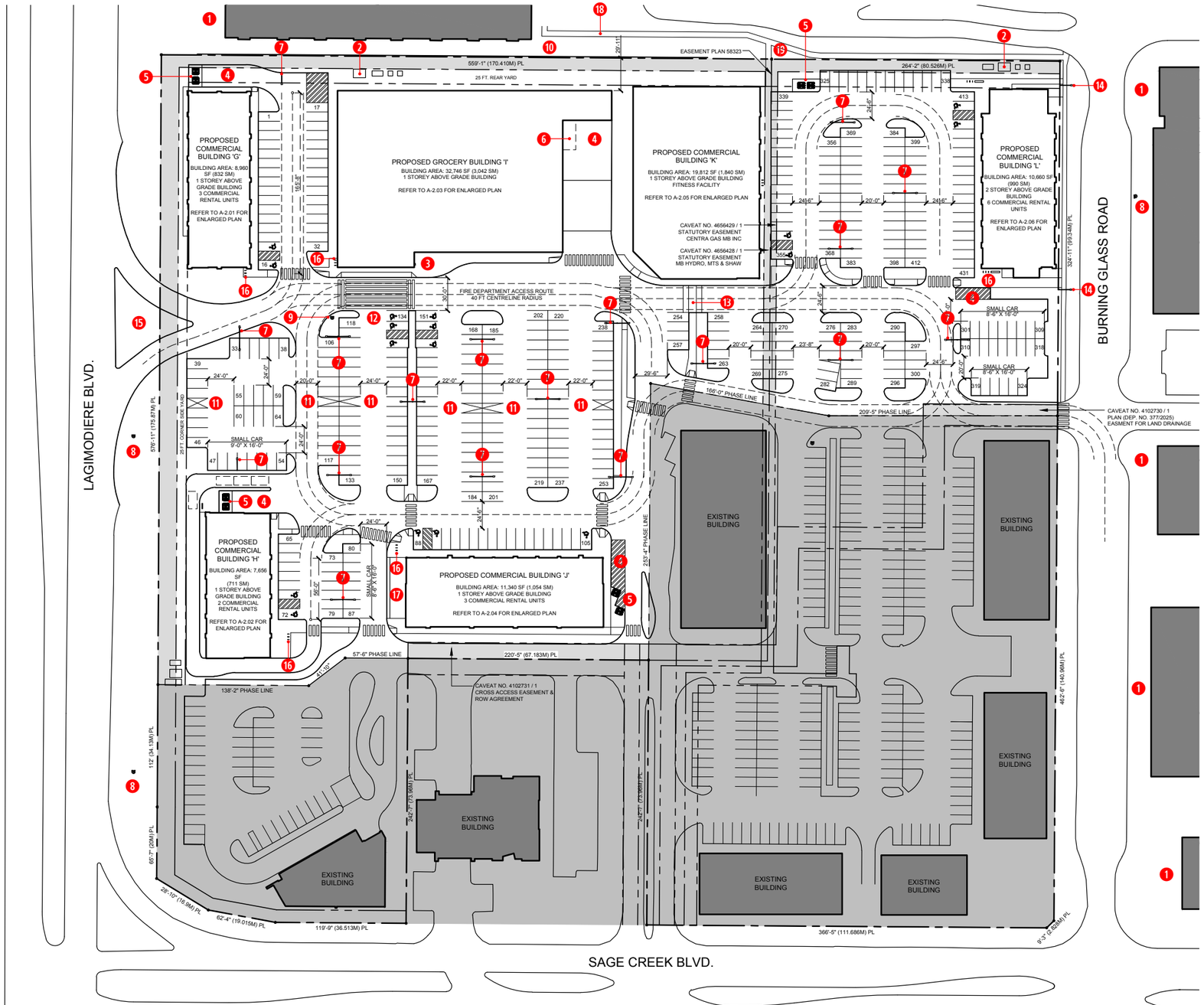

REAR YARD
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SAGE CREEK BOULEVARD

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SAGE CREEK BOULEVARD

logo
SIGNAGE
SIGNAGE
SIGNAGE



1 A-1.02 Site Development Plan
Scale: 1" = 100'

Site Development Plan Keynotes

1. Existing Building
2. New transformer and CSTE
3. Fire department connection
4. Loading space
5. 6.5 yd³ EarthBin waste and recycling containers
6. Grocery garbage compactor
7. New pole mounted LED area luminaire
8. Existing fire hydrant
9. New fire hydrant
10. Existing wood fence
11. Shopping cart corral
12. Painted pedestrian crossing
13. Raised pedestrian crossing
14. Existing street light
15. New vehicle approach not included within the scope of work of this application - to be completed by others
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Scale	N/A
Drawing	Site Development Plan

A-1.02

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