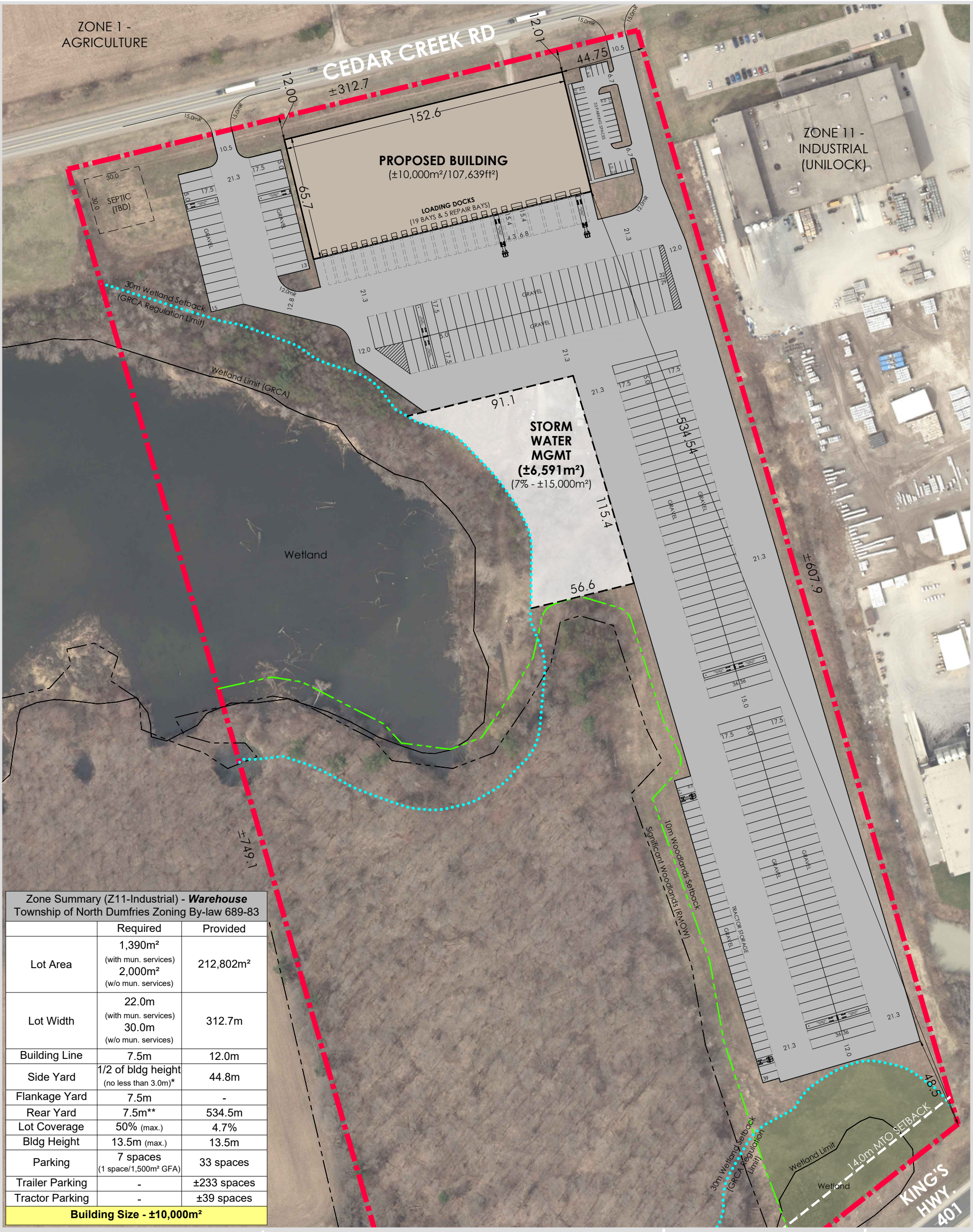

Zone Summary (Z11-Industrial) - ***Warehouse*** Township of North Dumfries Zoning By-law 689-83		
	Required	Provided
Lot Area	1,390m² (with mun. services) 2,000m² (w/o mun. services)	212,802m²
Lot Width	22.0m (with mun. services) 30.0m (w/o mun. services)	312.7m
Building Line	7.5m	12.0m
Side Yard	1/2 of bldg height (no less than 3.0m)*	44.8m
Flankage Yard	7.5m	-
Rear Yard	7.5m**	534.5m
Lot Coverage	50% (max.)	4.7%
Bldg Height	13.5m (max.)	13.5m
Parking	7 spaces (1 space/1,500m² GFA)	33 spaces
Trailer Parking	-	±233 spaces
Tractor Parking	-	±39 spaces
Building Size - ±10,000m²		

Concept Plan

FOR DISCUSSION PURPOSES ONLY

3027 Cedar Creek Rd
Township of North Dumfries

LEGEND

- Subject Lands (±21.3ha)
- Wetland Limit
- 30m Wetland Setback
- Significant Woodlands
- 10m Woodlands Setback

* Side Yard - On any yard that abuts a Zone 2, 2a, 3, 4, 4a or 5, the min. side yard shall be 7.5m

** Rear Yard -
a) Where abuts a railway or right-of-way and/or an Ontario Hydro right-of-way, no rear yard is required.
b) In any case where a side or rear yard abuts a Zone 2, 2a, 3, 4, 4a or 5, no bldg, structure, outdoor storage or parking area shall be permitted within 4.5m of the side or rear lot lines

Sources:
Aerial - Region of Waterloo (2022)
Wetland - GRCA (Mar. 27, 2024)
Significant Woodlands - Region of Waterloo (May 23, 2023)

Date: November 2024

Scale: 1:2,000

File: 2467A

Drawn: CAC

north

K:\2467A-3027 Cedar Creek Rd-Ayr\CP\ConceptPlan_8Nov2024.dwg

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM