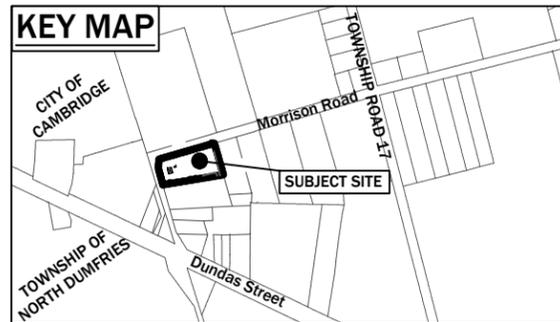


SITE PLAN
1661 MORRISON ROAD
 CONCESSION 7, PART LOT G
 TOWNSHIP OF NORTH DUMFRIES
 REGION OF WATERLOO
 ROLL # 300105000718701



ZONING MATRIX: (16.2.1)
 (Zone 10 - INDUSTRIAL)

| PROPOSED | REQUIRED | EXISTING | COMPLIANCE |
|---------------|---------------------|----------------------|------------|
| LOT AREA | 1390 m ² | 8069 ±m ² | YES |
| LOT FRONTAGE | 22 m | 56.1 ±m | YES |
| SIDE YARD | 3.66 m | 2.56 ±m | NO |
| FLANKAGE YARD | 7.5 m | 17.09 ±m | YES |
| REAR YARD | 7.5 m | 17.84 ±m | YES |
| LOT COVERAGE | 50% | 32.2% | YES |
| PARKING | 22 | 22 | YES |

PROP. DEVELOPMENT / VARIANCES
 Proposing a 951±m² expansion to the existing, two-storey, kitchen cabinet shop building at 1661 Morrison Road, expanding the final building footprint to 2605±m²

All exterior lighting will consist of full cut-off, International Dark Sky Association-compliant fixtures, with shielding installed to prevent any potential light spillover.

| | |
|---------------------------------|----------------------|
| Post Expansion Gross Floor area | 4259±m ² |
| Industrial | 3945±m ² |
| Commercial (retail) | 314±m ² |
| Landscaped area | 3,189±m ² |

To permit the expansion, the following minor variance is requested:

- A reduced interior side yard setback to 2.56±m; whereas the bylaw requires 3.66m

□ Denotes Existing Wall Mounted Lights
 ⊗ Denotes Existing Ground Lights

DRYDEN & SMITH HEAD
 Planning Consultants Ltd.

DATE: JULY 4, 2025
 PROJECT: 1661 MORRISON ROAD
 FILE #: 11620
 SCALE: 1:500
 DRAWN BY: AM