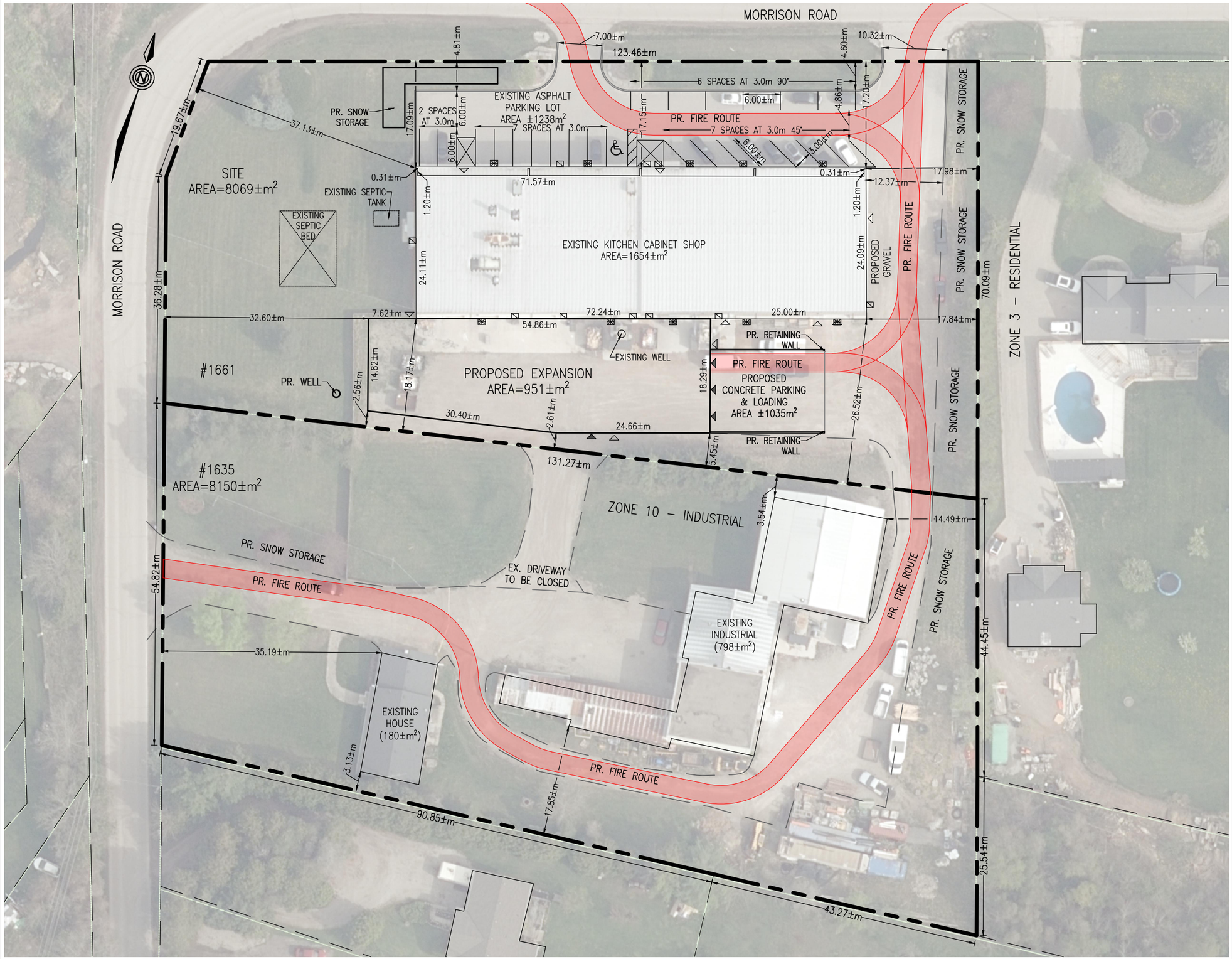
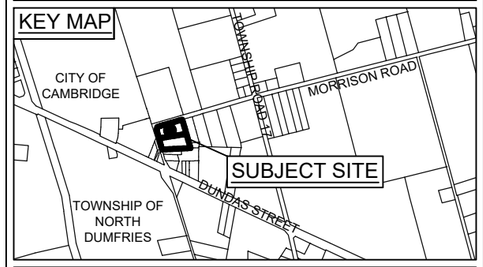


SITE PLAN

1661 MORRISON ROAD

CONCESSION 7, PART LOT G
TOWNSHIP OF NORTH DUMFRIES
REGION OF WATERLOO
ROLL # 300105000718701

KEY MAP



ZONING MATRIX: 16.2
(Zone 10 - INDUSTRIAL)

PROPOSED	REQUIRED	PROVIDED	COMPLAINCE
LOT AREA	1390 m²	8069 ±m²	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

PROPOSED 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.
An easement is proposed to share access with #1635 Morrison Rd.

Post Expansion Gross Floor area 4259±m²
Industrial 3945±m²
Commercial (retail) 314±m²
Landscaped area 3,189±m²
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

Parking Requirements:

Industrial: 1 space per 2 employees (6.13.5)
10 employees at peak,
5 Spaces Required
Commercial/Retail: 1 space per 18.5m² floor area (6.13.5)
Floor area= 314±m²
17 Spaces Required
Total Requirement: **22 Spaces**

DENOTES Existing Wall Mounted Lights

DENOTES Existing Ground Lights

No.	Revision	Date
1	Preconsultation comments addressed	03-12-2026
2		
3		
4		
5		
6		

DRYDEN & SMITH HEAD Planning Consultants Ltd

DATE: MARCH 12, 2026
PROJECT: 1661 MORRISON ROAD
FILE #: 11620
SCALE: 1:600
DRAWN BY: AM