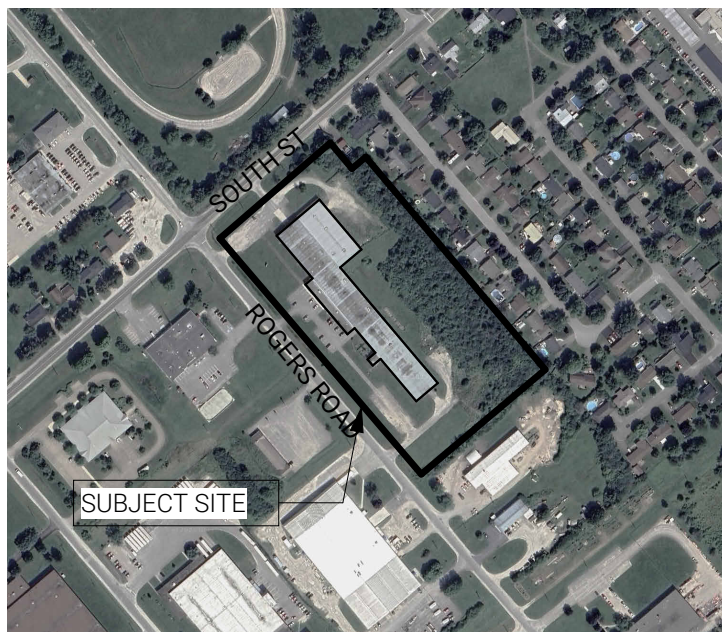


PROPERTY LEGAL DESCRIPTION

PART OF: SOUTHWEST HALF OF LOT 27,  
CONCESSION 10, TOWN OF PERTH, COUNTY OF  
LANARK

CIVIL ADDRESS: 2000 Rogers Rd, Perth, ON K7H 1P9



KEY PLAN

Zoning Data Matrix

EXISTING ZONING	M1-2 (RESTRICTED INDUSTRIAL LIMITED COMMERCIAL EXCEPTION TWO)	
PROPOSED ZONING	C5 (BUSINESS PARK)	
EXISTING BUILDING AREA	± 6,822.8 m <sup>2</sup>	
	REQUIRED	PROVIDED
MIN. LOT AREA	2,000.0 m <sup>2</sup>	± 39,500.0 m <sup>2</sup>
MIN. LOT FRONTAGE	30.0 m	± 275.38 m
YARD SETBACKS	MIN. FRONT YARD	7.5 m
	MIN. REAR YARD	10.0 m
	MIN. INTERIOR SIDE YARD	3.0 m
	YARD ABUTTING RESIDENTIAL ZONE	10.0 m
	MIN. EXTERIOR SIDE YARD	7.5 m
		30.95 m
LANDSCAPE AREA	15.0% (MIN)	52%
MAX. LOT COVERAGE	40.0%	17.0% (EXISTING)
MAX. BUILDING HEIGHT	15.0 m	5.5 m (EXISTING)
IMPERVIOUS SURFACE COVERAGE	80.0% (MAX)	30.17 %
ASPHALT PAVED AREA	N/A	4,127.3 m <sup>2</sup>

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
PROFESSIONAL & BUSINESS OFFICE: 1 SPACE / 30 m <sup>2</sup> @ 3,944.0 m <sup>2</sup> = 132 SPACES	132 SPACES	132 SPACES
SELF STORAGE 1 SPACES / 100 STORAGE @ ~55 STORAGE = 1 SPACE	1 SPACES	1 SPACES
WELLNESS CENTER 1 SPACE / 20 m <sup>2</sup> @ 804.10 m <sup>2</sup> = 41 SPACES	41 SPACES	45 SPACES
PERSONAL SERVICE 1 SPACE / 23.2 m <sup>2</sup> @ 791.5 m <sup>2</sup> = 35 SPACES	35 SPACES	35 SPACES
RESTAURANT 1 SPACE / PATRONS @ 166 PATRONS = 42 SPACES	42 SPACES	42 SPACES
TOTAL =	251 SPACES	255 SPACES
BARRIER FREE PARKING SPACES REQUIRED: 1 + 5 + 5 = 11 SPACES TYPE 'A' - 3.4m WIDTH   TYPE 'B' - 2.4m WIDTH	TYPE 'A' = 5 SPACES TYPE 'B' = 6 SPACES	TYPE 'A' = 5 SPACES TYPE 'B' = 6 SPACES
BICYCLE PARKING 5% OF REQUIRED VEHICLE PARKING = 13 SPACES	13 SPACES	14 SPACES
LOADING/DELIVERY SPACE Min. 2 REQUIRED FOR BLDG. AREA 6,821.5 m <sup>2</sup>	2 SPACES	2 SPACES

AREA SCHEDULE	
Name	Area
Asphalt road	4,163.4 m <sup>2</sup>
EXISTING BUILDING	6,821.5 m <sup>2</sup>
LANDSCAPE OPEN	20,838.4 m <sup>2</sup>
PERMEABLE PARKING SURFACE	4,007.5 m <sup>2</sup>
PERMEABLE PAVER SURFACE	2,699.5 m <sup>2</sup>
SIDEWALK	969.9 m <sup>2</sup>
Grand total	39,500.3 m <sup>2</sup>

USE AND INTERPRETATION OF DRAWINGS:

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SITE PLAN LEGEND:

- ▲ MAIN DOOR LOCATIONS
- △ ADDITIONAL BUILDING ENTRANCES / EXISTS
- LANDSCAPED OPEN SPACE
- PERMEABLE PAVER SURFACE
- ASPHALT PAVEMENT
- PROPERTY LINE
- REQUIRED YARD SETBACK
- REQUIRED MIN. LANDSCAPE

2025-04-16	B	REVISION -1	KT
2025-03-24	A	ISSUED FOR REVIEW	KT
DATE	NO.	DESCRIPTION	ISSUED BY

	INITIALS:	YYYY/MM/DD
DRAWN BY:	KT	2025-03-07
DESIGNED BY:	KT	2025-03-07
DRAWING CHECKED BY:	CS	2025-03-07
QC BY:	CS	2025-03-07
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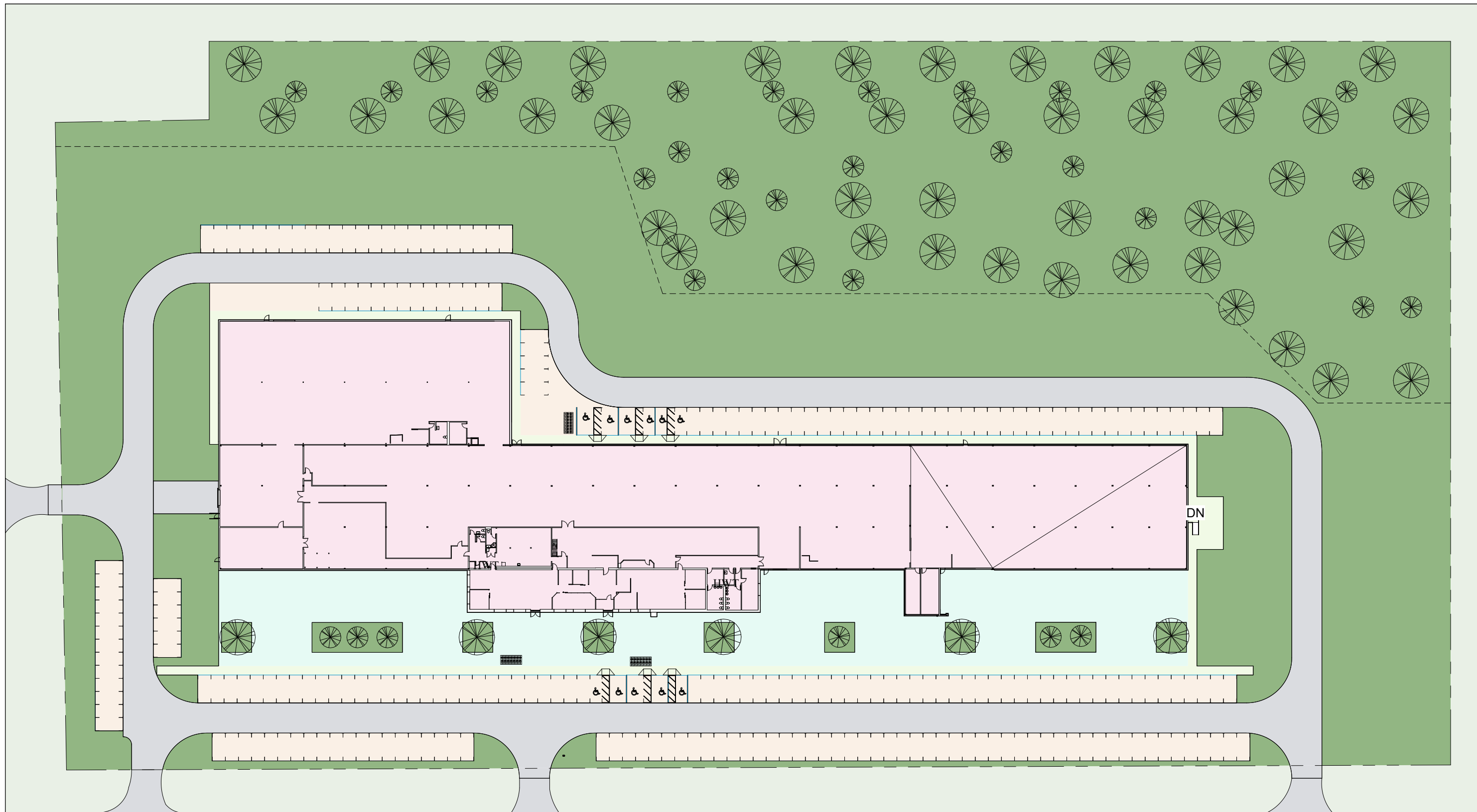
SITE: 2000 ROGERS RD,  
PERTH ON

TITLE: PROPOSED SITE PLAN

SCALE: As indicated DATE: 2025-03-07

PROJECT NO: 24-7639  
DRAWING NO: A101  
REVISION: B

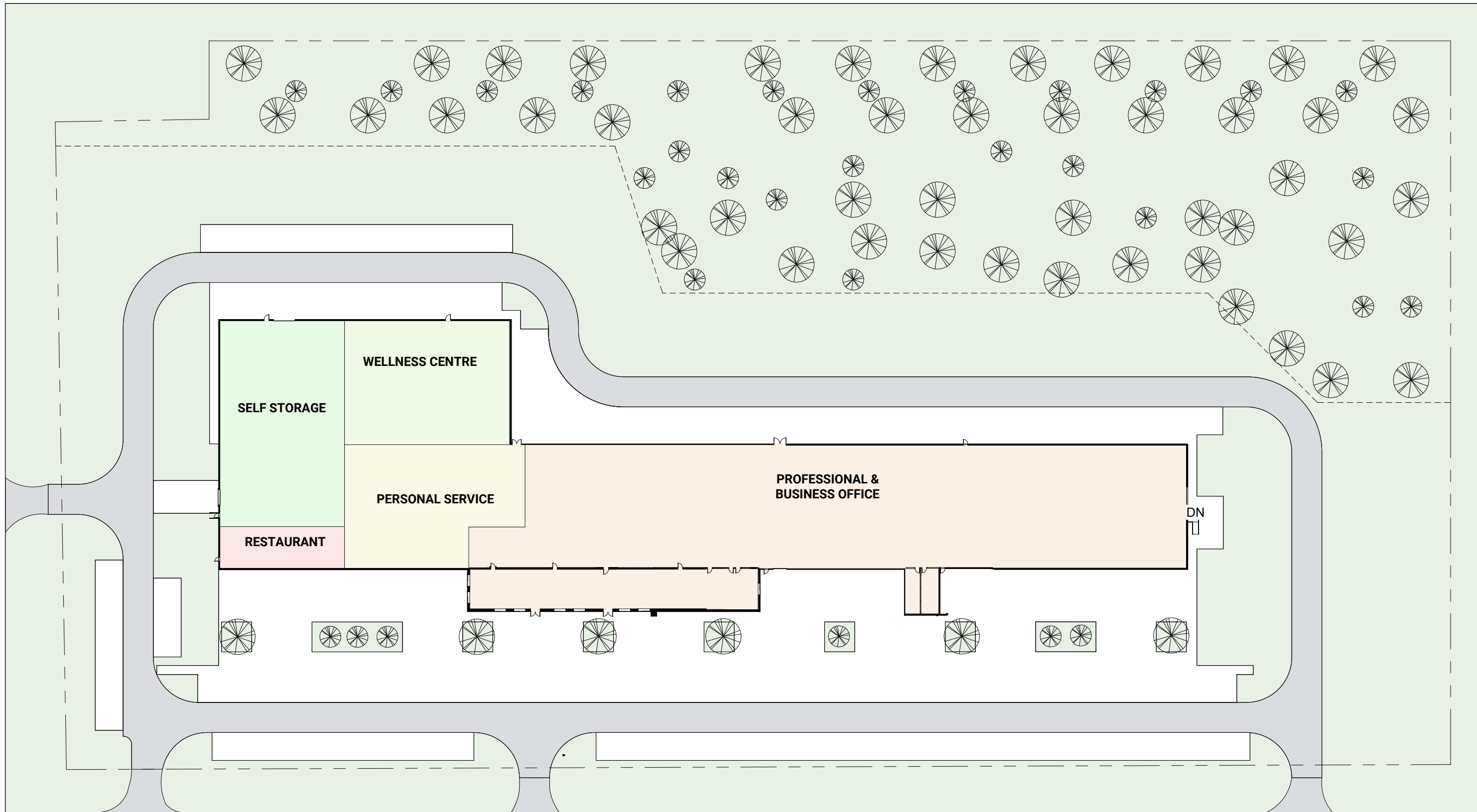




2 PROPOSED SITE AREA PLAN  
1 : 750

- Asphalt road
- EXISTING BUILDING
- LANDSCAPE OPEN
- PERMEABLE PARKING SURFACE
- PERMEABLE PAVER SURFACE
- SIDEWALK

AREA SCHEDULE	
Name	Area
Asphalt road	4,163.4 m²
EXISTING BUILDING	6,821.5 m²
LANDSCAPE OPEN	20,838.4 m²
PERMEABLE PARKING SURFACE	4,007.5 m²
PERMEABLE PAVER SURFACE	2,699.5 m²
SIDEWALK	969.9 m²
Grand total	39,500.3 m²



1 BUILDING AREA PLAN  
1 : 750

- PERSONAL SERVICE
- PROFESSIONAL & BUSINESS OFFICE
- RESTAURANT
- SELF STORAGE
- WELLNESS CENTRE

Area Schedule (Rentable)		
NUMBER	Name	Area
1	SELF STORAGE	1,011.3 m²
2	WELLNESS CENTRE	804.1 m²
3	PROFESSIONAL & BUSINESS OFFICE	3,944.0 m²
4	RESTAURANT	203.0 m²
5	PERSONAL SERVICE	791.5 m²

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DATE	NO.	DESCRIPTION	ISSUED BY

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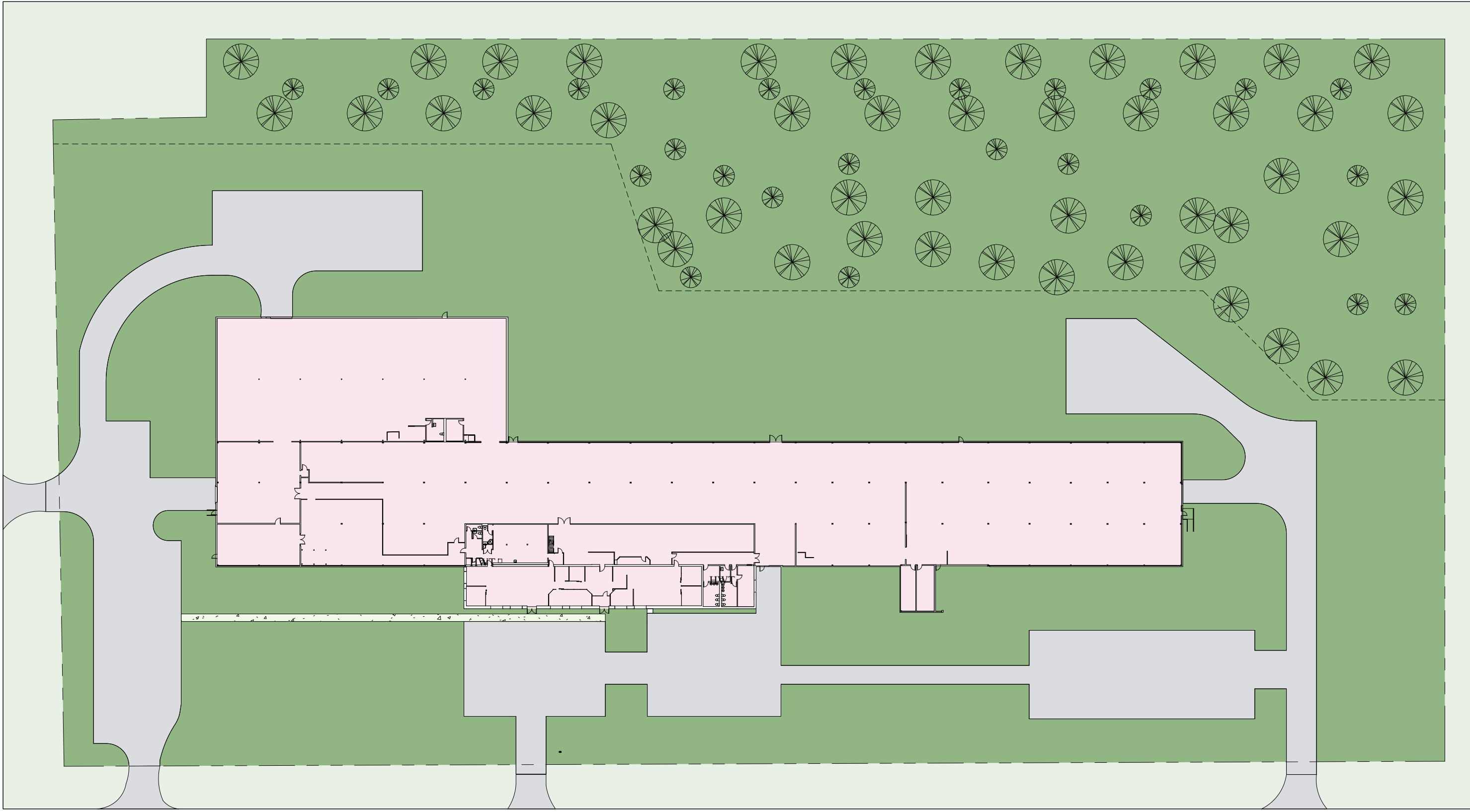
CLIENT: ROOF & BUILDING  
SERVICE INTL.

SITE: 2000 ROGERS RD,  
PERTH ON

TITLE: BUILDING AREA PLAN

SCALE: 1 : 750      DATE: 03/31/22

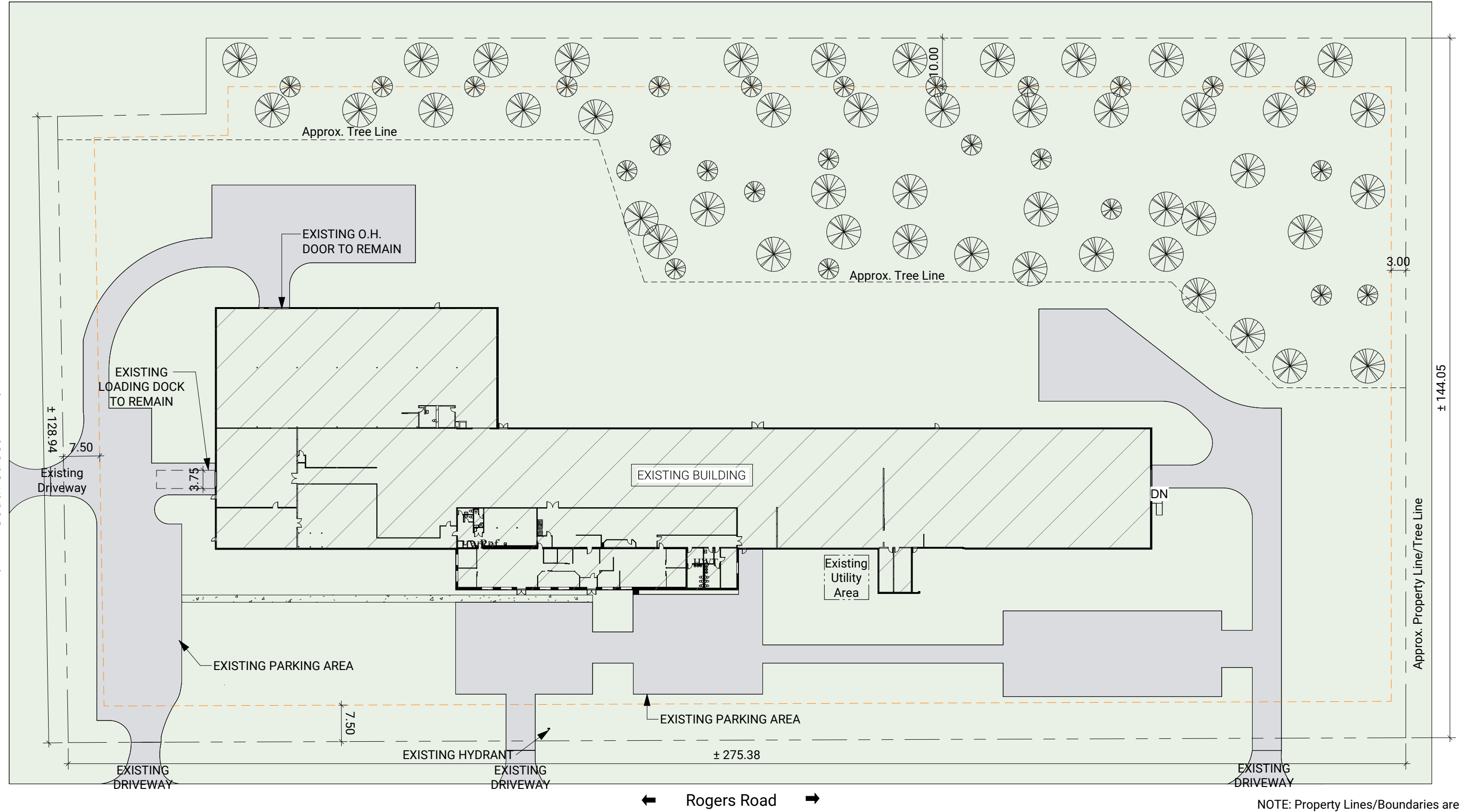
PROJECT NO:	DRAWING NO:	REVISION:
24-7639	A102	B



- EXIS. SIDEWALK
- EXISTING ASPHALT AREA
- EXISTING BLDG. AREA
- EXISTING LANDSCAPE AREA

Area Schedule (Existing Site Area)	
Name	Area
EXIS. SIDEWALK	126.9 m²
EXISTING ASPHALT AREA	5,620.7 m²
EXISTING BLDG. AREA	6,821.4 m²
EXISTING LANDSCAPE AREA	26,931.6 m²
Grand total	39,500.7 m²

2 Existing Site Area  
1 : 750



1 Existing Site plan  
1 : 750

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- SITE PLAN LEGEND:**
- ▲ MAIN DOOR LOCATIONS
  - △ ADDITIONAL BUILDING ENTRANCES / EXISTS
  - LANDSCAPED OPEN SPACE
  - PERMEABLE PAVER SURFACE
  - ASPHALT PAVEMENT
  - PROPERTY LINE
  - REQUIRED YARD SETBACK
  - REQUIRED MIN. LANDSCAPE

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CLIENT: ROOF & BUILDING  
SERVICE INTL.

SITE: 2000 ROGERS RD,  
PERTH ON

TITLE: EXISTING SITE PLAN

SCALE: As indicated		DATE: 2025-03-07	
PROJECT NO: <b>24-7639</b>		DRAWING NO: <b>A103</b>	
		REVISION: <b>B</b>	

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