

Sketch Showing Zoning
Vacant Parcel on Brock Street
Lot 16, Part Lots 15 & 17, South
Side of Brock Street, Part Lots 15
to 17, North Side of Cockburn
Street, and Part of Irwin Street.
Compiled Plan No. 8828
Town of Perth
COUNTY OF LANARK



- Legend**
- No Parking Areas
 - 1.5m Manoeuvring Aisle
 - Fire Route (12m Turn Radius)
 - 132.54m Contour Line (Surveyed)
 - Limit of Wet / Marshy Area
 - EV Electric Vehicle Station
 - DC Depressed Curb
 - V Visitor Parking

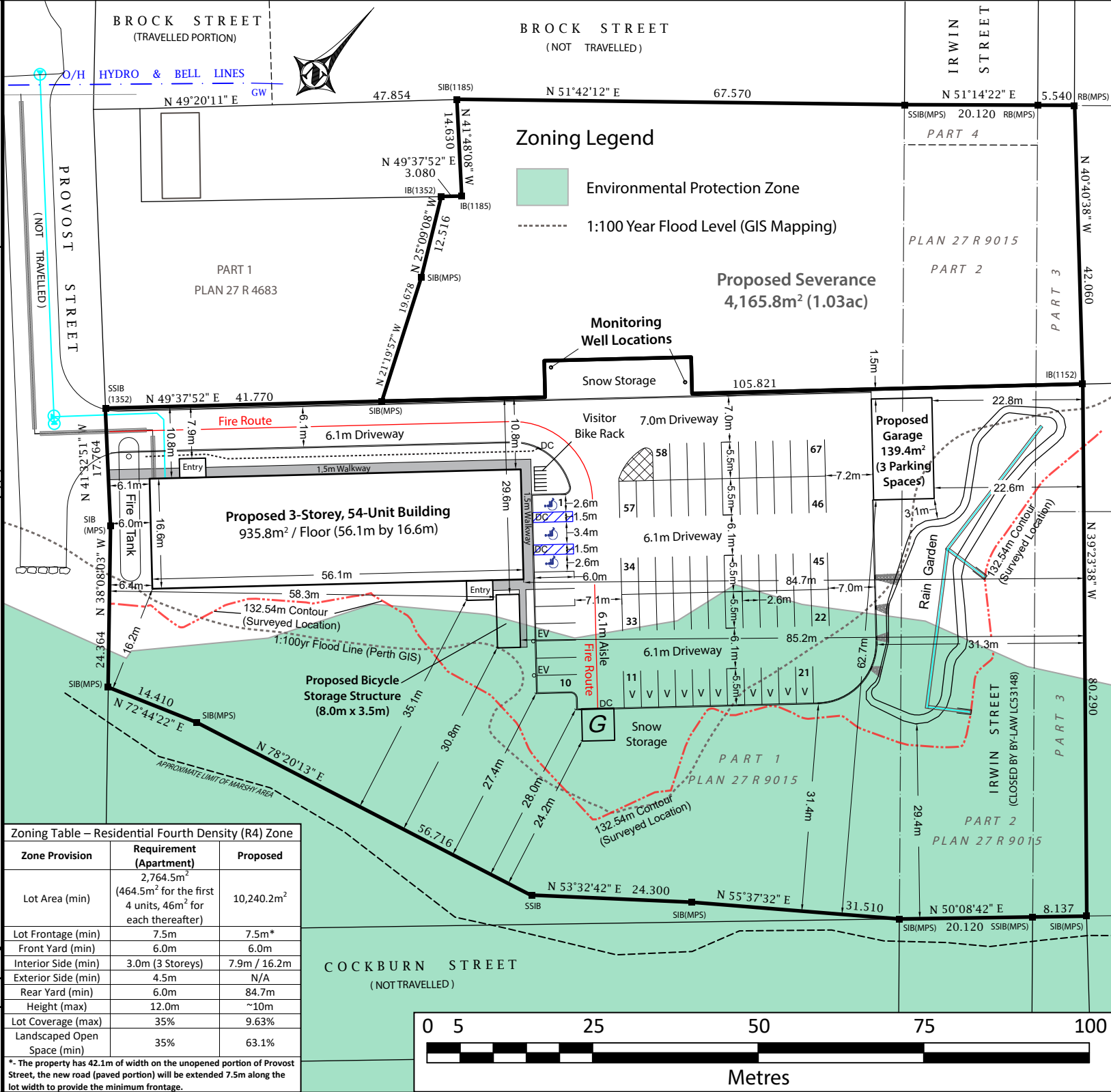
Notes:

1. The new apartment building consisting of 54 units will offer primarily bachelor style units with some 1, 2 and 3 bedroom options.

2. The proposed severance is to remove some contaminated ground identified on the property during an Environmental Site Assessment.

3. Boundary and dimensions of the subject property derived from a Topographic Plan of Survey by IN Engineering and Surveying in 2021.

Version Date: September 1, 2022
File No. 19-141 | Drawn By: CC



| Zoning Table – Residential Fourth Density (R4) Zone | | |
|---|--|------------------------|
| Zone Provision | Requirement (Apartment) | Proposed |
| Lot Area (min) | 2,764.5m ² (464.5m ² for the first 4 units, 46m ² for each thereafter) | 10,240.2m ² |
| Lot Frontage (min) | 7.5m | 7.5m* |
| Front Yard (min) | 6.0m | 6.0m |
| Interior Side (min) | 3.0m (3 Storeys) | 7.9m / 16.2m |
| Exterior Side (min) | 4.5m | N/A |
| Rear Yard (min) | 6.0m | 84.7m |
| Height (max) | 12.0m | ~10m |
| Lot Coverage (max) | 35% | 9.63% |
| Landscaped Open Space (min) | 35% | 63.1% |

*. The property has 42.1m of width on the unopened portion of Provost Street, the new road (paved portion) will be extended 7.5m along the lot width to provide the minimum frontage.

