

Appendix 'B' Zoning By-law No. 3358-91

Schedule A Modifications

Street Name/area	Street No.	Current Zone	Modifications	Note/ Purpose
Leslie St	24, 26, 28	Temporary Use TU6	Commercial Zone Category C1-5	Permanently Change the parking area zone the General Commercial but limit use to parking and screening
Flood line				Please ensure flood line matches more recent RVCA flood plain mapping.
Leslie Street and Joy Avenue	Rear portion of 20 and 18 Joy and lands behind on Leslie Street	EP	Change to R3 and R3-h	Apply to all areas above the flood plain. Include existing building fronting on Leslie Street and 17 m behind building and place in the R3-h zone
Joy Avenue both sides	#8 through to 17 and 20	R4	R3	All lots are single detached housing and too small for multi-residential.
Mather Street	33 30 and 31	Split R4-R1	All R4 and clean up zone boundaries	Lot is developed for an apartment building
George Ave	32a & 32b	R4	Change to R3	Lots are developed with a semi-detached building
Gore St E	205	C3-4	Include personal service uses	Need ltr from the owner
Lanark Road and Dufferin Street	99, 121, 125 dufferin and 1 through 39 Lanark Road	C2	All to be Business Park Commercial – C5	Lands are designated for Business Park development in the Official Plan
Dufferin Street	105 - part of Dufferin Square Mall	C2-8	C5-3	Exemption zoning retained basic zoning as per Business Park designation.
Drummond Street West to Lanark Road and Annexed area in the north end	Land behind Canadian Tire from Drummond to back of lots along the Lanark Road	C2-h	Zone to R1-h, and Open Space (OS-h)	Zone as per Official Plan Schedule, put lands in special Study Area or the parks and open space designation in the OS-h Zone
Drummond Street W	45	OS	R3	Correct to reflect actual use.
Drummond Street W.and Mary Street	38 4 & 7	R4 and R1	All in R4	Zone boundary should follow lot lines.

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Lands annexed to the west side	Perth Golf Course and Sales Barn site	Per Twp by-law	All land in Flood Plain – Zone EP, everything else OS-h and R1-h	Zone as per Official Plan Parks and Open Space and Special Study Area and lands 5m on either side of Peter Street to be in the OS-h Zone – only Residential designation – should be in the R1-h Zone
Haggart St.	25, 23, 21, 19	Split R2-R4 on 25 Haggart St and R4 the rest	Should be all R2 – R3	
Lewis	33	I-3 and R3	Change the R3 in the rear to I-3; change the severed parcel from 24 Wilson from C1-1 to I-3 as applicable	one consistent zone for the entire lot note 24 Wilson now as deep as 26 Wilson as the balance has been added to 33 Lewis.
Mill St.	11-15	R2	Change to R4	Current property has been recognized as 3 units for an extended period
D’Arcy St	11-15	R4, R3 and I (institutional)	Change to R4	Property is developed with multi-residential use.
North Street	27 and 29 and abutting lots on Drummond W	I (institutional)	Leave 27 and 29 North I Change rear yards of 8 and 10 Drummond to R3	Correct zoning to follow lot lines.
Wilson St	2	R3 and C1	All C1	Rear yard of Perkins Building was zoned for commercial use by By-law 3042
North Street	24	R1 and R4	Change zoning to match lot lines apply an I-7 zone.	Consistent with current mix use for church meetings and refugee housing.
Foster Street	19	I (institutional) and R4	Change to R3	Consistent with current single detached occupancy but allow for 2 nd dwelling.
Herriott Street	29	Split C1 and R4	Change to C1 per lot boundaries and designation	Zoning should be consistent with lot lines and most of lot is C1.
Decaria Blvd.	1-19 and 4 to 22	R4	R3	All lots occupied by single detached dwellings only potential is for change to 2
John Street and Thom Street	#2, #4 and #24, #8	R2 and EP	Change to mostly R2	Change to reflect location of regulatory flood limit most of the lots are above it.
Harvey	#75 & 77	R4 and OS	Change to R4	OS zoning not consistent with existing development.

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Craig Street	#65	C1 and R3	C1 and R3 but move C1 zone to westerly property line	Residential rear yard buffer is appropriate but zoning should reflect existing use.
Wilson Street E	#29	R3 and C3	Entire lot R3	– no commercial use of property for over 15 years.
Craig Street	21	R2 and EP	Expand R2 area to encompass entire house	Square up R2 zone to take in house and hedge on the west side. Only house
Craig Street	Lots next to #6	R1	M2	Land is owned by 3M and is too close for residential use. OP designates as Industrial
Brock St N	20 and 22	OS	EP	Part of residential lots not park area and within flood plain.
Wilson St W	2	C1 mostly and R1 in the rear	C1	
Wilson St. W	37	Split C1 and R4	Change to all C1	Zoning should cover entire lot.
Wilson St W	From North Street to Metro site at # 50	C1-1	Change to C1	C1-1 Zone provides for uses that no longer exist and special setbacks are not consistent with existing structures.
Wilson Street Former County's public works garage	110 North-west of CP rail and Wilson St intersection	I and C2-h	All C2 -12	Land has been sold to a motor vehicle repair shop and transport truck Depot
Glascott	7, 4, 8, 10	C1-1	Change to R3	All lots in residential use, few suitable for commercial use.
Wilson St W	118	M1 in rear yard	Zone entire lot R2	Principal use is Residential, Official Plan does not permit M1 Zone.
Gore St E	230	Half R2 and half C2-4	Change to all C2-4 next to 226 leave area behind 226 as R2 to protect buffer.	Zoning should match existing use Check zoning tone should be C2
Halton St	46	Half R2 and half C3	All R2	Lot used for single detached dwelling
Beckwith St E	118	Half R2 and half R4	R4	Lot is used for multi residential purposes
Robinson St	24	Mostly R2 and R4 in the back	R2	Lot used for single detached dwelling
Brock St N	18	R4 and R1	Change to R4	To eliminate split zone and the lot is large to accommodate R4

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Brock St N	23,25,27	R4	Change to R3	To match existing and future permitted use
Provo St N	20,22,26,28,30,32,74	R4	Change to R3	To match existing and future permitted use
Flagged parcel next to 74 Provo St	n/a	R4-h	Change to R3 and this parcel is part of 74 Provo St	To match existing and future permitted use
Vacant parcel between 14 Baynes St and 23 Brock St N	n/a	R4-h	Change to R3-h	To match existing and future permitted use
Brock St N	26	R4+EP	R3+EP	Lot is narrow for R4 and surroundings are single families
Herriot Street Business Part area	8, 10 Herriott, 29 Beckwith, 25, Riverside 20, 18, 16 Sherbrooke	M1-1, M2 and EP	C5-4	This area now in the Business Park designation of the Official Plan
	14 Sherbrooke E D & NE Fire Dept	M1-1 and I	Change to all I	Zone as per property boundaries.
Beckwith	21 and 25	EP	Change to R2	Developed lots in the Residential Designation.
Beckwith Street E	19	EP + R3	All to R3	
165 Dufferin Rd	Rear square on this lot	C2-H	OS	
Gore St and Mill St	84,92,98, gore and 8,9 Mill	C1-1	Delete C1-1 zone entirely along Mill St and Gore St	
Halton Street	52	R2	R4	To recognize the existing apartment
Market Square	6-8	R3	R4	Recognize existing quadra-plex
Harvey St	50 and 52	R4 band extending in the rear	Should apply to 22 Wilson St W	
Wilson St W	22	C1-1	R4 in the rear	Recognize the small apartment development