



**THE CORPORATION OF THE  
TOWNSHIP OF NORTH STORMONT**

**COMPREHENSIVE ZONING BY-LAW NO. 08-2014**

**Office Consolidation October 2021**

**Prepared by**

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## SECTION 6 – RESIDENTIAL ZONES

No persons shall hereafter use any land, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

### 6.1 RESIDENTIAL FIRST DENSITY (R1)

#### (1) Permitted uses:

Day Nursery – Private	Group Home Type 1
Dwelling – Secondary Unit	Home Based Business
Dwelling – Single Detached	

#### (2) Zone Requirements:

##### (a) All R1 Zone Uses

Lot Area (minimum)		
	Private Well & Private Sewage	4,000.0 m <sup>2</sup>
	Municipal Water & Private Sewage	1,800.0 m <sup>2</sup>
	Private Well & Municipal Sanitary Sewer	930.0 m <sup>2</sup>
	Municipal Water & Municipal Sanitary Sewer	450.0 m <sup>2</sup>
Dwelling Unit Floor Area (minimum, per unit)		75.0 m <sup>2</sup>
Dwellings per Lot (maximum)		1
Building Height (maximum)		11.0 m
Lot Frontage (minimum)		
	Private Well & Private Sewage	40.0 m
	Municipal Water & Private Sewage	30.0 m
	Private Well & Municipal Sanitary Sewer	22.0 m
	Municipal Water & Municipal Sanitary Sewer	15.0 m
Yard Requirements (minimum)		
Front	(All Service Arrangements)	6.0 m
Rear	(At least 1 Municipal Service)	6.0 m
	(No Municipal Services)	8.0 m
Interior Side	(Both Municipal Services)	1.2 m
	(1 Municipal Service)	2.0 m
	(No Municipal Services)	3.0 m
Exterior Side	(All Service Arrangements)	6.0 m
Lot Coverage (maximum)		
	Both Municipal Services	45%
	1 Municipal Service	35%
	No Municipal Services	20%

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**(3) General Provisions:**

In accordance with the applicable provisions of Section 3 hereof.

**(4) Special Exception Zones, Holding Zones, and Temporary Zones:**

See Schedule 11