



# North Street



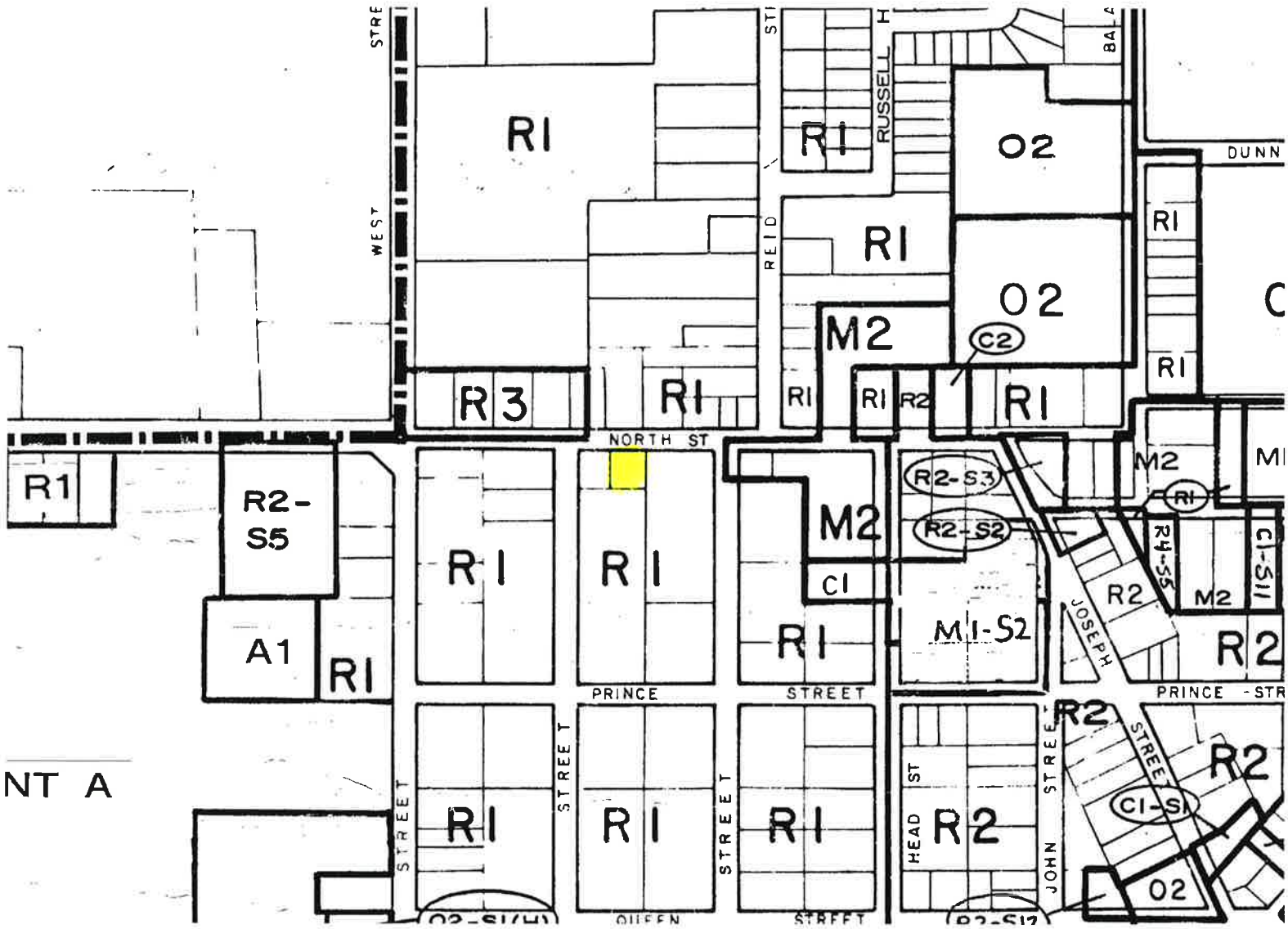
- Legend**
- Road Centreline
  - Upper Municipalities
  - Lower Tier Municipalities
  - Property ROLL#
  - Lots and Concessions

**Notes**  
1651 028 001 05300

0 10 Kilometers  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES



NT A



**SECTION 5**

**URBAN RESIDENTIAL TYPE ONE (R1) ZONE**

**5.1 R1 USES PERMITTED**

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Single Family Urban Residential (R1) zone, except for one or more of the following uses:

- a. Single Family Detached Dwelling
- b. A home occupation
- c. Doctor, Dentist, or other professional office, as a secondary use to the residence, but not a medical clinic.
- d. Park

**5.2 R1 ZONE PROVISIONS**

In a Single Family Urban Residential (R1) Zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

	<u>Communal or Municipal Water and Sanitary Sewers</u>	<u>Municipal Sanitary Sewers and Private Water</u>
a. Minimum lot area	460 sq.m. (4951 sq.ft.)	830 sq.m. (8934 sq.ft.)
b. Minimum lot frontage	15 m (50 ft.)	17 m (55 ft.)
c. Minimum front yard	7.5 m (25 ft.)	7.5 m (25 ft.)
d. The Minimum side yard shall be 1.2 metres (4 ft.) plus one metre (3.3 ft.) for each additional or partial storey above the first.		
e. Minimum rear yard	7.5 m (25 ft.)	7.5 m (25 ft.)
f. Maximum lot coverage	30%	30% (B/L 16-78-10)
g. Maximum height	11 m (36 ft.)	11 m (36 ft.)
h. Minimum flankage yard	4.5 m (15 ft.)	4.5 m (15 ft.)
i. Minimum floor area per dwelling unit	74 sq.m. (796 sq.ft.)	74 sq.m. (796 sq.ft.)
j. Minimum water setback	20 m (66 ft.)	20 m (66 ft.)
	<u>Municipal Water and Private Septic</u>	<u>Private Water and Septic</u>
k. Minimum lot area	1300 sq.m. (13,993 sq.ft.)	1485 sq.m. (15,984 sq.ft.)
l. Minimum lot frontage	24 m (79 ft.)	24 m (79 ft.)
m. Minimum front yard	7.5 m (25 ft.)	7.5 m (25 ft.)
n. The minimum side yard shall be 1.2 metres (4 ft.) plus one metre (3.3 ft.) for each additional or partial storey above the first.		
o. Minimum rear yard	7.5 m. (25 ft.)	7.5 m (25 ft.)
p. Maximum lot coverage	30%	30%
q. Maximum height	11 m (36 ft.)	11 m (36 ft.)
r. Minimum flankage yard	4.5 m (15 ft.)	4.5 m (15 ft.)
s. Minimum floor area per dwelling unit	74 sq.m. (796 sq.ft)	74 sq.m. (796 sq.ft)
t. Minimum water setback	20 m (66 ft.)	20 m (66 ft.)