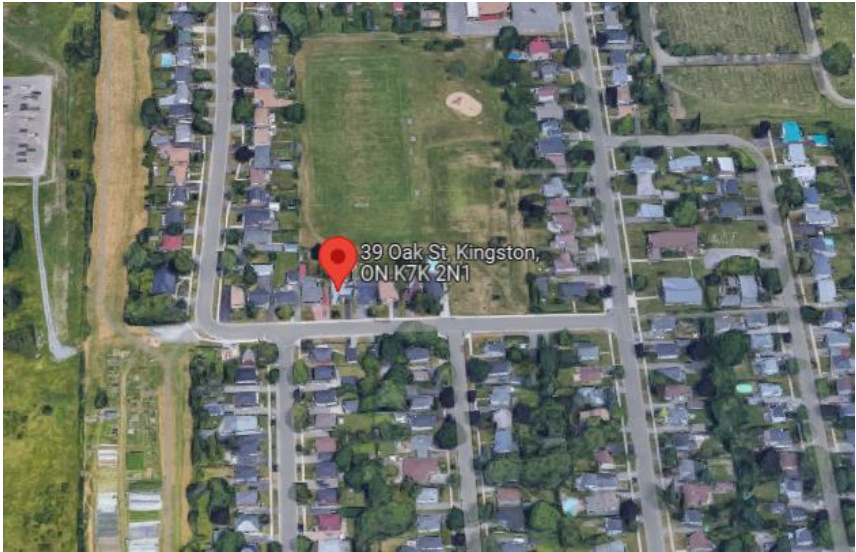


**Figure 1- Location Map: 39 Oak St, Kingston, ON K7K 2N1**



**Figure 2 - Zoning Map**

Excerpt from: By-Law Number [8499 Restricted Area \(Zoning\)](#) By-Law Of The Corporation Of The City Of Kingston  
A3 – Residential Zone





**City of Kingston**

Ontario

**By-Law Number 8499**

**Restricted Area (Zoning) By-Law Of The Corporation Of The City Of Kingston**

**Passed: 1975 07 28**

**Approved By O.M.B: 1977 09 07**

**O.M.B. File Number: R 752516**

Amended By: Please see Following Pages

Note:

For accurate reference, any questions regarding this By-law Number 8499 and the above-noted amendments must be directed to the Planning Department, 1211 John Counter Boulevard Office, or by calling (613) 546-4291 extension 3180. Thank you.

Copies of any original by-law amendments are obtained through the Office of the City Clerk (613) 546-4291 extension 1375.

All zoning by-laws and updated map schedules may be viewed at the City of Kingston Website:

<http://www.cityofkingston.ca/business/planning-and-development/zoning>

**(Office Consolidation)**

(By-Law Numbers 8499 – 1975; 79-174 – 1979)

- (i) Loading Areas

As per Section 5.4 of this by-law.

- (j) Accessory Buildings

As per Section 5.17 of this by-law

- (k) **Minimum Percentage of Lanscaped Open Space**

30 per cent of the total lot area

(By-Law Numbers 8499 – 1975; 2017-168)

### **Section 9: General Provisions For One-Family Dwelling and Two-Family Dwelling Zone "A3"**

- 9.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in the A3 zones:

- 9.2 The following uses only shall be permitted in A3 zones:

- (a) one-family dwellings,
- (b) two-family dwellings,
- (c) accessory buildings to any use permitted in A3 zones,

(By-Law Number 8499 – 1975)

- (d) Community Homes, subject to the provisions of Section 5.32 of this by-law.

(By-Law Numbers 79-6 – 1979; 87-236 – 1987; 91-17 – 1991)

- 9.3 The following regulations shall apply to lands, buildings or structures erected in A3 zones:

- (a) Maximum Height (all buildings): 10.7m
- (b) Minimum Front Yard: 6.0m
- (c) Minimum Side Yard Width

- (i) a side yard shall be provided on either side of the main building;
- (ii) the minimum aggregate side yard width shall be no less than 3.0m;
- (iii) each side yard shall not, at any point in its length' be a lesser width than 1.2m; except for semi-detached dwellings which shall not be a lesser width than 2.4m on each side.
- (iv) However, on a corner lot the minimum side yard abutting a street shall be 6.0m

(By-Law Numbers 8499 – 1975; 2003-379 – 2003)

- (d) Minimum Rear Yard: 6.0m

However, on a corner lot a side yard requirement may be substituted for a rear yard requirement.

- (e) Minimum Lot Area

Single Family Dwellings: 418.0m<sup>2</sup>

Two-Family Dwellings: 555.0m<sup>2</sup>

(277.5m<sup>2</sup> for each unit)

- (f) Minimum Lot Width: 13.7m

Minimum width of corner lots: 16.5m

- (g) Off-Street Parking

As per Section 5.3 of this by-law.

- (h) Off-Street Loading

As per Section 5.4 of this by-law.

- (i) Accessory Buildings

As per Section 5.17 of this by-law

- (j) **Minimum Percentage of Landscaped Open Space**

30 per cent of the total lot area

(By-Law Numbers 8499 – 1975; 79-174; 2017-168)