

Figure 1- Location Map: 488 Grandtrunk Ave, Kingston,
ON K7M 8W8

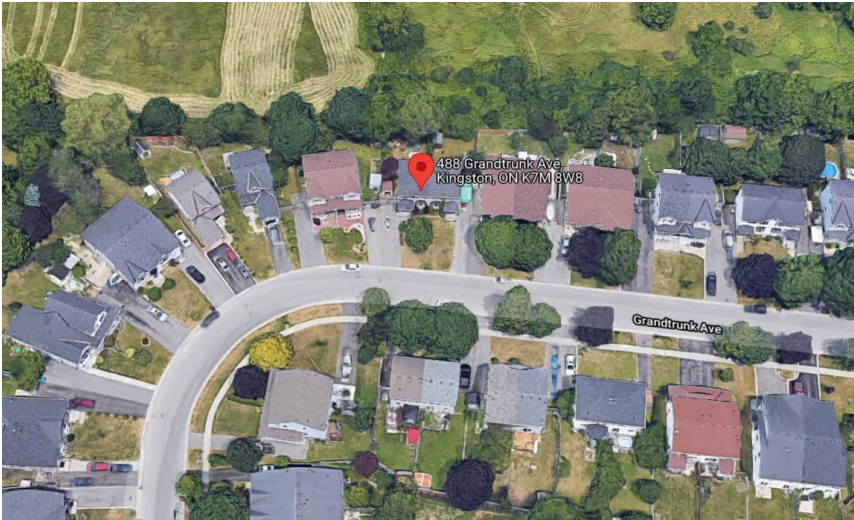


Figure 2 - Zoning Map

Excerpt from: Township of Kingston Restricted Area By-Law
[Zoning By-Law Number 76-26](#)
R2-9 – Residential Zone



Kingston Township Zoning By-Law Number 76-26

Section 13

Residential Type 2 Zone (R2)

(1) Uses Permitted

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R2 uses, namely:

(a) Residential Uses:

- a converted dwelling house;
- a single-family dwelling house;
- a duplex dwelling house;
- a semi-detached dwelling house;
- a triplex dwelling house.

(b) Non-Residential Uses:

- a home occupation;
- a public use in accordance with the provisions of Section 5(18) hereof.

(2) Zone Provisions

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure unless such lot is served by a public water system and a sanitary sewer system and except in accordance with the following provisions:

(a) Lot Area (minima):

- (i) **Converted dwelling house or Triplex dwelling house:** 7,500 square feet
- (ii) **Duplex dwelling house:** 6,000 square feet
- (iii) **Semi-detached dwelling house:** 7,800 square feet
- (iv) **Semi-detached dwelling unit (96-42):** 3,500 square feet
- (v) **Single-family dwelling house:** 4,000 square feet

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(b) Lot Frontage (minima):

	<u>Corner Lot</u>	<u>Other Lot</u>
(i) Converted dwelling house or Triplex dwelling house:	80 feet	60 feet
(ii) Duplex dwelling house	70 feet	50 feet
(iii) Semi-detached dwelling house	80 feet	60 feet
(iv) Semi-detached dwelling unit	35 feet	25 feet
	(By-Law Number 95-129)	
(v) Single-family dwelling house	70 feet	50 feet

(c) Front Yard Depth (minimum): 20 feet

(d) Exterior Side Yard Width (minimum): 20 feet

(e) Interior Side Yard Width (minima):

- (i) Converted dwelling house: 10 feet on one side, 6 feet on other side.
- (ii) Duplex dwelling house: 6 feet, provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 12 feet on one side and 6 feet on the other side.

(iii) Semi-detached dwelling house:

Minimum width for a side that is not attached to another dwelling unit and for which an attached garage or carport is provided: 4ft.

Minimum width for a side that is not attached to another dwelling unit and for which a garage or carport is not provided: 8ft. (93-13)

- (iv) Single-family dwelling house: 4 feet

(By-Law Numbers 76-26; 2007-159)

- (v) Triplex dwelling house: 10 feet

(By-Law Numbers 76-26; 2007-159)

- (vi) Other uses: 25 feet

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- (f) **Rear Yard Depth (minimum):** 25 feet
- (g) **Dwelling Unit Area (minima):**
 - (i) **Converted dwelling house:** 700 square feet
 - (ii) **Duplex dwelling house:** 700 square feet per dwelling unit
 - (iii) **Semi-detached dwelling house:** 900 square feet per dwelling unit
 - (iv) **Single-family dwelling house:** 1,000 square feet
- (h) **Landscaped Open Space (minimum):** 30 per cent
- (i) **Lot Coverage (maximum):** 35 per cent
- (j) **Height of Building (maximum):** 35 feet
- (k) **Dwelling Houses Per Lot (maximum):** 1 only
- (l) **Existing Semi-Detached Dwelling House:**

Notwithstanding the provisions of Section 2(2)(b) hereof to the contrary and notwithstanding the provisions contained herein which require that the lot upon which a semi-detached dwelling house is located be served by a public water system and a sanitary sewer system, these provisions shall not apply to prevent the severance of an existing lot upon which a semi-detached dwelling house is located provided that such dwelling house was constructed prior to July 8, 1976 and provided further that the sole purpose of the land severance is to provide one lot for each semi-detached dwelling unit. (83-43)

- (m) **Accessory Uses, Parking, Etcetera:**

In accordance with the provisions of Section 5 hereof. (83-43)

(3) **Special R2 Zones**

- (a) **R2-1**

Notwithstanding any provision of Section 13(1)(a) hereof to the contrary, the lands designated R2-1 on Schedule "A" hereto shall be used for no purpose other than: a single-family dwelling house; a semi-detached dwelling house; or a duplex dwelling house.

- (b) **R2-2 (Fairview Meadows)**

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Notwithstanding any provisions of Section 13 hereof to the contrary, the use of the lands designated as R2-2 on Schedule "A" hereto shall be limited to a single-family dwelling house and a semi-detached dwelling house and such lands shall be used in accordance with the following provisions: (77-26)

(i) **Lot Frontage (minima):**

	<u>Corner Lot</u>	<u>Other Lot</u>
(a) Single-family dwelling house	60 feet	40 feet

(ii) **Interior Side Yard Width (minimum):**

(a) Single-family dwelling house: 4 feet

(iii) **Dwelling Unit Area (minimum):**

(a) Single-family dwelling house: 900 square feet

(c) **R2-3 (Fairview Meadows)**

Notwithstanding any provisions of Section 13(1)(a) hereof to the contrary, the use of lands designated as R2-3 on Schedule "A" hereto shall be limited to a single-family dwelling house. (77-26)

(d) **R2-4 (Auden Park)**

Notwithstanding any provisions of Section 13(1) hereof to the contrary, the lands designated as R2-4 on Schedule "A" hereto shall be used for no purpose other than a semi-detached dwelling house. (For accurate reference please consult By-Law Number 77-28). (77-28-F)

(e) **R2-5**

Notwithstanding any provisions of Section 13 hereof to the contrary, the lands designated R2-5 on Schedule "A" hereto shall be used for no purpose other than a semi-detached dwelling house and such lands shall be used in accordance with the following provisions: (80-35) and (77-36-F)

(i) **Lot Area (minimum):**

(a) Semi-detached dwelling house: 550 square metres.

(For those lands zoned R2-5 in Part Lot 7, Concession II, please consult By-Law Number 77-36)

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(f) **R2-6**

Notwithstanding any provisions of Section 13(1)(a) hereof to the contrary, the lands designated R2-6 on Schedule "A" hereto shall be used for no purpose other than a single-family dwelling house or a semi-detached dwelling house. (78-60)

(g) **R2-7**

Notwithstanding any provisions of Section 13 hereof to the contrary, the use of lands designated as R2-7 on Schedule "A" hereto shall be limited to a single family dwelling house, a semi-detached dwelling house and an elementary school and such lands shall be used in accordance with the following provisions: (79-29)

(i) **Lot Area (minimum):**

- (a) Semi-detached dwelling house: 550 square metres (6,000 square feet)

(ii) **Lot Frontage (minima):**

	<u>Corner Lot</u>	<u>Other Lot</u>
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- | | | |
|----------------------------------|------------------------|------------------------|
| (a) Single-family dwelling house | 18 metres
(60 feet) | 12 metres
(40 feet) |
|----------------------------------|------------------------|------------------------|

(iii) **Dwelling Unit Area (minimum):**

- (a) Single-family dwelling house: 83.5 square metres (900 square feet)

(h) **R2-8 (Cataraqui Woods)**

Notwithstanding the provisions of Sections 4(117), 5(18), 13(1)(a) and 13(2) hereof to the contrary, the lands designated R2-8 on Schedule "A" hereto shall be limited to a single family dwelling house and a semi-detached dwelling house and such lands shall be used in accordance with the following provisions: (91-121)

(i) **Lot Area (minimum):**

- (a) Semi-detached dwelling house: 550 square metres

(ii) **Lot Frontage (minimum):**

	<u>Corner Lot</u>	<u>Other Lot</u>
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