

Figure 1- Location Map: 107 Rideau St, Kingston, K7K7B2

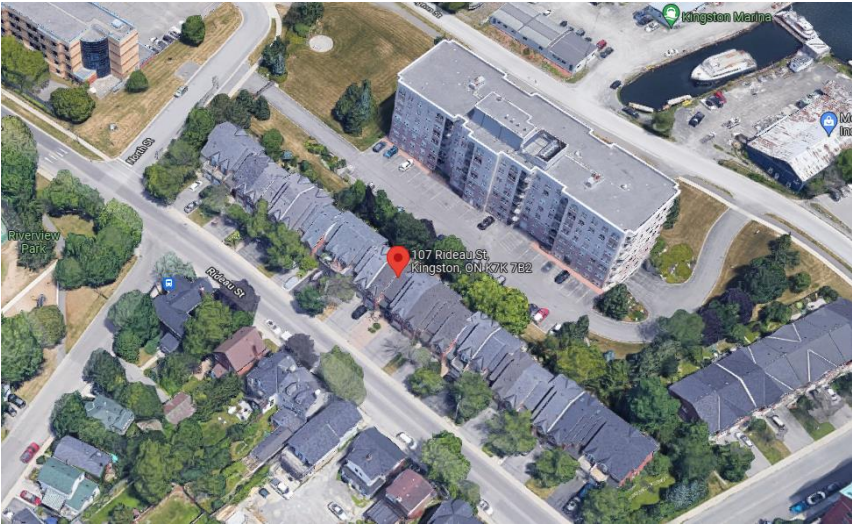
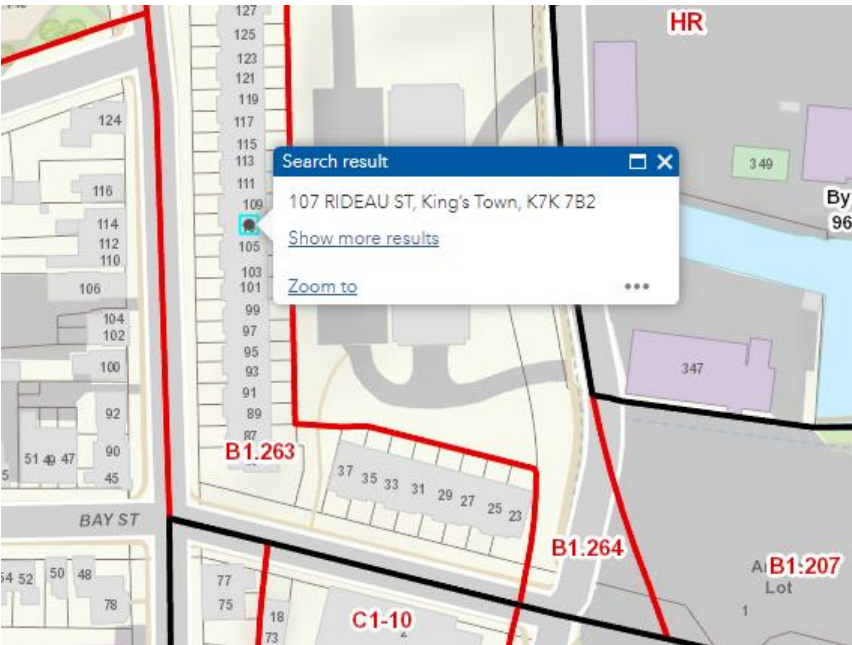


Figure 2 - Zoning Map

Excerpt from: [By-Law Number 8499](#) Restricted Area (Zoning) By-Law
Of The Corporation Of The City Of Kingston
R1.263 – 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)

As per Section 5.4 of this by-law.

- (l) Accessory Buildings

As per Section 5.17 of this by-law

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

30 per cent of the total lot area

(By-Law 8499; 2017-168)

Section 14: General Provisions for Multiple Family Dwelling Zone "B1"

14.1 subject to compliance with the provisions of Section 5, the following provisions shall apply in B1 zones:

14.2 The following uses only shall be permitted in B1 zones:

- (a) two-family dwellings,
- (b) multiple family dwellings,
- (c) bachelor apartments,
- (d) group dwellings, row dwellings,
- (e) public or private day schools,
- (f) churches, church halls,
- (g) libraries, art galleries and museums,
- (h) community halls,
- (i) institutions or homes, operated or supervised by a Children's Aid Society for the temporary care of children,

(By-Law Number 8499 – 1975)

- (j) 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 – 1990)

- (k) accessory buildings to any use permitted in B1 zones.

(By-Law Number 8499 – 1975; 79-6 – 1979)

- (l) Senior Citizen Apartments

(By-Law Number 83-168 – 1983)

- (m) Residential Care Facilities, subject to the provisions of Section 5.34 of this by-law.

(By-Law Number 91-17 - 1990)

14.3 The following regulations shall apply to lands, buildings or structures erected in B1 zones:

(By-Law Number 8499 – 1975)

- (a) Minimum Front Yard: 7.5m

- (b) Minimum Side Yard

One storey dwelling (each side): 1.8m

All other dwellings (each side): 3.0m

First 2 storeys: 3.0m

Each additional storey: 1.2m

Non-residential buildings shall have a side yard on each side, other than a street, not less than one-half of the height of the building. Buildings on corner lots shall have a minimum side yard abutting a street of 7.5m.

- (c) Minimum Rear Yard

7.5m for any building up to 5 storeys or 15.0m in height, and for each additional storey, 1.2m additional rear yard.

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

- (d) Maximum Density

Two Family Dwelling: 30 du/ha

Three Family Dwelling: 35 du/ha

Four Family Dwelling: 43 du/ha

Five Family Dwelling: 55 du/ha

Six or More Family Dwelling: 69 du/ha

(By-Law Number 87-61 – 1987)

(e) Minimum Lot Width: 18.0m

(f) Minimum Floor Area (per dwelling unit and in accordance with the following table):

0 BR.....28.0m²

1 BR.....42.0m²

2 BR.....56.0m²

3 BR.....70.0m²

4 BR.....79.0m²

For each additional bedroom9.0m²

Senior Citizen apartments

(one bedroom)42.0m²

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

(g) Bachelor Dwelling Units

Within a multiple family dwelling, not more than one bachelor apartment shall be permitted for every four family dwelling units.

(By-Law Number 8499 – 1975)

(h) Repealed by By-Law Number 87-61 - 1987

(i) Off-Street Parking

As per Section 5.3 of this by-law.

- (j) Off-Street Loading

As per Section 5.4 of this by-law.

- (k) Accessory Buildings

As per Section 5.17 of this by-law.

- (l) Amenity Areas

As per Section 5.27 of this by-law

(By-Law 8499; 2017-168)

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

30 per cent of the total lot area

(By-Law 8499; 2017-168)

Section 15: General Provisions for Multiple Family Dwelling (Unified Ownership) Zone "B2"

15.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in B2 zones:

15.2 The following uses only shall be permitted in B2 zones:

- (a) two-family dwellings,
- (b) Multiple family, group and row dwellings provided that the land for such development is held by single or unified ownership. Such land shall be deemed to be one lot, and no sale of portions of land shall be permitted unless the land is described in accordance with and is within a registered plan of subdivision,
- (c) churches and church halls,
- (d) libraries, art galleries and museums,

(By-Law Number 8499 – 1975)