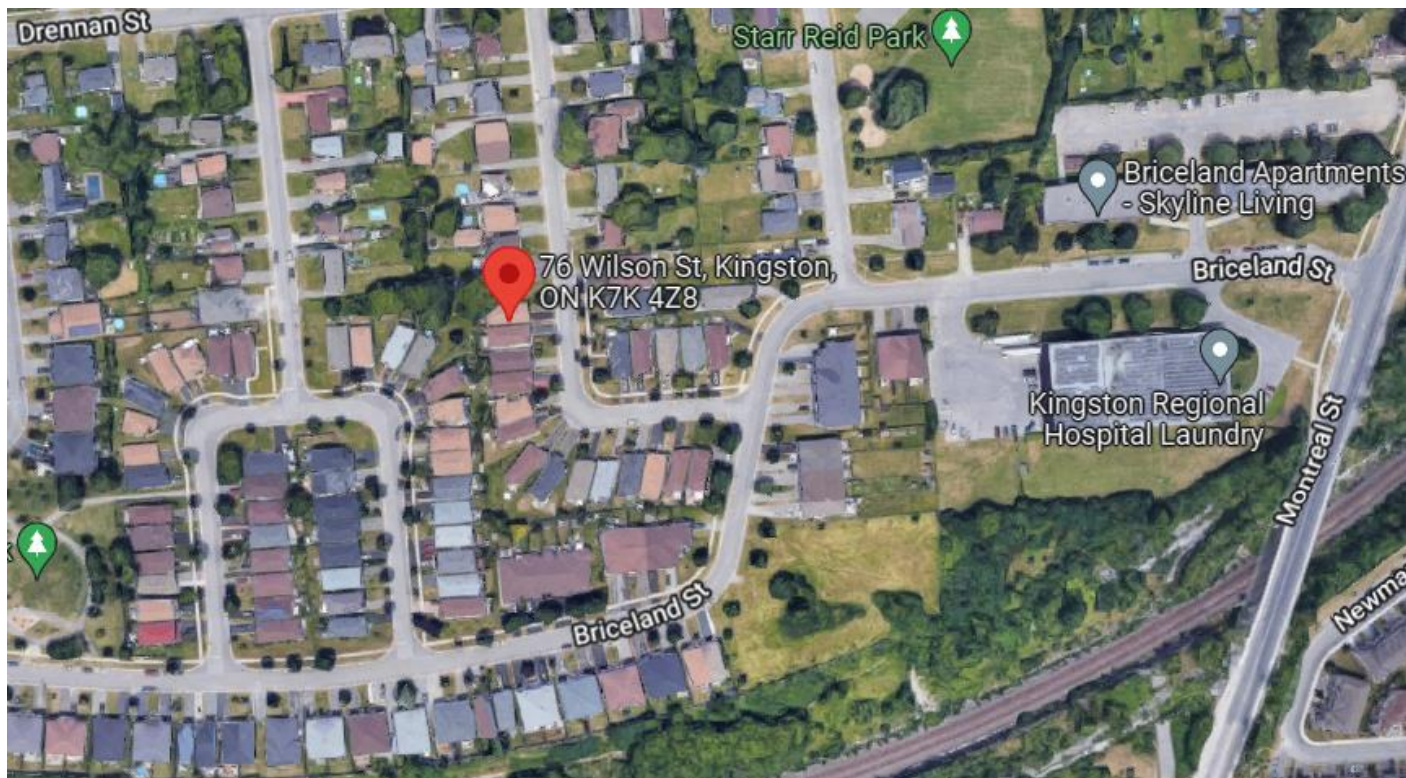


**Figure 1- Location Map:** 76 Wilson St, Kingston, ON K7K 4Z8



**Figure 2 - Zoning**

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

A7 – 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 5.17 of this by-law.

(i) Separation

No mobile home may be located less than 4.5m from any other mobile home.

(j) Boundaries

No mobile home may be located less than 3.6m from any mobile home park boundary.

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

(k) No permanent commercial area shall be set aside for the sale of mobile homes within mobile home parks.

(l) No recreation vehicles as defined in Section 4 of this by-law shall be used for residential use.

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

30 per cent of the total lot area

(By-Law 8499; 2017-168)

**Section 12A: General Provisions for One Family, Semi-Detached and Linked Dwelling Zone "A7"**

12A.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in the 'A7' Zones:

12A.2 The following uses only shall be permitted in 'A7' Zones:

- (a) one family dwelling;
- (b) semi-detached dwellings;
- (c) linked dwellings, as defined in Section 12A.4 of this by-law;
- (d) community homes, subject to the provisions of Section 5.32 of this by-law;
- (e) accessory buildings to any use permitted in 'A7' Zones.

12A.3 The following regulations shall apply to lands, buildings, or structures erected in 'A7' Zones:

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

One-Family Dwelling: 1.2m

- Provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 2.4m on one side and 1.2m on the other side.

Semi-Detached Dwelling

- Minimum width for a side that is not attached to another dwelling unit and for which an attached garage or carport is provided: 1.2m
- Minimum width for a side that is not attached to another dwelling unit and for which an attached garage or carport is not provided: 2.4m

Linked Dwelling

- Minimum width for a side that is not attached to another dwelling unit at some point below ground level and for which an attached garage or carport is provided: 1.2m
- Minimum width for a side that is not attached to another dwelling unit at some point below ground level and for which an attached garage or carport is not provided: 2.4m
- Minimum horizontal distance between the two units comprising a linked dwelling: 1.8m

provided no windows shall be permitted on the exterior wall of a linked dwelling facing the dwelling unit to which it is connected

- (d) Minimum Side Yard (Exterior): The minimum side yard abutting a street shall be: 6.0m
- (e) Minimum Rear Yard: 6.0m

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

(f) Minimum Lot Area

One-Family Dwellings: 320.0m<sup>2</sup>

Semi-Detached and Linked Dwellings (270.m<sup>2</sup> for each unit): 540.m<sup>2</sup>

(g) Minimum Lot Width

One-Family Dwellings: 10.6m

One-Family Dwelling (Corner Lot): 14.0m

Semi-Detached Dwellings and Linked Dwellings: 18.0m

Semi-Detached Dwellings and Linked Dwellings (Corner Lot): 20.0m

(h) Off-Street Parking

Parking facilities not located in an enclosed building or covered structure such as a carport may be located in a front yard space, rear yard, interior side yard, or exterior side yard space. The following provisions shall apply to regulate such parking facilities:

(a) Any area used for a parking facility shall have a stable surface designed to support vehicle traffic.

(b) One-Family Dwellings, Semi-Detached Dwellings or Linked Dwellings:

(i) The location of a parking facility may extend from the front of the house to the front lot line, the maximum width of which shall be the lesser of 50 per cent of the lot frontage or 5.6 metres.

(ii) Notwithstanding the above provisions the following addresses shall be limited to the following widths:

(By-Law Numbers 8499; 2010-149)

60	Eugene Court	5.8 meters
63	Eugene Court	4.7 meters

67	Eugene Court	5.0 meters
68	Eugene Court	4.8 meters
71	Eugene Court	5.3 meters
34	Wiley Street	5.9 meters
36	Wiley Street	6.1 meters
42	Wiley Street	5.2 meters
44	Wiley Street	4.1 meters
46	Wiley Street	5.7 meters
48	Wiley Street	5.7 meters
49	Wiley Street	5.9 meters
54	Wiley Street	6.3 meters
56	Wiley Street	5.5 meters
60	Wiley Street	6.3 meters
96	Briceland Street	4.7 metres
100	Briceland Street	6.0 metres
102	Briceland Street	4.7 metres
104	Briceland Street	5.4 metres
108	Briceland Street	4.6 metres
110	Briceland Street	4.6 metres
116	Briceland Street	4.3 metres
120	Briceland Street	5.5 metres
124	Briceland Street	4.7 metres
126	Briceland Street	4.7 metres
128	Briceland Street	5.5 metres
130	Briceland Street	5.2 metres
132	Briceland Street	5.7 metres
134	Briceland Street	4.6 metres
138	Briceland Street	5.7 metres
140	Briceland Street	5.1 metres
142	Briceland Street	4.7 metres
146	Briceland Street	5.2 metres
148	Briceland Street	5.0 metres
150	Briceland Street	4.6 metres
152	Briceland Street	5.2 metres
158	Briceland Street	5.2 metres
162	Briceland Street	5.8 metres
164	Briceland Street	5.4 metres
166	Briceland Street	4.8 metres
168	Briceland Street	5.0 metres
170	Briceland Street	5.2 metres

171	Briceland Street	5.2 metres
172	Briceland Street	5.4 metres
174	Briceland Street	5.0 metres
175	Briceland Street	4.9 metres
176	Briceland Street	5.6 metres
177	Briceland Street	6.0 metres
178	Briceland Street	5.2 metres
180	Briceland Street	5.2 metres
182	Briceland Street	5.2 metres
184	Briceland Street	5.3 metres
186	Briceland Street	5.0 metres
188	Briceland Street	4.6 metres
190	Briceland Street	5.7 metres
192	Briceland Street	5.3 metres
194	Briceland Street	5.2 metres
196	Briceland Street	5.0 metres
198	Briceland Street	4.6 metres
200	Briceland Street	5.2 metres
202	Briceland Street	5.0 metres
206	Briceland Street	5.6 metres
208	Briceland Street	5.0 metres
210	Briceland Street	4.8 metres
212	Briceland Street	5.0 metres
214	Briceland Street	4.8 metres
216	Briceland Street	6.0 metres
219	Briceland Street	5.7 metres
221	Briceland Street	6.6 metres
222	Briceland Street	4.7 metres
224	Briceland Street	5.4 metres
226	Briceland Street	5.4 metres
228	Briceland Street	4.3 metres
230	Briceland Street	4.6 metres
232	Briceland Street	4.5 metres
234	Briceland Street	4.0 metres
		5.1 metres (OMB Order - File
234	Briceland Street	Number PL111035) see
		By-Law 2011-148
61	Wiley Street	3.4 metres
63	Wiley Street	3.4 metres
5	Wilfred Crescent	5.6 metres

10	Wilfred Crescent	5.5 metres
18	Wilfred Crescent	5.5 metres
19	Wilfred Crescent	4.7 metres
21	Wilfred Crescent	4.8 metres
23	Wilfred Crescent	4.4 metres
41	Wilfred Crescent	4.3 metres
43	Wilfred Crescent	4.0 metres
46	Wilfred Crescent	5.4 metres
47	Wilfred Crescent	4.3 metres
48	Wilfred Crescent	5.8 metres
55	Wilfred Crescent	5.7 metres
61	Wilfred Crescent	6.2 metres
63	Wilfred Crescent	6.3 metres
54	Wilson Street	5.5 metres
62	Wilson Street	4.0 metres

(By-Law Numbers 8499; 2010-149)

(i) Off-Street Loading

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 Landscaped Open Space**

30 per cent of the total lot area

(By-Law 8499; 2017-168)

12A.4 Linked Dwelling shall mean dwellings which have no apparent structural connection above grade, but which are connected at some point below ground level by a common wall. Linked dwellings shall be considered as one building occupying one lot for by-law purposes.

(By-Law Number 95-189 – 1995)