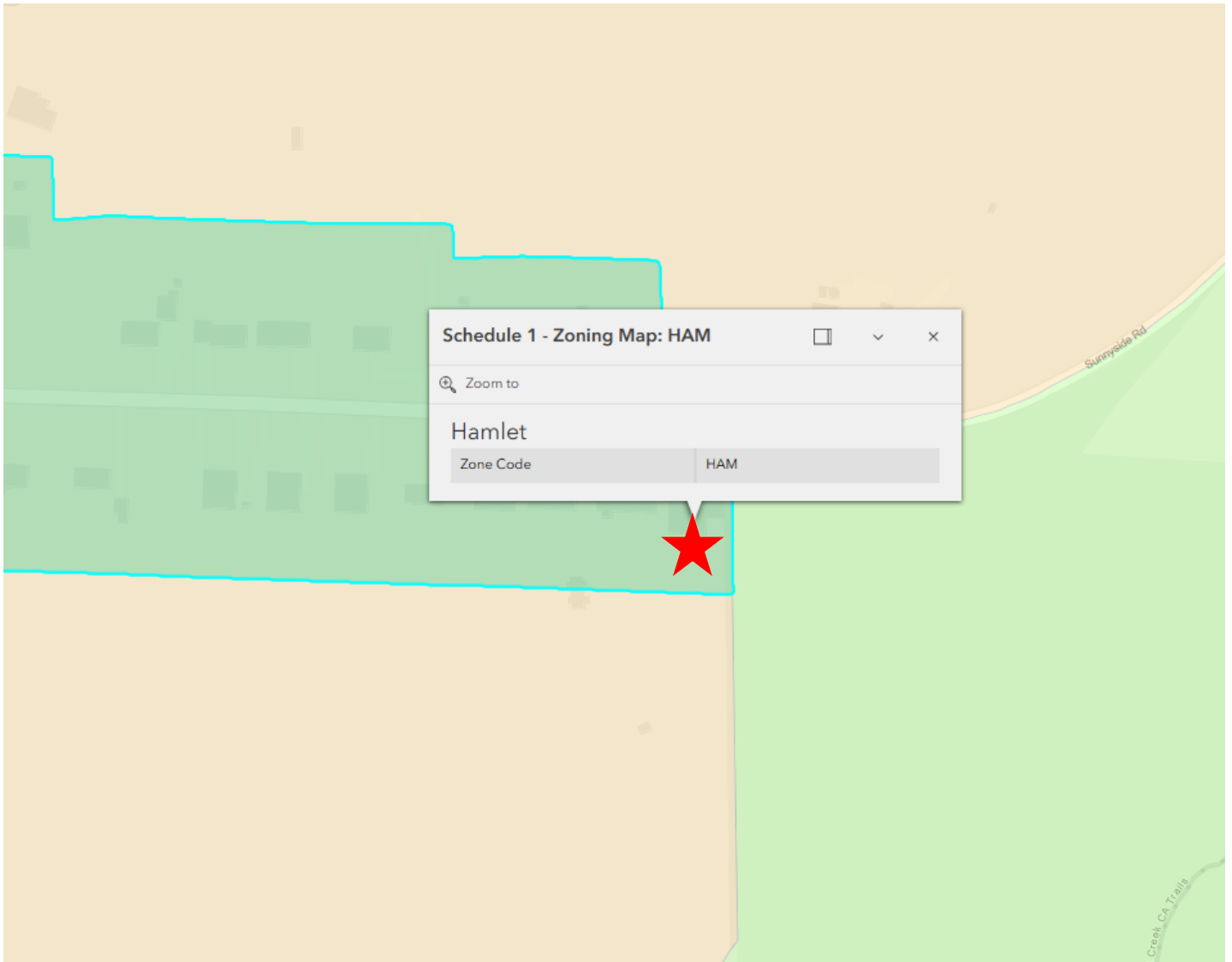


# Zoning Information

## 1380 Sunnyside Road Kingston



HAM – Hamlet Zone



## **Kingston Zoning By-law Number 2022-62**



**Part 1 of 5: Sections 1 to 19**

## Section 8: Rural Zones

### 8.1. All Rural Zones

- 8.1.1.** For the purposes of this By-law, Rural Zones include: Prime Agricultural Area Zone (AG), General Rural Area Zone (RU), Rural Residential Zone (RUR), Limited Service Rural Residential Zone (LSR), Rural Commercial Zone (RC) and Hamlet Zone (HAM).
- 8.1.2.** **Uses** permitted in Rural Zones are limited to the **uses** identified in Table 8.1.2., and are denoted by the symbol “●” in the column applicable to each Zone and corresponding with the row for a specific permitted **use**. Where the symbol “—” is identified in the table, the **use** is not permitted in that Zone.
- 8.1.3.** Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 8.1.2., the following provisions apply:
- 1.** Is permitted only as an **accessory use** to a **principal use** on the **lot**.
  - 2.** New **single detached houses** are permitted only as **accessory uses** where an **agricultural use** is the **principal use** of the **lot**. **Single detached houses** existing as of the date of passing of this By-law are permitted to be **principal uses**.
  - 3.** Despite the definition of **recreation facility**, such **use** may take place outside and is not required to operate wholly within an enclosed **building**.
  - 4.** Is permitted only as a **complementary use** to a **principal agricultural use** on the **lot**.

**Table 8.1.2. - Permitted Uses in the Rural Zones**

Use	AG	RU	RUR	LSR	RC	HAM
Residential dwelling unit in a mixed use building	—	—	—	—	● <sup>1</sup>	●
single detached house	● <sup>2</sup>	●	●	●	● <sup>1</sup>	●
duplex	—	—	—	—	—	●
semi-detached house	—	—	—	—	—	●
Other agricultural sales establishment	—	●	—	—	●	●
agricultural use	●	●	—	—	—	—

Use	AG	RU	RUR	LSR	RC	HAM
agri-tourism	● <sup>4</sup>	● <sup>4</sup>	—	—	—	—
animal care	—	—	—	—	●	●
automobile sales establishment	—	—	—	—	—	●
banquet hall	—	●	—	—	●	●
building supply store	—	—	—	—	—	●
campground	—	—	—	—	●	—
cemetery	—	●	—	—	—	●
community centre	—	●	●	—	●	●
creativity centre	—	—	—	—	—	●
club	—	—	—	—	●	●
day care centre	—	—	—	—	—	●
elementary school	—	●	●	—	—	●
feedmill	—	●	—	—	●	●
fitness centre	—	—	—	—	●	●
forestry use	●	●	—	—	—	—
garden centre	—	—	—	—	●	●
gas station	—	—	—	—	—	●
golf course	—	—	—	—	●	—
grocery store	—	—	—	—	—	●
hotel	—	—	—	—	●	●
kennel	●	●	—	—	—	—
laundry store	—	—	—	—	—	●
library	—	●	●	—	●	●
marina	—	—	—	—	●	—
museum	—	●	●	—	●	●
office	—	—	—	—	● <sup>1</sup>	●
outdoor storage	—	—	—	—	● <sup>1</sup>	● <sup>1</sup>
personal service shop	—	—	—	—	—	●

<b>Use</b>	<b>AG</b>	<b>RU</b>	<b>RUR</b>	<b>LSR</b>	<b>RC</b>	<b>HAM</b>
<b>place of worship</b>	—	●	●	—	●	●
<b>recreation facility</b>	—	—	—	—	● <sup>3</sup>	●
<b>recreational vehicle sales establishment</b>	—	—	—	—	—	●
<b>repair shop</b>	—	—	—	—	—	●
<b>restaurant</b>	—	—	—	—	—	●
<b>retail store</b>	—	—	—	—	● <sup>1</sup>	●
<b>rural use</b>	● <sup>1</sup>	●	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>
<b>secondary school</b>	—	—	—	—	—	●
<b>special needs facility</b>	—	—	—	—	—	●
<b>training facility</b>	—	—	—	—	●	—
<b>wellness clinic</b>	—	—	—	—	—	●
<b>wholesale establishment</b>	—	—	—	—	● <sup>1</sup>	● <sup>1</sup>

## 8.7. Hamlet Zone (HAM)

**8.7.1.** The use of any lot or building in the HAM Zone must comply with the provisions of Table 8.7.1.

**Table 8.7.1. – HAM Provisions**

Zoning Provision	Residential uses	dwelling unit in a mixed use building	Non-Residential Uses
1. Minimum lot area (hectares)	1.0	1.0	1.0
2. Minimum lot frontage (metres)	30.0	30.0	30.0
3. Maximum height (metres)	10.7	10.7	10.7
4. Minimum front setback (metres)	6.0	3.0	3.0
5. Minimum rear setback (metres)	7.5	7.5	7.5
6. Minimum exterior setback (metres)	6.0	3.0	3.0
7. Minimum interior setback (metres)	1.2	6.0 <sup>1</sup>	6.0 <sup>1</sup>
8. Minimum landscaped open space	30%	30%	30%
9. Maximum number of principal buildings per lot	1.0	—	—

### Additional Provisions for Lots Zoned HAM

**8.7.2.** In addition to the provisions of Table 8.7.1., uses in the HAM Zone must comply with the following provisions:

1. Where the interior lot line is adjacent to a lot that is not developed with a single detached house, semi-detached house or duplex, there is no minimum interior setback requirement;
2. Where an existing building was originally designed and constructed for a non-residential use, such building is permitted to be converted to a single detached house, semi-detached house or a duplex;
3. Outdoor storage is only permitted as an accessory use to a non-residential use where such lot is not adjacent to a lot that is developed with a single detached house, semi-detached house or duplex, subject to the following provisions:

- (a) **outdoor storage** is only permitted in the **rear yard**; and
  - (b) **outdoor storage** must comply with the setback provisions applicable to the **principal building**.
- 4. Despite Subclause 8.7.2.2., when **outdoor storage** is established under the provisions of this By-law, the subsequent **construction** of a new **single detached house, semi-detached house or duplex**, on an adjacent **lot** does not render such **outdoor storage** non-complying; and
- 5. Despite the minimum **lot area** and **lot frontage** requirements in Table 8.7.1., where a **lot** was created through a plan of subdivision under the **Planning Act** as of the date of passing of this By-law and the **lot area** and/or **lot frontage** are less than what is required by Table 8.7.1., the existing **lot area** and/or **lot frontage** are deemed to comply with this By-law.