

# Zoning Map

25 Riverside Dr, Kingston



RUR – Rural Residential



## **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 **houses** are permitted only as **accessory uses** where an **agricultural use** is the **principal use** of the **lot**. **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**.

(By-Law Number 2022-62; 2024-332)

**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>	●
house	● <sup>2</sup>	●	●	●	● <sup>1</sup>	●
semi-detached house	—	—	—	—	—	●
Other agricultural sales establishment	—	●	—	—	●	●
agricultural use	●	●	—	—	—	—
agri-tourism	● <sup>4</sup>	● <sup>4</sup>	—	—	—	—

Use	AG	RU	RUR	LSR	RC	HAM
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	—	—	—	—	●	●
service 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	—	—	—	—	—	●
place of worship	—	●	●	—	●	●

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

(By-Law Number 2022-62; 2024-332)

## 8.2. Prime Agricultural Area Zone (AG)

8.2.1. The use of any lot or building in the AG Zone must comply with the provisions of Table 8.2.1.

Table 8.2.1. – AG Provisions

Zoning Provision	existing house	all other permitted uses
1. Minimum lot area (hectares)	1.0	40.0
2. Minimum lot frontage (metres)	90.0	90.0
3. Maximum height (metres)	—	—
4. Minimum front setback (metres)	7.6	7.6
5. Minimum rear setback (metres)	7.6	7.6
6. Minimum exterior setback (metres)	7.6	7.6
7. Minimum interior setback (metres)	9.0	12.0
8. Maximum lot coverage	10%	35%
9. Maximum number of principal dwelling units per lot	1.0	—

(By-Law Number 2022-62; 2024-332)

### Additional Provisions for Lots Zoned AG

8.2.2. In addition to the provisions of Table 8.2.1. uses in the AG Zone must comply with the following provisions:

1. When a lot with an agricultural use is enlarged by acquiring another lot with an agricultural use in the RU or AG Zones resulting in a surplus house, a severance application for the surplus house must comply with all zoning provisions of the RUR Zone in Table 8.4.1. The surplus house is deemed to be a permitted use on the severed lot;

(By-Law Number 2022-62; 2024-332)

2. It is intended that agriculture-related uses or on-farm diversified uses that are not permitted as-of-right in the AG Zone may be authorized through a minor variance in accordance with the policies of the Official Plan and subject to, and in accordance with, the provisions of the *Planning Act*; and

### Housing for Seasonal Farm Labour

3. Despite anything to the contrary in this By-law, housing for seasonal farm labour is permitted, subject to the following provisions:
  - (a) A maximum of one **building** is permitted for seasonal farm labour;
  - (b) Housing for seasonal farm labour may be in the form of a **cabin** or a **house**; and
  - (c) Housing for seasonal farm labour must comply with the **setback, height** and **lot coverage** provisions applicable to **houses**.

(By-Law Number 2022-62; 2024-332)

### 8.3. General Rural Area Zone (RU)

8.3.1. The **use** of any **lot** or **building** in the RU Zone must comply with the provisions of Table 8.3.1.

**Table 8.3.1. – RU Provisions**

<b>Zoning Provision</b>	<b>house</b>	<b>all other permitted uses</b>
1. Minimum <b>lot area</b> (hectares)	1.0	(a) <b>agricultural use</b> : 40.0 (b) other <b>uses</b> : 4.0
2. Minimum <b>lot frontage</b> (metres)	60.0	60.0
3. Maximum <b>height</b> (metres)	—	—
4. Minimum <b>front setback</b> (metres)	7.6	7.6
5. Minimum <b>rear setback</b> (metres)	7.6	7.6
6. Minimum <b>exterior setback</b> (metres)	7.6	7.6
7. Minimum <b>interior setback</b> (metres)	9.0	12.0
8. Maximum <b>lot coverage</b>	10%	35%
9. Maximum number of <b>principal dwelling units per lot</b>	1.0	—

(By-Law Number 2022-62; 2024-332)

#### Additional Provisions for Lots Zoned RU

8.3.2. In addition to the provisions of Table 8.3.1. **uses** in the RU Zone must comply with the following provisions:

1. Where a **rural use** is the only **principal use** and no other **principal use** is established on a **lot**, a **building** dedicated to the **rural use**, including the storage of associated vehicles and/or equipment (excluding a **self-storage facility**), is permitted and must comply with the provisions applicable to “all other permitted **uses**” in Table 8.3.1., along with the following provisions:
  - (a) the maximum **gross floor area** is 100 square metres;
  - (b) the maximum **height** is 1 **storey**; and
  - (c) a maximum of 1 **rural use building** is permitted per **lot**.

2. Despite Paragraph 1., where a **rural use** is established on a **lot** that has any other permitted **principal use**, a **building** dedicated to the **rural use** must comply with the provisions applicable to “all other permitted **uses**” in Table 8.3.1.
3. When a **lot** with an **agricultural use** is enlarged by acquiring another **lot** with an **agricultural use** in the RU or AG Zones resulting in a surplus **house**, a severance application for the surplus **house** must comply with all zoning provisions of the RUR Zone in Table 8.4.1. The surplus **house** is deemed to be a permitted **use** on the severed **lot**;  
(By-Law Number 2022-62; 2024-332)
4. Where a **lot** legally existed as of the date of passing of this By-law, is less than 1.0 hectare in area and was developed with a **house** as of the date of passing of this By-law, the standards of the RUR Zone in Table 8.4.1. apply to the **lot**; and
5. It is intended that **agriculture-related uses** or **on-farm diversified uses** that are not permitted as-of-right in the RU Zone may be authorized through a minor variance in accordance with the policies of the Official Plan and subject to, and in accordance with, the provisions of the **Planning Act**; and  
(By-Law Number 2022-62; 2024-332)

### Housing for Seasonal Farm Labour

6. Despite anything to the contrary in this By-law, housing for seasonal farm labour is permitted, subject to the following provisions:
  - (a) A maximum of 1 **building** is permitted for seasonal farm labour;
  - (b) Housing for seasonal farm labour may be in the form of a **cabin** or a **house**; and
  - (c) Housing for seasonal farm labour must comply with the **setback**, **height** and **lot coverage** provisions applicable to **houses**.  
(By-Law Number 2022-62; 2024-332)

## 8.4. Rural Residential Zone (RUR)

8.4.1. The use of any lot or building in the RUR Zone must comply with the provisions of Table 8.4.1.

**Table 8.4.1. – RUR Provisions**

Zoning Provision	House	all other permitted uses
1. Minimum lot area	1.0 hectare	(a) Private Services – 4,000.0 square metres (b) Partial Services – 1,393.6 square metres
2. Minimum lot frontage (metres)	(a) Private Services – 36.5 (b) Partial Services – 30.5	(a) Private Services – 36.5 (b) Partial Services – 30.5
3. Maximum height (metres)	10.7	10.7
4. Minimum front setback (metres)	6.1	6.1
5. Minimum rear setback (metres)	7.5	7.5
6. Minimum exterior setback (metres)	6.1	6.1
7. Minimum interior setback (metres)	1.2	4.5
8. Maximum lot coverage	10%	—
9. Minimum landscaped open space	30%	30%
10. Maximum number of principal buildings per lot	1.0	1.0
11. Maximum number of principal dwelling units per lot	1.0	—

(By-Law Number 2022-62; 2024-332)

### Additional Provisions for Lots Zoned RUR

8.4.2. In addition to the provisions of Table 8.4.1., uses in the RUR Zone must comply with the following provisions:

1. Despite the minimum lot area and lot frontage requirements in Table 8.4.1., 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 8.4.1., the existing **lot area** and/or **lot frontage** are deemed to comply with this By-law.

## 8.5. Limited Service Rural Residential Zone (LSR)

8.5.1. The use of any **lot** or **building** in the LSR Zone must comply with the provisions of Table 8.5.1.

**Table 8.5.1. – LSR Provisions**

<b>Zoning Provision</b>	<b>all permitted uses</b>
1. Minimum <b>lot area</b> (square metres)	As existing on the date of passing of this By-law
2. Minimum <b>lot frontage</b> (metres)	As existing on the date of passing of this By-law
3. Maximum <b>height</b> (metres)	9.0
4. Minimum <b>front setback</b> (metres)	7.5
5. Minimum <b>rear setback</b> (metres)	7.5
6. Minimum <b>exterior setback</b> (metres)	7.5
7. Minimum <b>interior setback</b> (metres)	4.5
8. Maximum <b>lot coverage</b>	15%
9. Maximum number of <b>principal buildings</b> per lot	1.0
10. Minimum <b>landscaped open space</b>	30%
11. Minimum <b>setback</b> from a <b>right-of-way</b> (metres)	7.5
12. Maximum number of <b>principal dwelling units</b> per lot	1.0

## 8.6. Rural Commercial Zone (RC)

**8.6.1.** The use of any **lot** or **building** in the RC Zone must comply with the provisions of Table 8.6.1.

**Table 8.6.1. – RC Provisions**

<b>Zoning Provision</b>	<b>House</b>	<b>all other permitted uses</b>
1. Minimum <b>lot area</b> (hectares)	1.0	1.0
2. Minimum <b>lot frontage</b> (metres)	30.0	(a) <b>Private Services:</b> 45.0 (b) <b>Partial Services:</b> 30.0
3. Maximum <b>height</b> (metres)	12.0	12.0
4. Minimum <b>front setback</b> (metres)	3.0	3.0
5. Minimum <b>rear setback</b> (metres)	7.5	7.5
6. Minimum <b>exterior setback</b> (metres)	3.0	3.0
7. Minimum <b>interior setback</b> (metres)	0.0	0.0 <sup>1</sup>
8. Minimum <b>landscaped open space</b>	10%	10%
9. Maximum number of <b>principal dwelling units</b> per lot	1.0	1.0

(By-Law Number 2022-62; 2024-332)

### Additional Provisions for Lots Zoned RC

**8.6.2.** In addition to the provisions of Table 8.6.1., **uses** in the RC Zone must comply with the following provisions:

- 1.** Where an **interior lot line** abuts a Zone other than a Rural Commercial Zone or Rural Institutional Zone, the minimum **interior setback** is 6.0 metres;
- 2.** **Outdoor storage** is only permitted in the **rear yard**, except for **outdoor storage** associated with a **marina**, which is permitted in any **yard**; and
- 3.** Despite Subclause 2., in the case of an **automobile sales establishment**, **outdoor storage** is permitted provided that it is located a minimum of 1.0 metre from a **street line**.

## 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**

<b>Zoning Provision</b>	<b>Residential uses</b>	<b>dwelling unit in a mixed use building</b>	<b>Non-Residential Uses</b>
1. Minimum <b>lot area</b> (hectares)	1.0	1.0	1.0
2. Minimum <b>lot frontage</b> (metres)	30.0	30.0	30.0
3. Maximum <b>height</b> (metres)	10.7	10.7	10.7
4. Minimum <b>front setback</b> (metres)	6.0	3.0	3.0
5. Minimum <b>rear setback</b> (metres)	7.5	7.5	7.5
6. Minimum <b>exterior setback</b> (metres)	6.0	3.0	3.0
7. Minimum <b>interior setback</b> (metres)	1.2	6.0 <sup>1</sup>	6.0 <sup>1</sup>
8. Minimum <b>landscaped open space</b>	30%	30%	30%
9. Maximum number of <b>principal buildings</b> per <b>lot</b>	1.0	—	—
10. Maximum number of <b>principal dwelling units</b> per <b>lot</b>	2.0	2.0	—

(By-Law Number 2022-62; 2024-332)

### 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 **house**, or **semi-detached house**, 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 **house**, or **semi-detached house**;

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 **house**, or **semi-detached house**, 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 **house**, or **semi-detached house**, 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.

(By-Law Number 2022-62; 2024-332)