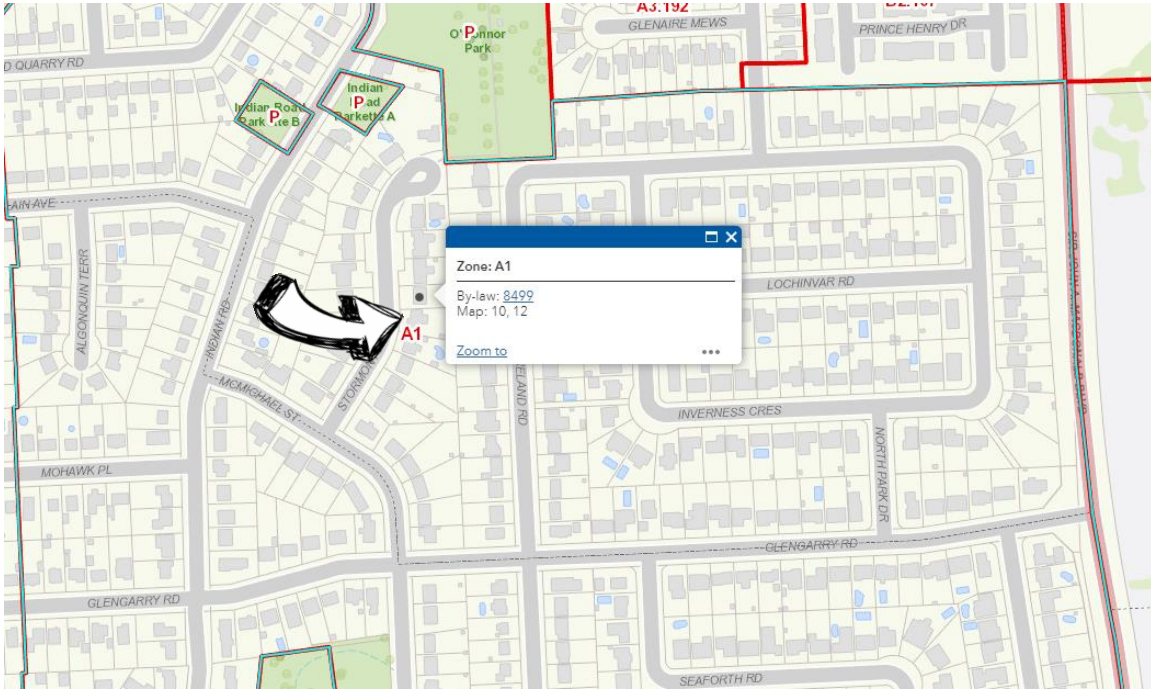


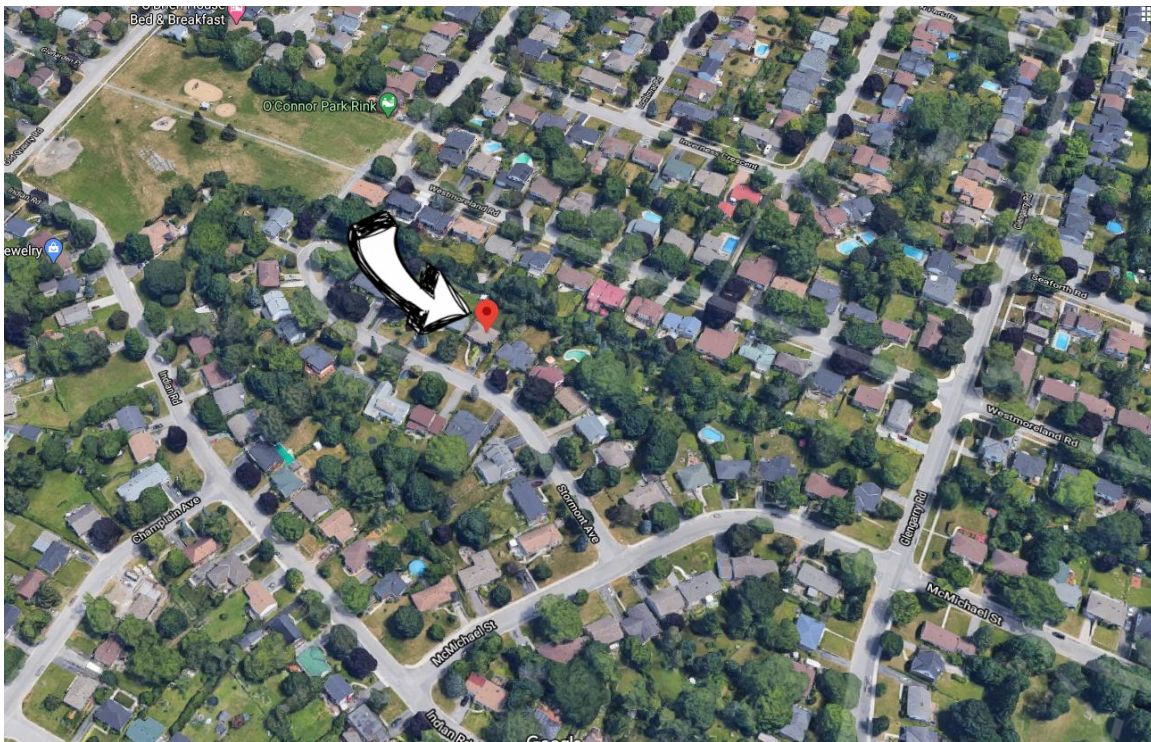
Figure 1- Zoning Map: 31 Stormont Ave Kingston

A1 Residential Zone

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



Google Map:



(l) Parking

As per Section 5.3 of this by-law.

(By-Law Number 83-168 – 1983; 93-200 – 1993)

(m) Loading Areas

As per Section 5.4 of this by-law.

(By-Law Number 87-234 – 1987; 93-200 – 1993)

(n) Amenity Areas (Existing Multiple Unit Dwellings)

Any addition to, or redevelopment of, existing multiple unit dwellings in the "A" Zone shall comply with the Amenity Area requirements of Section 5.27 of this by-law."

(By-Law Number 2005-212 – 2005; 2017-168)

(o) Minimum Percentage of Landscaped Open Space

30 per cent of the total lot area

(By-Law Number 8499; 2017-168)

Section 7: General Provisions for One-Family Dwelling Zone "A1"

7.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in A1 zones:

7.2 The following uses only shall be permitted in A1 Zones:

(a) one-family dwellings,

(b) libraries, art galleries and museums,

l Public or private day schools,

(d) community halls, non-commercial outdoor recreational facilities,

(By-Law Number 8499 – 1975)

l churches, church halls,

- (f) 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)

- (g) accessory buildings to any use permitted in A1 zones.

7.3 The following regulations shall apply to lands, buildings or structures erected in A1 zones:

(By-Law Number 8499 – 1975)

- (a) Maximum Height: 10.7m

- (b) Minimum Front Yard: 7.5m

I Minimum Side Yard Width

- (i) a side yard shall be provided on either side of the main building;
- (ii) the minimum aggregate side yard width shall be no less than 3.6m;
- (iii) each side yard shall not, at any point in its length, be a lesser width than 1.2m.
- (iv) Main buildings other than dwellings or accessory buildings if 4.6m or less high (each side) 3.0m, and for each additional 0.6m in height in excess of 4.6m (each side) 0.3m.
- (v) However, on a corner lot the minimum side yard abutting a street shall be 7.5m."

(By-Law Numbers 8499 – 1979; 2003-279 – 2003)

- (30) Minimum Rear Yard: 6.0m

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

I Minimum Lot Area: 665.0m²

- (f) Minimum Lot Width: 18.0m

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

(g) Loading Areas

As per Section 5.4 of this by-law.

(h) Accessory Buildings

As per Section 5.17 of this by-law.

(30) Parking

As per Section 5.3 of this by-law

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

30 per cent of the total lot area

(By-law 8499; 2017-168)

Section 8: General Provision for One-Family Dwelling Zone "A2"

8.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in A2 zones:

8.2 The following uses only shall be permitted in A2 zones:

(a) one-family dwellings,

(b) libraries, art galleries and museums,

(c) Public or private day schools,

(d) Community halls, non-commercial outdoor recreational facilities,

(e) churches, church halls,

(By-Law Number 8499 – 1975)

(f) 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)

(g) institutions of homes operated or supervised by a Children's Aid Society as defined by the Child Welfare Act, or its legal successor, for the temporary shelter and protection of children,