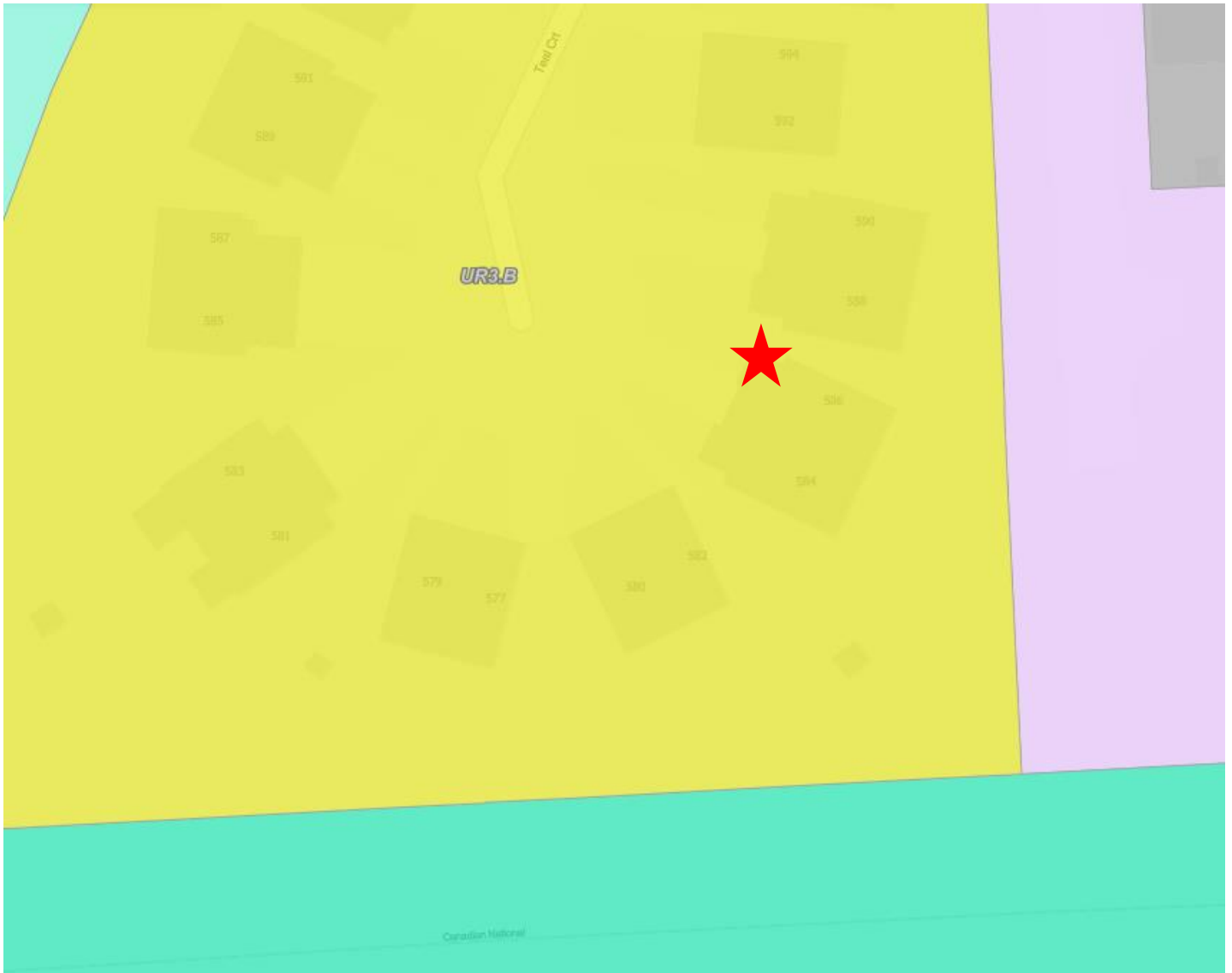


# Zoning Information

## 586 Teal Court, Kingston



UR3.B – Urban Residential Zone

## 11.4. Urban Residential Zone 3 (UR3)

**11.4.1.** The use of any lot or building in the UR3 Zone must comply with the provisions of Table 11.4.1.

**Table 11.4.1. – UR3 Provisions**

| <b>Zoning Provision</b>                          | <b>single detached house, duplex</b>             | <b>semi-detached house</b>   | <b>townhouse</b>   | <b>non-residential buildings</b>  |
|--|--|--|--|---|
| 1. Minimum <b>lot area</b> (square metres)       | —  | —  | —  | —   |
| 2. Minimum <b>lot frontage</b> (metres)          | 10.0   | 9.0 per <b>dwelling unit</b>   | 6.0 per <b>dwelling unit</b>   | 10.0  |
| 3. Maximum <b>height</b> (metres)                | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7 | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7   | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7   | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7  |
| 4. Minimum <b>front setback</b> (metres)         | 6.0  | 6.0  | 6.0  | 6.0   |
| 5. Minimum <b>rear setback</b> (metres)          | 6.75   | 6.75   | 6.75   | equal to the <b>height</b> of the <b>rear wall</b>  |
| 6. Minimum <b>exterior setback</b> (metres)      | 6.0  | 6.0  | 6.0  | 6.0   |
| 7. Minimum <b>interior setback</b> (metres)      | 1.2  | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line:</b> 0 metres | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line:</b> 0 metres | 3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres |
| 8. Minimum aggregate of <b>interior setbacks</b> | —  | —  | —  | —   |
| 9. Minimum <b>landscaped open space</b>          | 30%  | 30%  | 30%  | 30%   |

| <b>Zoning Provision</b>                                  | <b>single detached house, duplex</b> | <b>semi-detached house</b> | <b>townhouse</b> | <b>non-residential buildings</b> |
|--|--------------------------------------|----------------------------|------------------|----------------------------------|
| 10. Maximum <b>lot coverage</b>                          | —                                    | —                          | —                | —                                |
| 11. Maximum number of <b>principal buildings per lot</b> | 1.0                                  | 1.0                        | 1.0              | —                                |
| 12. Maximum <b>building depth</b> (metres)               | —                                    | —                          | —                | —                                |

**11.4.2.** The **use** of any **lot** or **building** in the UR3.A Zone must comply with the provisions of Table 11.4.2.

**Table 11.4.2. – UR3.A Provisions**

| <b>Zoning Provision</b>                          | <b>single detached house, duplex</b>                   | <b>semi-detached house</b>   | <b>townhouse</b>   | <b>non-residential building</b>   |
|--|--|--|--|---|
| 1. Minimum <b>lot area</b> (square metres)       | —  | —  | —  | —   |
| 2. Minimum <b>lot frontage</b> (metres)          | 12.0   | 9.0 per <b>dwelling unit</b>   | 6.0 per <b>dwelling unit</b>   | 12.0  |
| 3. Maximum <b>height</b> (metres)                | (a) <b>flat roof:</b><br>9.0<br>(b) all other:<br>10.7 | (a) <b>flat roof:</b><br>9.0<br>(b) all other:<br>10.7                                       | (a) <b>flat roof:</b><br>9.0<br>(b) all other:<br>10.7                                       | (a) <b>flat roof:</b> 9.0<br>(b) all other:<br>10.7   |
| 4. Minimum <b>front setback</b> (metres)         | 6.0  | 6.0  | 6.0  | 6.0   |
| 5. Minimum <b>rear setback</b> (metres)          | 7.5  | 7.5  | 7.5  | equal to the <b>height</b> of the <b>rear wall</b>  |
| 6. Minimum <b>exterior setback</b> (metres)      | 6.0  | 6.0  | 6.0  | 6.0   |
| 7. Minimum <b>interior setback</b> (metres)      | 1.2  | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line:</b> 0 metres | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line:</b> 0 metres | 3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres |
| 8. Minimum aggregate of <b>interior setbacks</b> | —  | —  | —  | —   |
| 9. Minimum <b>landscaped open space</b>          | 30%  | 30%  | 30%  | 30%   |
| 10. Maximum <b>lot coverage</b>                  | —  | —  | —  | —   |

| <b>Zoning Provision</b>                                  | <b>single detached house, duplex</b> | <b>semi-detached house</b> | <b>townhouse</b> | <b>non-residential building</b> |
|--|--------------------------------------|----------------------------|------------------|---------------------------------|
| 11. Maximum number of <b>principal buildings per lot</b> | 1.0                                  | 1.0                        | 1.0              | —                               |
| 12. Maximum <b>building depth</b> (metres)               | —                                    | —                          | —                | —                               |

**11.4.3.** The **use** of any **lot** or **building** in the UR3.B Zone must comply with the provisions of Table 11.4.3.

**Table 11.4.3. – UR3.B Provisions**

| <b>Zoning Provision</b>                    | <b>single detached house, duplex</b>  | <b>semi-detached house</b>  | <b>townhouse</b>  | <b>non-residential building</b>                  |
|--|---|---|---|--|
| 1. Minimum <b>lot area</b> (square metres) | —   | —   | —   | —  |
| 2. Minimum <b>lot frontage</b> (metres)    | 9.0   | 7.5 per <b>dwelling unit</b>  | 6.0 per <b>dwelling unit</b>  | 9.0  |
| 3. Maximum <b>height</b> (metres)          | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7  | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7  | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7  | (a) <b>flat roof:</b> 9.0<br>(b) all other: 10.7 |
| 4. Minimum <b>front setback</b> (metres)   | (a) Where 2 adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the average <b>front setbacks</b> of adjacent <b>buildings</b><br>(b) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the <b>front setback</b> of adjacent <b>building</b><br>(c) Where no adjacent | (a) Where 2 adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the average <b>front setbacks</b> of adjacent <b>buildings</b><br>(b) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the <b>front setback</b> of adjacent <b>building</b><br>(c) Where no adjacent | (a) Where 2 adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the average <b>front setbacks</b> of adjacent <b>buildings</b><br>(b) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street:</b> the greater of 3.0 metres or the <b>front setback</b> of adjacent <b>building</b><br>(c) Where no adjacent | 6.0  |

| <b>Zoning Provision</b>                                  | <b>single detached house, duplex</b>   | <b>semi-detached house</b>  | <b>townhouse</b>  | <b>non-residential building</b>   |
|--|--|---|---|---|
|  | <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres | <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres          | <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres          |   |
| 5. Minimum <b>rear setback</b> (metres)                  | 6.0  | 6.0   | 6.0   | equal to the <b>height</b> of the <b>rear wall</b>  |
| 6. Minimum <b>exterior setback</b> (metres)              | 2.4  | 2.4   | 2.4   | 2.4   |
| 7. Minimum <b>interior setback</b> (metres)              | 1.2 metres on one side and 0.6 metres on the other side                              | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line</b> : 0 metres | (a) 1.2 metres<br>(b) where a common party wall is located along a <b>lot line</b> : 0 metres | 3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres |
| 8. Minimum aggregate of <b>interior setbacks</b>         | —  | —   | —   | —   |
| 9. Minimum <b>landscaped open space</b>                  | 30%  | 30%   | 30%   | 30%   |
| 10. Maximum <b>lot coverage</b>                          | —  | —   | —   | —   |
| 11. Maximum number of <b>principal buildings</b> per lot | 1.0  | 1.0   | 1.0   | —   |
| 12. Maximum <b>building depth</b>                        | —  | —   | —   | —   |

### **Additional Provisions for Lots Zoned UR3.B**

- 11.4.4.** In addition to the provisions of Table 11.4.3., the **use** of any **lot** or **building** in the UR3.B Zone must comply with the following provisions:
- 1.** Where a **lot** was created through a plan of subdivision under the *Planning Act* or a description under the *Condominium Act, 1998* following the date of passing of this By-law, **development** must comply with the following provisions:
    - (a)** Despite the minimum **front setback** listed in Table 11.4.3., the minimum **front setback** is 3.0 metres; and
    - (b)** Despite the minimum **lot frontage** listed in Table 11.4.3., the minimum **lot frontage** for a **corner lot** is:
      - (i)** 10.3 metres for a **single detached house** or **duplex**;
      - (ii)** 8.8 metres per **dwelling unit** for a **semi-detached house**; and
      - (iii)** 8.6 metres per **dwelling unit** for a **townhouse**.