



PROVINCE OF QUEBEC
TOWN OF KIRKLAND

SECOND DRAFT BY-LAW NO. : 90-58-109

BY-LAW AMENDING ZONING BY-LAW NO. 90-58 IN ORDER TO NO LONGER ALLOW INDUSTRIAL USES OF CLASSES B AND C IN ZONE 317M, TO ADD CLASSES A, B-1, B-3 AND D-1 (COMMERCIAL) AND TO MODIFY CERTAIN PARTICULAR PROVISIONS APPLICABLE TO ZONE 317M

ADOPTION PROCEDURE

Notice of motion:	May 6, 2024
Adoption – Draft:	May 6, 2024
Publication:	May 10, 2024
Public consultation:	May 21, 2024
Adoption – second draft:	June 3, 2024
Publication:	June 7, 2024
Application request:	
Registration procedure:	
Adoption of by-law:	
Certificate of compliance:	
Publication:	
Coming into force:	

- WHEREAS in accordance with section 113 of the *Act respecting Land Use Planning and Development* (Chapter A-19.1), the Town of Kirkland may specify, for each zone, the uses that are authorized or prohibited;
- WHEREAS in accordance with section 356 of the *Towns and Cities Act* (Chapter C-19), notice of motion was given and the draft was filed and adopted at the ordinary sitting of the Municipal Council held on May 6, 2024;
- WHEREAS copies of this draft By-Law have been made available to the public;
- WHEREAS the preamble forms an integral part of this By-Law;

THE MUNICIPAL COUNCIL ORDERS AND DECREES AS FOLLOWS:

SECTION 1

Section 12.18 of *Zoning By-Law No. 90-58* entitled : “Particular Provisions Table : **INDUSTRIAL ZONES**” is amended :

- a) By removing the symbol “●” to lines “Group B” and “Group C” under “PERMITTED USES – INDUSTRIAL” in the column corresponding to the zone **317M**
- b) By adding the symbol “●” to the line “MULTI-TENANT BUILDINGS (12.4)” in the column corresponding to the zone **317M**
- c) By replacing the “FLOOR SPACE INDEX Minimum/Maximum (3.4)” in the column corresponding to the zone **317M** with the following : 0.15/1.5;
- d) By replacing the “NUMBER OF FLOORS” in the column corresponding to the zone **317M** with the following :
- | | |
|---------|---|
| Minimum | 1 |
| Maximum | 6 |
- e) By replacing the “HEIGHT (in m)” in the column corresponding to the zone **317M** with the following :
- | | |
|---------|------|
| Minimum | 5 |
| Maximum | 27.5 |
- f) By adding the following notes at the end of said table:

“NOTES :

- (40) In zone **317M**, a building may be occupied in part by one or more industrial uses and in part by one or more commercial uses.
- (41) In zone **317M** : the authorized commercial uses for each building are :
- Class A commercial uses.
 - Class B-1 commercial uses, but limited to the following uses :
 - Banks;
 - Savings and loans;
 - Finance companies;
 - Medical clinics with or without a pharmacy.
 - Class B-3 commercial uses, but limited to the following uses :
 - Offices of unions or political parties;
 - Employment agencies;
 - Cable distribution companies.

- Class D-1 commercial uses.
- (42) In zone **317M**, establishments classified as Class D-1 commercial shall not be permitted to occupy a single detached structure. A maximum of three (3) establishments of this class are permitted in a building. The floor area of any Class D-1 establishment may not exceed 325 square metres (3500 square feet).
- (43) In zone **317M**, the minimum requirements for floor space used for commercial premises to which the public has access from the outside is 92.9 square metres (1000 square feet).
- (44) In zone **317M**, the minimum requirements for floor space used for commercial premises to which the public has access from the inside is 46.45 square metres (500 square feet).

SECTION 3

This By-Law comes into force in accordance with the law.

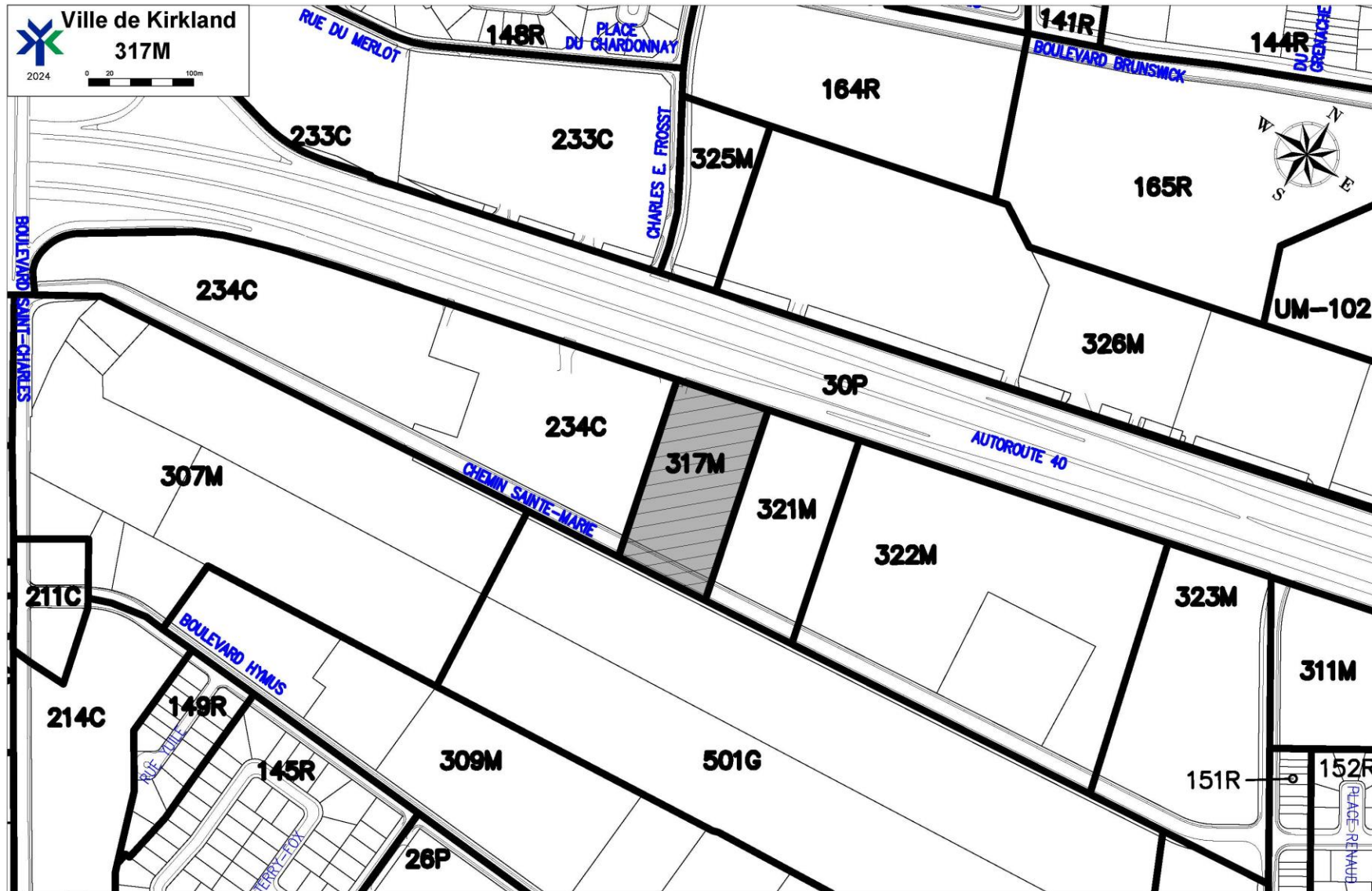
(Michel Gibson)

Mayor

(Annie Riendeau)

Town Clerk and Director of Legal Affairs

SCHEDULE A



SCHEDULE B

Schedule « B » of Regulation 90-58-109
Particular provisions table: **INDUSTRIAL ZONES**

317M

PERMITTED USES - INDUSTRIAL

Group A	●
Group B	
Group C	
Group D	●
Group E	
Group F	
Group G	
Group H	

PERMITTED USES – COMMERCES (authorized: ●)

Class A	● (41)(43)(44)
Class B-1	● (41)(43)(44)
B-2	
B-3	● (41)(43)(44)
Class C-1	
C-2	
C-3	
Class D-1	● (41)(42)(43)(44)
D-2	
D-3	
Class E-1	
E-2	
E-3	
E-4	
E-5	
E-6	
Class F-1	
F-2	
F-3	
F-4	
F-5	
F-6	
F-7	
F-8	
F-9	
F-10	
F-11	
Class G-1	
G-2	
G-3	
G-4	
G-5	
G-6	

G-7 _____
 G-8 _____

FLOOR SPACE INDEX
 Minimum/Maximum (3.4) _____ 0.15/1.5

LOT COVERAGE (in %)
 Minimum _____ 15
 Maximum _____ 50

MINIMUM SETBACKS
 Front _____ 22.8
 Side _____ 7.6/7.6
 Rear _____ 15.2

MULTI-TENANT BUILDINGS (12.4) (authorized: ●) _____ ● (40)

NUMBER OF FLOORS
 Minimum _____ 1
 Maximum _____ 6

HEIGHT (in m)
 Minimum _____ 5
 Maximum _____ 27.5

MINIMUM BUILDING WIDTH (12.7a) _____ 50

ADDITIONAL SPECIFIC PROVISIONS _____ (2)(40)(41)(42)(43)(44)

SUBDIVISION (By-Law # 90-59 Art 3.2a)

Minimum area (in m²) _____ 14000

Minimum frontage and minimum width (in m) _____ 90