



PROVINCE OF QUEBEC
TOWN OF KIRKLAND

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:	June 17, 2024
Registration procedure:	N/A
Adoption of by-law:	July 2, 2024
Certificate of compliance:	N/A
Publication:	July 5, 2024
Coming into force:	July 5, 2024

- 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

