



PROVINCE OF QUEBEC  
TOWN OF KIRKLAND

## **SECOND DRAFT BY-LAW NO. : 90-58-113**

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**BY-LAW AMENDING ZONING BY-LAW NO. 90-58 IN ORDER  
TO CREATE A NEW INDUSTRIAL ZONE 327M FROM PART  
OF THE EXISTING INDUSTRIAL ZONE 315M AND TO  
ESTABLISH SPECIFIC PROVISIONS APPLICABLE FOR  
SAID ZONE 327M**

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### **ADOPTION PROCEDURE**

Notice of motion :	May 5, 2025
Adoption – Draft :	May 5, 2025
Publication :	May 9, 2025
Public consultation :	May 28, 2025
Adoption – second draft :	June 9, 2025
Publication :	June 13, 2025
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* (CQLR, c. A-19.1), the Town of Kirkland may specify, for each zone, the uses that are authorized or prohibited;
- WHEREAS the notice of motion of this By-Law was given and the draft was adopted at the regular sitting of the Municipal Council held on May 5, 2025;
- WHEREAS in accordance with section 356 of the *Cities and Towns Act* (CQLR, c. C-19), copies of this draft By-Law were 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 1.12 of Zoning By-Law No. 90-58 is amended by adding, in paragraph a), the following subparagraph:

“**ZONES 315M and 327M:** the zoning plan is amended as follows: zone **327M** is created from part of zone 315M as shown on an excerpt of the zoning plan signed on April 30, 2025 by the Town Clerk and appended to this By-Law as Schedule 2.45. New zone **327M** thus created correspond to the lot 1 991 253 of the Quebec Cadastre.”

##### SECTION 2

*Zoning By-Law No. 90-58* is amended by adding, as Schedule 2.45, the plan signed on April 30, 2025 by the Town Clerk, referred to in Section 1 above and appended to this By-Law as Schedule A.

##### SECTION 3

Section 12.18 of *Zoning By-Law No. 90-58* entitled “Particular provisions table INDUSTRIAL ZONES” is amended by adding, after the column for zone 326M, the column for new zone **327M**, whose content is provided in Schedule B of this By-Law, and by adding the following note at the end of said table:

“NOTES:

- (46) In zone **327M**, a maximum of five (5) loading and unloading docks shall be permitted within the secondary front setback facing Daniel Street. These docks must respect a minimum distance of 115 metres, measured between the first loading dock and the lot line adjacent to the service road. Additionally, the loading and unloading docks are prohibited in the rear setback.”

##### SECTION 5

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

(Michel Gibson)

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Mayor

(Annie Riendeau)

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Town Clerk and Director of Legal Affairs

SCHEDULE A

Ville de Kirkland  
Annexe 2.45 du Règlement 90-58  
Annexe A du Règlement 90-58-113  
Plan montrant les limites de la zone 327M

Town of Kirkland  
Schedule 2.45 of By-law 90-58  
Schedule A of By-law 90-58-113  
Plan showing the boundaries of zone 327M

Avant / Before



Après / After



Signed for identification purposes, this April 30, 2025

(Annie Riendeau)  
Town Clerk and Director of Legal Affairs

**SCHEDULE B**

Schedule « A » of Regulation 90-58-113  
 Particular provisions table: **INDUSTRIAL ZONES**

**327M**

**PERMITTED USES - INDUSTRIAL**

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

**FLOOR SPACE INDEX**

Minimum/Maximum (3.4)	0.15/0.6
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**LOT COVERAGE (in %)**

Minimum	15
Maximum	55

**MINIMUM SETBACKS**

Front	22.8
Side	7.6/7.6
Rear	15.2

**MULTI-TENANT BUILDINGS (12.4) (authorized: )**

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**NUMBER OF FLOORS**

Minimum	1
Maximum	2

**HEIGHT (in m)**

Minimum	5
Maximum	13.5

**MINIMUM BUILDING WIDTH (12.7a)**

50
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**ADDITIONAL SPECIFIC PROVISIONS**

(2)(38)(46)
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**SUBDIVISION (By-Law # 90-59 Art 3.2a)**

Minimum area (in m <sup>2</sup> )	14000
Minimum frontage and minimum width (in m)	90