



PROVINCE OF QUEBEC
TOWN OF KIRKLAND

SECOND DRAFT BY-LAW NO. : 90-58-114

**BY-LAW AMENDING ZONING BY-LAW NO. 90-58 IN
ORDER TO CREATE A NEW INDUSTRIAL ZONE 328M
FROM PART OF THE EXISTING COMMERCIAL ZONE
239C AND TO ESTABLISH PARTICULAR PROVISIONS
APPLICABLE IN SAID ZONE 328M**

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 239C and 328M**: the zoning plan is amended as follows: zone **328M** is created from part of zone 239C 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 2.46. New zone **328M** thus created correspond to the lot 6 653 451 of the Quebec Cadastre.”

SECTION 2

Zoning By-Law No. 90-58 is amended by adding, as Schedule 2.46, 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 327M, the column for new zone **328M**, whose content is provided in Schedule B of this By-Law, and by adding the following notes at the end of said table:

“NOTES :

- (47) In zone **328M** : the authorized commercial uses for each building are :
- Class B-3 commercial uses, but limited to the following uses :
 - automobile parts and accessories stores (excluding gas bars, service stations and establishments for automobile maintenance and repair or for the installation of automobile parts or equipment).
- (48) In zone **328M**, the floor area of any Class B-3 establishment may not exceed 972.2 m² (10 464.67 pi²).
- (49) Loading and unloading docks are prohibited in the rear setback.”

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

Ville de Kirkland
Annexe 2.46 du Règlement 90-58
Annexe A du Règlement 90-58-114
Plan montrant les limites de la zone 328M

Town of Kirkland
Schedule 2.46 of By-law 90-58
Schedule A of By-law 90-58-114
Plan showing the boundaries of zone 328M

Avant / Before



Après / After



Signed for identification purposes, this April 30, 2025.

(Annie Riendeau)
Town Clerk and Director of Legal Affairs

SCHEDULE B

Schedule « B » of Regulation 90-58-114
Particular provisions table: **INDUSTRIAL ZONES**

328M

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	
Class B-1	
B-2	
B-3	
Class C-1	• (47)(48)
C-2	
C-3	
Class D-1	
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) 0.15/0.5

LOT COVERAGE (in %)

Minimum 15

Maximum 35

MINIMUM SETBACKS

Front 25

Side 7.6/7.6

Rear 40

MULTI-TENANT BUILDINGS (12.4) (authorized:)

NUMBER OF FLOORS

Minimum 1

Maximum 2

HEIGHT (in m)

Minimum 5

Maximum 11

MINIMUM BUILDING WIDTH (12.7a)

50

ADDITIONAL SPECIFIC PROVISIONS

(2)(38)(47)(48)(49)

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

Minimum area (in m²) 14000

Minimum frontage and minimum width (in m) 80

