



PROVINCE OF QUÉBEC
TOWN OF KIRKLAND

SECOND DRAFT BY-LAW NO. : 90-58-117

**BY-LAW AMENDING ZONING BY-LAW NO. 90-58
CONCERNING ZONE 207C**

ADOPTION PROCEDURE

Notice of motion :	April 7, 2026
Adoption –Draft :	April 7, 2026
Publication :	April 10, 2026
Public consultation :	April 23, 2026
Adoption – second draft :	May 4, 2026
Publication :	
Application request :	
Registration procedure :	
Adoption of by-law :	
Certificate of conformity :	
Publication :	
Coming into force :	

WHEREAS Zoning By-law No. 90-58 has been in force since February 28, 1991 and may be amended in accordance with the *Act respecting Land Use Planning and Development* (CQLR, c. A-19.1);

WHEREAS this second draft by-law contains provisions subject to approval by referendum;

WHEREAS in accordance with Section 356 of the *Cities and Towns Act* (CQLR, c. C-19), notice of motion was given and the first draft by-law was tabled and adopted at the regular sitting of the Municipal Council held on April 7, 2026;

WHEREAS copies of this second draft by-law were made available to the public;

WHEREAS the preamble forms an integral part of this by-law;

THE MUNICIPAL COUNCIL ORDAINS AND ENACTS AS FOLLOWS:

SECTION 1

Section 11.18 of Zoning By-law No. 90-58, entitled “Particular provisions table: COMMERCIAL ZONES”, is amended, in the column corresponding to Zone 207C by:

1. The replacement of the number “20” by the number “10” at the line “HEIGHT (in m) (4.8) – Maximum”;
2. The replacement of the number “5” by the number “2” at the line “NUMBER OF FLOORS (4.8) – Maximum”;

All as illustrated in Appendix A.

SECTION 2

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

(Michel Gibson)

Mayor

(Fabienne Gariépy)

Director of legal affairs and Town Clerk

APPENDIX A

Article 11.18
Particular provisions table: **COMMERCIAL ZONES**

207C

PERMITTED USES - COMMERCES (authorized: ●)

Class	A	●
Class	B-1	
	B-2	
	B-3	
Class	C-1	
	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-8	

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)**207C****PERMITTED USES - PUBLIC** (Authorized: ●)

Class A _____

Class B _____

Class C _____

TYPES OF CONSTRUCTION (Authorized: ●)

Detached _____

Semi-detached _____

Contiguous _____

Shopping centres (11.3) _____

Office buildings (11.3) _____ ●

FLOOR SPACE INDEX

Minimum/Maximum (see 3.4) _____

0,2/0,7

MAXIMUM LOT COVERAGE (3.3) _____

50

PARKING IN THE FRONT SETBACK (11.8)

Setback from the right-of-way _____

3

MINIMUM SETBACK (in m) (see 11.1)

Front _____

10,6

Side _____

3,8/3,8

Rear _____

6,1

HEIGHT (in m) (4.8)

Minimum _____

5

Maximum _____

10

NUMBER OF FLOORS (4.8)

Minimum _____

2

Maximum _____

2

MINIMUM BUILDING WIDTH (in m) (see 4.9, 11.4) _____

20

ADDITIONAL SPECIFIC PROVISIONS _____

(13)