



PROVINCE OF QUÉBEC  
TOWN OF KIRKLAND

## **SECOND DRAFT BY-LAW NO.: 90-58-116**

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**BY-LAW AMENDING ZONING BY-LAW NO. 90-58  
CONCERNING MULTI-TENANT BUILDINGS AND ZONE  
309M**

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### **ADOPTION PROCEDURE**

|                            |                  |
|----------------------------|------------------|
| Notice of motion :         | January 12, 2026 |
| Adoption –Projet :         | January 12, 2026 |
| Publication :              | January 16, 2026 |
| Public consultation :      | January 26, 2026 |
| Adoption – second draft :  | February 2, 2026 |
| Publication :              | February 6, 2026 |
| Application request :      |                  |
| Registration procedure :   |                  |
| Certificate of compliance: |                  |
| Adoption of by-law :       |                  |
| 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 first 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 draft by-law was tabled and adopted at the regular sitting of the Municipal Council held on January 12, 2026;

WHEREAS copies of this first 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 12.4 of Zoning By-law No. 90-58, entitled “Multiple-Occupancy Building”, is amended by inserting, after the words “*may be horizontally*”, the words “or vertically”.

**SECTION 2**

Section 12.18 of Zoning By-law No. 90-58, entitled “Particular provisions table: INDUSTRIAL ZONES”, is amended by adding the symbol “●” to the line “MULTI-TENANT BUILDINGS (12.4) (authorized: ●)”, in the column corresponding to Zone 309M, all as illustrated in Appendix A.

**SECTION 3**

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

(Michel Gibson)

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Mayor

(Fabienne Gariépy)

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Director of legal affairs and Town Clerk

APPENDIX A

**SECTION 12.18**

Table of Particular Provisions: **INDUSTRIAL ZONES**

309M

**PERMITTED USES – INDUSTRIAL AND RELATED**

|         |   |
|---------|---|
| Group A | ● |
| Group B | ● |
| Group C | ● |
| Group D | ● |
| Group E |   |
| Group F |   |
| Group G |   |

**FLOOR SPACE INDEX**

|                       |          |
|-----------------------|----------|
| Minimum/Maximum (3.4) | 0,25/0,5 |
|-----------------------|----------|

**LOT COVERAGE (in %)**

|         |    |
|---------|----|
| Minimum | 25 |
| Maximum | 50 |

**MINIMUM SETBACKS**

|       |         |
|-------|---------|
| Front | 10,6    |
| Side  | 7,6/7,6 |
| Rear  | 7,6     |

**MULTI-TENANT BUILDINGS**

|                        |   |
|------------------------|---|
| (12.4) (authorized: ●) | ● |
|------------------------|---|

**NUMBER OF FLOORS**

|         |   |
|---------|---|
| Minimum | 1 |
| Maximum | 2 |

**MAXIMUM HEIGHT (in m)**

|         |    |
|---------|----|
| Minimum | 5  |
| Maximum | 10 |

**MINIMUM BUILDING WIDTH (12.7a)**

|    |
|----|
| 25 |
|----|

**ADDITIONAL SPECIFIC PROVISIONS**

|     |
|-----|
| (2) |
|-----|

**SUBDIVISION (By-law No. 90-59, Section 3.2a)**

|   |      |
|---|------|
| Minimum lot area (m <sup>2</sup> )      | 4200 |
| Minimum frontage and minimum width (m). | 45   |