



PROVINCE OF QUÉBEC
TOWN OF KIRKLAND

BY-LAW NO.: 90-58-116

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

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 20, 2026
Application request :	N/A
Registration procedure :	N/A
Certificate of compliance:	N/A
Adoption of by-law :	March 9, 2026
Publication :	March 13, 2026
Coming into force :	March 13,2026

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)

Mayor

(Fabienne Gariépy)

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
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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: ●)	●
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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 ²)	4200
Minimum frontage and minimum width (m).	45