



PROVINCE OF QUÉBEC  
TOWN OF KIRKLAND

## **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 :	
Adoption – second draft :	
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 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
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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
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**ADDITIONAL SPECIFIC PROVISIONS**

(2)
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**SUBDIVISION (By-law No. 90-59, Section 3.2a)**

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