



PROVINCE OF QUÉBEC  
TOWN OF KIRKLAND

## **BY-LAW NO. : 90-58-117**

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

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DRAFT

### **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 :	
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 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 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 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)

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Mayor

(Fabienne Gariépy)

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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)