



PROVINCE OF QUEBEC
TOWN OF KIRKLAND

BY-LAW NO. : 90-58-113

**BY-LAW AMENDING ZONING BY-LAW NO. 90-58 IN ORDER
TO CREATE A NEW INDUSTRIAL ZONE 327M FROM PART
OF THE EXISTING INDUSTRIAL ZONE 315M AND TO
ESTABLISH SPECIFIC PROVISIONS APPLICABLE FOR
SAID ZONE 327M**

ADOPTION PROCEDURE

Notice of motion :	May 5, 2025
Adoption – Draft :	May 5, 2025
Publication :	May 9, 2025
Public consultation :	May 28, 2025
Adoption – second draft :	June 9, 2025
Publication :	June 13, 2025
Application request :	June 23, 2025
Registration procedure :	N/A
Adoption of by-law :	July 7, 2025
Certificate of compliance :	N/A
Publication :	July 10, 2025
Coming into force :	July 10, 2025

- WHEREAS in accordance with section 113 of the *Act respecting Land Use Planning and Development* (CQLR, c. A-19.1), the Town of Kirkland may specify, for each zone, the uses that are authorized or prohibited;
- WHEREAS the notice of motion of this By-Law was given and the draft was adopted at the regular sitting of the Municipal Council held on May 5, 2025;
- WHEREAS in accordance with section 356 of the *Cities and Towns Act* (CQLR, c. C-19), copies of this draft By-Law were made available to the public;
- WHEREAS the preamble forms an integral part of this By-Law;

THE MUNICIPAL COUNCIL ORDERS AND DECREES AS FOLLOWS:

SECTION 1

Section 1.12 of Zoning By-Law No. 90-58 is amended by adding, in paragraph a), the following subparagraph:

“**ZONES 315M and 327M:** the zoning plan is amended as follows: zone **327M** is created from part of zone 315M as shown on an excerpt of the zoning plan signed on April 30, 2025 by the Town Clerk and appended to this By-Law as Schedule 2.45. New zone **327M** thus created correspond to the lot 1 991 253 of the Quebec Cadastre.”

SECTION 2

Zoning By-Law No. 90-58 is amended by adding, as Schedule 2.45, the plan signed on April 30, 2025 by the Town Clerk, referred to in Section 1 above and appended to this By-Law as Schedule A.

SECTION 3

Section 12.18 of *Zoning By-Law No. 90-58* entitled “Particular provisions table INDUSTRIAL ZONES” is amended by adding, after the column for zone 326M, the column for new zone **327M**, whose content is provided in Schedule B of this By-Law, and by adding the following note at the end of said table:

- “NOTES:
- (46) In zone **327M**, a maximum of five (5) loading and unloading docks shall be permitted within the secondary front setback facing Daniel Street. These docks must respect a minimum distance of 115 metres, measured between the first loading dock and the lot line adjacent to the service road. Additionally, the loading and unloading docks are prohibited in the rear setback.”

SECTION 5

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

(Michel Gibson)

Mayor

(Guy Maginzi)

Assistant Town Clerk

SCHEDULE A

Ville de Kirkland
 Annexe 2.45 du Règlement 90-58
 Annexe A du Règlement 90-58-113
 Plan montrant les limites de la zone 327M

Town of Kirkland
 Schedule 2.45 of By-law 90-58
 Schedule A of By-law 90-58-113
 Plan showing the boundaries of zone 327M

Avant / Before



Après / After



Signed for identification purposes, this April 30, 2025

(Annie Riendeau)
 Town Clerk and Director of Legal Affairs

SCHEDULE B

Schedule « A » of Regulation 90-58-113

Particular provisions table: **INDUSTRIAL ZONES**

327M

PERMITTED USES - INDUSTRIAL

Group A	●
Group B	●
Group C	●
Group D	●
Group E	
Group F	
Group G	
Group H	

FLOOR SPACE INDEX

Minimum/Maximum (3.4) 0.15/0.6

LOT COVERAGE (in %)

Minimum 15

Maximum 55

MINIMUM SETBACKS

Front 22.8

Side 7.6/7.6

Rear 15.2

MULTI-TENANT BUILDINGS (12.4) (authorized: ☐)

●

NUMBER OF FLOORS

Minimum 1

Maximum 2

HEIGHT (in m)

Minimum 5

Maximum 13.5

MINIMUM BUILDING WIDTH (12.7a)

50

ADDITIONAL SPECIFIC PROVISIONS

(2)(38)(46)

SUBDIVISION (By-Law # 90-59 Art 3.2a)

Minimum area (in m²) 14000

Minimum frontage and minimum width (in m) 90