



BY-LAW NO : 90-58-115

BY-LAW AMENDING ZONING BY-LAW NO. 90-58 IN ORDER TO ENSURE CONSISTENCY WITH THE MONTRÉAL AGGLOMERATION LAND USE AND DEVELOPMENT PLAN AS WELL AS WITH THE SPECIAL PLANNING PROGRAM FOR THE REM STATION IN THE TOWN OF KIRKLAND BY ADDING PROVISIONS RELATED TO THE PROTECTION OF WETLANDS OF INTEREST TO BE PRESERVED OR RESTORED, BY REPLACING ZONE 231C (COMMERCIAL) WITH NEW ZONES 167R (RESIDENTIAL), UM-103, UM-104, AND UM-105 (MIXED USES), BY MODIFYING THE BOUNDARIES OF ZONE 30P (PUBLIC), AND BY CREATING NEW PARTICULAR PROVISION TABLES ESTABLISHING SITING STANDARDS AND PERMITTED USES

ADOPTION PROCEDURE

	Notice of motion :	June 9, 2025
:	Adoption –Projet :	June 9, 2025
	Publication :	June 13, 2025
	Public consultation :	July 3, 2025
	Adoption – second draft :	N/A
	Publication :	N/A
	Application request :	N/A
	RegISTRATION procedure :	N/A
	Adoption of by-law :	July 7, 2025
	Certificate of compliance :	
	Publication :	
	Coming into force :	

- WHEREAS in accordance with Section 58 of the *Act respecting Land Use Planning and Development* (CQLR, c. A-19.1), the Town of Kirkland must adopt a concordance by-law to comply with the new requirements of the Land Use and Development Plan of the Montréal Agglomeration;
- WHEREAS in accordance with Section 110.4 of the Act respecting Land Use Planning and Development (CQLR, c. A-19.1), the Town of Kirkland must adopt a concordance by-law to reflect the amendments made to its Urban Plan, namely the integration of the Special Planning Program for the REM Station;
- WHEREAS a notice of motion for this by-law was given at the regular sitting of the Municipal Council held on June 9, 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 draft by-law;

SECTION 1

Section 1.12 of *Zoning By-law No. 90-58* is amended by adding the following paragraph to subsection a) :

« **ZONES UM-103, UM-104, UM-105, 167R and 30P:** the zoning plan is amended as follows: Zone 231C is replaced by new Zones **UM-103, UM-104, UM-105 and 167R, and Zone 30P** is enlarged by incorporating lots 6 274 875 and 6 274 878 and a portion of lots 2 461 441, 2 459 150, 6 274 879 and 6 274 873 into its boundaries, all as illustrated on an excerpt of the zoning plan certified on June 5, 2025, by the Town Clerk and attached to this by-law as Schedule 2.47. The newly created Zones **UM-103, UM-104, UM-105 and 167R** correspond to lot 2 459 002 and a portion of lot 6 274 879 of the Québec cadastre.»

SECTION 2

Zoning By-law No. 90-58 is amended by adding, as Schedule 2.47, the plan certified on June 5, 2025, by the Town Clerk, referred to in section 1 above and attached to this by-law as Appendix A.

SECTION 3

Section 11.18 of *Zoning By-law No. 90-58*, entitled “Table of Special Provisions: COMMERCIAL ZONES,” is amended by removing column 231C between columns 230C and 232C.

SECTION 4

Section 11.18 of *Zoning By-law No. 90-58*, entitled “Table of Special Provisions: COMMERCIAL ZONES,” is amended by deleting note (34).

SECTION 5

Section 10.14 of *Zoning By-law No. 90-58*, entitled “Particular Provisions Table: RESIDENTIAL ZONES,” is amended by adding, after the column concerning Zone 166R, the column concerning the new Zone 167R, the content of which is provided in Appendix B of this by-law, and by adding the following notes at the end of the table:

- « (47) Zone **167R** is subject to a Site Planning and Architectural Integration Program (SPAIP).
- (48) A minimum gross residential density of 30 dwellings/ha and a maximum gross residential density of 45 dwellings/ha apply in Zone 167R. This density is calculated based on the total area of the zone.
- (49) In Zone 167R, the maximum building coverage ratio (in %) is calculated without considering underground or semi-underground parking, provided the floor does not exceed the natural ground level by more than 1.5 m (4.9 ft) and the ground surface is landscaped as a yard.

- (50) In Zone 167R, the above-ground height of underground parking must comply with the requirement set out in paragraph d) of Section 10.16 of this by-law.
- (51) In Zone 167R, the definition of “ground floor” refers to the floor located at a maximum of 1.5 m (4.9 ft) above the average sidewalk level.
- (52) In Zone 167R, the provisions of paragraphs a) and b) of Section 10.5 of this by-law do not apply.
- (53) In Zone 167R, the following specific uses are permitted on the ground floor of a multifamily dwelling, limited to a maximum of two establishments within the zone: daycare services (Class B-2); hair salon (Class B-1); medical clinic (Class B-1); convenience store (Class B-2); health studio (Class B-3); shops and workshops with a maximum floor area of 200 m² and occupied by one of the following specialties: dry cleaner, tailor, shoemaker, upholsterer, milliner, caterer (Class B-3); establishments where the principal activity is the service of meals for on-site consumption, such as restaurants, dining rooms, and cafeterias (Class D-1); establishments where the principal activity is counter service of food or coffee for quick consumption on-site or take-out (Class D-2). No drive-through service is permitted in the zone. The combined floor area of one or two establishments, as applicable, must not exceed 1,000 m². The minimum width of a commercial facade is 6 m.
- (54) Notwithstanding paragraph a) of Section 10.6, the number of off-street parking spaces shall be determined according to the following cumulative requirements :
- i. A minimum of one (1) parking space per dwelling unit is required for a multifamily building. This ratio may be reduced to 0.7 space per dwelling if a car-sharing service is provided within the building. A minimum of five (5) shared vehicles must be available per building. At least 85% of the parking spaces must be located within the building;
 - ii. The project must include visitor parking spaces equal to at least 10% of the required number of residential spaces.
- (55) In Zone 167R, if a non-conforming use protected by acquired rights is abandoned or replaced by a conforming use, the acquired rights associated with the non-conforming use shall be deemed extinguished, and any subsequent use of the land or structure previously occupied by the non-conforming use must comply with this by-law.

Acquired rights may also be extinguished if the non-conforming use ceases or is interrupted for a period of twelve (12) consecutive months.

The replacement or modification of a non-conforming use protected by acquired rights to one of the uses permitted in Zone 231C as of June 8, 2025, shall not be considered abandonment, replacement, or prohibited modification within the meaning of Section 9.7 of *Zoning By-law No. 90-58*, as these uses are deemed to be of the same nature and type and are themselves protected by acquired rights.

The specific provisions set out herein shall prevail over any inconsistent provisions contained in “Chapter 9 – Non-conforming Constructions and Uses” of *Zoning By-law No. 90-58* with respect to Zone 167R »

SECTION 6

Chapter 15 of *Zoning By-law No. 90-58*, entitled “Particular Provisions Table: MIXED USE,” is amended by adding, after the column concerning Zone UM-102, columns concerning the new Zones UM-103, UM-104 and UM-105, the content of which is provided in Appendix C of this by-law, and by adding the following footnotes at the end of the table:

- (14) Notwithstanding paragraph a) of Section 10.6, the number of off-street parking spaces shall be determined according to the following cumulative requirements :
- i. A minimum of one (1) parking space per dwelling unit is required for a multifamily building. This ratio may be reduced to 0.7 space per dwelling unit if a car-sharing service is provided within the building. A minimum of five (5) shared vehicles must be available per building. At least 85% of the parking spaces must be located inside the building;

- ii. The project must include visitor parking spaces equal to at least 10% of the required number of residential spaces.
- (15) In this zone, undersized parking spaces are authorized up to a maximum of 2% of the parking spaces, including undersized parking spaces that are part of a tandem space.
- (16) In this zone, tandem parking spaces are authorized up to a maximum of 10% of the parking spaces.
- (17) A minimum gross residential density of 30 dwellings/ha and a maximum gross residential density of 30 dwellings/ha applies in Zone UM-103. This density is calculated based on the total area of the zone.
- (18) A minimum gross residential density of 60 dwellings/ha and a maximum gross residential density of 130 dwellings/ha applies in Zone UM-104. This density is calculated based on the total area of the zone.
- (19) A minimum gross residential density of 60 dwellings/ha and a maximum gross residential density of 260 dwellings/ha applies in Zone UM-105. This density is calculated based on the total area of the zone.
- (20) In Zones UM-103, UM-104 and UM-105, use F-10 is permitted, but only for the following purpose: the establishment of a 200-space parking lot by the site owner in collaboration with the Town of Kirkland. At least one access point to the parking facilities must be located no more than 350 metres from an entrance to the Kirkland Station. »

SECTION 7

Chapter 15 of *Zoning By-law No. 90-58* is amended by replacing footnotes (6) to (13) following the “Particular Provisions Table: MIXED USE” with the following:

- « (6) Zones **UM-102, UM-103, UM-104** and **UM-105** are subject to a Site Planning and Architectural Integration Program (SPAIP).
- (7) In Zone **UM-102**, the minimum lot area is 1,100 square metres (11,840.3 sq. ft.). The minimum lot width and minimum frontage width is 23 m (75.4 ft).
- (8) Multifamily and mixed-use residential buildings are permitted in Zones **UM-102, UM-103, UM-104 and UM-105**. In a mixed-use building, a commercial use may not be located above a residential use.

The following particular provisions are applicable to these zones :

- a) Permitted commercial uses are :
 - Class A commercial uses, but limited to the following uses :
 - Professional services offices ;
 - Offices of medical services professionals and medical clinics (by appointment).
 - Class B-1 commercial uses, but limited to the following uses :
 - Natural food stores;
 - Bakeries;
 - Fruit stores;
 - Cheese shops;
 - Bookstores;
 - Art galleries;
 - Jewellery stores;
 - Flower shops;
 - Banks;
 - Savings and loans;
 - Hairdressers and beauty parlors;
 - Medical clinics with or without a pharmacy. Les boutiques d'aliments naturels ;
 - Class B-2 commercial uses, but limited to the following uses :

- Convenience stores;
 - Société des alcools du Québec outlets;
 - Travel agencies;
 - Dairy product stores/creameries;
 - Decoration stores;
 - Photography studios;
 - Clothing/shoe stores;
 - Child day care services.
 - Class B-3 commercial uses, but limited to the following uses :
 - Cleaners;
 - Health studios;
 - Small food markets.
 - Class D-1 and D-2 commercial uses.
 - Class E-4 commercial uses.
- b) The minimum area intended for commercial purposes shall be 70 m² (753.5 sq. ft.) with a minimum facade of 6 m (19.6 ft).
- c) A commercial establishment located on the ground floor of a building is entitled to one sign, with a maximum area of 3 m² (32.3 sq. ft.). The sign must be compatible with the residential use and is subject to a SPAIP.
- d) Mechanical equipment such as ventilation systems, tanks or other components must be located on the roof only. They must not be located less than 6 m (19.6 ft) from any building façade.
- e) Mechanical devices and mechanical components of the building located on the roof may not exceed the roof line of the building by more than 3 m (9.8'); where their height exceeds 1.2 m (3.93'), they shall be hidden by a screen.
- f) In Zones **UM-103, UM-104 and UM-105**, notwithstanding paragraph d) of note (8), mechanical devices such as ventilation systems, reservoirs or other equipment may be installed elsewhere than on the roof. However, such equipment must not be visible from public or private roads. It must be architecturally integrated and is subject to a SPAIP.
- g) In addition to the above, the following uses are also permitted in Zones **UM-103, UM-104 and UM-105**: all Class B-1, B-2 and B-3 uses; restaurants, dining rooms and cafeterias (Class D-1); counter service food or coffee establishments for quick consumption on-site or take-out (Class D-2); pet shops and veterinary clinics for small animals, excluding the sale of pets such as cats and dogs (Class G-2); veterinarian (Class G-3); sale of plants/fruits and vegetables (Class G-4). No drive-through service is permitted in these zones.
- (9) In Zones **UM-102, UM-103, UM-104 and UM-105**, the maximum lot coverage ratio (as a %) is calculated without considering an underground or semi-underground parking garage, provided the floor does not exceed the natural ground level by more than 1.5 m (4.9 ft) and the ground area is used as a yard.
- (10) In Zones **UM-102, UM-103, UM-104 and UM-105**, the above-ground height of underground parking must not exceed the average sidewalk level by more than 1.5 m (4.9 ft).
- (11) In Zones **UM-102, UM-103, UM-104 and UM-105**, the definition of “ground floor” refers to the floor located at a maximum of 1.5 m (4.9 ft) above the average sidewalk level.
- (12) In Zones **UM-102, UM-103, UM-104 and UM-105**, all new public utility services must be buried in accordance with the applicable regulations of the responsible authorities.
- (13) In Zones **UM-102, UM-103, UM-104 and UM-105**, the provisions of paragraphs a) and b) of Section 10.5 of this by-law do not apply »

SECTION 8

Zoning By-law No. 90-58 is amended by replacing paragraph i) of Section 5.6 with the following paragraph:

« i) In a protected natural area or one in the process of being designated as such, as identified in the “Ecologically Significant Areas” map appended to the Urban Plan, in a wetland of interest for protection or restoration, as identified in the “Wetlands of Interest” map appended to the Urban Plan, or within a 100-metre buffer zone prohibiting the planting of invasive species surrounding either a protected or potentially protected natural area or a wetland of interest, the planting of the following species is strictly prohibited :

- Garlic mustard (*Alliaria petiolata*)
- Reed canary grass (*Phalaris arundinacea*)
- Wild chervil (*Anthriscus sylvestris*)
- Giant hogweed (*Heracleum mantegazzianum*)
- Flowering rush (*Butomus umbellatus*)
- Water chestnut (*Trapa natans*)
- Dog-strangling vine or Russian swallow-wort (*Cynanchum rossicum*)
- Black swallow-wort (*Cynanchum louiseae*)
- Goutweed (*Aegopodium podagraria*)
- Box elder (*Acer negundo*)
- Norway maple (*Acer platanoides*)
- Hedge bedstraw (*Galium mollugo*)
- Reed mannagrass (*Glyceria maxima*)
- European frog-bit (*Hydrocharis morsus-ranae*)
- Himalayan balsam (*Impatiens glandulifera*)
- Yellow iris (*Iris pseudacorus*)
- Amur silvergrass (*Miscanthus sacchariflorus*)
- Chinese silvergrass (*Miscanthus sinensis*)
- Eurasian watermilfoil (*Myriophyllum spicatum*)
- Glossy buckthorn (*Frangula alnus*)
- Common buckthorn (*Rhamnus cathartica*)
- Siberian elm or Chinese elm (*Ulmus pumila*)
- Periwinkle (*Vinca minor*)
- White poplar (*Populus alba*)
- Bohemian knotweed (*Fallopia × bohemica*)
- Sakhalin knotweed (*Fallopia sachalinensis*)
- Japanese knotweed (*Fallopia japonica*)
- Black locust (*Robinia pseudoacacia*)
- Great yellowcress (*Rorippa amphibia*)
- Common reed (*Phragmites australis*)
- Multiflora rose (*Rosa multiflora*)
- Rugosa rose (*Rosa rugosa*)
- Purple loosestrife (*Lythrum salicaria*). »

SECTION 9

Zoning By-law No. 90-58 is amended by adding the following Section 5.17 :

« 5.17 Provisions Related to Wetlands of Interest for Protection or Restoration

a) Prohibition of Encroachment in a Wetland and Its Protection Area

In a wetland of interest for protection or restoration and in its protection area, as identified in the “Wetlands of Interest” map appended to the Urban Plan, any land use, construction including reconstruction and expansion, any work, or any activity involving excavation, filling, or displacement of humus or non-invasive native vegetation is prohibited, except :

1. For the purpose of widening an existing roadway;
2. For the purpose of establishing an electricity, gas, telecommunications, cable distribution network, water or sewer service, or a railway;
3. For the purpose of establishing a major road project or public transit infrastructure projected in the Agglomeration of Montreal’s Land Use and Development Plan;
4. For the purpose of establishing a metropolitan interest facility projected in the Montreal Metropolitan Community’s Metropolitan Land Use and Development Plan or an agglomeration interest facility projected in the Agglomeration of Montreal’s Land Use and Development Plan;

5. For the purpose of establishing infrastructure or equipment that was subject to an agreement before December 21, 2023;
6. For the purpose of maintenance, restoration, or creation of a wetland or protection area;
7. A use, construction, or work related to nature observation and interpretation, under the following conditions :
 - i. In a wetland, constructions and works are carried out above ground and on stilts;
 - ii. Excavation or filling activities are authorized only for ground anchoring elements;
 - iii. In the protection area, trails are a maximum width of 4 meters and, like other ground constructions or works, are made with permeable surfaces;
 - iv. In the protection area, buildings are constructed without foundations and in a manner that allows free water flow;
8. A fence or hedge separating a property or part of it from another property under the following conditions :
 - i. The fence or hedge must be located outside the wetland, unless it separates the property or part of it from a roadway or public space;
 - ii. The fence must be openwork and allow free water flow;
 - iii. Excavation or filling activities are authorized only for ground anchoring elements;
9. The reconstruction or expansion of an existing main building as of December 21, 2023, provided there is no additional encroachment into the protection area and the wetland. Excavation or filling activities are authorized but must be limited to what is required for the reconstruction or expansion of the building;
10. The construction including reconstruction and expansion of an accessory building to an existing main building as of December 21, 2023, under the following conditions :
 - i. The building or its expansion must be constructed without foundations and allow free water flow;
 - ii. The building or its expansion must be located more than 10 meters from the wetland;
11. The reconstruction of a vehicular access road or an outdoor parking area serving an existing main building as of December 21, 2023, provided it is made of permeable materials. Excavation or filling activities are authorized but must be limited to what is required for the reconstruction of the vehicular access road or outdoor parking area.

Notwithstanding the above, for land located outside a wetland of interest for protection or restoration, as identified in the “Wetlands of Interest” map appended to the Urban Plan, and upon demonstration that the land is legally occupied and fully developed, a new land use, new work, and new construction, including any reconstruction and expansion, are authorized in the protection area.

b) Encroachment in a Wetland Protection Area

Notwithstanding the prohibition of encroachment in a wetland and its protection area, for undeveloped land, land use, construction, work, and activities involving excavation, filling, or displacement of humus or non-invasive native vegetation are authorized to encroach in the protection area if the following conditions are met :

1. The cadastral delimitation is prior to December 21, 2023;
2. The building coverage ratio on the entire land must be less than 25%;
3. Buildings must allow free water flow;
4. A vehicular access road and an outdoor parking, loading, or unloading area serving a main building must be made of permeable materials;

5. Excavation, filling, or displacement activities of humus or non-invasive native vegetation must be limited to what is required for the establishment of a main building, vehicular access road, and, if no other space is available elsewhere on the land, an outdoor area for an accessory use to the main use, such as an outdoor parking area and a relaxation area;
6. The work does not encroach into a 10-meter protection strip around the wetland;
7. The site planning and architectural integration plan of the project or planned work is approved in accordance with the provisions of *By-law No. PIIA-2022-55 on Site Planning and Architectural Integration Plans*.

c) Obligation to Fence

In the protection area of a wetland of interest for protection or restoration, as identified in the “Wetlands of Interest” map appended to the Urban Plan, the riverside side of a constructed property that does not encroach on the wetland must be fenced without openings or access to the wetland.

d) Prohibited Planting of Invasive Species

In accordance with Section 5.6 of this by-law, in a wetland of interest for protection or restoration, as identified in the “Wetlands of Interest” map appended to the Urban Plan, or within a 100-meter buffer zone prohibiting the planting of invasive species surrounding a wetland of interest for protection or restoration, the planting of the following species is prohibited :

- Garlic mustard (*Alliaria petiolata*)
- Reed canary grass (*Phalaris arundinacea*)
- Wild chervil (*Anthriscus sylvestris*)
- Giant hogweed (*Heracleum mantegazzianum*)
- Flowering rush (*Butomus umbellatus*)
- Water chestnut (*Trapa natans*)
- Dog-strangling vine or Russian swallow-wort (*Cynanchum rossicum*)
- Black swallow-wort (*Cynanchum louiseae*)
- Goutweed (*Aegopodium podagraria*)
- Box elder (*Acer negundo*)
- Norway maple (*Acer platanoides*)
- Hedge bedstraw (*Galium mollugo*)
- Reed mannagrass (*Glyceria maxima*)
- European frog-bit (*Hydrocharis morsus-ranae*)
- Himalayan balsam (*Impatiens glandulifera*)
- Yellow iris (*Iris pseudacorus*)
- Amur silvergrass (*Miscanthus sacchariflorus*)
- Chinese silvergrass (*Miscanthus sinensis*)
- Eurasian watermilfoil (*Myriophyllum spicatum*)
- Glossy buckthorn (*Frangula alnus*)
- Common buckthorn (*Rhamnus cathartica*)
- Siberian elm or Chinese elm (*Ulmus pumila*)
- Periwinkle (*Vinca minor*)
- White poplar (*Populus alba*)
- Bohemian knotweed (*Fallopia × bohemica*)
- Sakhalin knotweed (*Fallopia sachalinensis*)
- Japanese knotweed (*Fallopia japonica*)
- Black locust (*Robinia pseudoacacia*)
- Great yellowcress (*Rorippa amphibia*)
- Common reed (*Phragmites australis*)
- Multiflora rose (*Rosa multiflora*)
- Rugosa rose (*Rosa rugosa*)
- Purple loosestrife (*Lythrum salicaria*). »

SECTION 10

Zoning By-law No. 90-58 is amended by the addition of the following Section 10.17:

« **Special Provisions for Zones 167R, UM-103, UM-104 and UM-105**

A minimum gross residential density of 60 dwellings/ha and maximum gross residential density of 120 dwellings/ha applies to the site composed of Zones 167R, UM-103, UM-104, and UM-105. This density is calculated based on the total area of the site defined by the combined zones.

The maximum building height includes elevators located on the roof.

In Zones 167R and UM-103, a vegetated buffer zone with a minimum width of 30 metres must be maintained along Elkas Boulevard, except where a passage for vehicles and active transportation will be developed. »

SECTION 11

Appendix 1 – DEFINITIONS of *Zoning By-law No. 90-58* is amended by the insertion of the following :

1. Before the definition of 'PARKING AREA', the following definition is inserted:

« WETLAND PROTECTION AREA :

A 30-metre-wide strip of land bordering a wetland of interest for protection or restoration, as identified in the "Wetlands of Interest" map appended to the Urban Plan. »

2. Before the definition of 'BALL NET', the following definition is inserted:

« WETLAND CHARACTERIZATION STUDY :

A study aimed at determining the exact boundaries of a wetland and its protection area, carried out by a qualified expert in the field and in accordance with the requirements set out in Appendix 2 of Permit and Certificate By-law No. 90-61. For the purposes of this by-law, the boundaries of a wetland established through a characterization study shall prevail over those shown in the 'Wetlands of Interest' map appended to the Urban Plan. »

SECTION 12

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

(Michel Gibson)

Mayor

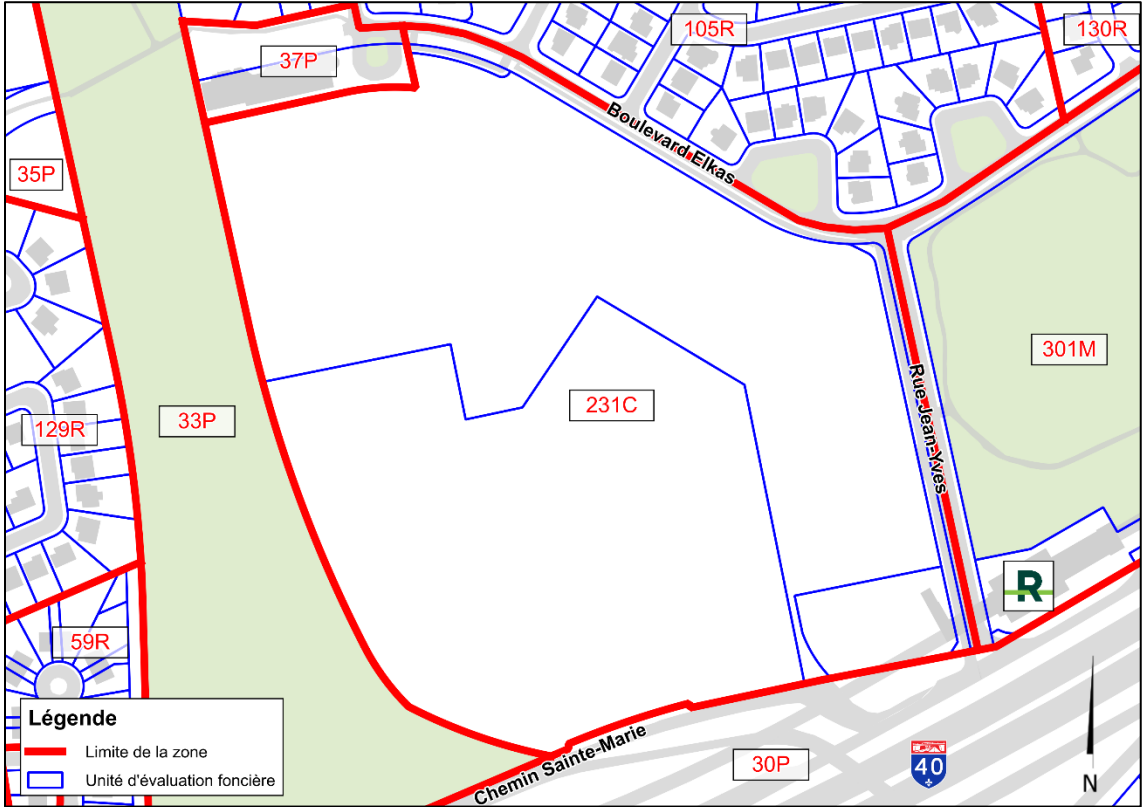
(Guy Maginzi)

Assistant Town Clerk

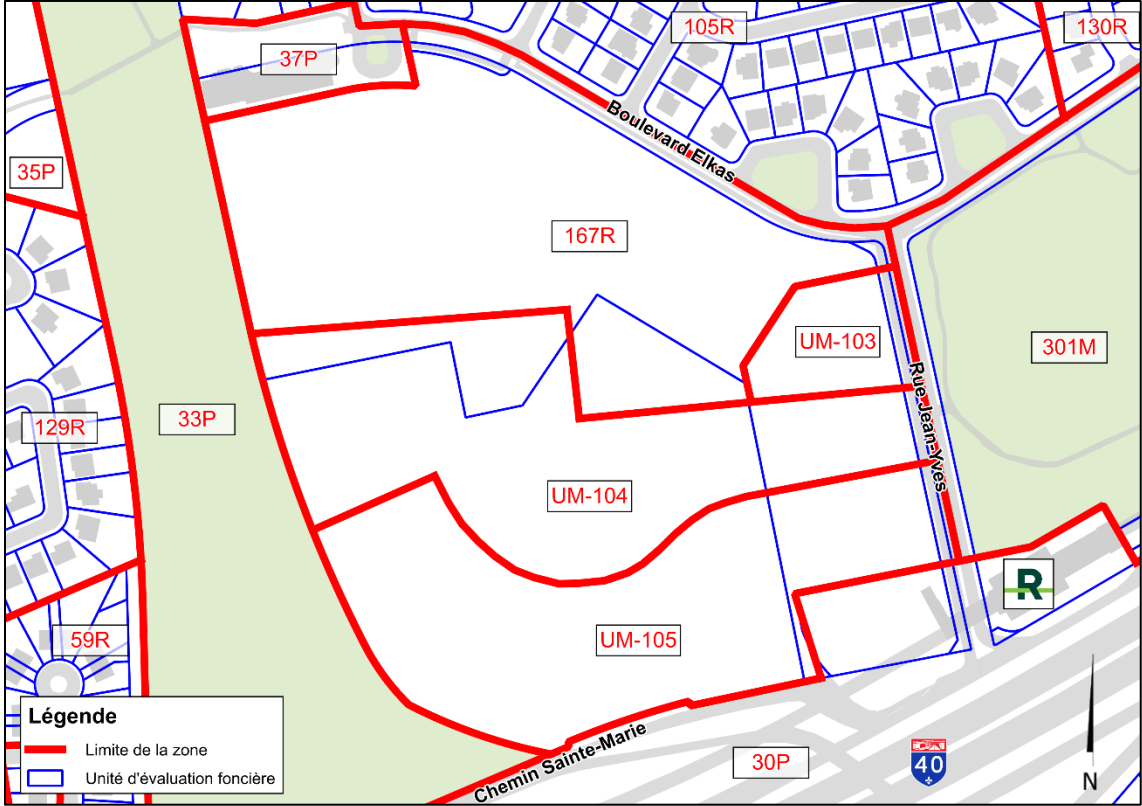
APPENDIX A

Town of Kirkland
Appendix 2.47 of by-law 90-58
Appendix A of by-law 90-58-115
Plan showing the boundaries of the zones UM-103, UM-104, UM-105, 167R et 30P

Avant / Before



Après / After



Signed for identification purposes, this June 5, 2025

Town Clerk of the Town of Kirkland

APPENDIX B

PERMITTED USES - RESIDENTIAL (see 2.3) (authorized: •)

167R

Class A : single-family

- detached

- semi-detached

- row

Classe B : duplex/triplex

- detached

- semi-detached

- row

Classe C : multifamily

- detached

- semi-detached

- row

FLOOR SPACE INDEX

Minimum/Maximum (see 3.4)

1,2/3,6

MAXIMUM LOT COVERAGE (in %)

60

MINIMUM SETBACKS (en m)

Front

3

Side

5/5

Rear

5

FLAT ROOFS (Prohibited : X)

HEIGHT (in m)

Minimum

8

Maximum

26

NUMBER OF FLOORS

Minimum

2

Maximum

6

MINIMUM BUILDING WIDTH (see 10.3a)

16

MIN. HABITABLE FLOOR AREA (voir 10.3b)

40

SUBDIVISION (by-law # 90-59 Art. 3.1b)

Minimum area (in sq.m)

2000

Minimum frontage and minimum width (in m)

30

ADDITIONAL SPECIFIC PROVISIONS

(37)(38)(39)(40)(41)(46)
(47)(48)(49)(50)(51)(52)(53)(54)(55)

APPENDIX C

PERMITTED USES - COMMERCES <i>(authorized: •)</i>		UM-103	UM-104	UM-105
Class	A	•	•	•
	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	•	•	•
Class	F-11			
	G-1			
	G-2			
	G-3			
	G-4			
	G-5			
	G-6			
	G-7			
	G-8			

	UM-103	UM-104	UM-105
PERMITTED USES - RESIDENTIAL (see 2.3) (authorized: ●)			
Class C: multifamily			
- detached	●	●	●
- semi-detached	●	●	●
- row	●	●	●
TYPES OF CONSTRUCTION (authorized: ●)			
Detached	●	●	●
Semi-detached	●	●	●
Contiguous	●	●	●
Shopping centres (11.3)			
Office buildings (11.3)			
FLOOR SPACE INDEX			
Minimum/Maximum (see 3.4)			
MAXIMUM LOT COVERAGE (3.3)	70	80	80
PARKING IN THE FRONT SETBACK (11.8)			
Setback from the right-of-way	3	3	3
MINIMUM SETBACKS (in m) (see 11.1)			
Front	3	3	3
Side	5	5	5
Rear	5	5	5
HEIGHT (in m) (4.8)			
Minimum	3	12	20
Maximum	15.5	40	54
NUMBER OF FLOORS (4.8)			
Minimum	1	4	6
Maximum	3	10	14
MINIMUM BUILDING WIDTH (in m) (see 4.9, 11.4)	30	30	30
ADDITIONAL SPECIFIC PROVISIONS	(6)(8)(9)(10) (11)(12)(13)(14) (15)(16)(17)(20)	(6)(8)(9)(10) (11)(12)(13)(14) (15)(16)(18)(20)	(6)(8)(9)(10) (11)(12)(13)(14) (15)(16)(19)(20)