

Article 11.18

Particular provisions table: **COMMERCIAL ZONES**

		201 _C	202 _C	203 _C	204 _C	205 _C	206 _C
PERMITTED USES - COMMERCES <i>(authorized: ●)</i>							
Class	A		●	●(1)		●	
Class	B-1	●	●	●		●	
	B-2	●	●	●	●(35)		●(35)
	B-3	●		●			
Class	C-1		●				
	C-2						
	C-3		●	●			
Class	D-1	●(18)	●(12)	●		●	
	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						

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

	201 _C	202 _C	203 _C	204 _C	205 _C	206 _C
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) _____	0,2/0,5	0,2/1,0	0,2/0,5	0,05/0,25	0,2/0,5	0,05/0,25
MAXIMUM LOT COVERAGE (3.3) _____	35	50	50	25	50	25
PARKING IN THE FRONT SETBACK (11.8)						
Setback from the right-of-way _____	3	3	0	3	3	3
MINIMUM SETBACK (in m) (see 11.1)						
Front _____	10,6(3)	10,6(3)	10,6	10,6	10,6	10,6
Side _____	3,8/3,8	3,8/3,8	3,8/3,8	3(5)	3,8/3,8	3(5)
Rear _____	6,1	6,1	6,1	3(5)	6,1	3(5)
HEIGHT (in m) (4.8)						
Minimum _____	5	5	5	3	4	3
Maximum _____	10	15	10	6	28	6
NUMBER OF FLOORS (4.8)						
Minimum _____	1	1	1	1	1	1
Maximum _____	2	4	2	1	7	1
MINIMUM BUILDING WIDTH (in m) (4.9,11.4) _____	20	25	-	(6)	20	(6)
ADDITIONAL SPECIFIC PROVISIONS _____	(13)	(13)	(4)(13)	(13)(35)	(7)(13)	(13)(35)

Article 11.18
 Particular provisions table: **COMMERCIAL ZONES**

		207 _C	208 _C	209 _C	210 _C	211 _C
PERMITTED USES - COMMERCES <i>(authorized: ●)</i>						
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)

	207 _C	208 _C	209 _C	210 _C	211 _C
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	0,2/0,7	0,2/0,7	0,8/1,0	0,05/0,25
MAXIMUM LOT COVERAGE (3.3) _____	50	50	50	35	25
PARKING IN THE FRONT SETBACK (11.8)					
Setback from the right-of-way _____	3	3	5	3	3
MINIMUM SETBACK (in m) (see 11.1)					
Front _____	10,6	10,6	10,6	(22)	10,6
Side _____	3,8/3,8	3,8/3,8	3,8/3,8	(22)	3(5)
Rear _____	6,1	6,1	6,1	(22)	3(5)
HEIGHT (in m) (4.8)					
Minimum _____	5	5	5	5	3
Maximum _____	10	10	36	20	6
NUMBER OF FLOORS (4.8)					
Minimum _____	2	2	1	1	1
Maximum _____	2	2	12	5	1
MINIMUM BUILDING WIDTH (in m) (see 4.9,11.4) _____	20	20	-	20	(6)
ADDITIONAL SPECIFIC PROVISIONS _____	(13)	(13)	(8)(13)	(23)(24)	(5)(13)(14)

Article 11.18
Particular provisions table: **COMMERCIAL ZONES**

		212 _C	213 _C	214 _C	215 _C	216 _C ⁽²⁾	217 _C (Repealed)
PERMITTED USES - COMMERCES <i>(authorized: ●)</i>						—	
Class	A		●	●(1)	●(1)		
Class	B-1	●	●	●	●	●(9)	
	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						
	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						

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

	212 _C	213 _C	214 _C	215 _C	216 _C ⁽²⁾	217 _C (Repealed)
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) _____	0,1/0,5	0,1/0,5	0,2/0,5	0,2/0,5	0,2/0,7	
MAXIMUM LOT COVERAGE (3.3) _____	35	35	35	35	40	
PARKING IN THE FRONT SETBACK (11.8)						
Setback from the right-of-way _____	3	3	3	3	5	
MINIMUM SETBACK (in m) (see 11.1)						
Front _____	10,6	10,6	10,6	10,6	10,6	
Side _____	3,8/3,8	3	3,8/3,8	3,8/3,8	3,8/3,8	
Rear _____	6,1	3	6,1	6,1	6,1	
HEIGHT (in m) (4.8)						
Minimum _____	3	3	5	5	5	
Maximum _____	5	10	10	10	10	
NUMBER OF FLOORS (4.8)						
Minimum _____	1	1	1	1	1	
Maximum _____	1	2	2	2	2	
MINIMUM BUILDING WIDTH (in m) _____ (see 4.9, 11.4)						
	12	20	20	20	12	
ADDITIONAL SPECIFIC PROVISIONS _____						
	(13)	(13)	(13)	(13)	(13)	

Article 11.18
Particular provisions table: **COMMERCIAL ZONES**

		218 _C	219 _C	220 _C (Repealed)	221 _C	222 _C	224 _C (Repealed)
PERMITTED USES - COMMERCES (authorized: ●)							
Class	A	●(30*)	●		●(1)	●(1)	
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						

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

	218 _C	219 _C	220 _C (Repealed)	221 _C	222 _C	224 _C (Repealed)
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) _____	0,05/0,25	0,2/0,4		0,2/0,5	0,2/0,5	
MAXIMUM LOT COVERAGE (3.3) _____	30	35		35	35	
PARKING IN THE FRONT SETBACK (11.8)						
Setback from the right-of-way _____	1	5		3	3	
MINIMUM SETBACK (in m) (see 11.1)						
Front _____	9,6	10,6		10,6	10,6	
Side _____	3/0(lateral east)	3,8/3,8		3,8/3,8	3,8/3,8	
Rear _____	3	6,1		6,1	6,1	
HEIGHT (in m) (4.8)						
Minimum _____	3	3		3	3	
Maximum _____	5	5		10	10	
NUMBER OF FLOORS (4.8)						
Minimum _____	1	1		1	1	
Maximum _____	1	2		2	2	
MINIMUM BUILDING WIDTH (in m) _____ (see 4.9, 11,4)	23	20		20	20	
ADDITIONAL SPECIFIC PROVISIONS _____	(13)	(13)		(13)	(13)	

Article 11.18
Particular provisions table: **COMMERCIAL ZONES**

		225 _C (Repealed)	227 _C	228 _C	229 _C (Repealed)	230 _C (Repealed)	231 _C (Repealed)	232 _C
PERMITTED USES - COMMERCES (authorized: ●)								
Class	A		(11)	●				●
Class	B-1							●(17)
	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							

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

	225_C (Repealed)	227_C	228_C	229_C (Repealed)	230_C (Repealed)	231_C (Repealed)	232_C
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) _____		0,10/0,50	0,2/0,5				0,2/0,5
MAXIMUM LOT COVERAGE (3.3) _____		25	40				60
PARKING IN THE FRONT SETBACK (11.8)							
Setback from the right-of-way _____		1,5	3				3
MINIMUM SETBACK (in m) (see 11.1)							
Front _____		7,5(21)	5,4				10,6
Side _____		6,0/6,0(21)	3,0/3,0				3,8/3,8
Rear _____		6,0(21)	7,6				6,1
HEIGHT (in m) (4.8)							
Minimum _____		5	5				4
Maximum _____		10	10				10
NUMBER OF FLOORS (4.8)							
Minimum _____		1	1				1
Maximum _____		2	2				2
MINIMUM BUILDING WIDTH (in m) _____ (see 4.9, 11.4)		25	12			-	20
ADDITIONAL SPECIFIC PROVISIONS _____		(11)(13)(20a)	(13)				(13-17)

Article 11.18

Particular provisions table: **COMMERCIAL ZONES**

		233 _C	234 _C	235 _C	236 _C	237 _C	238 _C
PERMITTED USES - COMMERCES (authorized: ●)							
Class	A	●	●	●		●	●
Class	B-1	●(19)	●	●		●	●
	B-2		●	●		●	●
	B-3	●(19)	●	●	●(30)	●	●
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						
	F-12	●					
	F-13	●					
Class	G-1		●(20)				
	G-2						
	G-3		●(20)				
	G-4						
	G-5						
	G-6						
	G-7	●					
	G-8						
	G-9	●					

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

	233 _C	234 _C	235 _C	236 _C	237 _C	238 _C
PERMITTED USES - PUBLIC (Authorized: ●)						
Class A _____			●			●
Class B _____			●			
Class C _____						
PERMITTED USES – PUBLIC UTILITIES (Authorized: ●)						
Class B _____			●			
TYPES OF CONSTRUCTION (Authorized: ●)						
Detached _____	●	●	●	●		●
Semi-detached _____						
Contiguous _____						
Shopping centres (11.3) _____	●	●	●		●	●
Office buildings (11.3) _____	●	●	●		●	●
FLOOR SPACE INDEX						
Minimum/Maximum (see 3.4) _____	0.2/2.7	0.2/0.5	0.2/0.5	0.25/0.4	0.2/0.5	0.2/0.6
MAXIMUM LOT COVERAGE (3.3) _____	45	35	35	30	35	25
PARKING IN THE FRONT SETBACK (11.8)						
Setback from the right-of-way _____	3(19)	3.0	3.0	3	3.0	5
MINIMUM SETBACK (in m) (see 11.1)						
Front _____	15(19)	(20)	10.6	15,24	10,6	15.0(28)
Side _____	10/6,5	(20)	3.8/3.8	15,24/15,24	6.1/6.1	10.0/10.0
Rear _____	10	(20)	6.1	15,24	3	10.0
HEIGHT (in m) (4.8)						
Minimum _____	5	6	5	3	-	5
Maximum _____	30	13,1	15	12	10	15
NUMBER OF FLOORS (4.8)						
Minimum _____	1	1	1	1(30)	1	1
Maximum _____	6	2	3	1(30)	2	3
MINIMUM BUILDING WIDTH (in m) _____	-	12	20	12	20	-
(see 4.9,11.4)						
ADDITIONAL SPECIFIC PROVISIONS _____	(13)(19)	(20)	(13)	(8)(26)(30)		(13)

PERMITTED USES - COMMERCES *(authorized: ●)*

Class	A	
Class	B-1	
	B-2	
	B-3	●(36)
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-7	

Article 11.18

Particular provisions table: **COMMERCIAL ZONES** (continued)

239_C

PERMITTED USES - PUBLIC (Authorized: ●)

Class A	
Class B	
Class C	

PERMITTED USES – PUBLIC UTILITIES (Authorized: ●)

Class B	
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TYPES OF CONSTRUCTION (Authorized: ●)

Detached	●
Semi-detached	
Contiguous	
Shopping centres (11.3)	●(37)
Office buildings (11.3)	

FLOOR SPACE INDEX

Minimum/Maximum (see 3.4)	0, 2/0, 5
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MAXIMUM LOT COVERAGE (3.3)	35%
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PARKING IN THE FRONT SETBACK (11.8)

Setback from the right-of-way	10
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MINIMUM SETBACK (in m) (see 11.1)

Front	25
Side	10
Rear	40

HEIGHT (in m) (4.8)

Minimum	5
Maximum	11

NUMBER OF FLOORS (4.8)

Minimum	1
Maximum	2

MINIMUM BUILDING WIDTH (in m)	50
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(see 4.9, 11.4)

ADDITIONAL SPECIFIC PROVISIONS	(38)(39)
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NOTES

- (1) In that zone, Class "A" commercial uses (offices) are permitted only in buildings which article 11.3 of the present By-law defines as "shopping centres" or "office buildings".
- (2) Zone **216C** is a mixed use zone. Consequently, in addition to certain commercial uses, certain classes of residential uses are authorized, as per the particular provisions table for zone 144R.
- (3) Notwithstanding the minimum setbacks shown in the present table, no building shall be located at less than 22.85 metres (75') from any limit of the right-of-way of the Trans-Canada Highway and from any limit of the corridor of Autoroute 440.
- (4) In zone **203C**, notwithstanding any provision to the contrary, the following rules apply to that part of original lot 153 shown outlined in red on Plan A001-89K dated October 23, 1989 and prepared by Gunnar Skjaevestad, Architect, as attached to the present By-law as Appendix 3.1. The lay-out of the area shown on the said plan as well as the location and architecture of the buildings to be erected thereon, must conform to said plan and to plan A002-89K also dated October 23, 1989, also prepared by Gunnar Skjaevestad, Architect, and attached to the present By-law as Appendix 3.2.
- (5) Notwithstanding the set-backs shown on the present table, the set-backs applicable to any gas-bar, service-station and/or car-wash are governed by article 11.17.
- (6) The minimum width of the front facade of any gas-bar, service-station and/or car-wash is governed by article 11.17.
- (7) In zone **205C**, notwithstanding the classes of uses authorized according to the particular provisions table, the following commercial uses are also permitted: sale and maintenance of electronic office equipment; sale of sports equipment and sports clothes; outlet of the Société des Alcools du Québec; sale and maintenance of telephone equipment; sale of various articles commonly referred to as "gift shop"; library selling books only; drugstore; bank, savings union, "caisse populaire" or other similar financial establishment; PROFESSIONAL business offices; restaurant of the R-1 category in accordance with the definition given to this category by the Regulation concerning hotels and restaurants (R.R.Q. c. H-3, r. 3); display and sale of works of art. Moreover, in zone 205C, each place of business occupied by a distinct occupant or for a distinct business must have a minimum area of 4,000 square feet. Finally, in zone 205C, 42.8% of the area of the land which may be occupied by a building may be occupied by a building with a maximum height of five (5) storeys; the remainder of this area may only be occupied by a building with a maximum height of two (2) storeys.
- (8) In that zone, no building permit can be delivered before a site planning and architectural integration programme has been approved.
- (9) Limited to short-term and regular day-care and nursery school.
- (10) In zone **217C**, the only building to be erected must conform to the following plans:
 - a) the plan dated July 4th, 1989 identifying the project named "Centre commercial, édifice à bureaux Kirkland/Pointe-Claire, and entitled "Implantation proposée - Coupe" prepared by Giasson, Farregut, Archambault, Architects (file no. 113-89), and attached to the present By-law as Appendix 3.3;

- b) the plan bearing title "Elevations" and the perspective dated March 9th, 1989 identifying the project named "Campus Kirkland" prepared by Giasson, Farregut, Archambault, Architects (file No. 113-89) and attached to the present By-law as Appendix 3.4;

More particularly, but without restriction, must conform to what is illustrated on the plans and the perspective: the location of the building on the lot; the elevation of the building; the architecture of the building; the nature of the exterior finish materials of the building; the number and location on the lot of the parking spaces; the number and location of the points of access; the landscaping.

- (11) In zone **227C**, the only uses permitted are education establishments governed by the Act respecting private education (R.S.Q., c. E-9).
- (12) In that zone, class D-1 uses (restaurants) are authorized only within a shopping centre.
- (13) In that zone, the maximum above-ground floor area for a new commercial establishment or office building is limited to 12,000 square metres.
- (14) Notwithstanding subparagraph i) of paragraph d) of Article 11.17, in the case of a gas station combined with a car wash, or of a service station combined with a car wash, the car wash may be located in a building separate from the gas station or service station.

Notwithstanding paragraph b) of article 11.17, the sale of propane gas, in small tanks and for domestic use, is permitted but solely as a complementary use to a gas station or to a service station.

- (15) In this zone, all uses and buildings shall be grouped into a shopping centre, as defined in Article 11.3.
- (17) Zone **232C**: notwithstanding the second sub-paragraph of paragraph b) of article 2.4, the only class B-1 uses which are permitted in this zone are the following:
- medical clinics, with or without a pharmacy;
 - banks;
 - savings and loans institutions;
 - finance companies.
- (18) In this zone, sale of prepared food for take-out or for outside delivery is permitted as an activity complementary to the principal activity of serving meals to be consumed on the premises.
- (19) In zone 233-C:
- a) the minimum setback along a street located on the boundary between zones 148-R and 233-C is set at 10 metres;
 - b) the recovery of used domestic oil and oil filters is permitted in this zone;
 - c) the front setback and the parking space in the front setback is calculated from the limit of the right-of-way of the Trans-Canada Highway service road;
 - d) a truck lane or a loading dock adjacent to a residential zone shall include an acoustic screen that is at least 8' high on the private land;

- e) class G-7 uses: one parking space for each 47 square meters of leasable floor area, all uses included, including the area of the outside enclosure intended for the sale of landscaping products and accessories;
- f) classes F-12 and F-13 uses: one parking space for each 32 square meters of leasable floor area, all uses included;
- g) the authorized commercial uses are :
 - Class B-1 commercial uses, but limited to the following uses :
 - banks,
 - savings and loans,
 - finance companies,
 - medical clinics with or without a pharmacy;
 - Class B-3 commercial uses, but limited to the following uses :
 - food markets,
 - hardware stores,
 - automobile parts and accessories stores,
 - customs offices, employment insurance offices or the offices of other government or para-governmental departments or services,
 - radio and television studios,
 - cable distribution companies;

(20) In this zone,

- a) Any commercial centre must constitute an integrated architectural ensemble, namely by the use of complementary materials and colours;
- b) For the purposes of Article 11.14, a shopping centre and a detached building housing more than one principal use are considered as a homogeneous whole and the minimum number of off-street parking spaces is one space per 25 square metres (269.1 square feet) of rental floor area;
- c) Class G-1 commercial uses are limited to the display and sale of lighting equipment and accessories, and kitchen and bathroom equipment and accessories, the manufacturing or assembling of such equipment and/or accessories are specifically prohibited;
- d) For the purposes of Class G-3 commercial uses, the sale of cats and dogs is specifically prohibited;

The segments referred to below are shown on the plan added by article 2 and annexed to the present by-law as Schedule A:

- e) The minimum setbacks are set as follows:
 - (i) 8.99 metres (29.49 feet) in front of segment AB;
 - (ii) 19.81 metres (65 feet) in front of segment CD;
 - (iii) 22.86 metres (75 feet) in front of segment BC, along the access ramp and the service road of the Trans-Canada Highway;
 - (iv) 7.62 metres (25 feet) along each of the segments DE and FA;

- (v) 6.85 metres (22.47 feet) along Sainte-Marie Boulevard;
 - f) The number of accesses is limited to 6 along segment EF;
 - g) The number of semi-buried containers is limited to 7 along segment EF;
 - h) The use of loading docks is authorized along segment EF, provided they are concealed by a wall made of material similar to the principal building;
 - i) The installation of a second commercial sign along segment EF is authorized provided it does not exceed 3.5% of the façade.
- (20a) In this zone, notwithstanding the provisions of paragraph f) of Article 2.1, the principal use can be made of two or several pavilions built on the same property.
- (21) In this zone, when the principal use is made of two or several pavilions built on the same property, the minimum distance between any two pavilions is 25.0 metres (82.0').
- (22) In this zone, no building shall be located at less than 25.0 metres (82.0') from the limit of the right-of way of the Trans-Canada Highway and of the interchange of Saint-Charles Boulevard, at less than 20.0 metres (66.0') of the limit of the right-of-way of Saint-Charles Boulevard, at less than 15.0 metres (49.2') from the limit of the right-of-way of Mountain View Street and at less than 7.5 metres (24.6') from the limit of the right-of-way of Sainte-Marie Road.
- (23) For any shopping centre located in this zone, notwithstanding the provisions of paragraph c) of Article 11.14, the minimum number of parking spaces shall be one (1) per 22 m² of rental floor area altogether.
- (24) In this zone, classes D-1, D-2 and D-3 uses are only authorized in a building having a floor area of 22,500 square feet or more.
- (25) In this zone, all uses and buildings shall be included in a shopping centre, as defined in Article 11.3.
- (26) In this zone:
- no building shall be located within 10.67 metres (35.0') from any lot located in zones 117R and/or 118R;
 - no parking shall be authorized within 10.67 metres (35.0') from any lot located in zones 117R and/or 118R;
 - the minimum distance between any two detached buildings shall be 10.67 metres (35.0').
- (27) *Where a use or a building is planned on a property located partly in zone 236C and partly in another zone, whether such zone is located in the Borough of Kirkland or in another borough, such use or building shall be considered as a whole and comply, in its entirety, to the provision applicable in each of the two zones.*
- (28) The minimum front setback from Merlot Street is 10.0 metres (32.8').
- (29) In this zone, the accessory serving of beverages authorized by class E-1 commercial uses, is restricted to non alcoholic beverages.
- (30) In zone 236C:

- (a) Notwithstanding the fourth sub-paragraph of paragraph b) of article 2.4, the only class B-3 use which is permitted in this zone is food markets;
 - (b) is authorized, a mezzanine of a superficial area not to exceed 10% of the total floor area of the building.
- (30*) A maximum of three tenants per building is permitted. The principal use “pharmacy” is allowed for not more than one of the three tenants. The complementary use “cafe” is permitted, but only in a space which has as principal use “pharmacy”.
- (31) In zone 231 C, the minimum setbacks are set as follows:
- 30.0 meters from the limit of the right-of-way of Elkas Boulevard;
 - 15.0 meters from the limit of the right-of-way of Jean-Yves Street and Sainte-Marie Road; and
 - 6.0 meters from the dividing line of lots 2 459 002 and 4 600 099 Quebec Cadastre.
- (32) In zone 231 C, notwithstanding the maximum number of floors authorized according to the particular provisions table of commercial zones, are permitted, only inside the hatched space illustrated in appendix A, buildings comprising a maximum of 9 floors and a maximum height of 30 meters.
- (35) In this zone, Class B-2 commercial uses are limited to convenience stores as an accessory use to gas bars of Class F-1.
- (36) In this zone, Class B-3 commercial uses are limited to furniture and appliance stores.
- (37) In this zone, building occupancy is limited to single tenant.
- (38) In this zone, notwithstanding the provisions of paragraph c) of article 11.14, the minimum number of parking spaces shall be one (1) per 37 square meters (398.2 square feet) of rental floor area, without exceeding a maximum of 375 parking spaces.
- (39) In this zone, a minimum landscaped buffer zone of 15.2 meters measured from the rear property line is required along the entire length of the property.