



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2017-076

A by-law to amend the Town of Oakville Zoning By-law  
2014-014 to permit the use of lands  
described as 2418 Khalsa Gate  
(Golden Arch Tech Investments Corporation,  
File No.: Z.1431.16)

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 19(19a) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 is amended by adding a new Section 15.379 as follows:

<b>379</b>	<b>2418 Khalsa Gate</b>	Parent Zone: MU4
Map 19(19a)		(2017-076)
<b>15.379.1 Zone Provisions</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	<i>Minimum front yard</i>	0 m
b)	<i>Minimum flankage yard</i>	0 m
c)	<i>Minimum interior side yard for that portion of the building above grade within 40 metres from the front lot line</i>	12.0 m
d)	<i>Minimum interior side yard for the portion of the building above grade equal to or greater than 40 metres from the front lot line</i>	10.5 m
e)	<i>Minimum interior side yard for buildings located below grade</i>	3.0 m
f)	<i>Minimum width of landscaping required along the interior side lot line</i>	3.0 m
g)	<i>Balconies on 2<sup>nd</sup> and 4<sup>th</sup> floor - Maximum total projection beyond the main wall</i>	3.0 m

h)	<i>Balconies</i> are permitted to project into all <i>yards</i> .
i)	An <i>ancillary residential use</i> on the <i>first storey</i> is permitted to occupy a maximum of 37% of the length of the <i>main walls</i> oriented toward the <i>flankage lot lines</i> .
j)	Air vents associated with <i>parking structure</i> are permitted in the <i>front yard</i> and <i>flankage yard</i>
k)	<i>Rooftop terraces</i> are permitted on the roof of the <i>first storey</i> of the <i>building</i> .
l)	The minimum setback for a <i>rooftop terrace</i> from the edge of a roof shall be 0 metres.
<b>15.379.2 Special Site Provisions</b>	
a)	The <i>front lot line</i> shall be the <i>lot</i> line abutting Khalsa Gate.
<b>15.379.3 Parking Regulations</b>	
The following parking regulations apply:	
a)	Section 5.10 shall not apply to <i>building</i> columns which abut a <i>parking space</i> located in a <i>surface parking area</i> provided the <i>building</i> column is located within 1.15m of either stall end.

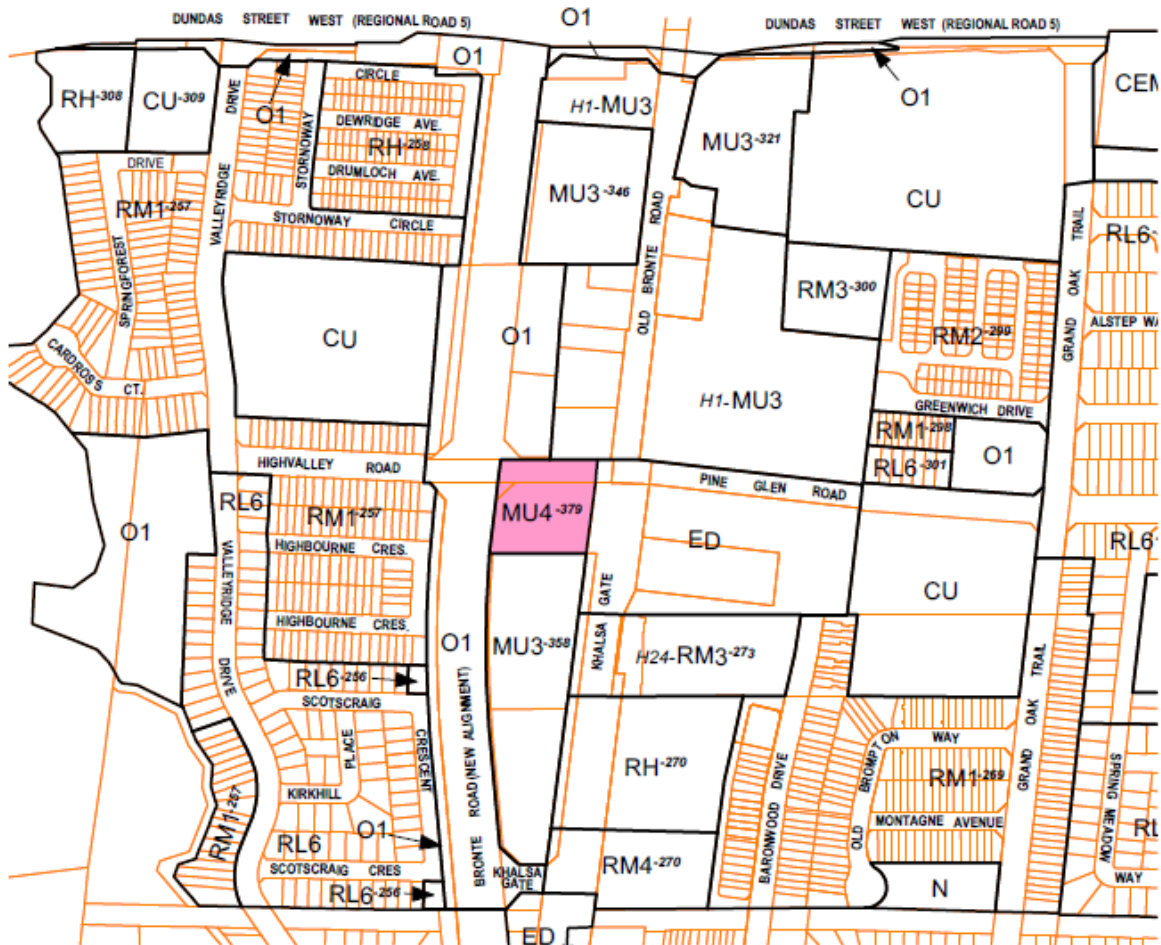
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 11<sup>th</sup> day of October, 2017


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MAYOR

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CLERK

**SCHEDULE "A"**  
**To By-law 2017-076**



**AMENDMENT TO BY-LAW 2014-014**

 Rezoned from Existing Development (ED) to Urban Core (MU4 sp:379)

EXCERPT FROM MAP  
19 (19a)



SCALE 1 : 5000