

R3	SPA	2026-02-03
R2	ZBA/OPA RESUBMISSION	2025-09-25
R1	ZBA / OPA	2024-09-10
RO	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :
technoarch architects + designers
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STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :

SITE PLAN

DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
1:300	A1
SHEET NO	STAGE
A1.0	SPA
PHASE	REV
00	R3
ISSUED DATE	2026-02-03

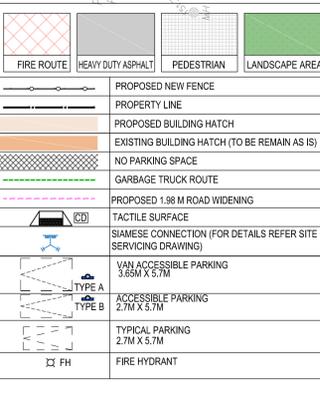
1 SITE PLAN
1:300

SITE SUMMARY:		
LOT AREA:	4.64 ACRE (202016.7 SQ.FT.) (18767.97 SQ.M)	
CURRENT ZONING:	FD (FUTURE DEVELOPMENT)	
PROPOSED ZONING:	INSTITUTIONAL & COMMUNITY USE ZONE (I) (CU) UNDER PLACE OF WORSHIP	
ZONING REQUIREMENTS:		
CATEGORY	PROVIDED	BY LAW REQUIREMENTS (TAKEN AS/PROPOSED ZONING)
- USE	PLACE OF WORSHIP	PLACE OF WORSHIP
- TOTAL LOT AREA	4.64 ACRES(18767.97SQ.M)	N/A
- LOT FRONTAGE	(29.65M + 61.78M + 23.56M)	N/A

EXCLUDING 1.98M ROAD WIDENING		
- LOT AREA	4.55 ACRES(18407.42SQ.M)	N/A
- LOT FRONTAGE	(27.67M + 61.78M + 23.56M)	N/A
SETBACKS:		
- FRONT YARD:	55.7 M FROM BUILDING LINE	6.0 M
- REAR YARD:	66.5 M FROM BUILDING LINE	7.5 M
- INTERIOR SIDE YARD (SOUTH SIDE)	21.1 m FROM BUILDING LINE	4.5 M
- EXTERIOR YARD (NORTH SIDE)	28.4 M FROM BUILDING LINE	6.0 M

- PROPOSED BUILDING	22.86 M (75'-0")	N/A
HEIGHT TILL ARCHITECTURAL FEATURE		
AREA SUMMARY		
EXISTING BUILDING AREA	5605.74 SQ.FT (520.79 SQ.M)	
EXISTING ENCLOSED STAIRS ON RIGHT SIDE	206.58 SQ.FT (19.19 SQ.M)	
PROPOSED ADDITION	21973.71 SQ.FT. (2041.42 SQ.M)	
NEW STORAGE SHED AREA	509.33 SQ.FT. (47.31 SQ.M)	
TOTAL BUILDING AREA	28295.36 SQ.FT. (2628.71 SQ.M)	
LOT COVERAGE	TOTAL BUILDING AREA X 100	
	LOT AREA	
	2628.71 SQ.M X 100 = 14.00%	
	18767.97 SQ.M	

PARKING REQUIRED FOR PLACE OF WORSHIP:	
1 / 5 PERSONS CAPACITY + 1 / 22 SQ.M OF NET FLOOR AREA	
HALL AREA:	1045.73 SQ.M
(NON-FIXED SEATING)	
OCCUPANT LOAD:	252 + 148 = 400
400 / 5	
PARKING REQUIRED (A):	80 PARKING SPACES
NET FLOOR AREA:	2686.53 SQ.M
PARKING REQUIRED (B):	2686.53 / 22 = 123
TOTAL PARKING REQUIRED:	203 SPACES
BARRIER FREE CAR SPACES:	= 2 + 2% OF TOTAL CAR SPACES = 7 CAR PARKING
TOTAL PARKING PROVIDED:	231 CAR PARKING SPACES (INCLUDING 9 BARRIER FREE CAR SPACES)
BICYCLE PARKING:	1 PER 500 SQ. M OF NET FLOOR AREA
REQUIRED : 06	PROVIDED : 07



GRADE, ESTABLISHED

MEANS THE GRADE ELEVATION MEASURED AT:
 A) THE CENTRE POINT OF THE FRONT LOT LINE FOR INTERIOR LOTS; AND,
 B) THE AVERAGE OF THE CENTRE POINTS OF EACH LOT LINE

ABUTTING A ROAD FOR CORNER LOTS, THROUGH LOTS,
 THROUGH CORNER LOTS AND INTERIOR LOTS HAVING MORE THAN ONE SEPARATE FRONT LOT LINE.

ESTABLISHED GRADE = 151.04 + 152.63 = 151.84
 2