

R2	ZBA/OPA RESUBMISSION	2025-10-07
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 :

UNIT 214 - 2550 MATHESON BLVD EAST
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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	ZBA / OPA RESUBMISSION
PHASE	REV
00	R2
ISSUED DATE	2025-10-07

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	




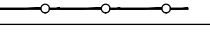
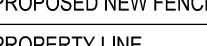
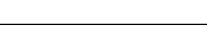




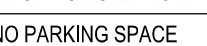

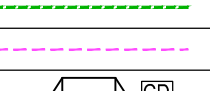
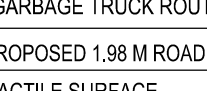
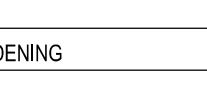
ZONING REQUIREMENTS:

CATEGORY	PROVIDED / EXISTING	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: (WEST SIDE)	55.7 M FROM BUILDING LINE	6.0 M	
- REAR YARD: (EAST SIDE)	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	206.62 SQ.FT (19.19 SQ.M)	
PROPOSED ADDITION	21676.35 SQ.FT. (2013.80 SQ.M)	
NEW STORAGE SHED AREA	509.33 SQ.FT. (47.31 SQ.M)	
TOTAL BUILDING AREA	27998.04 SQ.FT. (2601.09 SQ.M)	
LOT COVERAGE	TOTAL BUILDING AREA X 100 LOT AREA 2601.09 SQ.M X 100 = 13.86%	
	18767.97 SQ.M	

PARKING REQUIRED:	
PARKING REQUIRED FOR PLACE OF WORSHIP:	
1 / 5 PERSONS CAPACITY + 1 / 22 SQ.M OF NET FLOOR AREA	
HALL AREA:	1046.56 SQ.M
(NON-FIXED SEATING)	
OCCUPANT LOAD:	252 + 148 = 400
PARKING REQUIRED (A):	400 / 5
	80 PARKING SPACES
NET FLOOR AREA:	3185.46 SQ.M
PARKING REQUIRED (B):	3185.46 / 22 = 145
TOTAL PARKING REQUIRED:	225 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 : 07	PROVIDED : 12

	FIRE ROUTE
	PEDESTRIAN
	LANDSCAPE AREA
	PROPOSED NEW FENCE
	PROPERTY LINE
	PROPOSED BUILDING HATCH
	EXISTING BUILDING HATCH (TO BE REMAIN AS IS)
	NO PARKING SPACE
	GARBAGE TRUCK ROUTE
	PROPOSED 1.98 M ROAD WIDENING
	TACTILE SURFACE
	SIAMESE CONNECTION (FOR DETAILS REFER SITE SERVICING DRAWING)
	VAN ACCESSIBLE PARKING 3.5M X 5.7M
	TYPE A ACCESSIBLE PARKING 2.7M X 5.7M
	TYPE B ACCESSIBLE PARKING 2.7M X 5.7M