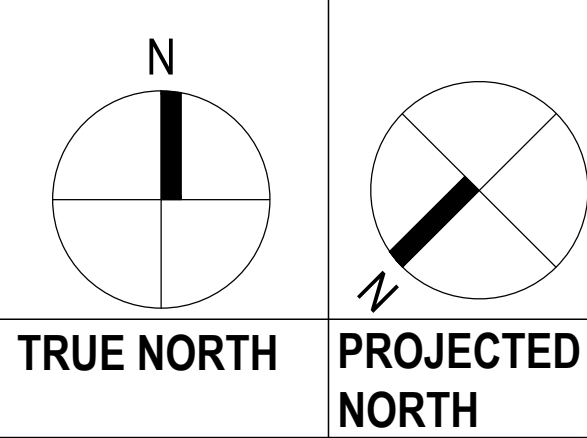
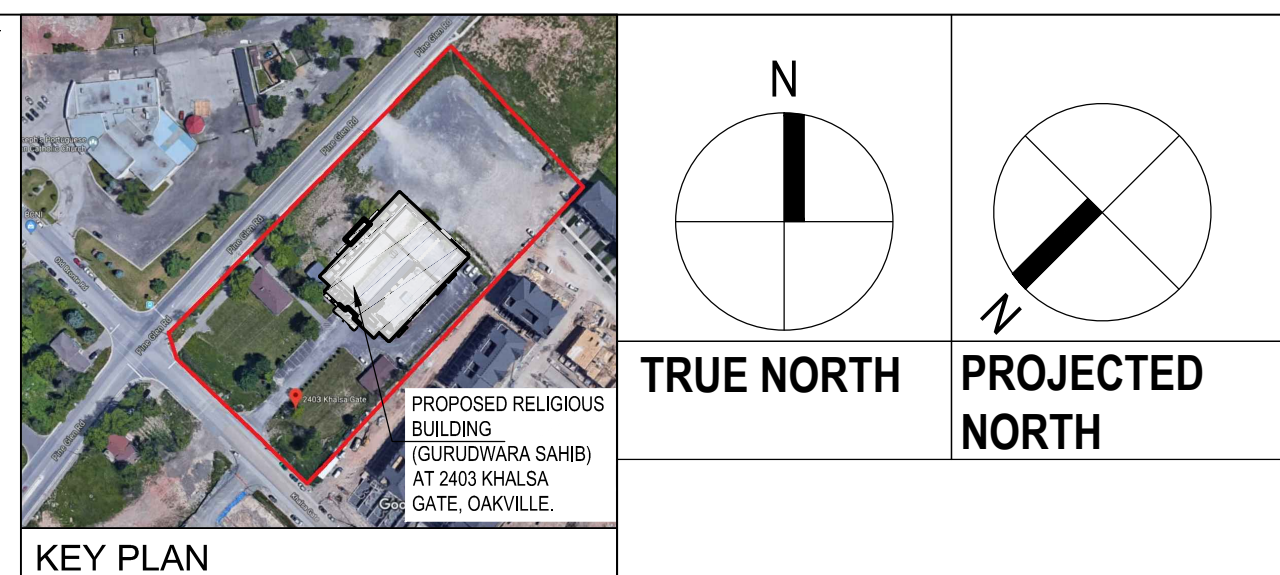
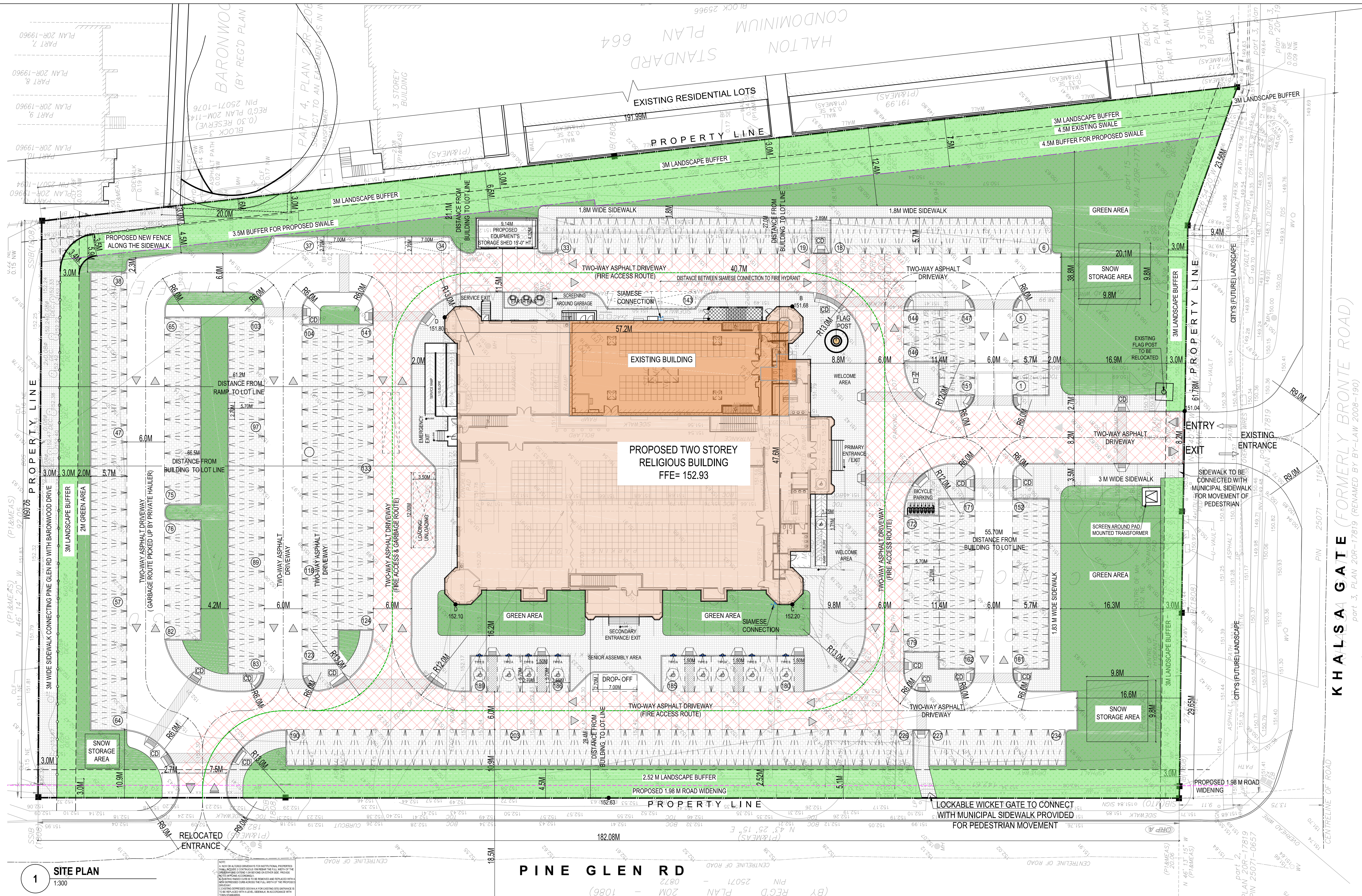




TRUE NORTH
PROJECTED NORTH

R4	SPA RESUBMISSION	2026-08-19
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.

ARCHITECTURAL CONSULTANT :

UNIT 214 - 2550 MATHESON BLVD EAST
MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
Tel: +1-905-792-0038
Cell: +1-905-238-0039
Email: hbhons@technoarch.ca
www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :

SITE PLAN	
DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE 1:300 SHEET NO A1.0	SIZE A1 STAGE SPA RESUBMISSION
PHASE 00	REV R4
ISSUED DATE	2026-08-19

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

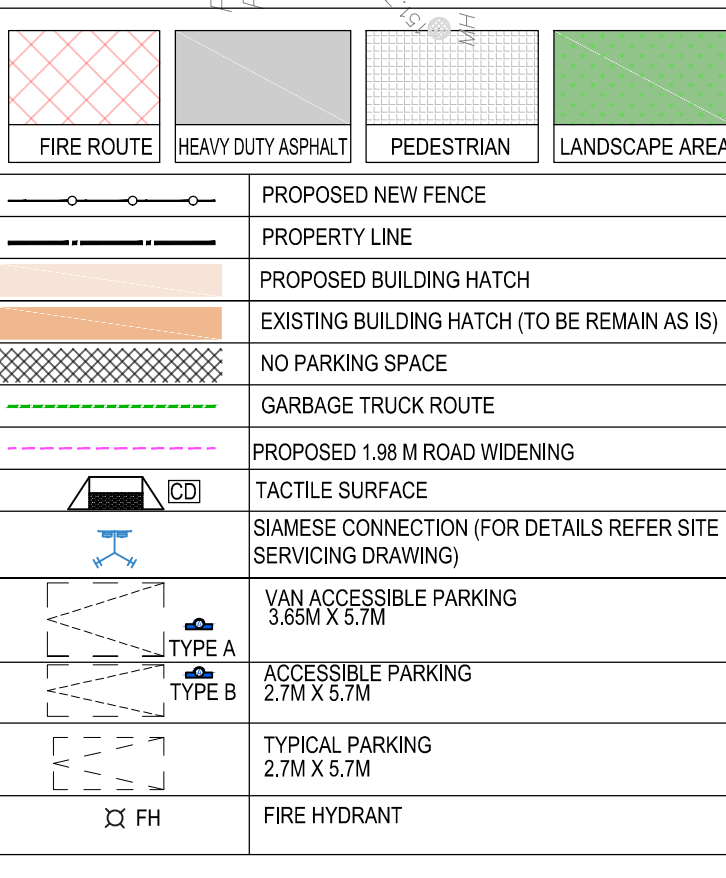
ZONING REQUIREMENTS:

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:	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	23.04 M (75'-7")	N/A
HEIGHT TILL ARCHITECTURAL FEATURE		
AREA SUMMARY		
EXISTING BUILDING AREA	5668.93 SQ.FT (526.66 SQ.M)	
EXISTING ENCLOSED STAIRS ON RIGHT SIDE	256.48 SQ.FT (23.83 SQ.M)	
PROPOSED ADDITION	21831.59 SQ.FT. (2028.22 SQ.M)	
NEW STORAGE SHED AREA	509.33 SQ.FT. (47.31 SQ.M)	
TOTAL BUILDING AREA	28266.33 SQ.FT. (2626.03 SQ.M)	
LOT COVERAGE	TOTAL BUILDING AREA X 100 LOT AREA 2626.03 SQ.M X 100 = 13.99%	
	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: 312 + 45 + 148 = 505 PARKING REQUIRED (A): 505 / 5 101 PARKING SPACES NET FLOOR AREA: 2029.87 SQ.M PARKING REQUIRED (B): 2005.58 / 22 = 93 TOTAL PARKING REQUIRED: 194 SPACES BARRIER FREE CAR SPACES: = 2 + 2% OF TOTAL CAR SPACES = 7 CAR PARKING TOTAL PARKING PROVIDED: 234 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