



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF BLOCK 123**  
**REGISTERED PLAN 4M-538**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1:250

Metric  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
 2. The survey was completed on the 16th day of November, 2018.

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: December 10, 2018

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Haven Baptist Church (The Client), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- IB Iron Bar
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- Meas: Measured
- (P1) Plan 4R-12455
- (P2) (AOG) Plan April 10, 1997
- (P3) Plan 4R-22534
- (P4) Plan 4R-22408
- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- MH-B Maintenance Hole (Bell)
- OHV Overhead Wires
- UP Utility Pole
- T/G Top of Grate
- GM Gas Meter
- TB-B Bell Terminal Box
- TB-H Hydro Terminal Box
- TSP Traffic Signal Post
- Deciduous Tree
- Confiferous Tree
- B Bollard
- △ S Sign
- MB Mail Box
- Diameter
- +65.00 Location of Elevations
- +65.00 Location of Top of Curb Elevation
- C/L Centreline
- P Pillar
- T/P Top of Pipe
- CSP Corrugated Steel Pipe
- TOS Top of Slope



**ANGELO MATTIA SPADOLA**  
**ARCHITECT**  
 200-1645 RUSSELL ROAD OTTAWA, ONTARIO K1G 4G5  
 T: 613.228.7900 F: 613.228.8960 ANGELOMSPADOLA@GMAIL.COM

**GENERAL NOTES:**

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT FOR HIS WRITTEN PERMISSION BEFORE PROCEEDING WITH THE WORK. NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
- NOT TO BE SCALED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

**CONSULTANTS:**

**STRUCTURAL ENGINEERS:**  
**DALY ENGINEERING INC.**  
 Structural Design & Engineering  
 G1-300 Lett Street, Ottawa Ontario, K1R 0R8  
 Telephone: 705-816-5554 Email: info@dalyengineering.ca

**MECHANICAL & ELECTRICAL:**  
**B.A. DESIGN LIMITED**  
 1470 Lagan Way, Unit 2, Ottawa Ontario K1V 3S6

**CIVIL & GEOTECH. INVESTIGATION:**  
**EXP SERVICES INC.**  
 100 2650 Queensview Drive Ottawa Ontario K2B 8H6

**PLANNING & LANDSCAPE ARCHITECTURE:**  
**FOTENN PLANNING + DESIGN**  
 396 Cooper Street, Suite 300, Ottawa Ontario K2P 2A7

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
 2078223

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

**PROJECT DATA:**

BUILDING USE	- PLACE OF WORSHIP (CHURCH)
ZONING TYPE	- I1B
LAND AREA	- 5,366.38 Sqm. (57,763.17 Sqft) (0.54 ha)

EXISTING BUILDING	PROPOSED BUILDING
EXIST. BUILDING AREA (GROSS FLOOR AREA)	- 446.49 Sqm. (4,804.23 Sqft.)
EXIST. WORSHIP & FELLOWSHIP AREA	- 113.76 Sqm. 1,224.05 Sqft.
LANDSCAPE VS BUILT FORM (56% LANDSCAPE AREA)	- 3142.51 Sqm. (46% LANDSCAPE AREA)
BUILDING HEIGHT (TOP OF ROOF)	- 7.96 M. approx.
TOWER HEIGHT	- 12.10 M. approx.
PARKING PROVISIONS:	
PARKING STALLS	- 53 PARKING SPACES
HANDICAPPED PARKING	- 3 PARKING SPACE
TOTAL EXISTING	= 56 PARKING SPACES
NEW BUILDING AREA (GFA)	- 726.22 Sqm. (7816.96 Sqft)
BUILDING ADDITION AREA (GFA)	- 279.51 Sqm. (3008.62 Sqft)
NEW ASSEMBLY AREA (GFA)	- 329 Sqm. (3541.33 Sqft.)
FELLOWSHIP HALL	- 93.00 Sqm
NEW WORSHIP AREA	- 236 Sqm
NEW ASSEMBLY GFA	- 329 Sqm
LANDSCAPE VS BUILT FORM (46% LANDSCAPE AREA)	- 2461.17 Sqm.
BUILDING HEIGHT (TOP OF ROOF)	- 8.76 M.
TOWER HEIGHT	- 12.10 M. approx.
PARKING PROVISIONS:	
PARKING STALLS	- 68 PARKING SPACES
HANDICAPPED PARKING	- 3 PARKING SPACE
TOTAL PARKING SPACES PROVIDED	= 71 PARKING SPACES

ZONING MECHANISMS		EXISTING		PROPOSED		REQUIRED	
	PROVISIONS	AREA/LENGTH		PROVISIONS	AREA/LENGTH		PROVISIONS
LOT AREA		5,366.38 m2 (57,763.17 ft2)	LOT AREA		5,366.38 m2 (57,763.17 ft2)	MINIMUM LOT AREA	1000 m2. (10763.9 ft2)
LOT FRONTAGE		102.21 m (335.33 ft)	LOT FRONTAGE		102.21 m (335.33 ft)	MINIMUM LOT FRONTAGE	30.00 m (98.42 ft)
FRONT YARD SETBACK		23.26 m (76.31 ft)	FRONT YARD SETBACK		7.67 m (25.16 ft)	MINIMUM FRONT YARD SETBACK	6 m (19.7 ft)
INTERIOR SIDE YARD SETBACK		10.76 m (35.30 ft)	INTERIOR SIDE YARD SETBACK		7.90 m (25.91 ft)	MINIMUM INTERIOR SIDE YARD SETBACK	7.5 m (24.6 ft)
REAR YARD SETBACK		6.09 m (19.68 ft)	REAR YARD SETBACK		6.09 m (19.68 ft) (EXISTING)	MINIMUM REAR YARD SETBACK	7.5 m (24.6 ft)
BUILDING HEIGHT		7.96 m (26.11 ft)	BUILDING HEIGHT		8.76 m (28.74 ft)	MAXIMUM BUILDING HEIGHT	18.00 m (59.05 ft)

Bearings are grid, derived from The Northerly Limit of Part 14 on Plan 4R-8965, shown to be N41°48'30"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

**ELEVATION NOTES**

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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**HAVEN BAPTIST CHURCH**  
 4000 Strandherd Drive,  
 Ottawa, Ontario K2J 4R8  
 SITE PLAN W/ SITE SURVEY

DATE: April 2022

SCALE:

PROJ. #: AMS/BC-22/06

DRAWN BY: EF. / VR.

CHECKED BY: AMS

SHEET NUMBER: **A0.2**

REV. NO.  
 DATE:

ONTARIO ASSOCIATION OF ARCHITECTS  
 ANGELO MATTIA SPADOLA  
 LICENCE 4359

2022-08-25 10:00 AM