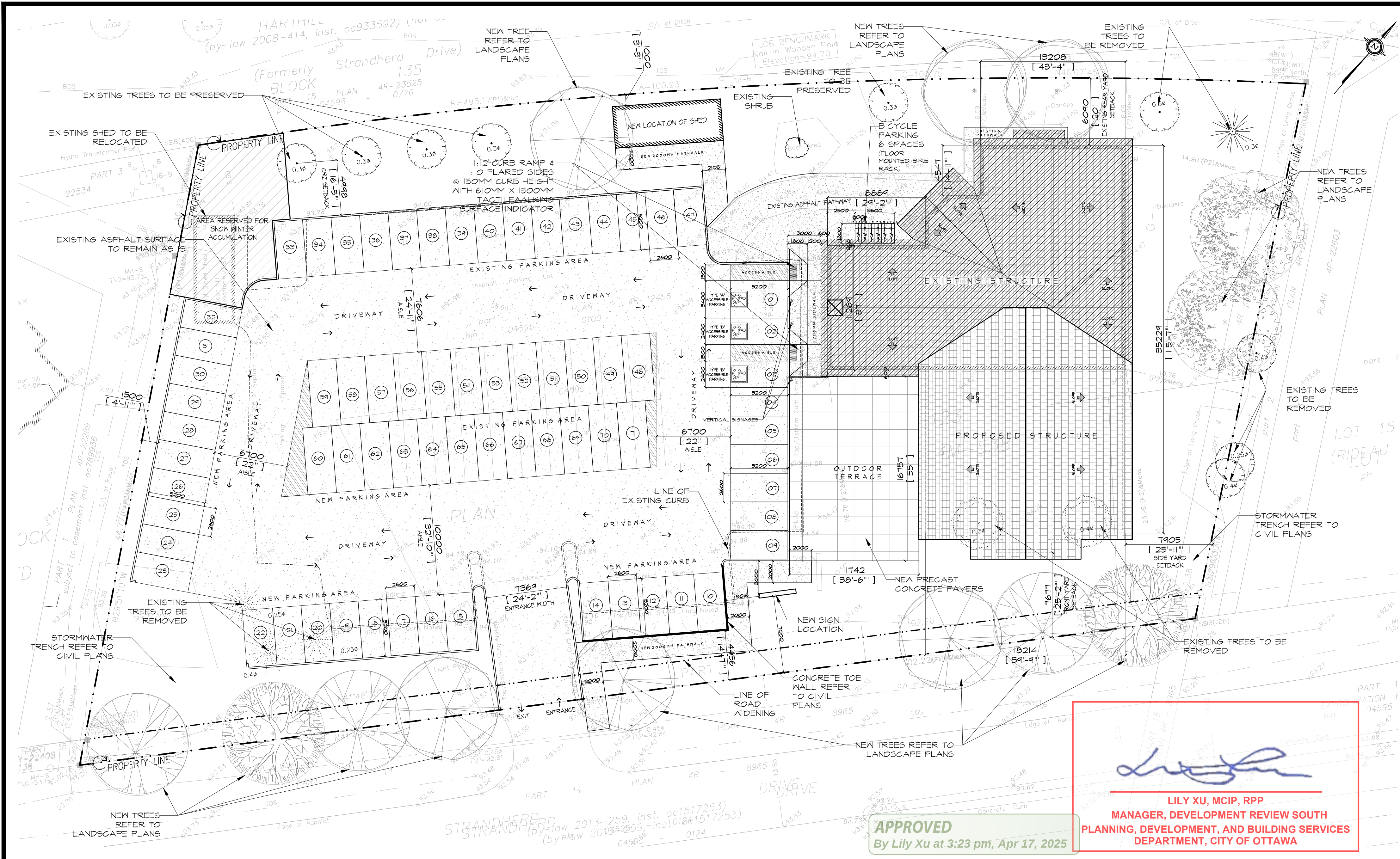




SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF BLOCK 123
REGISTERED PLAN 4M-538
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:250
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, VOLLEBEKK LTD. grants to
Haven Baptist Church (The Client), their solicitors,
mortgages, 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 Plotted
SMB Survey Monument Found
SB Standard Iron Bar
B Iron Bar
WIT Witness
ACOG Annis, O'Sullivan, Vollebakk Ltd.
MSS Messing
P1 Plan 4R-12455
P2 (ACOG) Plan April 10, 1997
P3 Plan 4R-22034
P4 Plan 4R-22408
M-H Maintenance Hole (Storm Sewer)
M-H Maintenance Hole (Sanitary)
M-H Maintenance Hole (Bell)
OW Overhead Wires
UT Utility Pole
T/G Top of Grade
G Gas Meter
B-B Bell Terminal Box
H-H Hydro Terminal Box
TSP Traffic Signal Pole
D Deciduous Tree
C Coniferous Tree
B Bolted
S Sign
M Mail Box
D Diamond
L Location of Elevations
L Location of Top of Curb Elevation
C Centreline
P Pillar
T Top of Pipe
CSP Corrugated Steel Pipe
TOS Top of Slope

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 1029, Section 29 (3)

Bearings are grid, derived from The Northern Limit of Part 14 on Plan 4R-8865, shown to be N41°48'30"E and are referred to the Central Meridian of MTM Zone 18 (7°30' West Longitude) NAD-83 (original).

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. 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
1. 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.
2. Only visible surface utilities were located.
3. 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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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 300
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 Fax: (613) 727-1076
Email: info@annissos.com
Ontario Land Surveyors (No. 123456789) Reg. Corp. 22823-44-538 P.F. 131

PLAN 4R-36532
Received and deposited
November 28th, 2024
Krystal Power
Representative for the
Land Register for the
Land Titles Division of
Ottawa-carleton (No.4)

SCHEDULE
PART BLOCK PLAN PIN AREA Sq.m
1 123 4 44-038 4458-0100 228.8

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

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown herein, having a bearing of N41°48'30"E and are referenced to Specified Control Points 01919871338 and 01919871640, MTM Zone 18 (7°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919871338 Northing 500955.36 Easting 340148.11
01919871640 Northing 5007189.87 Easting 322435.05
Northing 501407.77 Easting 340148.11
Point B Northing 5014283.87 Easting 340162.44

Caution: Coordinates cannot, in themselves, be used to establish corners or boundaries shown on this plan.

PLAN OF SURVEY OF
PART OF BLOCK 123
REGISTERED PLAN 4M-538
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:250
The intended plot size of this plan is 762 mm in width by 610 mm in height when plotted at a scale of 1:250.

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 5th day of November, 2024.

November 22, 2024
Date
E.H. Hennevey
Ontario Land Surveyor

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 300
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 Fax: (613) 727-1076
Email: info@annissos.com
Ontario Land Surveyors (No. 22823-44-538 P.F. 131)

PROJECT DATA:		ZONING MECHANISMS		REQUIRED	
BUILDING USE	- PLACE OF WORSHIP (CHURCH)	EXISTING		PROPOSED	
ZONING TYPE	- I1B	PROVISIONS		PROVISIONS	
LAND AREA	- 5,366.38 Sqm. - (57,763.17 Sqft) (0.54 ha)	AREA/LENGTH		AREA/LENGTH	
EXISTING BUILDING	PROPOSED BUILDING	LOT AREA	5,366.38 m2 (57,763.17 ft2)	LOT AREA	5,366.38 m2 (57,763.17 ft2)
EXIST. BUILDING AREA (GROSS FLOOR AREA)	- 446.49 Sqm. (4,804.23 Sqft.)	LOT FRONTAGE	102.21 m (335.33 ft)	LOT FRONTAGE	102.21 m (335.33 ft)
EXIST. WORSHIP & FELLOWSHIP AREA	- 113.76 Sqm. 1,224.05 Sqft.	FRONT YARD SETBACK	23.26 m (76.31 ft)	FRONT YARD SETBACK	7.67 m (25.16 ft)
		INTERIOR SIDE YARD SETBACK	10.76 m (35.30 ft)	INTERIOR SIDE YARD SETBACK	7.90 m (25.91 ft)
		REAR YARD SETBACK	6.09 m (19.68 ft)	REAR YARD SETBACK	6.09 m (19.68 ft) (EXISTING)
		BUILDING HEIGHT	7.96 m (26.11 ft)	BUILDING HEIGHT	8.76 m (28.74 ft)
LANDSCAPE VS BUILT FORM (56% LANDSCAPE AREA)	LANDSCAPE VS BUILT FORM - 2461.17 Sqm. (486 LANDSCAPE AREA)			MINIMUM LOT AREA	1000 m2. (10763.9 ft2)
BUILDING HEIGHT (TOP OF ROOF) TOWER HEIGHT	- 7.96 M. approx. - 12.10 M. approx.			MINIMUM LOT FRONTAGE	30.00 m (98.42 ft)
PARKING PROVISIONS:	PARKING PROVISIONS:			MINIMUM FRONT YARD SETBACK	6 m (19.7 ft)
PARKING STALLS - 53 PARKING SPACES	PARKING STALLS - 68 PARKING SPACES			MINIMUM INTERIOR SIDE YARD SETBACK	7.5 m (24.6 ft)
HANDICAPPED PARKING - 3 PARKING SPACE	HANDICAPPED PARKING - 3 PARKING SPACE			MINIMUM REAR YARD SETBACK	7.5 m (24.6 ft)
TOTAL EXISTING = 56 PARKING SPACES	TOTAL PARKING SPACES PROVIDED = 71 PARKING SPACES			MAXIMUM BUILDING HEIGHT	18.00 m (59.05 ft)



ANGELO MATTIA SPADOLA
ARCHITECT
200-645 RUSSELL ROAD OTTAWA, ONTARIO K1G 4G5
T: 613.228.7190 F: 613.228.8690 ANGELO.MSPADOLA@GMAIL.COM

- | | |
|---|------------|
| 1 PRESENTATION & APPROVAL | 2022 04 01 |
| 2 ISSUED FOR CLIENTS APPROVAL | 2022 04 05 |
| 3 ISSUED FOR CLIENTS APPROVAL | 2022 04 12 |
| 4 ISSUED TO CIVIL ENGINEER | 2022 04 27 |
| 5 ISSUED FOR CLIENTS APPROVAL | 2022 04 29 |
| 6 ISSUED FOR CLIENTS FINAL APPROVAL | 2022 05 06 |
| 7 APPROVED DESIGN DRAWINGS | 2022 05 10 |
| 8 ISSUED FOR CONSULTANT CO-ORDINATION DRWG. | 2022 06 03 |
| 9 ISSUED TO CONSTRUCTION MANAGER | 2022 06 27 |
| 10 ISSUED FOR BUILDING PERMIT | 2022 07 15 |
| 11 ISSUED FOR CITY COMMENTS | 2022 08 25 |
| 12 ISSUED FOR CITY COMMENTS | 2023 03 03 |
| 13 ISSUED FOR SITE PLAN APPROVAL | 2023 03 08 |
| 14 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 PRE-CONSULTATION) | 2023 10 31 |
| 15 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2023 12 06 |
| 16 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2024 03 28 |
| 17 REISSUED FOR BUILDING PERMIT APPLICATION AND REVISIONS | 2024 05 09 |
| 18 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2025 01 29 |
| 19 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2025 02 18 |
| 20 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2025 03 10 |
| 21 ISSUED FOR SITE PLAN APPROVAL (PHASE 3 FINAL SUBMISSION) | 2025 03 26 |

GENERAL NOTES:
1. 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.
2. NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
3. 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
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CIVIL & GEOTECH. INVESTIGATION:
EXP SERVICES INC.
100 - 2650 Queensview Drive Ottawa Ontario K2B 8H6
LANDSCAPING & LANDSCAPE ARCHITECTURE:
FOTENN PLANNING + DESIGN
396 Cooper Street, Suite 300, Ottawa Ontario K2P 2H7

HAVEN BAPTIST CHURCH

4000 Strandherd Drive ,
Nepean , Ontario K2J 4R8

SITE PLAN W/ SITE SURVEY PROJECT DATA

DATE: April 2022
SCALE:
PROJ. #: AMS/BC-22/06
DRAWN BY: EF. / VR.
CHECKED BY: AMS

SHEET NUMBER:
A0.2
REV. NO.
DATE :



PLANNING & DESIGN
LICENSE
4330

Plan # 19263 / D07-12-24-0030