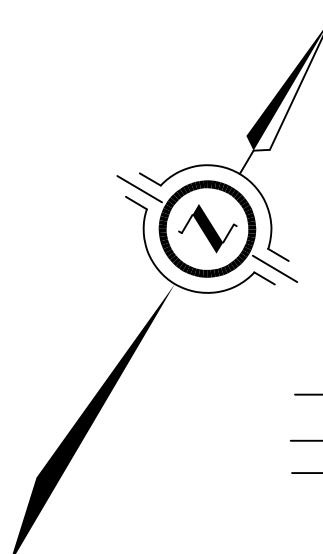




ROGER STEVENS DRIVE

ROAD ALLOWANCE BETWEEN LOTS 20 AND 21

PIN 03906 -0533 (LT)

PART 2, PLAN 5R-2993
DEDICATED AS PUBLIC HIGHWAY
BY-LAW No. 131-1978, INST. NS31737

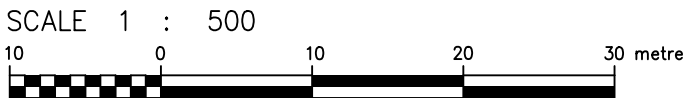
PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 3

GEOGRAPHIC TOWNSHIP OF NORTH GOWER
NOW IN THE

CITY OF OTTAWA

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.

FOR BEARING COMPARISONS, A ROTATION OF 0°47'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 5R-6158.

Committee of Adjustment
Received | Reçu le

2025-04-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
SSIB#	DENOTES	ROUND SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
RP	DENOTES	REGISTERED PLAN 4M-773
P	DENOTES	PLAN 5R-6158
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY JOHN H. KENNEDY LTD., DATED APRIL 30, 2013
725	DENOTES	R.W. ARNETT, O.L.S.
1442	DENOTES	JOHN H. KENNEDY, O.L.S.
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
---	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

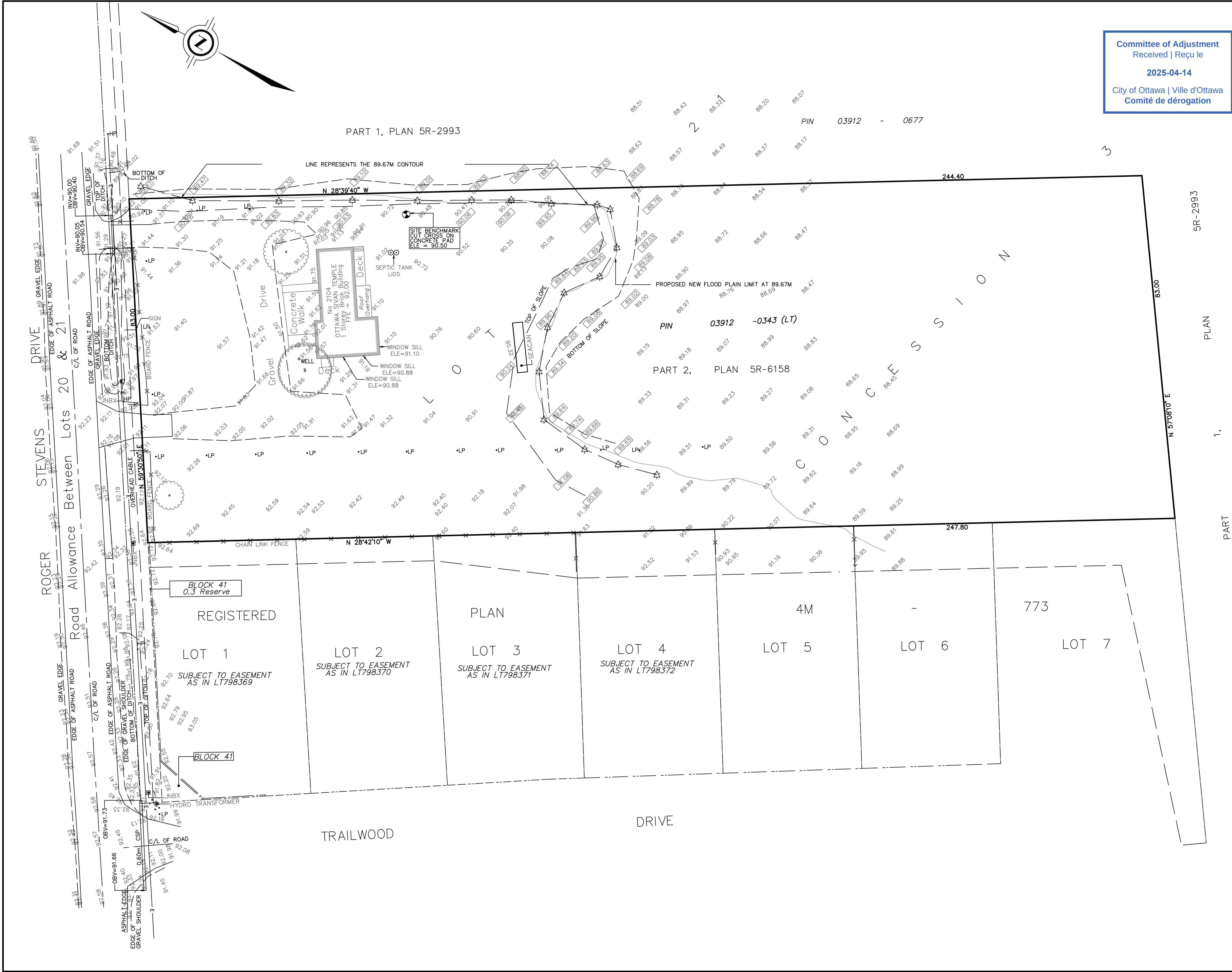
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON FEBRUARY 20, 2024.

FEBRUARY 23, 2024
DATE

GEORGE JERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58049

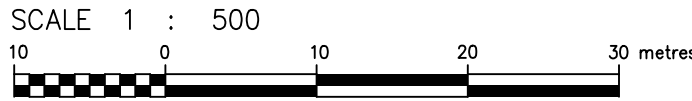
		SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com		
DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 22-10-102-00
PLOT/IED: 2/23/2024		DATED: 02/23/24



Committee of Adjustment
Received | Reçu le
2025-04-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SKETCH SHOWING TOPOGRAPHIC SURVEY
**PART OF LOT 21
CONCESSION 3**
GEOGRAPHIC TOWNSHIP OF NORTH GOWER
NOW IN THE
CITY OF OTTAWA

J.D. BARNES LIMITED
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LEGEND

JDB	DENOTES	J.D. BARNES LIMITED
LP	DENOTES	LIGHT POLE
HP	DENOTES	HYDRO POLE
FFE	DENOTES	FINISHED FLOOR ELEVATION
ELE	DENOTES	ELEVATION
—	DENOTES	PROPERTY LINE
OBV	DENOTES	OBVERT
INV	DENOTES	INVERT
CSP	DENOTES	CORRUGATED STEEL PIPE
⊙	DENOTES	BENCH MARK
☆	DENOTES	SET WOODSTAKE AT ELEVATION 89.74M
XX.XX	DENOTES	SPOT HEIGHT ELEVATION
X	DENOTES	SPOT HEIGHT LOCATION
—	DENOTES	CONTOUR LINE AT 89.67M

CAUTION!

THIS SKETCH IS NOT A LEGAL PLAN OF SURVEY, AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THIS PLAN IS PROTECTED BY COPYRIGHT.

NOTES

THE TOPOGRAPHIC INFORMATION WAS VERIFIED AND COLLECTED JANUARY 14, 2025.

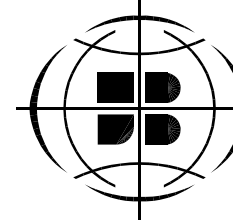
THIS SKETCH AND THE CORRESPONDING CAD FILE ARE NAD 83 MTM 9 (CSRS)

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE REGISTRY OFFICE PLANS.

BENCHMARK NOTE

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND REFERRED TO PUBLISHED CONTROL POINT 01019791716 HAVING A PUBLISHED ELEVATION OF 91.214 METRES (CGVD28-78 DATUM)



J.D. BARNES
LIMITED

LAND INFORMATION SPECIALISTS

62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

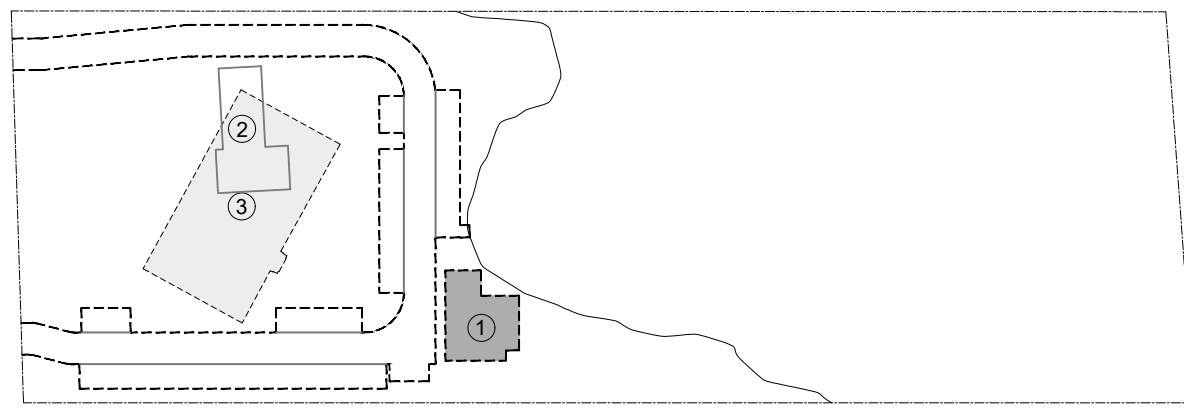
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY:	MC	CHECKED BY:	GZ	REFERENCE NO.:	22-10-102-01
PLOTTED:	1/15/2025	DATED:	01/15/25		

2104 Roger Stevens	R13 [608r]	S. 1A - Area D (Rural)	S. 58 - Floodplain overlay	Official Plan - S. B9	Rural Transect - Village	Temple GFA 2,013 m ² Priest Residence GFA 551 m ² Temple Assembly Area GFA 1,067.74 m ²
General Provisions		Section	Required			Proposed
Permitted uses*		S. 240 [608r]	School, Place of Worship, or Dwelling unit accessory to these uses			Place of Worship, Dwelling unit
Min. lot area (sq. m)		Table 224A, (a)	10,000 m ²			20,395 m ²
Min. lot width (m)		Table 224A, (b)	75 m			82.95 m
Max. building height (m)		Table 224A, (g)	12 m			8.44 m (Temple), 9.53m (Priest Residence)
Min. front yard setback (m)		Table 224A, (c)	9 m			26.20 m
Min. rear yard setback (m)		Table 224A, (d)	10 m			140.88 m
Min. int. side yard setback (m)		Table 224A, (e)	9 m			16.69 m (east), 9 m (west)
Max. lot coverage (%)		Table 224A, (h)	30% lot area = 6,118.50 m ²			6% lot area = 1,309.56 m ²
Min. landscaped area (%)		Table 224A, (i)	20% lot area = 4,079 m ²			94% lot area = 19,085.44 m ²
* 608r exception						
Parking Provisions		Section	Required			Proposed
Place of Worship		Table 101, N66	10 spaces / 100 m ² of assembly area GFA = 107 Spaces			60 spaces
Dwelling unit		Table 101, R4	1 space			1 space
Parking space size		S. 106, (1)	2.6 m x 5.2 m			2.6 m x 5.2 m
B/F parking (included in total)		AODA, S. 80.36	4% of the total provided spaces = 2 spaces			3 spaces (2 type A, 1 type B)
Type A parking space dimensions		AODA, S. 80.34 (1)	3.4 m x 5.2 m (plus 1.5 m aisle)			3.4 m x 5.2 m with 1.5 m shared aisle
Type B parking space dimensions		AODA, S. 80.34 (2)	2.4 m x 5.2 m (plus 1.5 m aisle)			2.4 m x 5.2 m with 1.5 m shared aisle
Min. drive aisle width (m)		S. 107, (1) (d)	6.7 m			6.7 m
Min. driveway width (m)		S. 107, (1) (a)	3 m - single lane; 6 m - double lane			6.7 m
Min. landscaped area for parking lots (%)		S. 110, (1)	15% (322.32 m ²)			24% (757.31 m ²)
Min. landscaped buffer for parking lot (m)		Table 110, (1)	3 m abutting street; 1.5 m not abutting street			11.94 abutting a street; 3.02 not abutting street
Min. setback for outdoor refuse (in-ground container)		S. 110, (3)	9 m from a lot line abutting a public street 3 m from any other lot line			77.71 m from a lot line abutting a public street 4.57 m from any other lot line
			Screened by soft landscaping 2 m in height			Screened by soft landscaping 2 m in height
Permitted parking lot material		S. 100, (3) (b)	gravel; B/F spaces must be hard and stable			Asphalt, interlock pavers
Min. number of bike parking spaces		Table 111A, (i)	1 space / 1,500 m ² GFA = 1 Space			3 spaces
Min. number of loading spaces		Table 113A, (a)	1 space if 2,000 - 4,999 m ² of GFA = 1 Space			0 spaces
						MV REQUIRED

PHASING DIAGRAM:



- PHASE 1 : CONSTRUCTION OF A TWO STOREY BUILDING (TEMPORARY TEMPLE / PRIEST RESIDENCE) DRIVEWAY / PARKING)
- PHASE 2 : DEMOLITION OF THE OF EXISTING BUILDING
- PHASE 3 : CONSTRUCTION OF A ONE STOREY BUILDING - TEMPLE

LEGEND:

INTERNAL ROAD
/ FIRE ROUTE

S.O.D.

SNOW STORAGE AREA

PERMEABLE
PARKING AREA

TERRACES

BARRIER FREE
CAR PARKING SPACES
TYPE A (3.4 x 5.2 m)
TYPE B (2.4 x 5.2 m)
ACCESS AISLE (1.5 x 5.2 m)

CAR PARKING SPACES

PROPOSED BUILDING

PROPOSED WALKWAY

SHRUB / BUSHES

EXISTING VEGETATION

PROPOSED TREES

BIKES PARKING SPACE

MOLOK BIN

SANITARY MANHOLE

STORM / CATCH BASIN MANHOLE

CATCH BASIN

LIMIT OF SITE
DEVELOPMENT

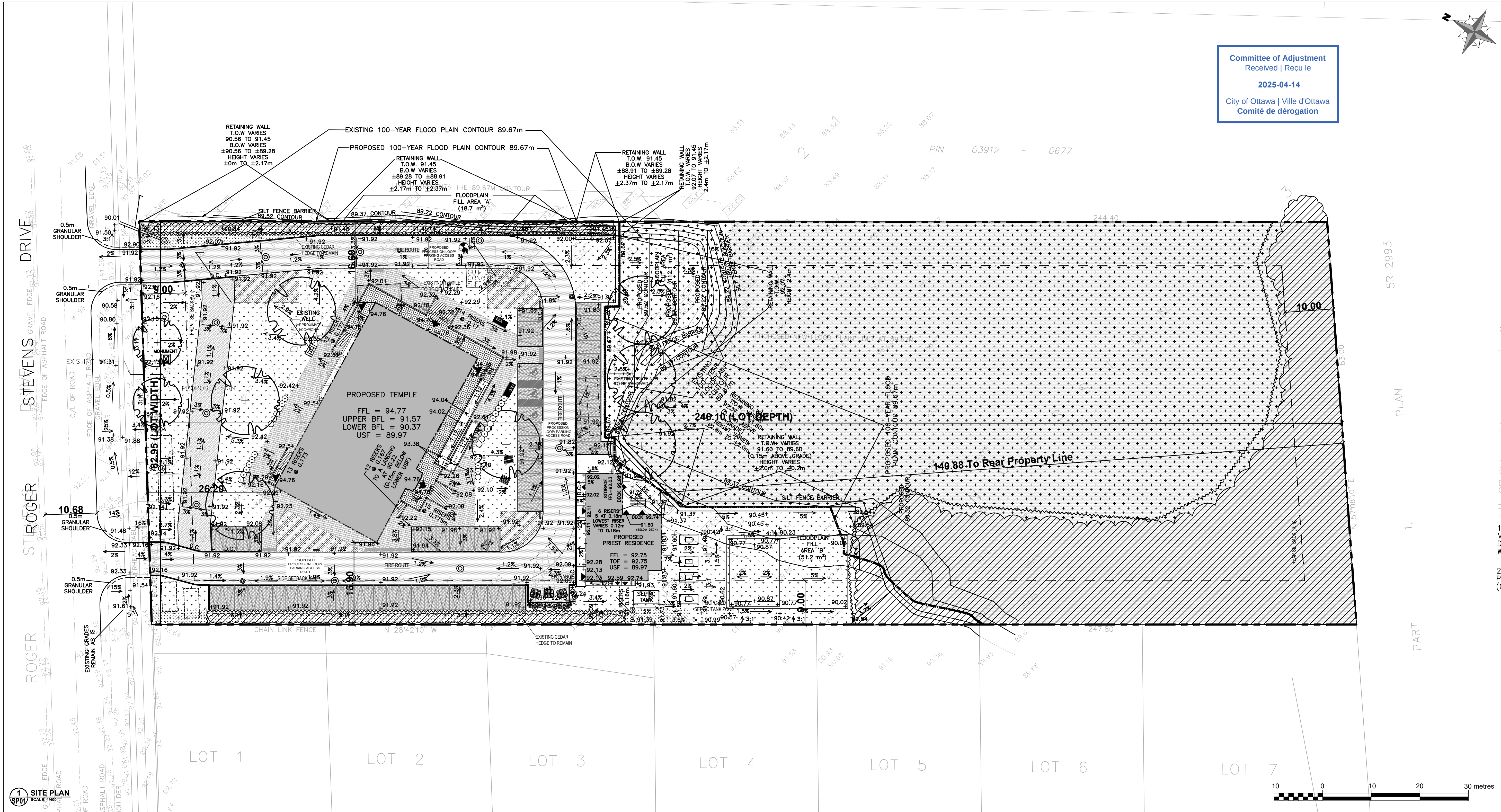
EXISTING STATUE

FIRE ROUTE SIGN

ACCESSIBLE BENCH
WITH CONCRETE PAD

PROPOSED PICNIC TABLE

EXISTING TREE TO REMAIN



Committee of Adjustment
Received | Reçu le

2025-04-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

OWNER NAME & ADDRESS
Valluvambiga Sri Talyalanyaki Sametha
Vaihiyanathan Swamy Koli Inc.
Kugendran Sabarathnam
2104 Roger Stevens Rd North Gower, ON, K0A 2T0

ARCHITECT
OM P. MADAN ARCHITECT
8 AVE. Q, QUA. M9A4C
7 SPALTER CRES.
OTTAWA, ONTARIO K2B 1B3
T: (613) 203-1805

APPLICANT AND DESIGNER
P-SQUARED CONCEPTS INC.

PROJECT TEAM (ENGINEERS)
PATERSON GROUP
CIMAX
D.B. Gray Engineering Inc.

James B. Lemox & Associates Inc.
LANDSCAPE ARCHITECTS

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
J.D. BARNES LIMITED
62 STEACIE DRIVE, SUITE 103,
KANATA, ON K2K 2A9
(613) 731-7244

TOPOGRAPHIC PLAN OF
PART OF LOT 21
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NORTH GOWER
NOW IN THE
CITY OF OTTAWA

BENCHMARK NOTE

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08	ISSUED FOR REVIEW	2025-04-09
07	ISSUED FOR REVIEW	2025-04-03
06	ISSUED FOR COORDINATION	2025-03-06
05	ISSUED FOR COORDINATION	2024-10-04
04	ISSUED FOR COORDINATION	2024-09-26
04	ISSUED FOR COORDINATION	2024-08-08
03	ISSUED FOR CIVIL COORDINATION	2024-05-21
02	ISSUED FOR CLIENT REVIEW	2024-04-09
01	ISSUED FOR PHASE I PRE-CONSULT	2024-03-01
No.	REVISIONS	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
2204 FURBER DR. UNIT 205
OTTAWA, ONTARIO, K1G 4E1

DESIGNED BY: S.A. DRAWN BY: P.S. APPROVED BY: P.R.

PROJECT

NEW OTTAWA SIVAN TEMPLE

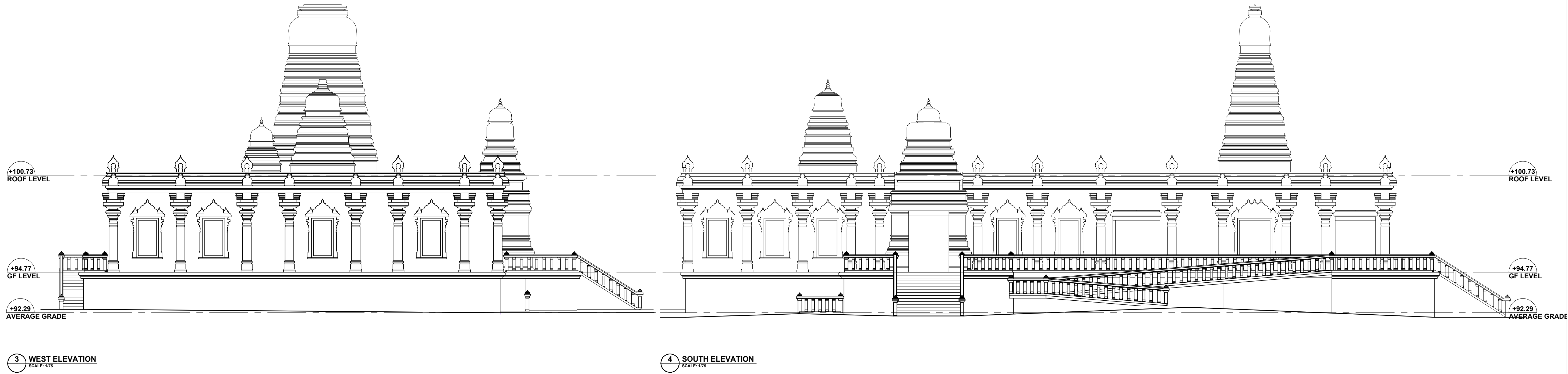
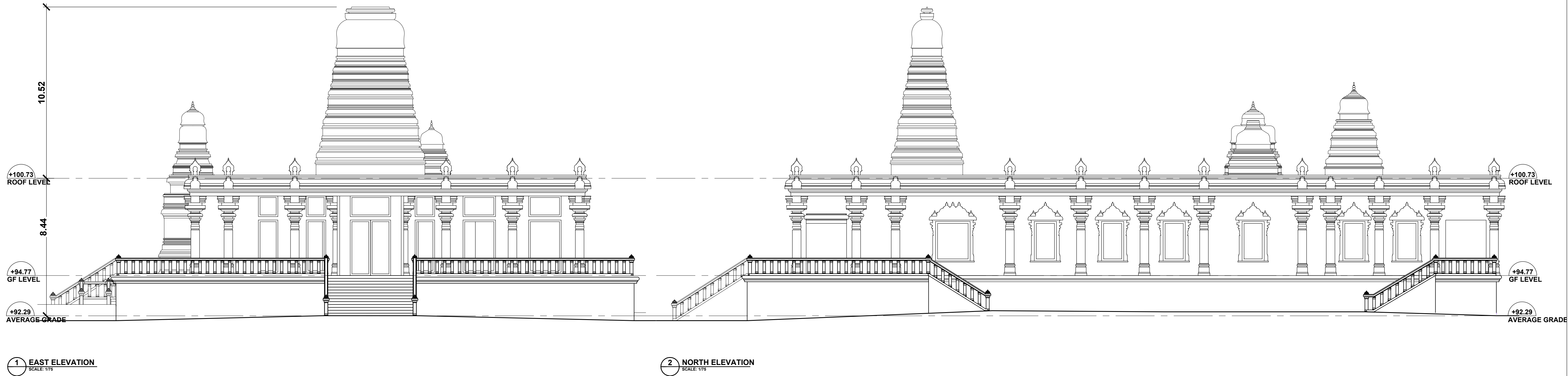
DRAWING TITLE

SITE PLAN

PROJECT NO.
0399

DATE
APR, 09, 2025

SP01



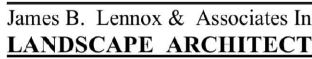
1 TEMPLE ELEVATIONS
SCALE: 1/125

OWNER NAME & ADDRESS
Valluvambiga Sri Tatyainayaki Sametha
Vaihiyanathan Swamy Koll Inc.
Kugendran Sabaratnam
2104 Roger Stevens Rd North Gower, ON, K0A 2T0

ARCHITECT
OM P. MADAN ARCHITECT
B. ARCH., OAA, MPAC
7 SPURTER CRES.
OTTAWA, ONTARIO K2B 1B3 T: (613) 203-1805

APPLICANT AND DESIGNER
P-SQUARED CONCEPTS INC.

PROJECT TEAM (ENGINEERS)



Committee of Adjustment
Received | Reçu le
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City of Ottawa | Ville d'Ottawa
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No.	REVISIONS	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED



DESIGNED BY: S.A. DRAWN BY: P.S. APPROVED BY: P.R.

PROJECT

NEW OTTAWA SIVAN TEMPLE

DRAWING TITLE

PROPOSED ONE STOREY TEMPLE
ELEVATIONS

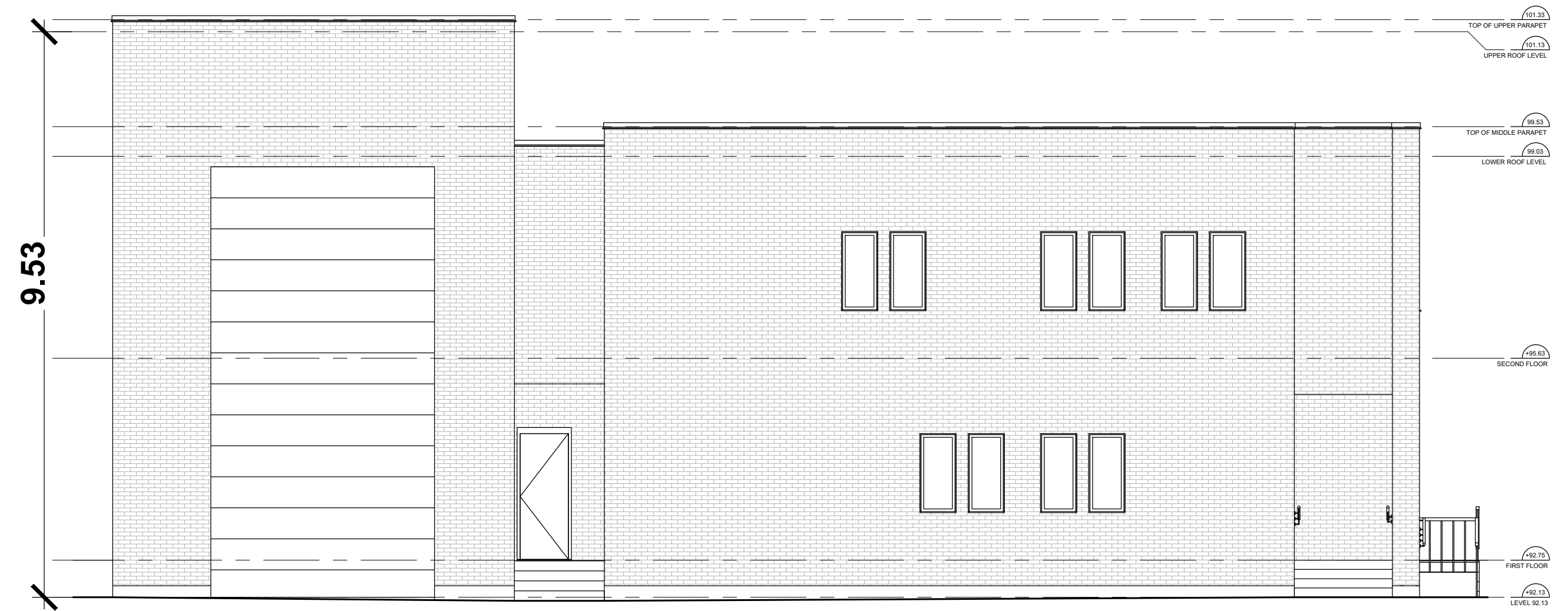
PROJECT NO.

0399

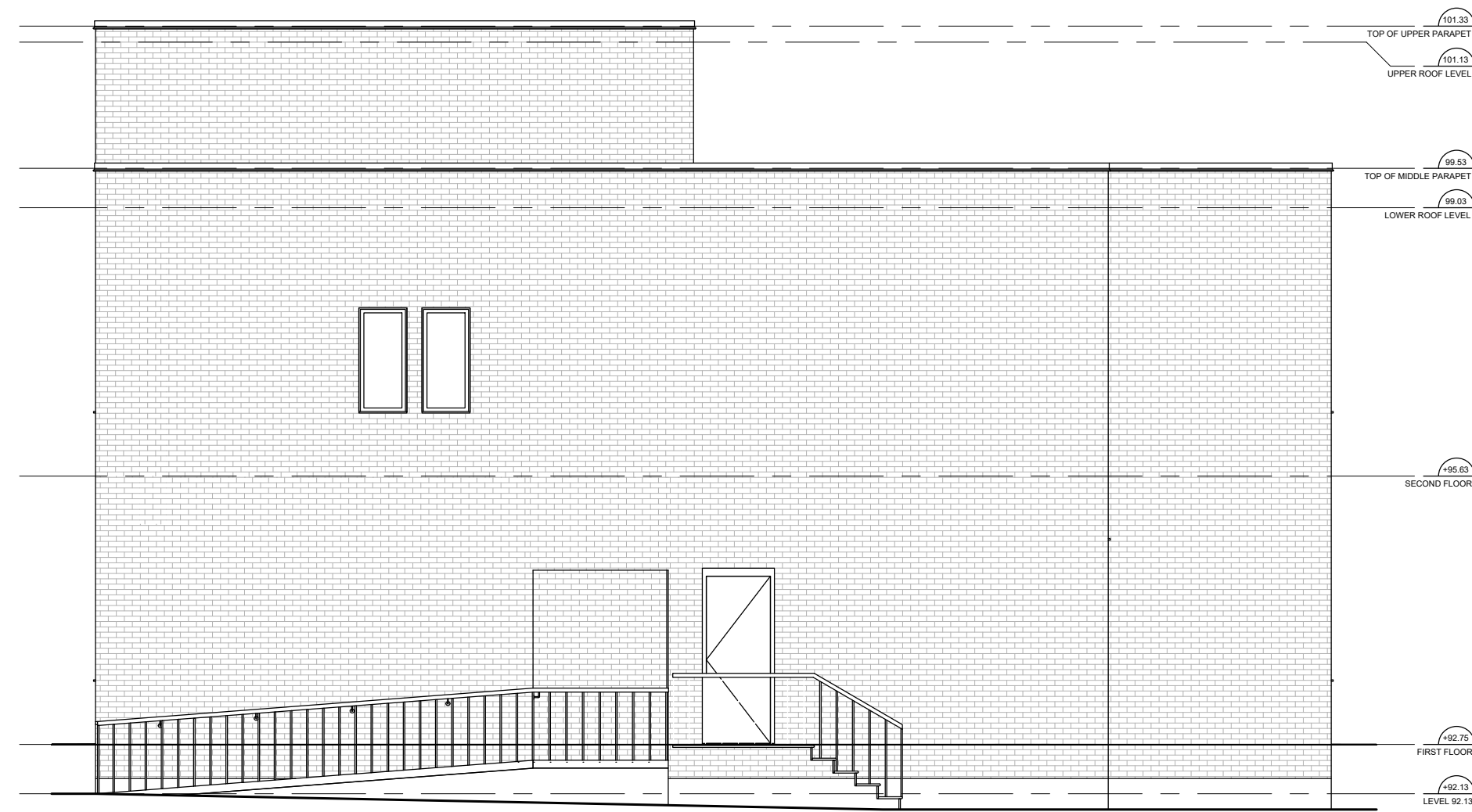
DATE

APR, 09, 2025

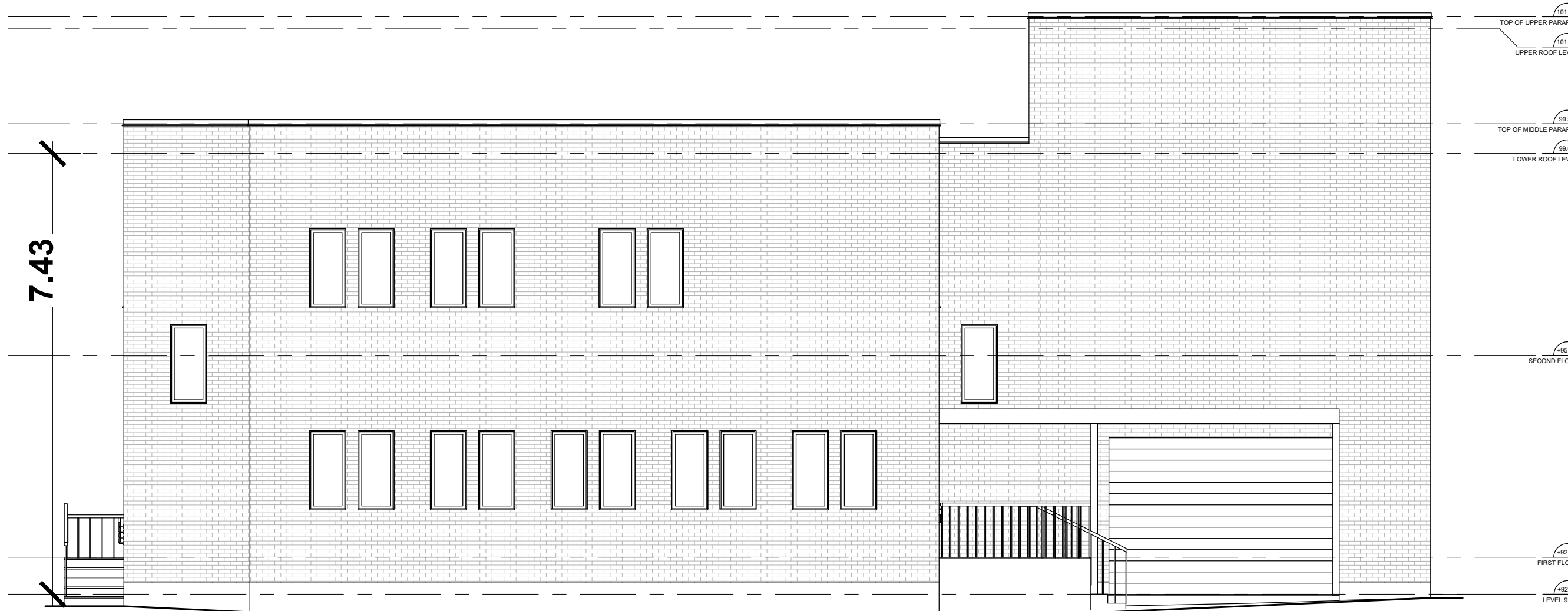
SP03



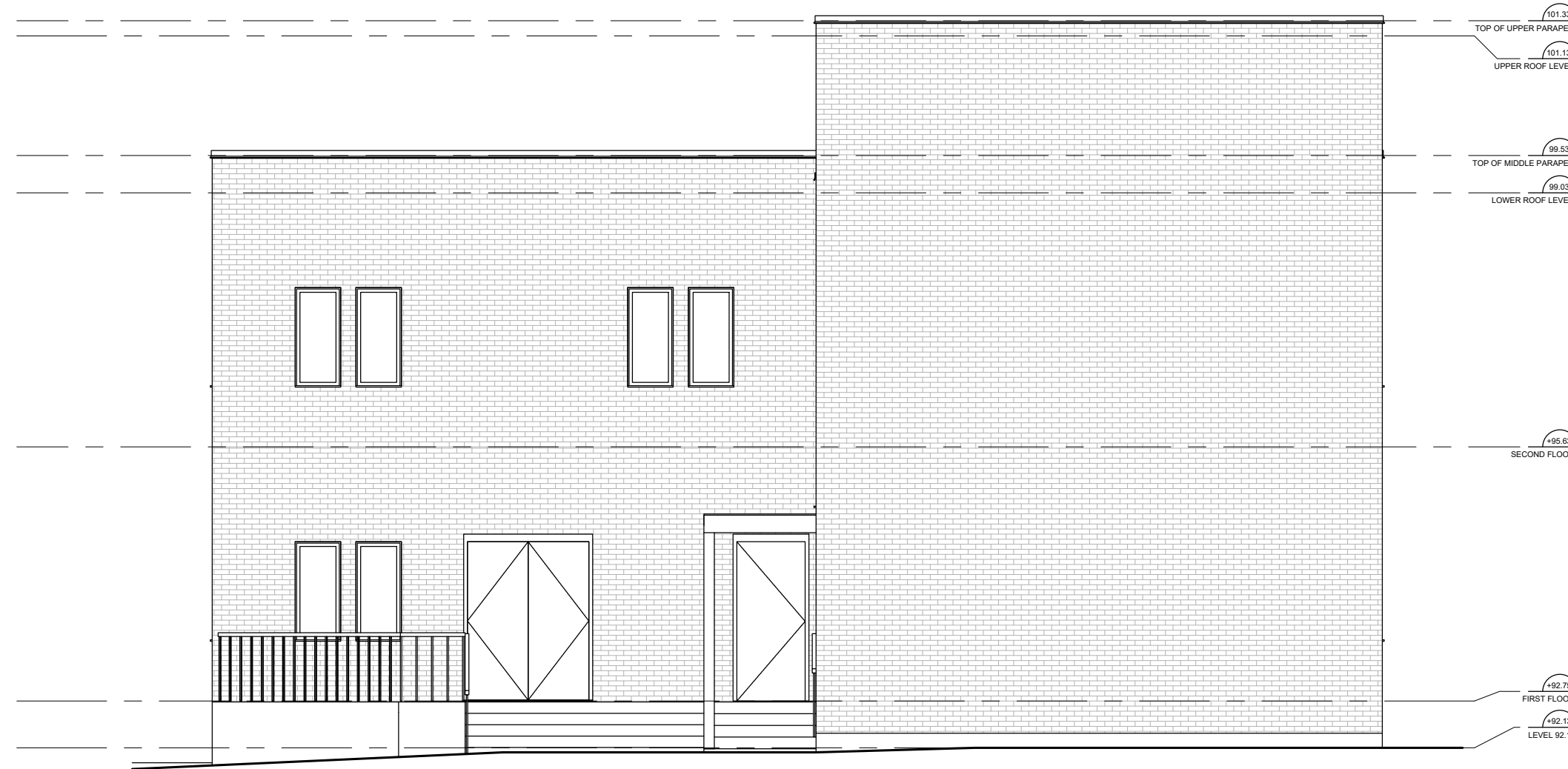
1 NORTH ELEVATION
SCALE: 1/75



2 WEST ELEVATION
SCALE: 1/75



3 SOUTH ELEVATION
SCALE: 1/75



4 EAST ELEVATION
SCALE: 1/75

08	ISSUED FOR REVIEW	2025-04-09
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