

**Committee of Adjustment**  
 Received | Reçu le  
**2026-02-03**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**TOPOGRAPHIC PLAN OF SURVEY OF**  
**BLOCK 365**  
**REGISTERED PLAN 4M-1637**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 500

**Metric**  
 DISTANCES AND COORDINATES 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 Surveys Act, the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 09th day of July, 2023.

July 13, 2023  
 Date: \_\_\_\_\_  
 V. Andrew Shelp  
 Ontario Land Surveyor

**Notes & Legend**

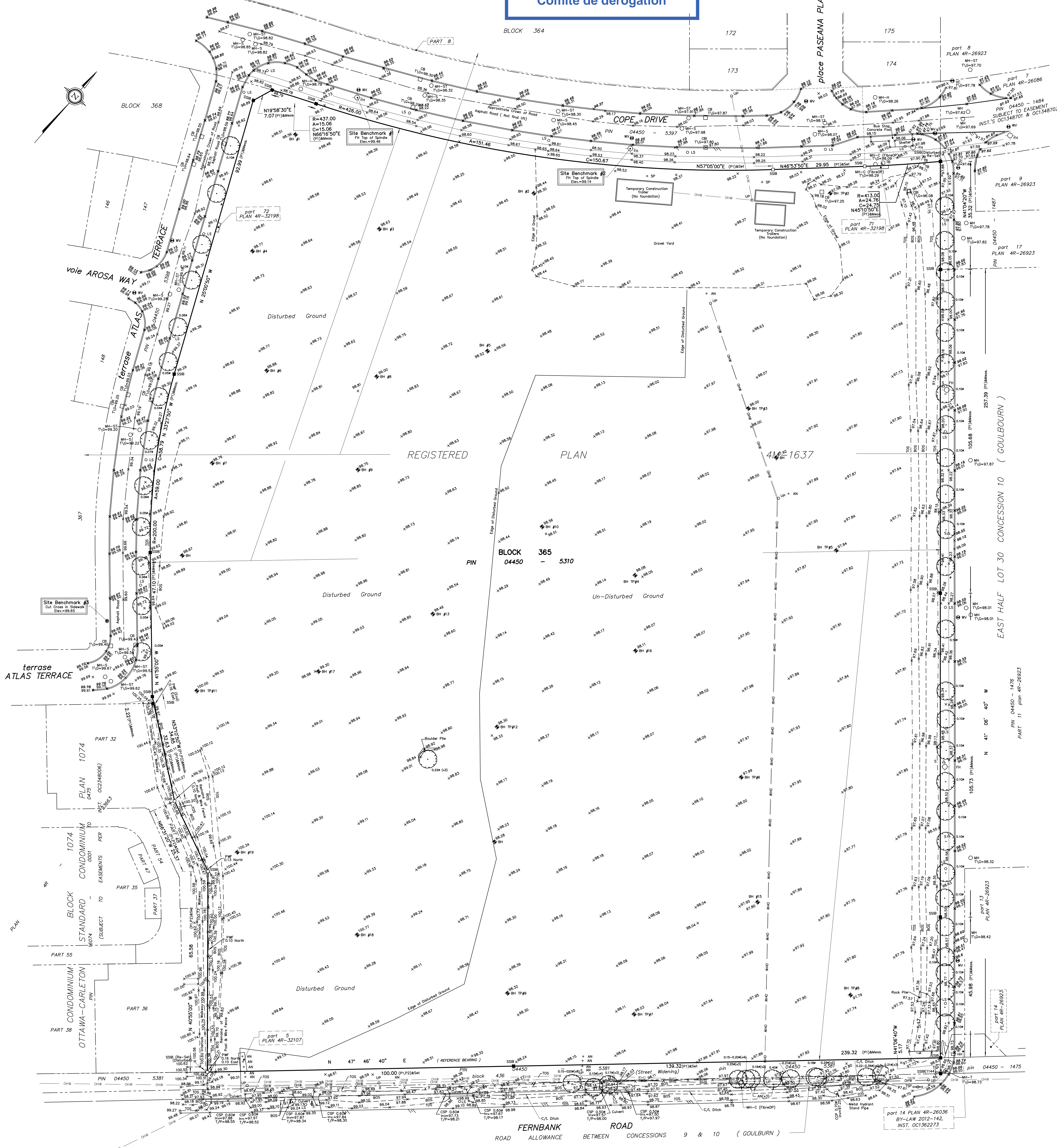
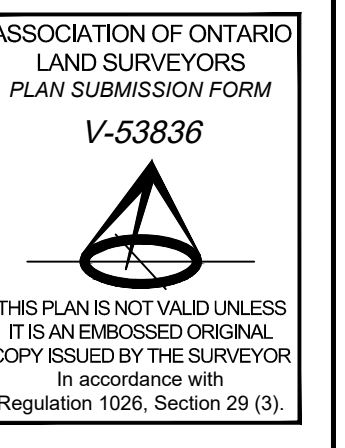
	Denotes	Survey Monument Planted
		Survey Monument Found
		Standard Iron Bar
		Short Standard Iron Bar
		Iron Bar
		Witness
		Measured
		Annis, O'Sullivan, Vollebek Ltd.
		Plan 4M-1637
		Plan 4R-33663
		Deciduous Tree
		Coniferous Tree
		Fire Hydrant
		Water Valve
		Water Stand Post
		Maintenance Hole (Storm Sewer)
		Maintenance Hole (Sanitary)
		Maintenance Hole (Communications-Fibre Optic)
		Maintenance Hole (Traffic)
		Maintenance Hole (Hydro)
		Maintenance Hole (Unidentified)
		Handhole
		Valve Chamber (Watermain)
		Overhead Wires
		Catch Basin
		Borehole
		Corrugated Steel Pipe
		Ball Terminal Box
		Traffic Signal Post
		Wood Pole
		Metal Pole
		Utility Pole
		Anchor
		Light Standard
		Chain Link Fence
		Post & Wire Fence
		Sign
		Top of Grate
		Top of Pipe
		Centreline
		Top of Slope
		Bottom of Slope
		Test Pit
		Deciduous Tree
		Coniferous Tree
		Diameter
		Location of Elevations
		Top of Concrete Curb Elevation
		Centreline
		Property Line
		Multiple Tree Count

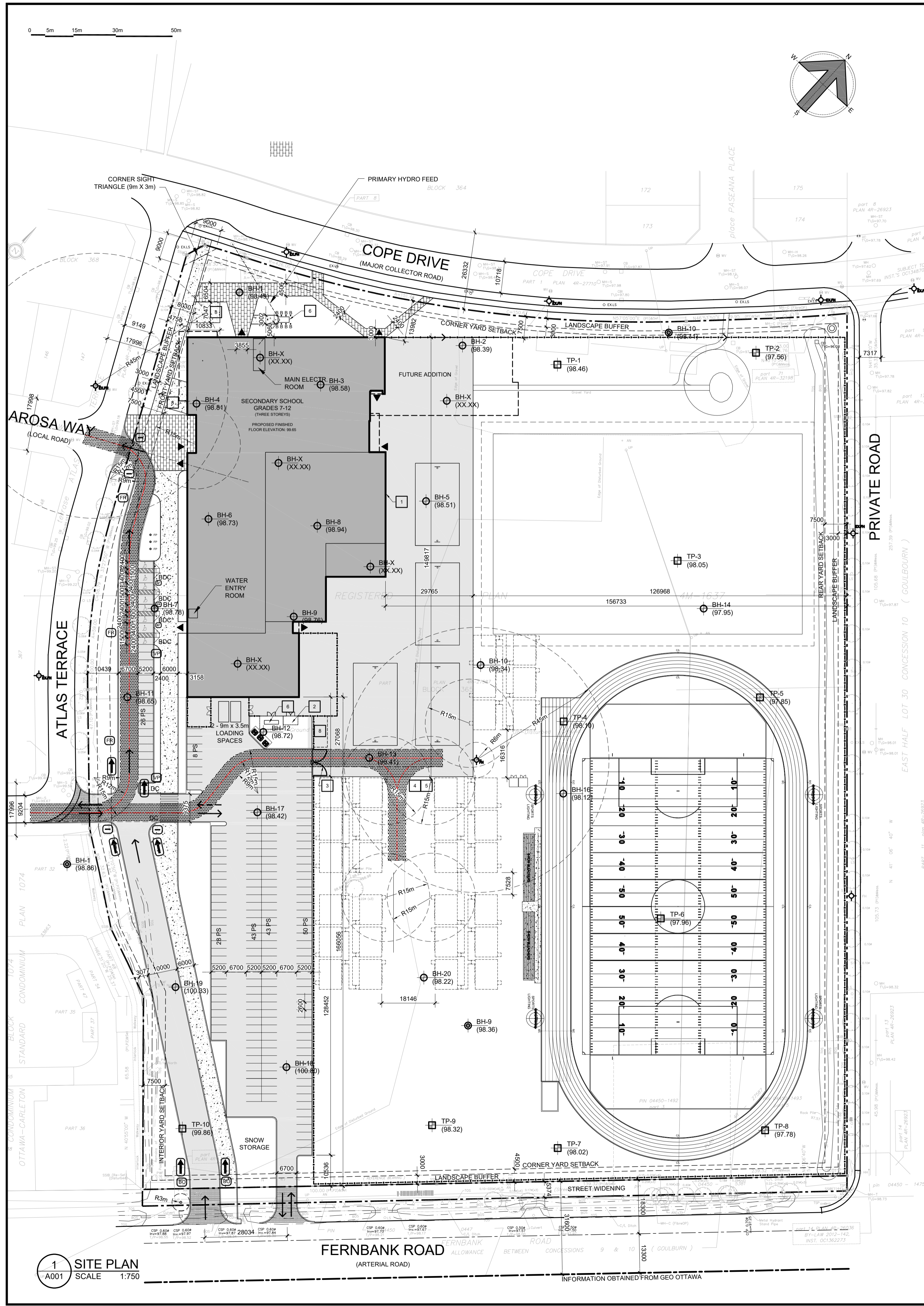
SITE AREA = 7399.3 m<sup>2</sup>

**ELEVATION NOTES**  
 1. Elevations shown are geoidetic and are referred to the CGVD25 geoidetic 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 it's 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.

Dimensions illustrated herein are consistent with Registered Plan 4M-1637.  
 All survey monuments found are (ADG) unless otherwise noted.  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999913.  
 Bearings are grid, derived from Can-Nat 2016 Real Time Network GPS observations on Fernbank Road, having a bearing of N48°42'50"W and are referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).





1 SITE PLAN  
SCALE 1:750

**SITE DATA**  
ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW, 2008-260

ADDRESS: 5431 FERNBANK ROAD, OTTAWA  
AREA: C SUBURBAN  
WARD: 6 STITTSVILLE (COUNC. GLEN GOWER)  
ZONING: 11A

LOT AREA: 73,967 m<sup>2</sup> (18.27 ACRES)  
BUILDING FOOTPRINT: ±7,018 m<sup>2</sup> (75,541 s.f.)  
TOTAL FLOOR AREAS (GROSS): ±14,730 m<sup>2</sup> (158,552 s.f.)  
FUTURE PORTABLES (72 m<sup>2</sup> EACH): 2,160 M<sup>2</sup> (23,250 SF.)

ZONING MECHANISMS	PROVISIONS (11A SUBZONE)	PROVIDED
(a) MINIMUM LOT AREA (m <sup>2</sup> )	400	73967
(b) MINIMUM LOT WIDTH (m)	15	239.30
(c) MINIMUM FRONT YARD SETBACK (m)	7.5	±13
(d) MINIMUM INTERIOR SIDE YARD SETBACK (m)	7.5	±20
(e) MINIMUM CORNER SIDE YARD SETBACK (m)	4.5	
(f) MINIMUM REAR YARD SETBACK (m)	7.5	
(g) MAXIMUM BUILDING HEIGHT (m)	15	±13

**PARKING CALCULATION**

GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 16 X 1.5 = 24  
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 46 X 2 = 92  
PORTABLE CLASSROOMS:  
GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 10 X 1.5 = 15  
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 20 X 2 = 40  
BARRIER FREE PARKING SPACES (3.1.2, TABLE 3): 7 (3 TYPE A + 4 TYPE B)  
STANDARD PARKING SPACE: 5.2mx2.6mx6.7 m AISLE

TOTAL REQUIRED: 171  
PROVIDED: 198

**BICYCLE PARKING CALCULATION**

MAIN SCHOOL (1 PER 100 m<sup>2</sup>): 14,730 / 100 = 148  
FUTURE PORTABLES (1 PER 100 m<sup>2</sup>): 2,160 / 100 = 22  
TOTAL REQUIRED: 170  
STANDARD BICYCLE PARKING SPACE: 1.8x0.6 m

**LOADING SPACES**  
TABLE 113A(a) (±10000 m<sup>2</sup>): 2 REQUIRED (3.5 X 7m) 2

**LANDSCAPED BUFFER**  
ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m  
NOT ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m

**BUILDING CODE DATA**  
ALL REQUIREMENTS AS PER ONTARIO BUILDING CODE OBC 2024

MAJOR OCCUPANCY: GROUP A, DIVISION 2  
BUILDING AREA: ±7,018 m<sup>2</sup> (75,541 s.f.)  
TOTAL GROSS FLOOR AREA: ±14,730 m<sup>2</sup> (158,552 s.f.)  
NUMBER OF STOREYS: 3  
NO OF STREETS FOR FIRE FIGHTING: 1  
BUILDING CLASSIFICATION: 3.2.2.24, ANY AREA, UP TO 6 STOREYS, SPRINKLERED  
SPRINKLERED BUILDING: YES  
CONSTRUCTION TYPE: NON-COMBUSTIBLE  
FLOOR ASSEMBLIES & F.R.R: 1 HOUR

**TOPOGRAPHIC SURVEY INFO**  
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 365, REGISTERED PLAN 4M-1637, CITY OF OTTAWA  
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
JULY 13, 2023 (JOB N O. 23493-23)

**SYMBOL LEGEND:**

- EX.FH: EXISTING FIRE HYDRANT
- FP: FLAG POLE
- EX.LS: EXISTING LIGHT STANDARD
- R-EXLS: RELOCATED EXISTING LIGHT STANDARD
- LS: LIGHT STANDARD - REFER TO ELECTRICAL
- EX.CB: EXISTING CATCH BASIN
- CB: CATCH BASIN - REFER TO CIVIL
- CBMH: CATCH BASIN/MANHOLE - REFER TO CIVIL
- SAMH: SANITARY MANHOLE - REFER TO CIVIL
- STMH: STORM MANHOLE - REFER TO CIVIL
- ▲: BUILDING ENTRANCE/EXIT
- FDC: FIRE DEPARTMENT CONNECTION
- FH: NEW FIRE HYDRANT
- WM: WATER METER (IN WATER ENTRY ROOM)
- WMR: WATER METER REMOTE READOUT
- BDC: NEW BARRIER-FREE DEPRESSED CURB - SEE DETAIL 15/A002
- DC: NEW DEPRESSED CURB - REFER TO CIVIL
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE
- B: BOLLARD - SEE DETAIL 8/A002
- KB: KNOCK-DOWN BOLLARD - SEE DETAILS 14/A002
- TWSI: TACTILE WALKING SURFACE INDICATOR, REFER TO LANDSCAPE
- TP-1 (98.46): TESTPIT LOCATION, REFER TO GEOTECHNICAL REPORT
- BH-8 (98.94): BOREHOLE LOCATION, REFER TO GEOTECHNICAL REPORT

**GROUND COVER LEGEND:**

- GRASS
- ASPHALT
- CONCRETE
- PAVERS

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**SIGNAGE LEGEND:**

- NO TRESPASSING
- BF PARKING
- ONE WAY
- NO ENTRY
- VP VISITOR PARKING
- FR FIRE ROUTE
- BO BUSES ONLY
- SP STAFF PARKING

- SPECIFIC CONSTRUCTION NOTES:**
- PROVIDE PERIMETER FOUNDATION DRAINAGE: 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.
  - GAS METER CHAIN LINK FENCE: - ±4000 LONG x 2135 HIGH ALONG BACK OF GAS METER STATION  
- TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP  
- FENCE FABRIC: 6 GAUGE, VINYL COATED, BLACK  
- LOCKING DOUBLE GATES @ 1220 WIDE EACH  
- LOCKING DEVICE, ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION  
- FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE  
COORDINATE WITH MECHANICAL
  - DEPRESSED CURB 6m WIDE - REFER TO CIVIL AND LANDSCAPING
  - PROVIDE TRENCHES FOR POWER, PA/SECURITY, COMMUNICATIONS, AND FIRE ALARM. REFER TO ELECTRICAL.
  - PROVIDE MANHOLE TO SERVICE FUTURE PORTABLES. REFER TO ELECTRICAL.
  - PROVIDE 800x450mm GENERATOR ENCLOSURE & GENERATOR. REFER TO ELECTRICAL.
  - 1880x3760mm TRANSFORMER PAD MOUNT WITH 8 BOLLARDS
  - BIKE RACKS - SEE LANDSCAPING
  - EARTH BINS
  - VEHICULAR GATE

- GENERAL NOTES:**
- ALL CONCRETE CURBS AND CONCRETE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC1.1
  - ALL SITE ENTRANCES TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1
  - ALL BARRIER FREE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS (SECTION 3.4)
  - ALL TWSI INSTALLATIONS ARE TO CONFORM TO ONE OF FIGURES 33a, 33b, 34, OR 35 OF THE CITY OF OTTAWA ACCESSIBILITY STANDARDS.

**OTTAWA CATHOLIC SCHOOL BOARD**

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ZACH.BAUMAN@JP2G.COM

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ISMAIL.TAKI@EXP.COM

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no.	revision	date
07	ISSUED FOR SPC	26 JAN 26
06	ISSUED FOR 80% REVIEW	08 JAN 26
05	ISSUED FOR SPC	25NOV25
04	ISSUED FOR 86% REVIEW	01 DEC 25
03	ISSUED FOR SPC APPLICATION	15OCT25
02	33% CLIENT REVIEW	19SEP25
01	ISSUED FOR SITE PLAN PRE-CONSULT	05SEP25

**N45 ARCHITECTURE INC.**  
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2  
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FERNBANK CATHOLIC HIGH SCHOOL

5431 FERNBANK ROAD  
OTTAWA, ONTARIO  
K2S 0T7

PROJECT NORTH

seal  
ONTARIO ASSOCIATION  
OF ARCHITECTS  
VLADIMIR POPOVIC  
LICENCE 5918

drawing title  
SITE PLAN

scale AS NOTED	drawn by
date JAN 2026	checked by V.P.
project number 24-835	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	

D07-12-25-0141

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CLADDING LEGEND:

	BR-1 BRICK TYPE 1
	ACP-1 ALUMINUM COMPOSITE PANEL
	GL-1 DBL. GLAZED SEALED UNIT
	GL-2 SPANDREL PANELS



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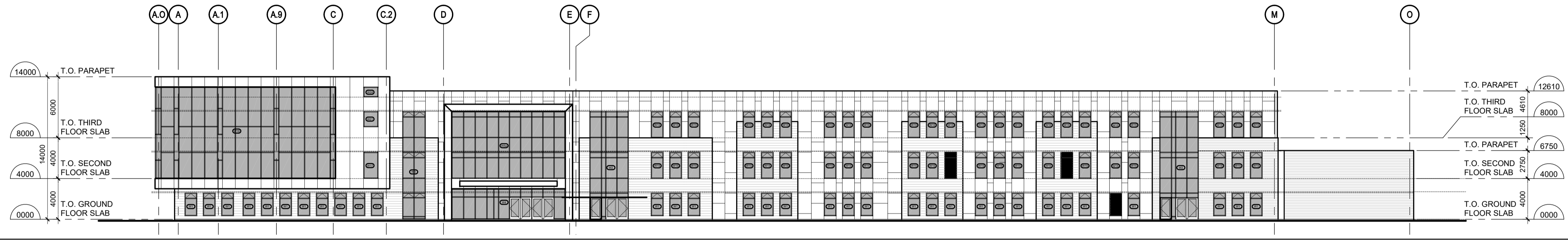
MECHANICAL & ELECTRICAL ENGINEER:  
**GOODKEY, WEEDMARK & ASSOCIATES LTD.**  
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RAJV@GVAL.COM

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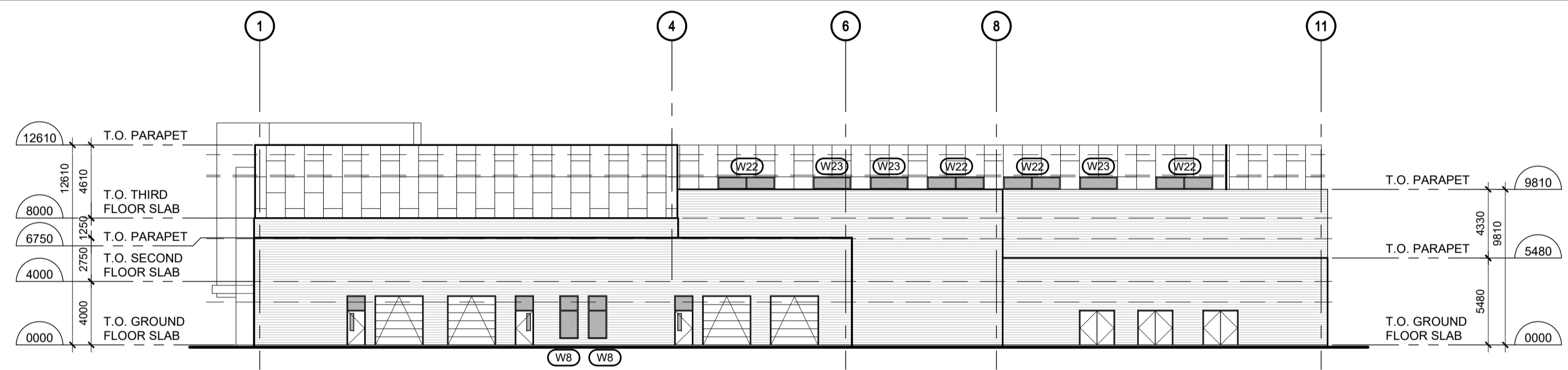
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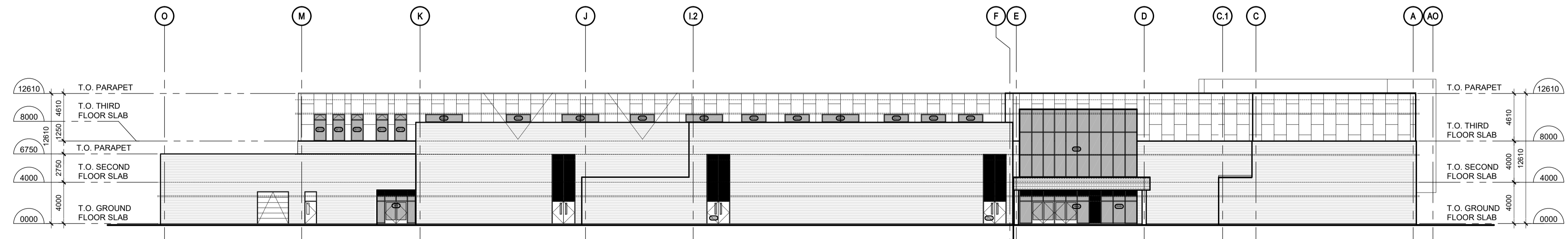
NO.	revision	date
04	ISSUED FOR SPC	25NOV25
03	ISSUED FOR 66% REVIEW	NOV 2025
02	ISSUED FOR SPC APPLICATION	15OCT25
01	ISSUED FOR 33% REVIEW	SEPT 2025



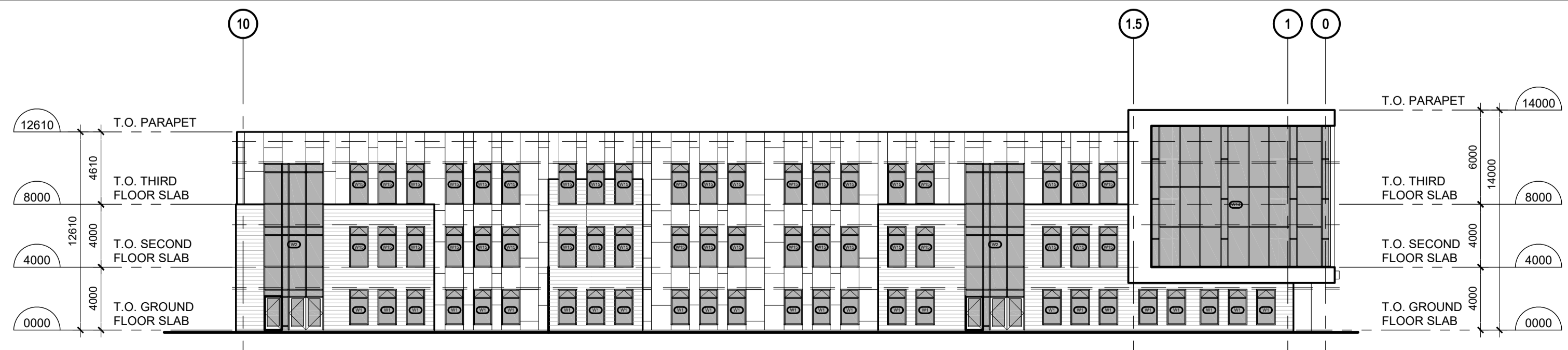
4 EXTERIOR WEST ELEVATION  
A201 SCALE 1:250



3 EXTERIOR SOUTH ELEVATION  
A201 SCALE 1:250



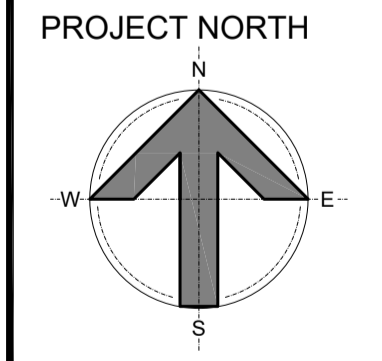
2 EXTERIOR EAST ELEVATION  
A201 SCALE 1:250



1 EXTERIOR NORTH ELEVATION  
A201 SCALE 1:250

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FERNBANK CATHOLIC HIGH SCHOOL  
5431 FERNBANK ROAD  
OTTAWA, ONTARIO  
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drawing title  
**BUILDING ELEVATIONS**

scale AS NOTED	drawn by -
date NOV 2025	checked by VP
project number <b>24-835</b>	drawing number <b>A201</b>

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

DO NOT SCALE DRAWINGS