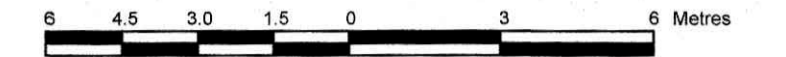


TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 36  
South Lisgar Street  
REGISTERED PLAN 12281  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



Metric

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

Surveyor's Certificate

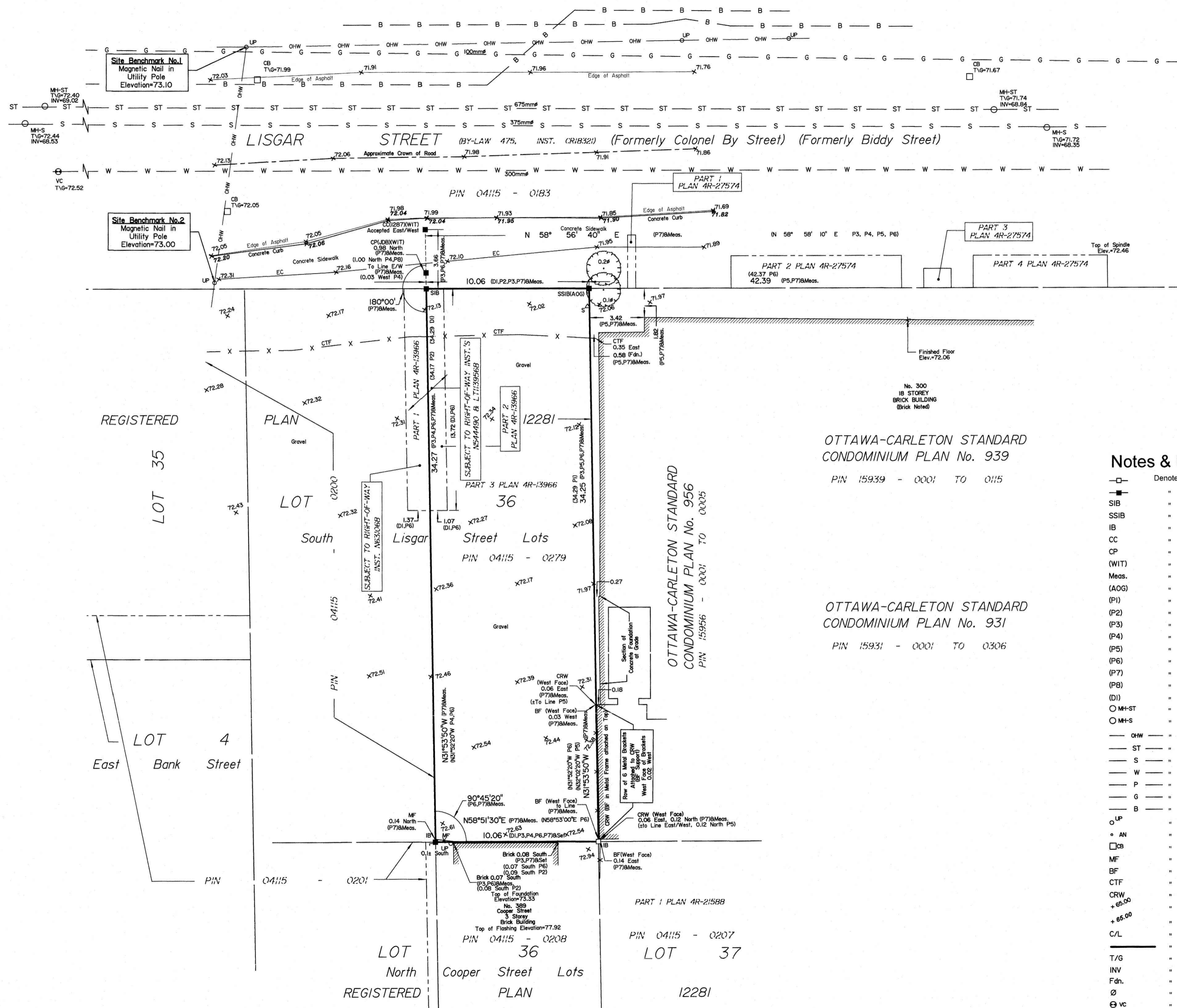
- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the regulations made under them.
  2. The survey was completed on the 14th day of March, 2025.

March 14, 2025  
Date

*Jamie Leslie*  
Ontario Land Surveyor

LOT 39

South Lisgar Street Lots  
REGISTERED PLAN 12281



Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	"	Registered Plan 12281
(P2)	"	(632) Field Notes November 30, 1962
(P3)	"	(1287) Plan July 30, 1990
(P4)	"	(1692) Plan November 14, 2013
(P5)	"	Ottawa-Carleton Standard Condominium Plan No. 956
(P6)	"	Plan 4R-13966
(P7)	"	(AOG) Plan Dated October 11, 2019
(P8)	"	(JDB) Plan Dated March 28, 2011
(DI)	"	Instrument No. N544490
○ MH-ST	"	Maintenance Hole (Storm Sewer)
○ MH-S	"	Maintenance Hole (Sanitary)
— OHW —	"	Overhead Wires
— ST —	"	Underground Storm Sewer
— S —	"	Underground Sanitary Sewer
— W —	"	Underground Water
— P —	"	Underground Power
— G —	"	Underground Gas
— B —	"	Underground Bell
○ UP	"	Utility Pole
○ AN	"	Anchor
□ CB	"	Catch Basin
MF	"	Metal Fence
BF	"	Board Fence
CTF	"	Construction Temporary Fence
CRW	"	Concrete Retaining Wall
+ 65.00	"	Location of Elevations
+ 65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
—	"	Property Line
T/G	"	Top of Gate
INV	"	Invert
Fdn.	"	Foundation
∅	"	Diameter
⊕ VC	"	Valve Chamber (Watermain)

Committee of Adjustment  
Received | Reçu le  
2025-09-16  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-97750  
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

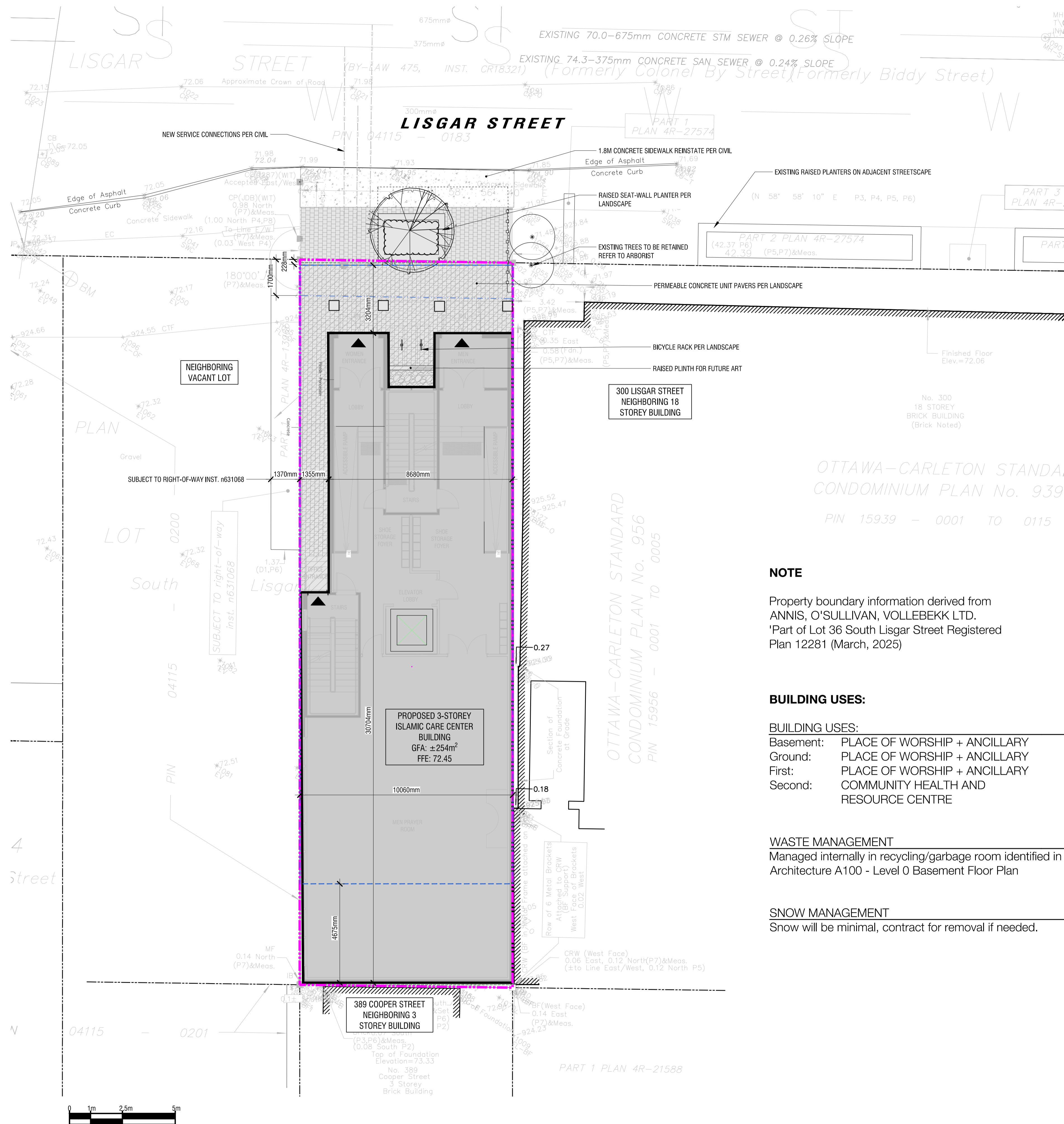
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

**ELEVATION NOTES**  
1. Elevations shown are geodetic and are derived from City of Ottawa vertical benchmark No. 3622 (Index No.198) having a published elevation of 73.873m 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.  
4. Underground services and inverts are taken from City of Ottawa Engineering Plans E-12-08, E187-14 and F-36-h (Sheet 2 of 4).

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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Email: Nepean@aovltd.com  
Ontario Land Surveyors Job No. 25674-25 IslamCareCentre P1136 P112281 O F FL



**PROJECT CONSULTANTS**

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 OTTAWA, ONTARIO K2P 0K1  
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 OTTAWA, ONTARIO K1J 9G2  
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 NEPEAN, ON K2E 7S6  
 PHONE: 613-727-0850

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2025-11-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**NOTE**

Property boundary information derived from ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 \*Part of Lot 36 South Lisgar Street Registered Plan 12281 (March, 2025)

**BUILDING USES:**

**BUILDING USES:**  
 Basement: PLACE OF WORSHIP + ANCILLARY  
 Ground: PLACE OF WORSHIP + ANCILLARY  
 First: PLACE OF WORSHIP + ANCILLARY  
 Second: COMMUNITY HEALTH AND RESOURCE CENTRE

**WASTE MANAGEMENT**

Managed internally in recycling/garbage room identified in Architecture A100 - Level 0 Basement Floor Plan

**SNOW MANAGEMENT**

Snow will be minimal, contract for removal if needed.

**SITE INFORMATION**

ZONING	11A (1912)
LOT DIMENSIONS	
Minimum lot width	10.06 m
Minimum lot area	344 m <sup>2</sup>

SETBACKS	F.Y.	S.Y.	R.Y.	I.S.Y
	1.7m	0m	0m	4.5m
	(EXCEPT GROUND FLOOR)			

SITE AREA	
Total Site Area:	340 m <sup>2</sup>

BUILDING	
Height:	3 Storeys (15m)
Area:	254 m <sup>2</sup>

GFA	
Basement:	304 m <sup>2</sup>
Ground:	254 m <sup>2</sup>
First:	254 m <sup>2</sup>
Second:	244 m <sup>2</sup>
Roof:	50 m <sup>2</sup>
Total:	1106 m <sup>2</sup>

PARKING	Required	Provided
	0	0

LANDSCAPE AREA	
Provided	34 m <sup>2</sup>

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Client / Client



key plan / plan repère



legend / légende

- PROPERTY LINE
- APPROXIMATE LINE OF REQUIRED SETBACK
- APPROXIMATE EXTENT OF BUILDING BELOW
- APPROXIMATE EXTENT OF BUILDING ABOVE
- DECIDUOUS TREE FORM SHRUB (SEE LANDSCAPE NOTES & SCHEDULE FOR SPECIES AND QUANTITIES)
- EXISTING TREES TO BE PROTECTED
- CIP CONCRETE
- UNIT PAVING
- RIVERWASH STONE
- BUILDING OVERHANG ABOVE

<b>NOT FOR CONSTRUCTION</b>		
02	Issue for Site Plan Control	2025/10/28
01	Issue for Site Plan Control	2025/07/28
00	Issue for Client review	2025/06/10
rev'n	description / la description	yyyy/mm/dd

**FOTENN Planning + Design**  
 420 O'Connor Street  
 Ottawa, ON, CANADA K2P 1W4  
 613.730.5709  
 fotenn.com

north / le nord stamp / le cachet

project / projet

**312 Lisgar St.**

drawing / dessin

<b>SITE PLAN</b>		
designed / conçu	drawn / dessiné	reviewed / examiné
<b>ST / DF</b>	<b>ST</b>	<b>DF</b>
date	project number / No. du projet	
<b>MAY 2025</b>		
drawing number / No. du dessin		

SP 1

PLOT INFORMATION: DWG NAME: P:\PROJECTS\Islam Care Centre\312 Lisgar St. and 389 Cooper Street.dwg; PROJECT DATE: 2025-10-28 11:27:46 AM; SHEET SIZE: IS-11 (A1); PLOTTED BY: Sydney Truscott; PLOTTED DATE: 2025-11-05 10:00:00 AM; PLOTTED BY: Sydney Truscott; JUST SAVED BY: aravinda







