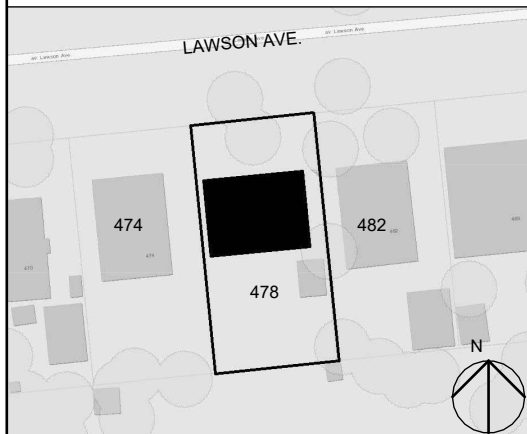


LAWSON CANOPY

478 LAWSON AVE. OTTAWA, ON

LOCATION PLAN



SHEET LIST

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| SITE PLAN | SD01 |
| ELEVATIONS | SD02 |

ZONING SUMMARY

ZONE: R10
FRONT SETBACK: 6m
SIDE YARD SETBACKS: 3m IN TOTAL WITH ONE YARD NO LESS THAN 1.2m
REAR SETBACK: 8.61m (28% OF THE TOTAL LOT DEPTH)
MAXIMUM BUILDING HEIGHT: 8m

LIMITING DISTANCE CALC.

NORTH

| | |
|-----------------------------|-----------|
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| GLAZING AREA | UNCHANGED |
| LIMITING DISTANCE | UNCHANGED |
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| ACTUAL PERCENTAGE | UNCHANGED |

SOUTH

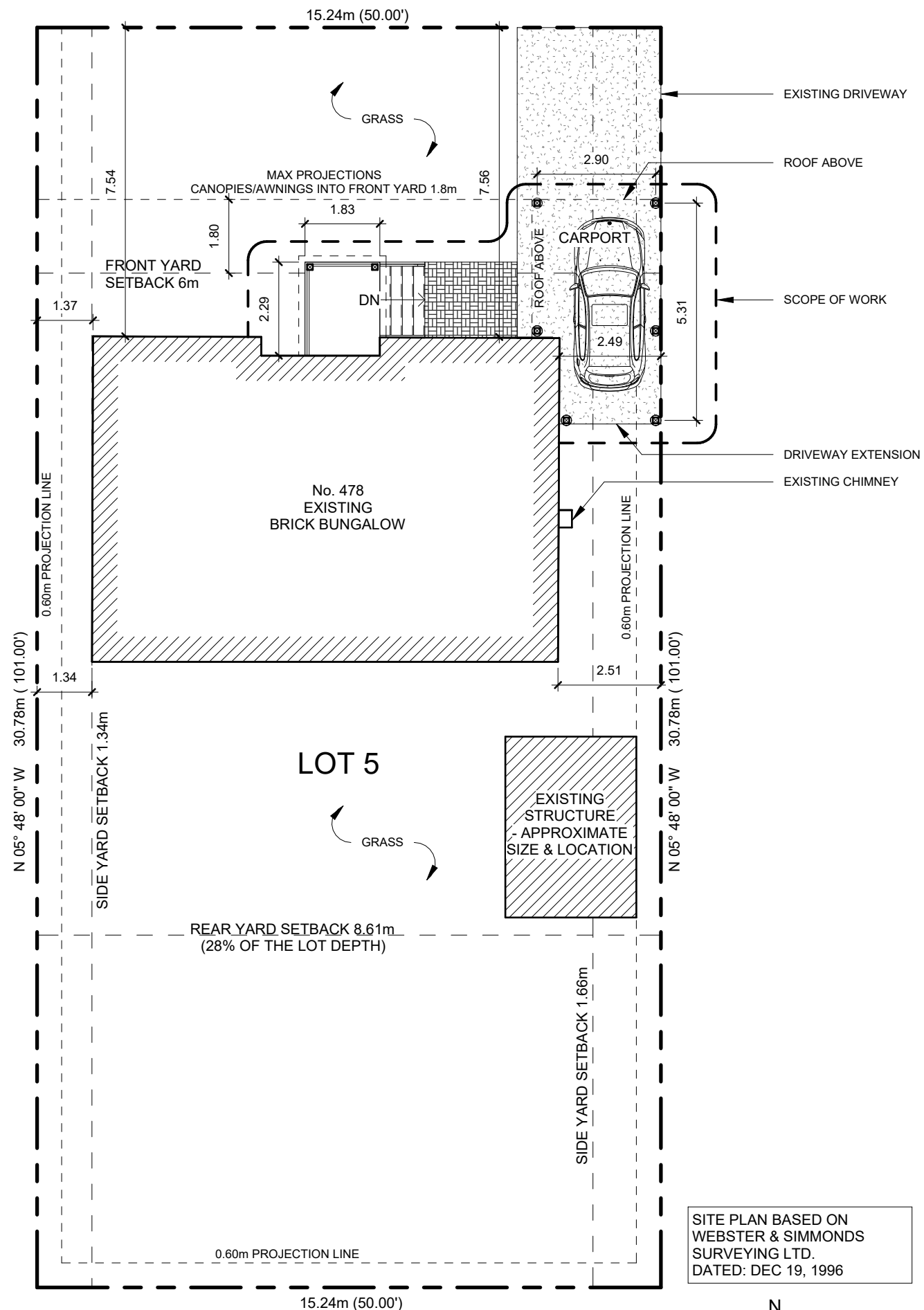
| | |
|-----------------------------|-----------|
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| GLAZING AREA | UNCHANGED |
| LIMITING DISTANCE | UNCHANGED |
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| ACTUAL PERCENTAGE | UNCHANGED |

EAST

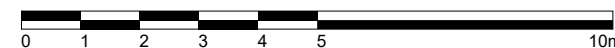
| | |
|-----------------------------|-----------|
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| GLAZING AREA | UNCHANGED |
| LIMITING DISTANCE | UNCHANGED |
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| ACTUAL PERCENTAGE | UNCHANGED |

WEST

| | |
|-----------------------------|-----------|
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| GLAZING AREA | UNCHANGED |
| LIMITING DISTANCE | UNCHANGED |
| EXPOSING BUILDING FACE AREA | UNCHANGED |
| ACTUAL PERCENTAGE | UNCHANGED |



1 SITE PLAN
 SD01 SCALE: 3/32" = 1'-0"



SITE PLAN BASED ON
 WEBSTER & SIMMONDS
 SURVEYING LTD.
 DATED: DEC 19, 1996

CONSULTANTS



**ARCA-VERDE
 ARCHITECTS**

304-1306 WELLINGTON STREET,
 OTTAWA, ONTARIO, K1Y3B2
 TEL: 613.702-5033
 WWW.ARCA-VERDE.CA

REVISIONS

| NO. | DESCRIPTION | REVISION DATE |
|-----|----------------------------|---------------|
| 1 | MINOR VARIANCE APPLICATION | AUG 30, 2024 |

DO NOT SCALE DRAWINGS.
 VERIFY ALL DIMENSIONS AND CONDITIONS ON
 SITE AND IMMEDIATELY NOTIFY ARCHITECT OF
 ALL DISCREPANCIES

SEAL

Committee of Adjustment
 Received | Reçu le

2024-10-09

City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROJECT TITLE

478 LAWSON CANOPY

APPROVED BY

AVA

DRAWN BY

AVA

ADDRESS

478 LAWSON AVE, OTTAWA, ON

CLIENT NAME

VIVIEN RUNNELS

PROJECT NO.

24-05-08-17-01

SHEET NAME

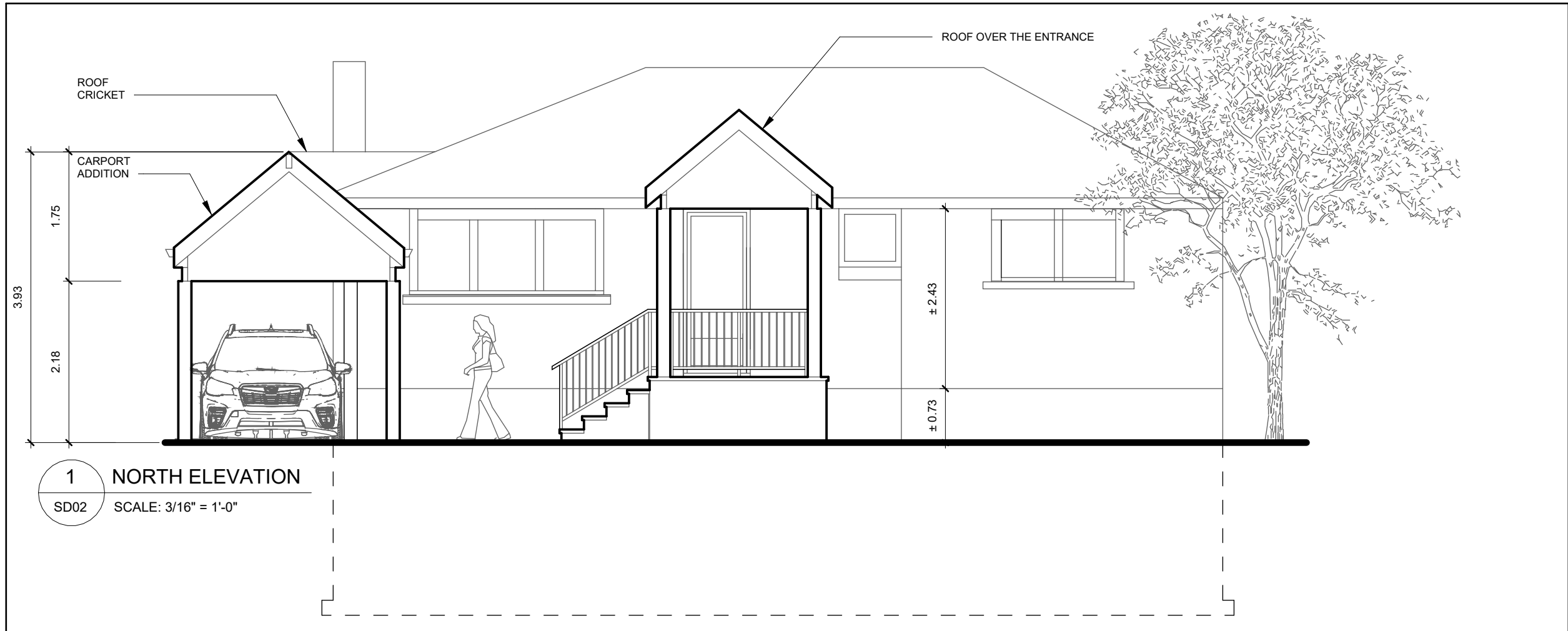
SITE PLAN

DRAWING NO.

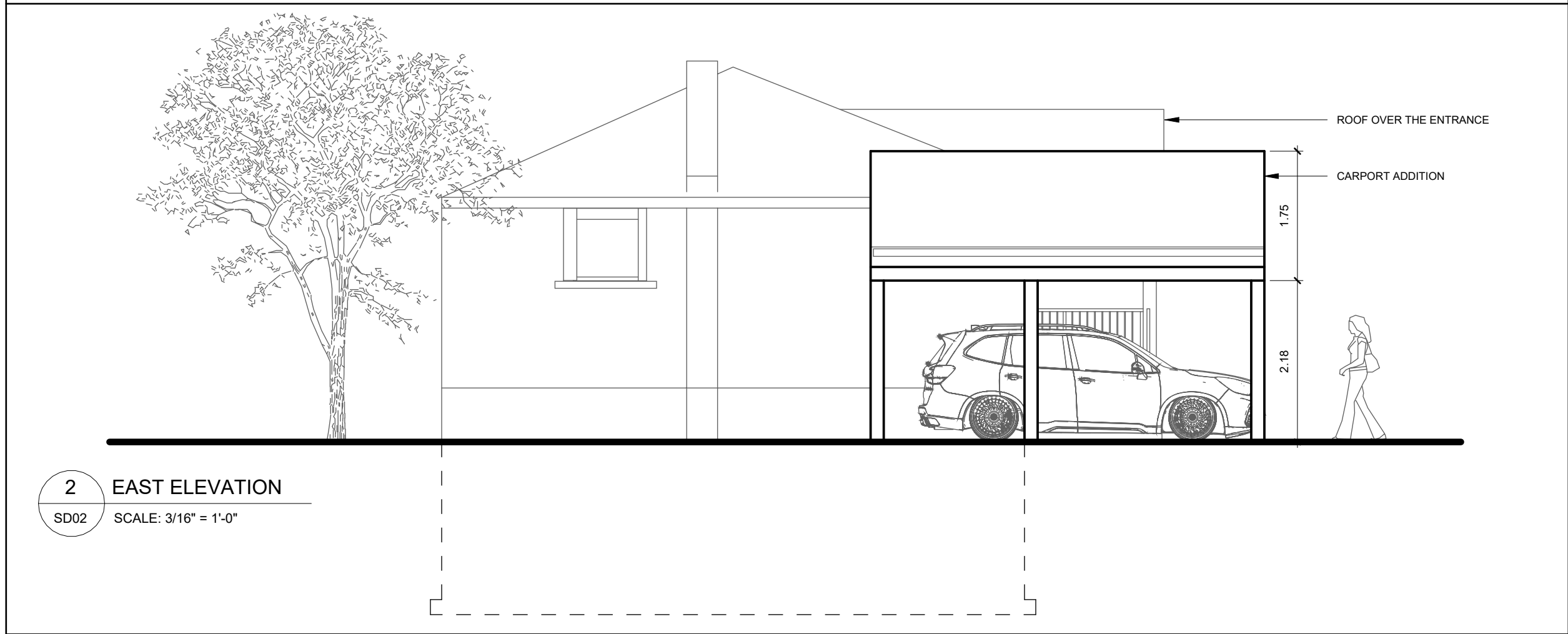
SD01

SCALE: 3/32" = 1'-0"

SHEET SIZE: 11x17



1 NORTH ELEVATION
SD02 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SD02 SCALE: 3/16" = 1'-0"

CONSULTANTS



ARCA-VERDE ARCHITECTS
304-1306 WELLINGTON STREET,
OTTAWA, ONTARIO, K1Y3B2
TEL: 613.702-5033
WWW.ARCA-VERDE.CA

REVISIONS

| NO. | DESCRIPTION | REVISION DATE |
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| 1 | MINOR VARIANCE APPLICATION | AUG 30 , 2024 |

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SITE AND IMMEDIATELY NOTIFY ARCHITECT OF
ALL DISCREPANCIES

SEAL

Committee of Adjustment
Received | Reçu le

2024-10-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PROJECT TITLE
478 LAWSON CANOPY

| | |
|---------------------------|------------------------|
| APPROVED BY AVA | DRAWN BY AVA |
|---------------------------|------------------------|

ADDRESS
478 LAWSON AVE, OTTAWA, ON

CLIENT NAME
VIVIEN RUNNELS

PROJECT NO.
24-05-08-17-01

SHEET NAME
ELEVATIONS

DRAWING NO.
SD02

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ASSOCIATION OF ONTARIO
LAND SURVEYORS

PLAN SUBMISSION FORM

1094613



THIS PLAN IS NOT VALID
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ORIGINAL COPY
ISSUED BY THE SURVEYOR

in accordance with Regulation 1026 Section

(Not for Registration Purposes)

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WEBSTER & SIMMONDS SURVEYING LTD.

Ontario Land Surveyors

OTTAWA - ONTARIO

(613)744-6477 FAX (613)744-5733

"E"-MAIL WEBSIMM@TRAVEL-NET.COM

Committee of Adjustment

Received | Reçu le

2024-10-09

City of Ottawa | Ville d'Ottawa

Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT

PART 1)) BUILDING LOCATION SURVEY

LOT 5

REGISTERED PLAN NO. 696

CITY OF OTTAWA

*(S/T OT27507

Ottawa -
Gowlesley

Regional Municipality of Ottawa-Carleton

SCALE 1" = 20'

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LAWSON AVENUE AS SHOWN ON REGISTERED PLAN NO. 696, HAVING A BEARING OF N84°12'00"E.

LEGEND & NOTES : (IF APPLICABLE)

| | | | |
|------|---------------------------------|----------|---|
| ■ | DENOTES FOUND MONUMENTS | OU | DENOTES ORIGIN UNKNOWN |
| □ | DENOTES SET MONUMENTS | MEAS. | DENOTES MEASURED |
| IB | DENOTES IRON BAR | PL | DENOTES REGISTERED PLAN NO. 696 |
| IBØ | DENOTES ROUND IRON BAR | PROP | DENOTES PROPORTIONED |
| SIB | DENOTES STANDARD IRON BAR | WJW | DENOTES W.J. WEBSTER, O.L.S. |
| SSIB | DENOTES SHORT STANDARD IRON BAR | 1310.W+S | DENOTES WEBSTER & SIMMONDS SURVEYING LTD. |
| CC | DENOTES CUT CROSS | A&O | DENOTES ANNIS & O'SULLIVAN, O.L.S.'S |
| N&W | DENOTES NAIL & WASHER | FHG | DENOTES F.H. GOOCH, O.L.S. |
| WT | DENOTES WITNESS | JGP | DENOTES J.G. PAYETTE, O.L.S. |

Report Summary Filed : "M" - MISC. Date: DEC 19, 1996

PART 2)) This Report was prepared for James MacNeill and the undersigned accepts no responsibility for the use by other parties.

NOTE :

This PLAN OF SURVEY to be READ in conjunction with The Report Summary Dated : DEC 19, 1996

This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.

SURVEYOR'S CERTIFICATE

Date Dec-19th 1996

I HEREBY CERTIFY :

The field survey represented in this REPORT was completed on the 13th day of DEC. 1996

ASSESSMENT ROLL NO: -
0614031-20256400

478 LAWSON AVE
* Added by VR 2024-05-14

LOT 14

LOT 13

LOT 12

IB(OU)

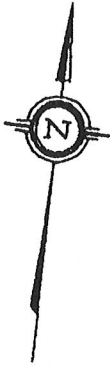
90°00'(SET)

Committee of Adjustment
Received | Reçu le

2024-10-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LAWSON
(DED):G.



66.00' (PL&SET)

HEDGE
7' NORTH
2.3' EAST

N84°12'00"
(CALC PI)
50.00'(P)

50.00'(PL, FHG & SET)

169.45'

20.05'(MEAS)
20.3'(FHG)

21.1'(MEAS)
21.3'(FHG)

24.75'(MEAS)
25.0'(FHG)

24.90'(MEAS)
25.0'(FHG)

25.20'(MEAS)
25.4'(FHG)

15.18'(MEAS)
15.35'(FHG)

NO. 474

15.24'(MEAS)
15.35'(FHG)

101.00' (PL, FHG & SET)

4.48'(MEAS)
4.45'(FHG)

8.13'(MEAS)
8.2'(FHG)

4.40'(MEAS)
4.45'(FHG)

8.25'(MEAS)
8.20'(FHG)

9.45'(MEAS)
10'(FHG)

NO. 482

9.75'(MEAS)
10'(FHG)

REGISTERED

LOT 4

INST NO. N466917

HEDGE
0.9' EAST

N05°48'00"W (PL & SET)

FRAME DECK
3.5' ABOVE GRADE

CEDAR HEDGE
(Q NOTED)

FRAME SHED

CHAIN LINK FENCE

LOT 5

INST NO. 0761214

SUBJECT TO EASEMENT
PER INST NO. 0727507

HEDGE
0.9± EAST

FENCE
0.25' NORTH

SHED 1.4' ONTO EASEMENT

SHED 1.3' ONTO EASEMENT

SUBJECT TO EASEMENT PER

HEDGE
1.8' NORTH
FENCE CORNER
0.6' EAST
1' NORTH

Q. OF UTILITY POLE
0.3± SOUTH

50.00'

(PL, FHG & SET)

OVERHEAD UTILITY WRES ± TO LINE

N84°12'00"E
END OF FENCE
TO LINE NORTH/SI

LOT 331

LOT 332

LOT 333

LOT 334

LOT 335

HEDGE
1.3± NORTH

OVERHEAD UTILITY WRES

REGISTERED

INST

PLAN
NO.