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ASSOCIATION OF ONTARIO LAND SURVEYORS

PLAN SUBMISSION FORM

1094613



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

in accordance with Registrar 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

2025-02-06

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)

66.00' (PL&SET)



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LAWSON
(DED:G)

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)

NO. 474

15.18'(MEAS)
15.35'(FHG)

15.24'(MEAS)
15.35'(FHG)

IB
101.00' (PL, FHG & SET)

4.48'(MEAS)
4.45'(FHG)

8.13'(MEAS)
8.2'(FHG)

NO. 478
BRICK BUNGALOW
CHIMNEY
AIR CONDITIONING UNIT
5.2' WEST

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 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

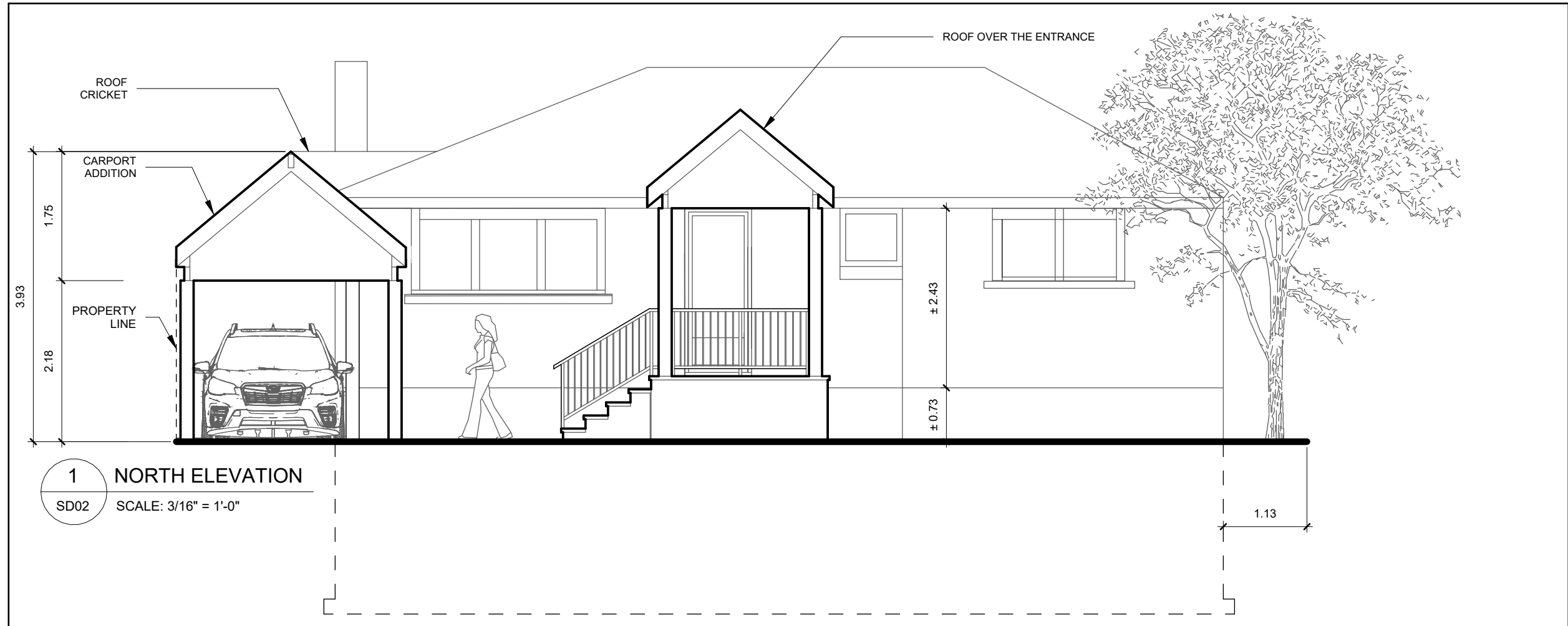
REGISTERED

INST

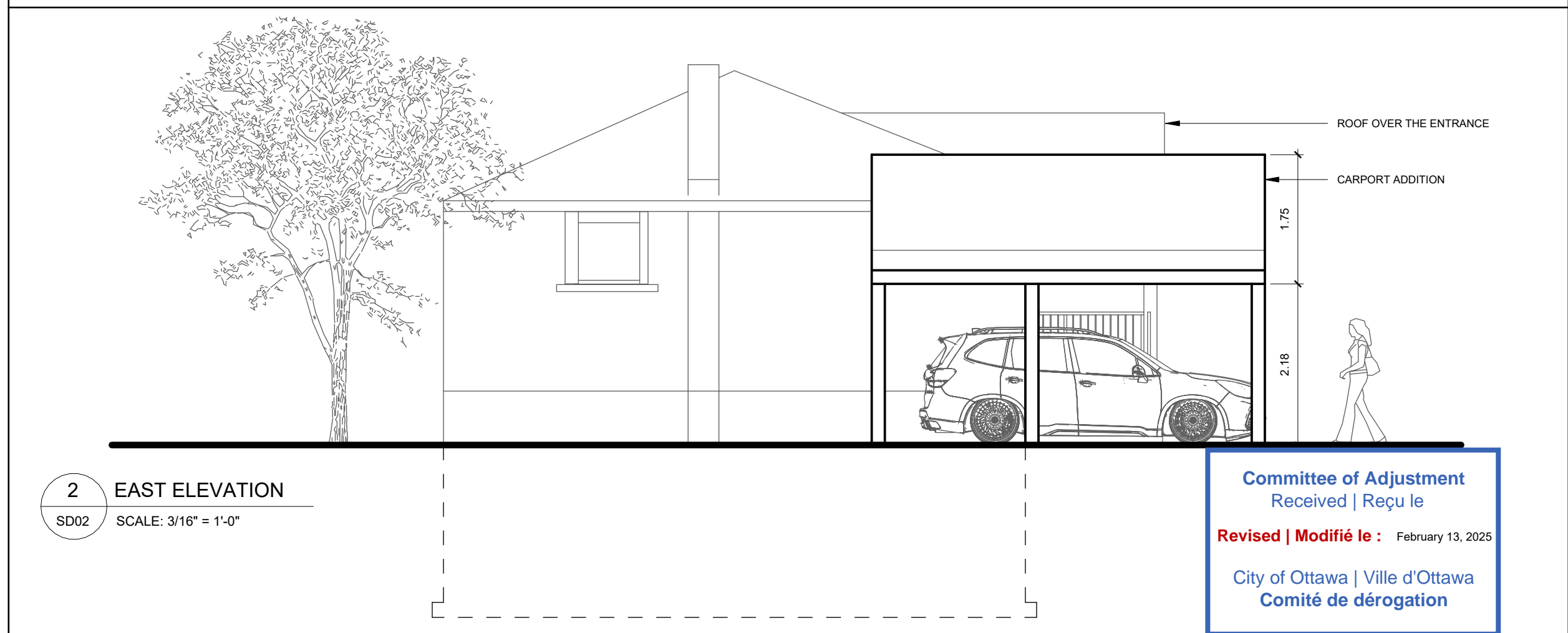
HEDGE
1.3± NORTH

OVERHEAD UTILITY WRES

PLAN NO.



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



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

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : February 13, 2025
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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
2	MINOR VARIANCE RE-APPLICATION	FEB 6 , 2025
3	MINOR VARIANCE REVIEW	FEB 13, 2025

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

SEAL

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

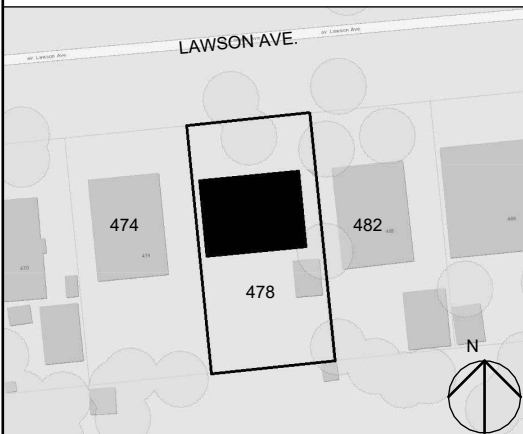
SCALE: 3/16" = 1'-0"

SHEET SIZE: 11x17

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

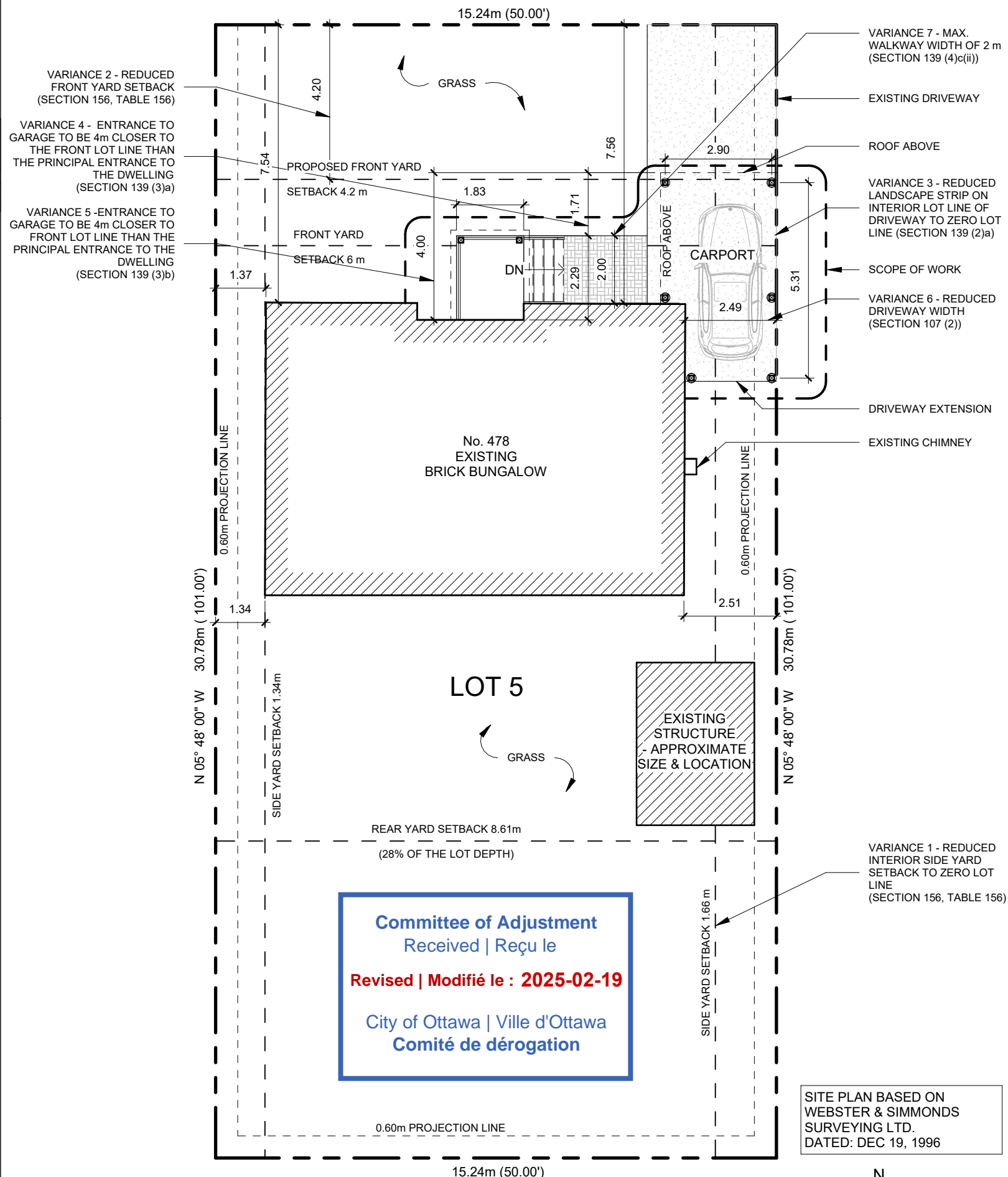
EXPOSING BUILDING FACE AREA	UNCHANGED
GLAZING AREA	UNCHANGED
LIMITING DISTANCE	UNCHANGED
EXPOSING BUILDING FACE AREA	UNCHANGED
ACTUAL PERCENTAGE	UNCHANGED

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"

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 Received | Reçu le
Revised | Modifié le : 2025-02-19
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

CONSULTANTS



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VIVIEN RUNNELS

PROJECT NO.

24-05-08-17-01

SHEET NAME

SITE PLAN

DRAWING NO.

SD01

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

SHEET SIZE: 11x17