

Committee of Adjustment  
JUN 10 2025  
City of Ottawa

PLAN 4M-539

I HEREBY CERTIFY THAT THIS PLAN 4M-539  
IS REGISTERED IN THE LAND  
REGISTRY OFFICE FOR THE LAND TITLES  
DIVISION OF OTTAWA - CARLETON No. 4  
AT 10:42 O'CLOCK ON THE  
11 DAY OF April 19 86  
AND ENTERED IN THE REGISTER FOR  
PARCEL Plan 1 SECTION 4M-539  
AND REQUIRED CONSENTS AND AFFI-  
DAVITS ARE REGISTERED AS PLAN  
DOCUMENT No. 451680.

*Steve Daulton*  
LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN  
AFFECTS PART OF PARCEL 32-1 SECTION  
NEPEAN - 6 (RIDEAU FRONT)

PLAN OF SUBDIVISION

# PART OF LOT 32 Concession 6 (Rideau Front)

TOWNSHIP OF NEPEAN  
NOW IN THE CITY OF KANATA  
REGIONAL MUNICIPALITY OF  
OTTAWA - CARLETON  
WM. J. WEBSTER LTD. 1986  
Surveyed by D.A. SIMMONDS, O.L.S.

Scale = 1:1250



## Metric

Distances shown on this Plan are in metres and can be converted to feet by dividing by 0.3048.

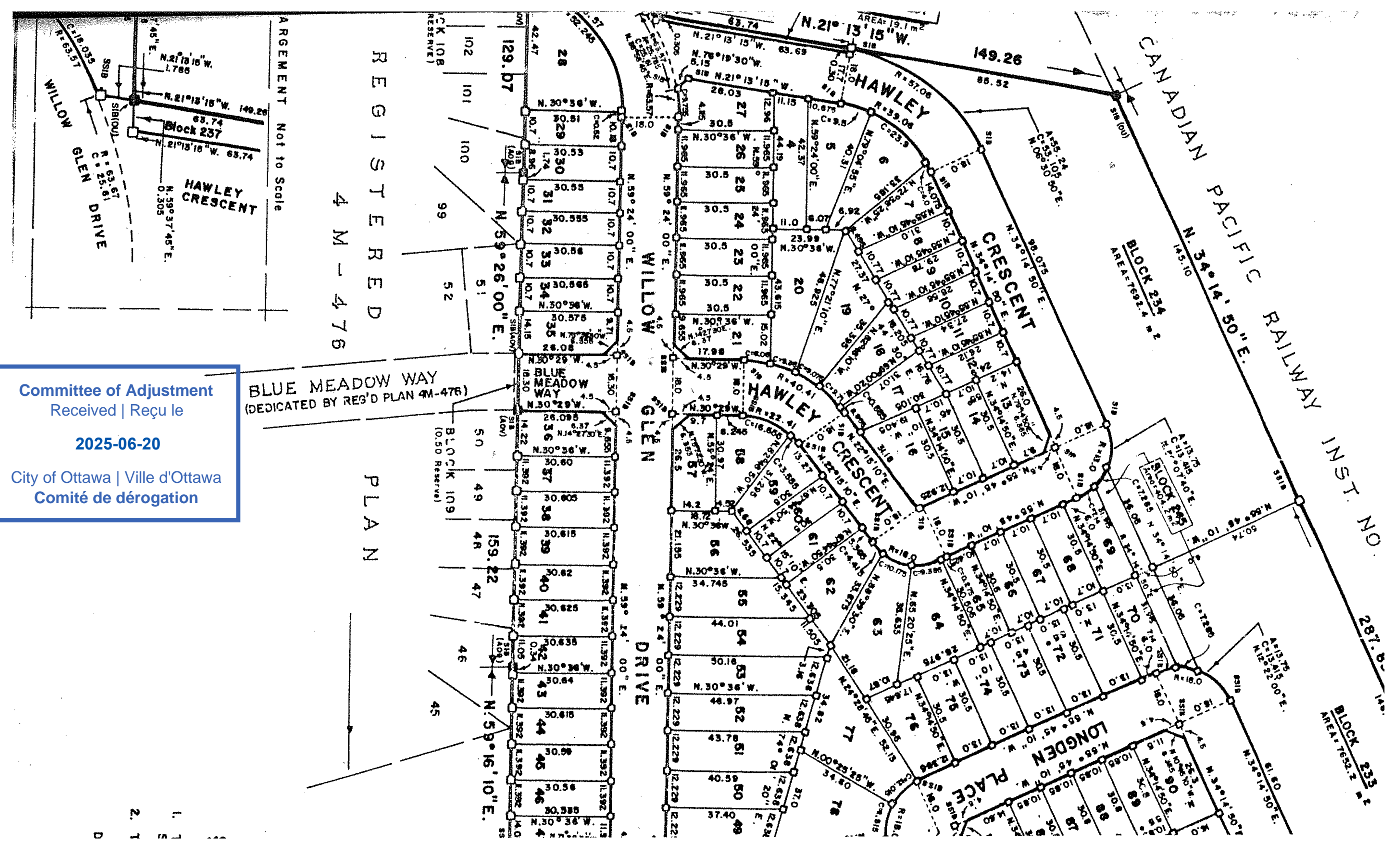
## Legend

- SSB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- # DENOTES ROUND
- O— DENOTES PLANTED
- B— DENOTES FOUND
- AOG DENOTES ANNIS, O SULLIVAN & SOLTZ, O.L.S.
- AOV DENOTES ANNIS, O SULLIVAN & VOLLEBERG, O.L.S.
- 647 DENOTES H.R. FARLEY, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- RB DENOTES ROCK BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- ALL BARS PLANTED ARE 18" UNLESS OTHERWISE INDICATED.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF EAGLESON ROAD AS WIDENED IN ACCORDANCE WITH PLAN 4R-3449 HAVING A BEARING OF N.21° 05' 40" W.

SUBJECT TO AN EASEMENT  
SET FORTH IN INST. No. 317394

2  
PARCEL 32-1  
BLOCK 4R  
SECTION 2  
AREA 7.2 m<sup>2</sup>  
0.30 RESERV.

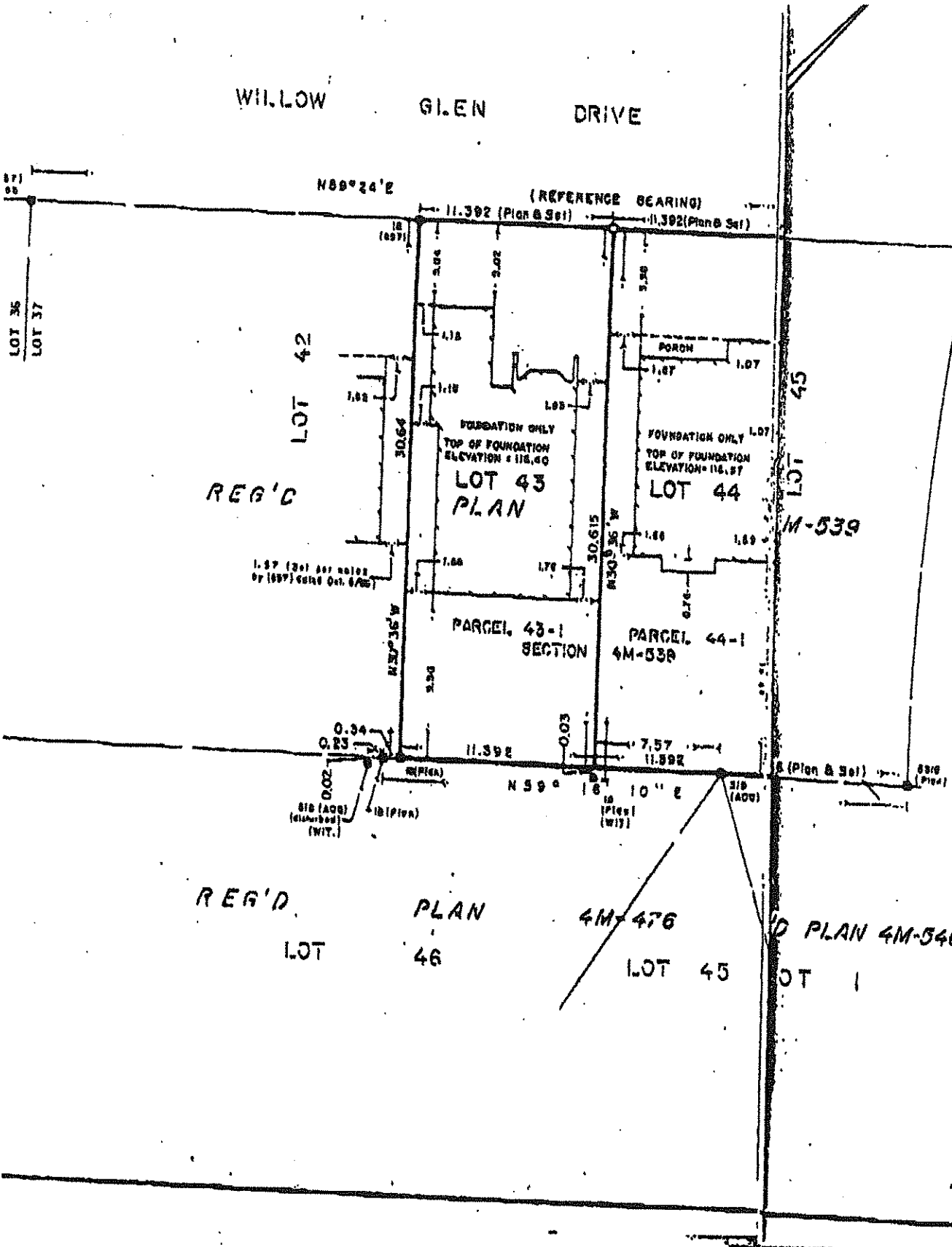


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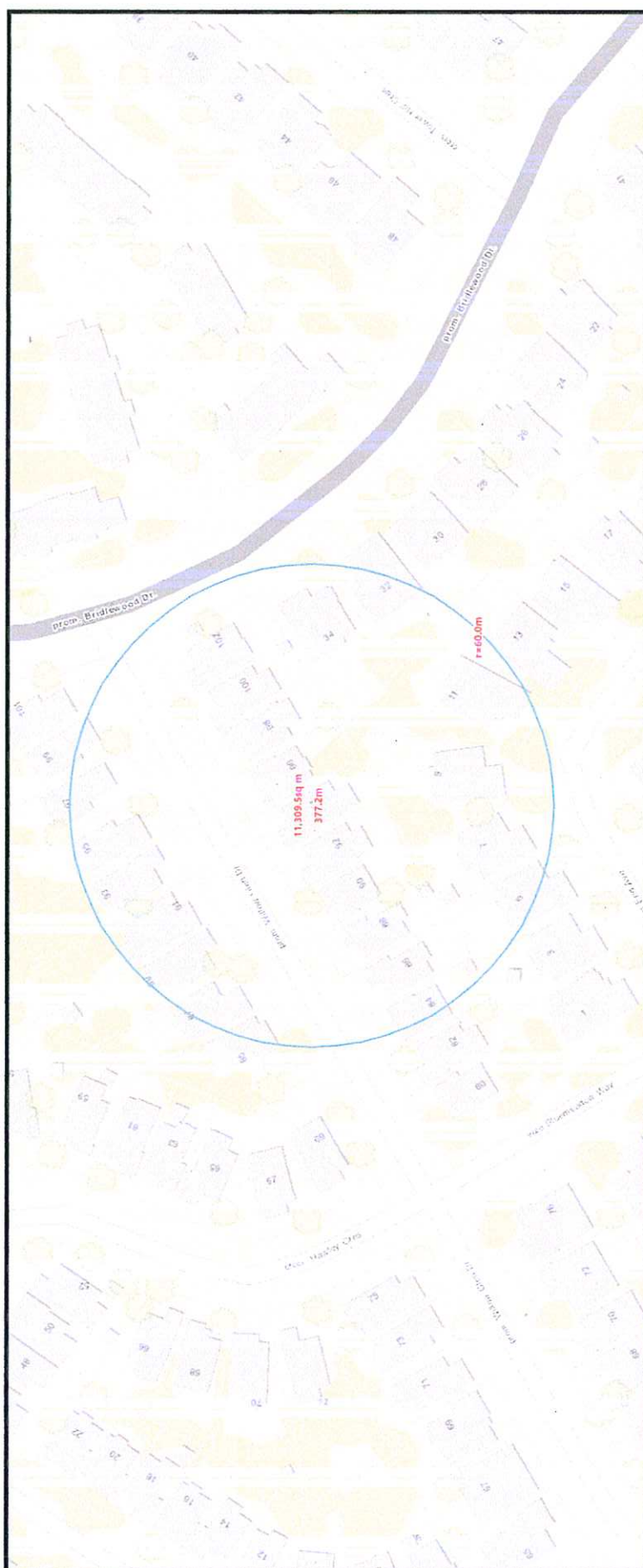
2025-06-20

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FAIR.
OTT.
FIRE
FI



City of Ottawa





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# Sunroom plan 94 Willow Glen Drive - front view

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structure to be fabricated from white extruded aluminum by Suncoast Enclosures

The structure will be screened in on three sides with polyvinyl windows

16 ft wide (4.88m)

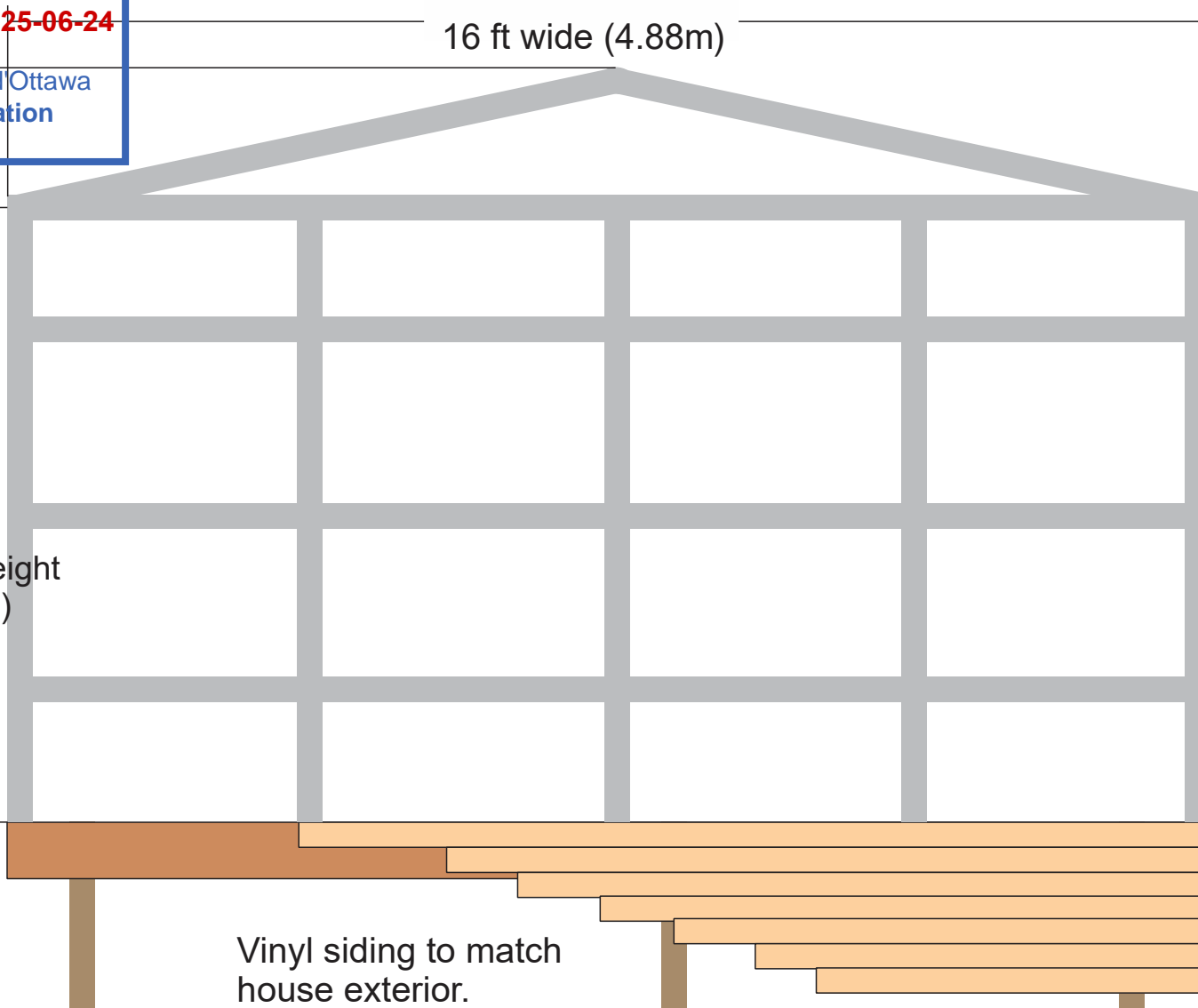
10 ft to peak  
(3.05m)

8 ft wall height  
(2.44m)

30 inch base  
above ground  
level (0.76 m)

Vinyl siding to match  
house exterior.

Two 12" x 12"  
vents in each  
side for ventilation



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Revised | Modifié le : 2025-06-24

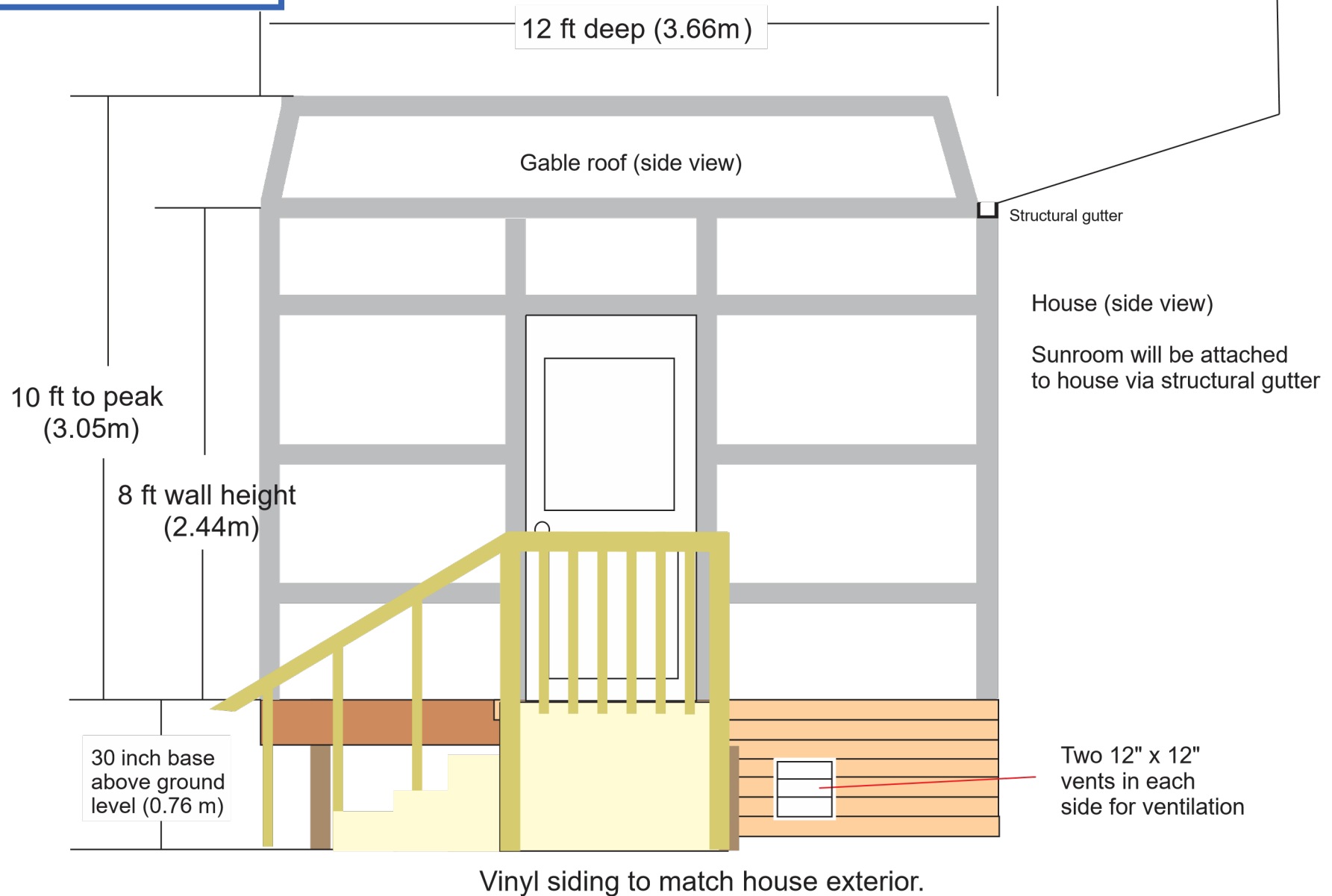
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## Sunroom plan 94 Willow Glen Drive - side view

structure to be fabricated from white extruded aluminum by Suncoast Enclosures

The structure will be screened in on three sides with polyvinyl windows



## Site Plan

94 Willow Glen

Drive Kanata

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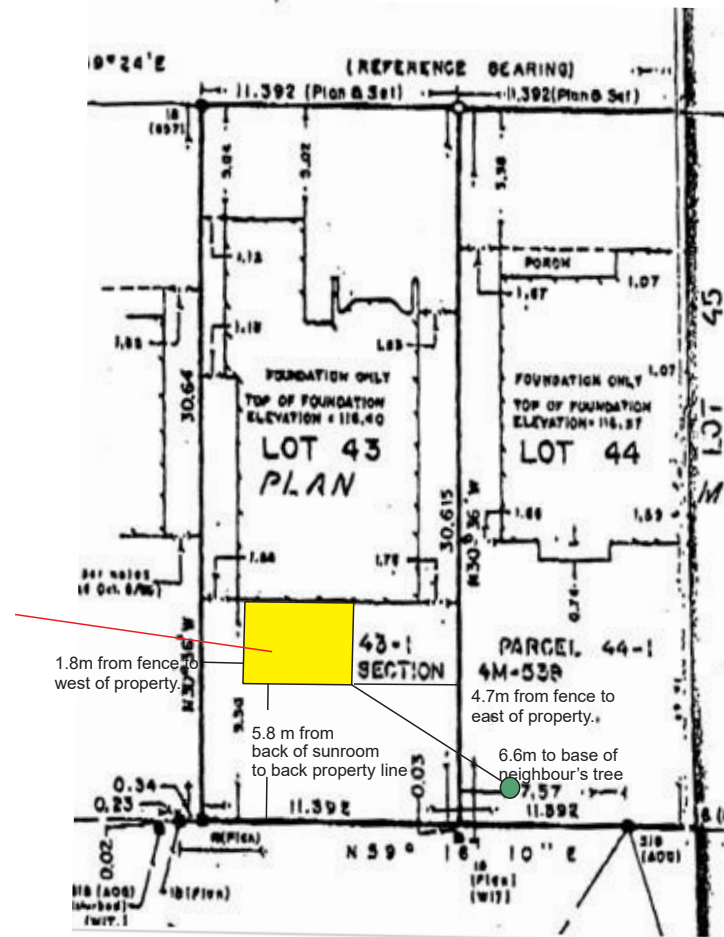
Proposed location of three-season room fabricated from extruded aluminum, polycarbonate panels and vinyl windows.

The sunroom structure will measure:

4.88m wide (16 feet) by 3.66m deep (12 feet) in the place of an existing deck which is one foot larger in depth.

The structure will be fabricated from extruded white aluminum and provide a screened in area of 17.86 sqm with a polycarbonate sheet roof sloped and engineered to ensure load bearing of snow build-up and rain run-off.

This will be an attractive addition. The skirting around the base will be vinyl sided the same as the sides of the house, with vents on either side to ensure adequate ventilation under the structure.



Proposed conversion of existing deck with an area of 19.32 sqm (3.96m x 4.88m) to that of a three-season room fabricated from extruded aluminum, polycarbonate panels and vinyl windows with an area of 17.86 sqm (3.66m x 4.88m).

We request a minor variance in the minimum rear offset of 5.8m from the current 7.0m.