

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

PLAN OF SUBDIVISION
 OF
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.*

518 (647)

Scale = 1:1250
 0 10 20 30 40 50 75 100 125 METRES

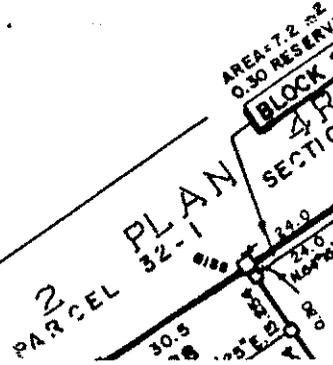
Metric

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

Legend

- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- # DENOTES ROUND
- DENOTES PLANTED
- DENOTES FOUND
- A06 DENOTES ANNIS, O SULLIVAN & SOLTZ, O.L.S.
- A07 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 IB'S UNLESS OTHERWISE INDICATED.

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF EABLESON ROAD AS WIDENED IN ACCORDANCE WITH PLAN 4R-34-49 HAVING A BEARING OF N.21° 05' 40" W.



City of Ottawa

2025-06-20



existing deck w/ shade cover
is 3.96m x 4.93m.

proposed 3-season room
will be built on existing base
but will be 3.66m x 4.93m

distance between proposed
structure and tree trunk
is approx 7.1 m

distance between
proposed structure
and rear property line
is approx 5.8 m

pine tree @96 Willow Glen Dr
is approx 10 m tall

distance between tree trunk and outer
limit of branches is approx 6.2 m

Sunroom plan 94 Willow Glen Drive - front view

structure to be fabricated from white extruded aluminum by Suncoast Enclosures

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

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Revised | Modifié le : 2025-06-24

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Comité de dérogation

16 ft wide (4.88m)

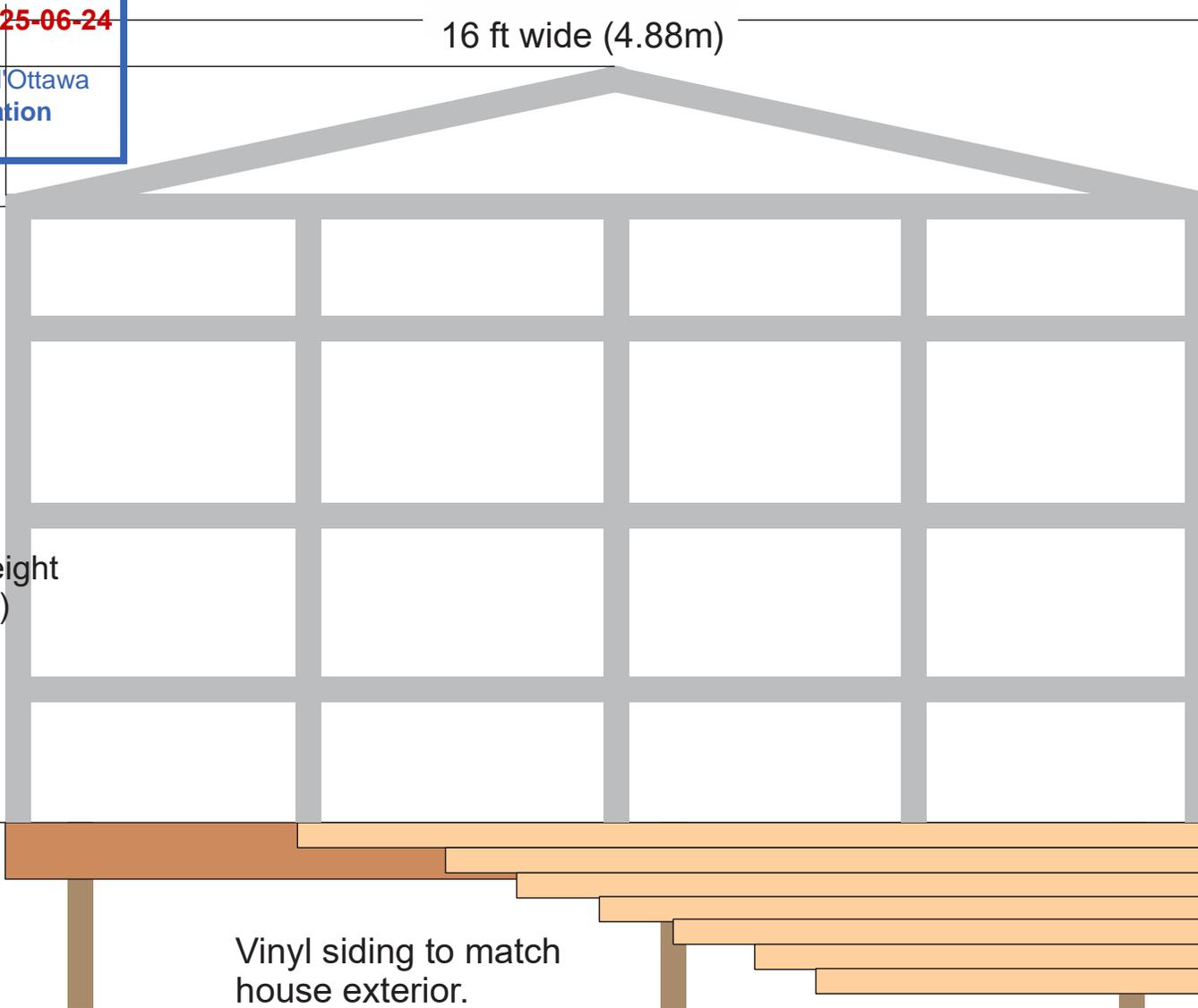
10 ft to peak
(3.05m)

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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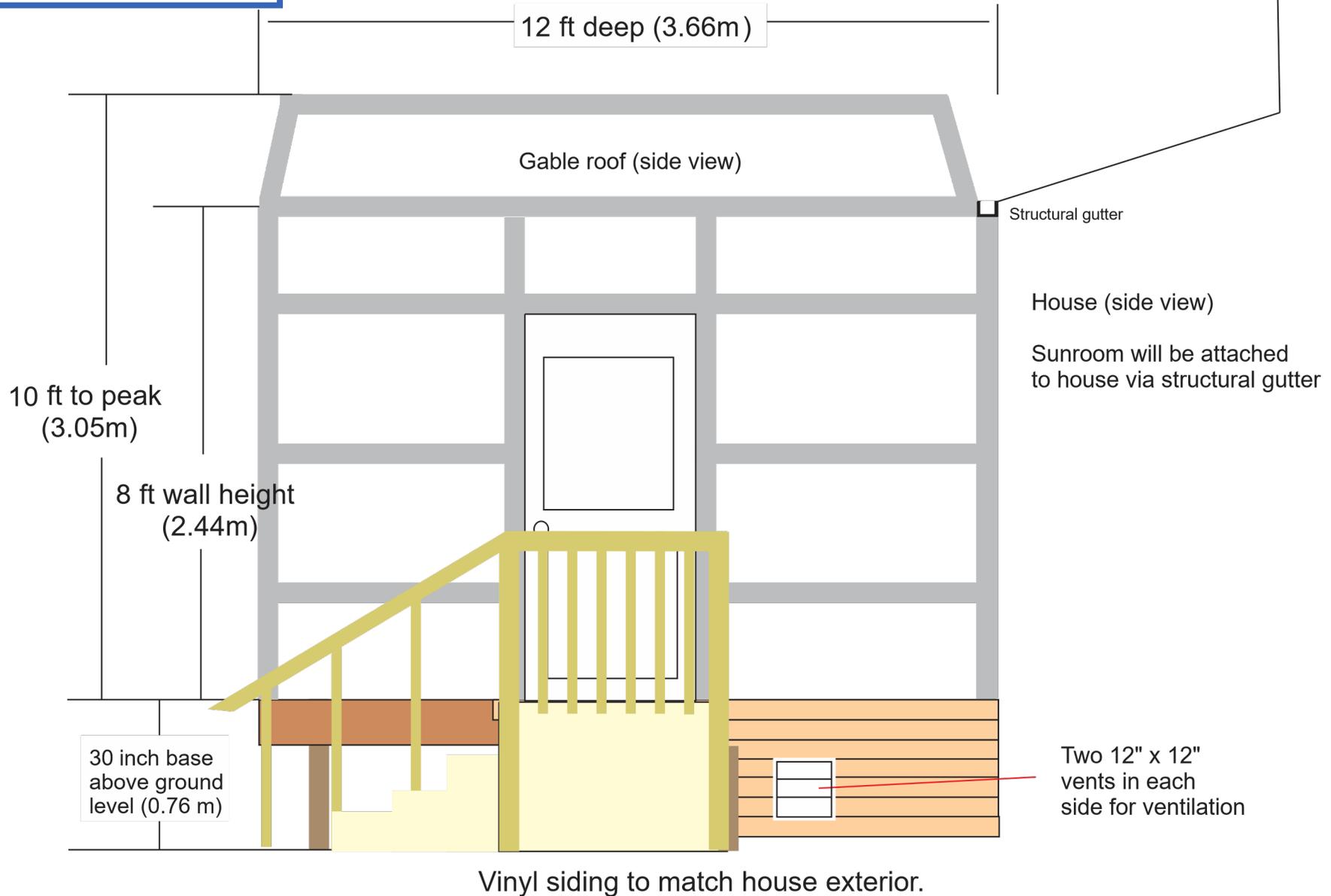
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Sunroom plan 94 Willow Glen Drive - side view

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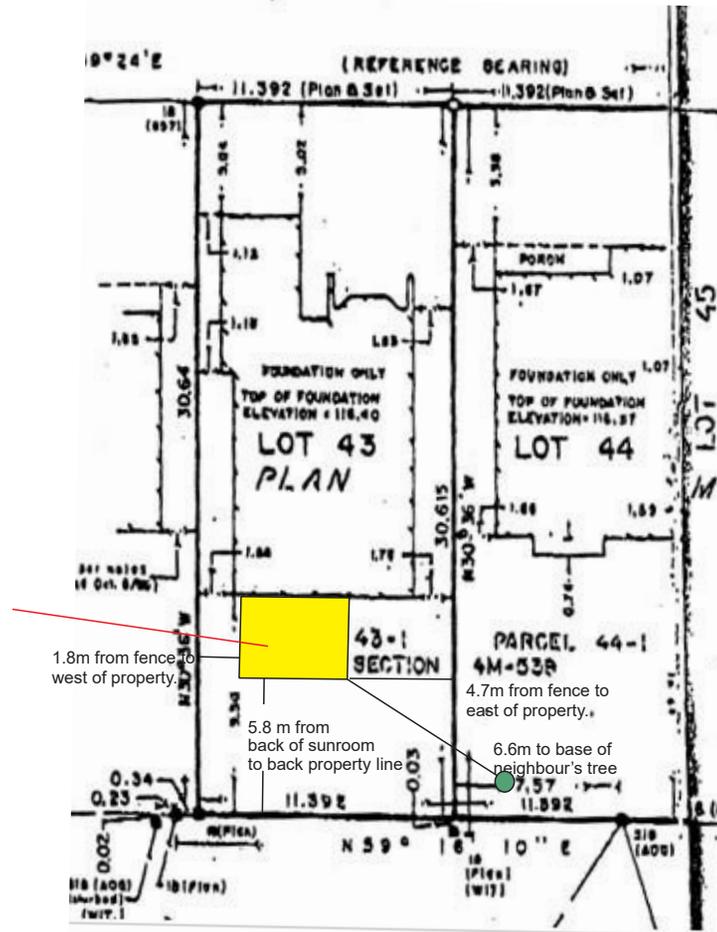
Proposed location of three-season room fabricated from extruded aluminum, polycarbonate panels and vinyl windows.

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.