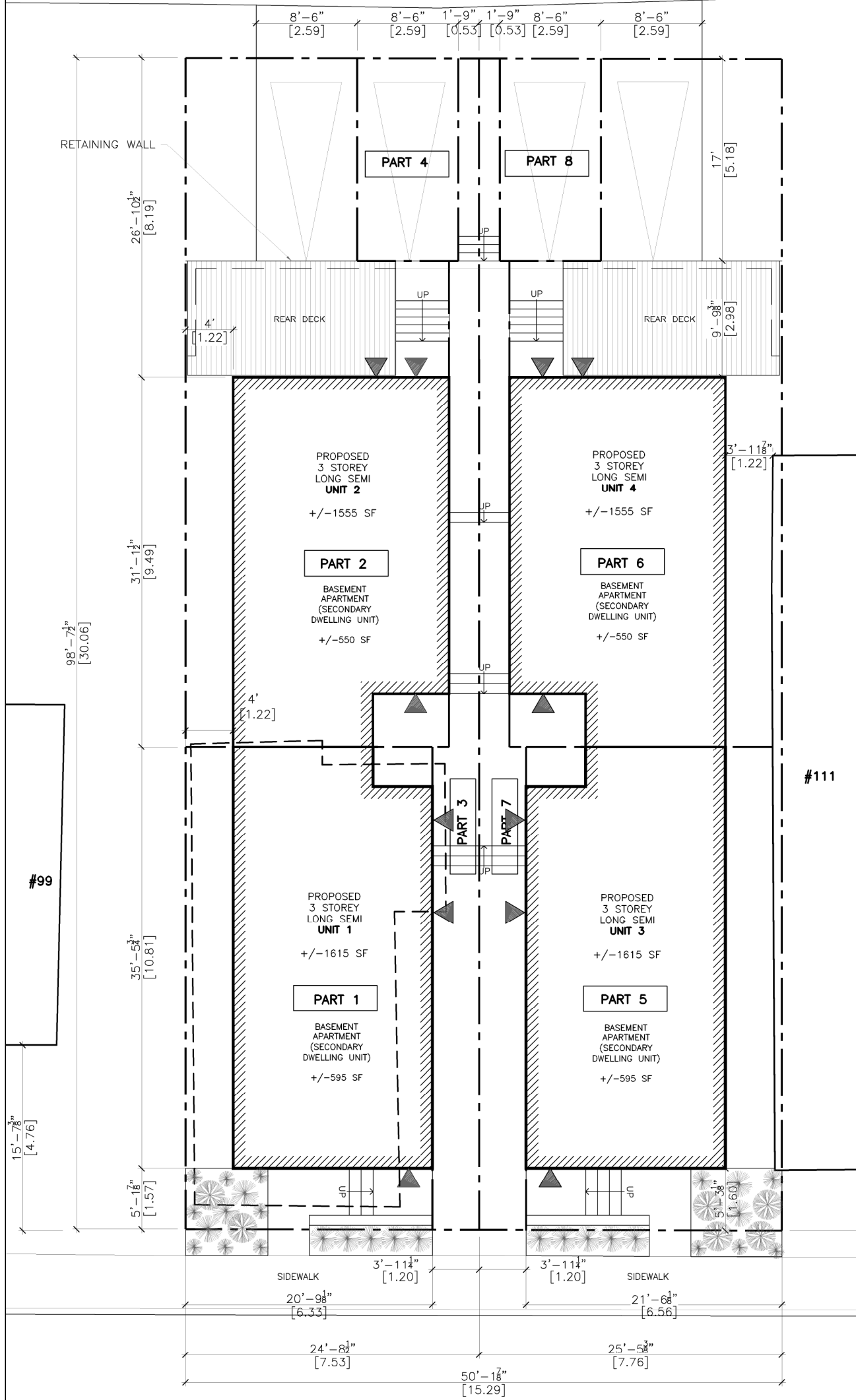


PUBLIC LANE



VARIANCE/CONSENT APPLICATION

ZONING INFORMATION - 107 CARRUTHERS AVENUE - R4S				
VARIANCE	UNIT 1	PROVIDED	REQUIRED	
A	* LOT WIDTH	7.53 m	10.0 m	
	LOT WIDTH (POLE)	N/A	N/A	
B	* LOT AREA	226.3 m <sup>2</sup>	270 m <sup>2</sup>	
C	* FRONT YARD	1.6m	3.0	
PART 1	REAR YARD	0.0 m 0.0 m <sup>2</sup>	0.0 m 0.0 m <sup>2</sup>	
	CORNER SIDE YARD	N/A	N/A	
	NORTHERLY SIDE YARD	1.2 m	1.2 m	
D	* SOUTHERLY SIDE YARD	0.0 m	1.2 m	
	PARKING	[1]2.6mX5.2m	AS PER SCA	

VARIANCE	UNIT 2	PROVIDED	REQUIRED	
E	* LOT WIDTH	7.53 m	10.0 m	
F	* LOT WIDTH (POLE)	1.2 m	1.5 m	
G	* LOT AREA	226.3 m <sup>2</sup>	270 m <sup>2</sup>	
PARTS 2,3,4	FRONT YARD	0.0 m	0.0 m	
	* REAR YARD	8.2 m 62.9 m <sup>2</sup>	8.9 m 57.15 m <sup>2</sup>	
	CORNER SIDE YARD	N/A	N/A	
	NORTHERLY SIDE YARD	1.2 m	1.2 m	
I	* SOUTHERLY SIDE YARD	0.76 m	1.2 m	
	PARKING	[1]2.6mX5.2m	AS PER SCA	

VARIANCE	UNIT 3	PROVIDED	REQUIRED	
J	* LOT WIDTH	7.76 m	10.0 m	
K	* LOT WIDTH (POLE)	N/A	N/A	
L	* LOT AREA	233.3 m <sup>2</sup>	270 m <sup>2</sup>	
M	* FRONT YARD	1.6m	3.0	
PART 5	REAR YARD	0.0 m 0.0 m <sup>2</sup>	0.0 m 0.0 m <sup>2</sup>	
	CORNER SIDE YARD	N/A	N/A	
N	* NORTHERLY SIDE YARD	0.0 m	1.2 m	
	SOUTHERLY SIDE YARD	1.2 m	1.2 m	
	PARKING	[1]2.6mX5.2m	AS PER SCA	

VARIANCE	UNIT 4	PROVIDED	REQUIRED	
O	* LOT WIDTH	7.76 m	10.0 m	
	LOT WIDTH (POLE)	1.2 m	1.5 m	
P	* LOT AREA	233.3 m <sup>2</sup>	270 m <sup>2</sup>	
PARTS 6,7,8	FRONT YARD	0.0 m	0.0 m	
	* REAR YARD	8.2 m 62.9 m <sup>2</sup>	8.9 m 57.15 m <sup>2</sup>	
	CORNER SIDE YARD	N/A	N/A	
R	* NORTHERLY SIDE YARD	0.76 m	1.2 m	
	SOUTHERLY SIDE YARD	1.2 m	1.2 m	
	PARKING	[1]2.6mX5.2m	AS PER SCA	

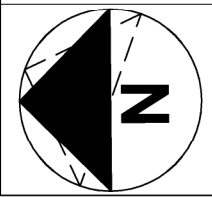
\*SECTION 139 (19)(b)(i)  
The minimum lot width must be 10 metres, and where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion of the flag lot must be 1.5 metres, and must be measured a distance of 1.5 metres from the original lot's interior side lot line.

\*\*SECTION 139 (19)(a)  
All provisions that apply to a semi-detached dwelling also apply to a long semi-detached dwelling, except that the minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units, and subsections 139 (20), (21) and (22) do not apply.

CARRUTHERS AVE

1 SITE PLAN  
3/32" = 1'-0"

**Committee of Adjustment**  
Received | Reçu le  
  
**2022-11-28**  
  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



PROJECT TITLE  
107 CARRUTHERS AVE.  
OTTAWA, ON

DRAWING TITLE  
SITE PLAN  
  
PROJECT NO.      DRAWN BY  
DATE              SCALE  
MAR 21 2018      NOTED

DRAWING NO.  
  
**SP1**

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UNITS 1 & 2

UNITS 3 & 4



**Committee of Adjustment**  
 Received | Reçu le  
**2022-11-28**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**WEST ELEVATION**  
 1  $\frac{3}{16}'' = 1'-0''$

**GENERAL NOTES**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION
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2	18/04/16	PRELIMINARY FOR CLIENT
3	18/04/16	FOR C.O.A.

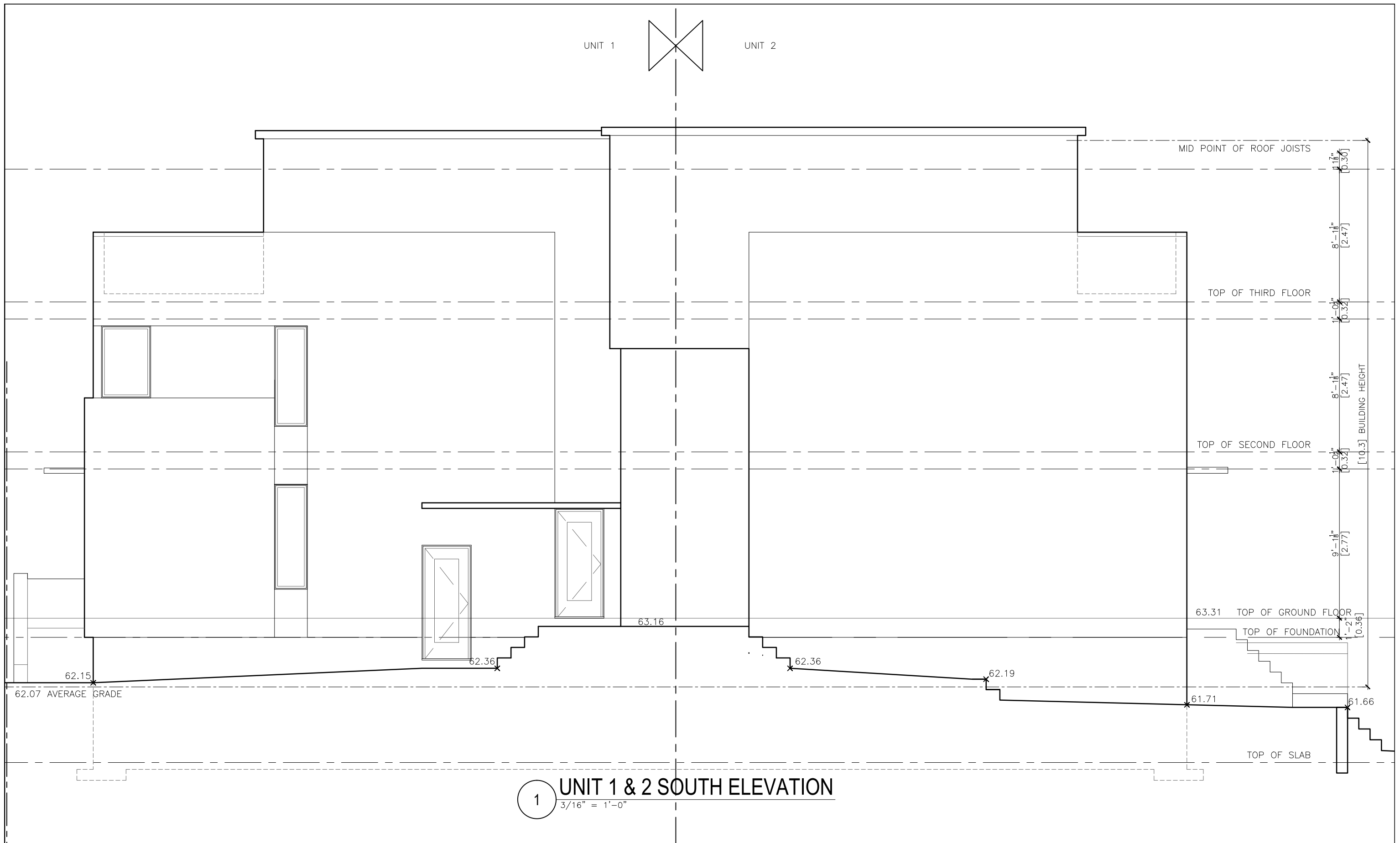
PROJECT NAME  
**107 CARRUTHERS AVE.**  
 OTTAWA, ON

SCALE NOTED  
 DRAWN BY  
 DATE  
 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A1**

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**1** UNIT 1 & 2 SOUTH ELEVATION  
 3/16" = 1'-0"

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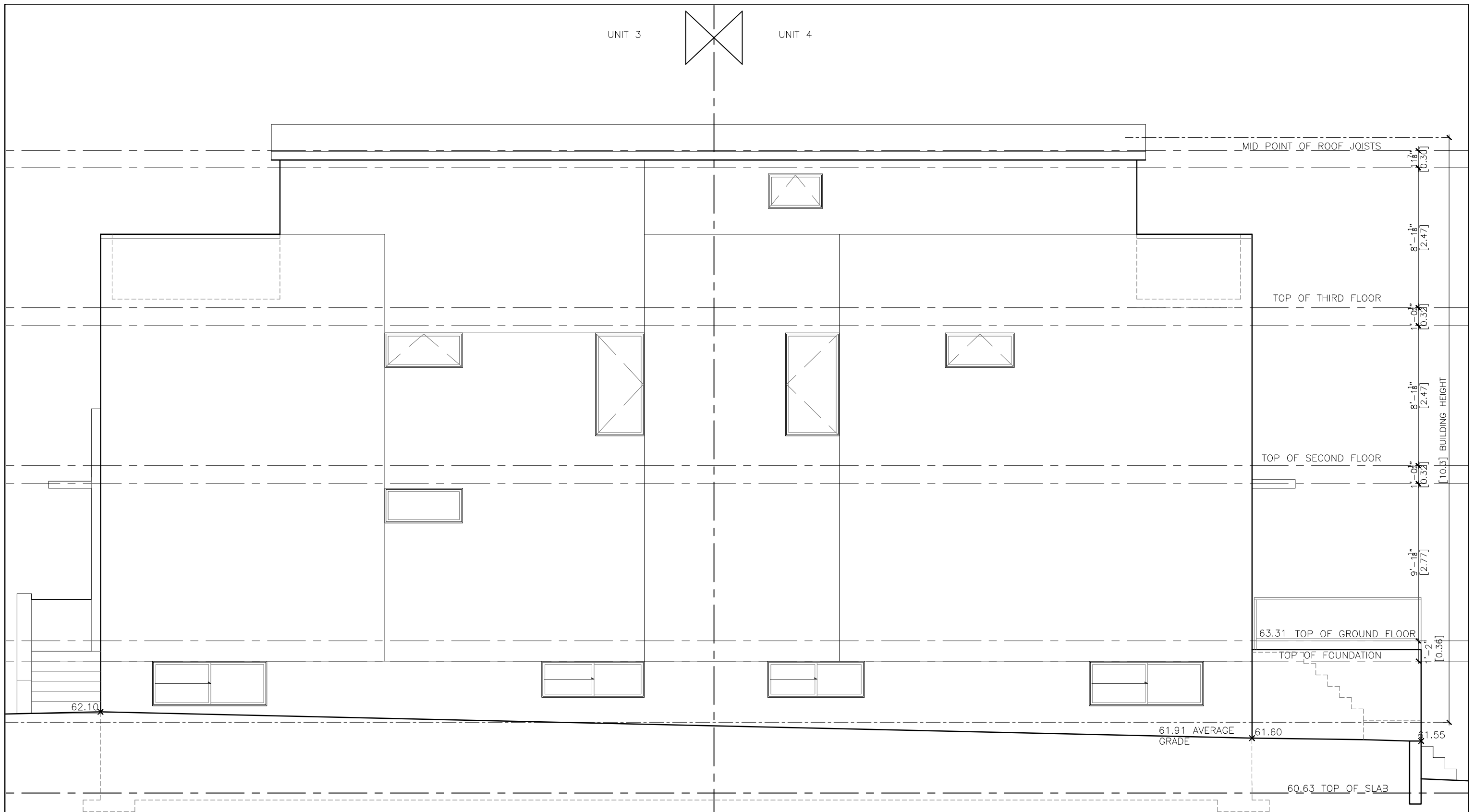
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PROJECT NAME  
**107 CARRUTHERS AVE.**  
 OTTAWA, ON

SCALE NOTED  
 DRAWN BY  
 DATE  
 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A2a**



1
**UNIT 3 & 4 SOUTH ELEVATION**  
 3/16" = 1'-0"

**GENERAL NOTES**  
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PROJECT NAME  
**107 CARRUTHERS AVE.**  
  
 OTTAWA, ON

SCALE NOTED  
 DRAWN BY  
 DATE  
 APRIL 2018  
 PROJECT NO.  
 020-17

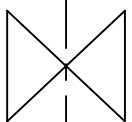
DRAWING TITLE  
 ELEVATION

DRAWING NO.  
A2b

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UNITS 3 & 4



UNITS 1 & 2



1 EAST ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

**GENERAL NOTES**  
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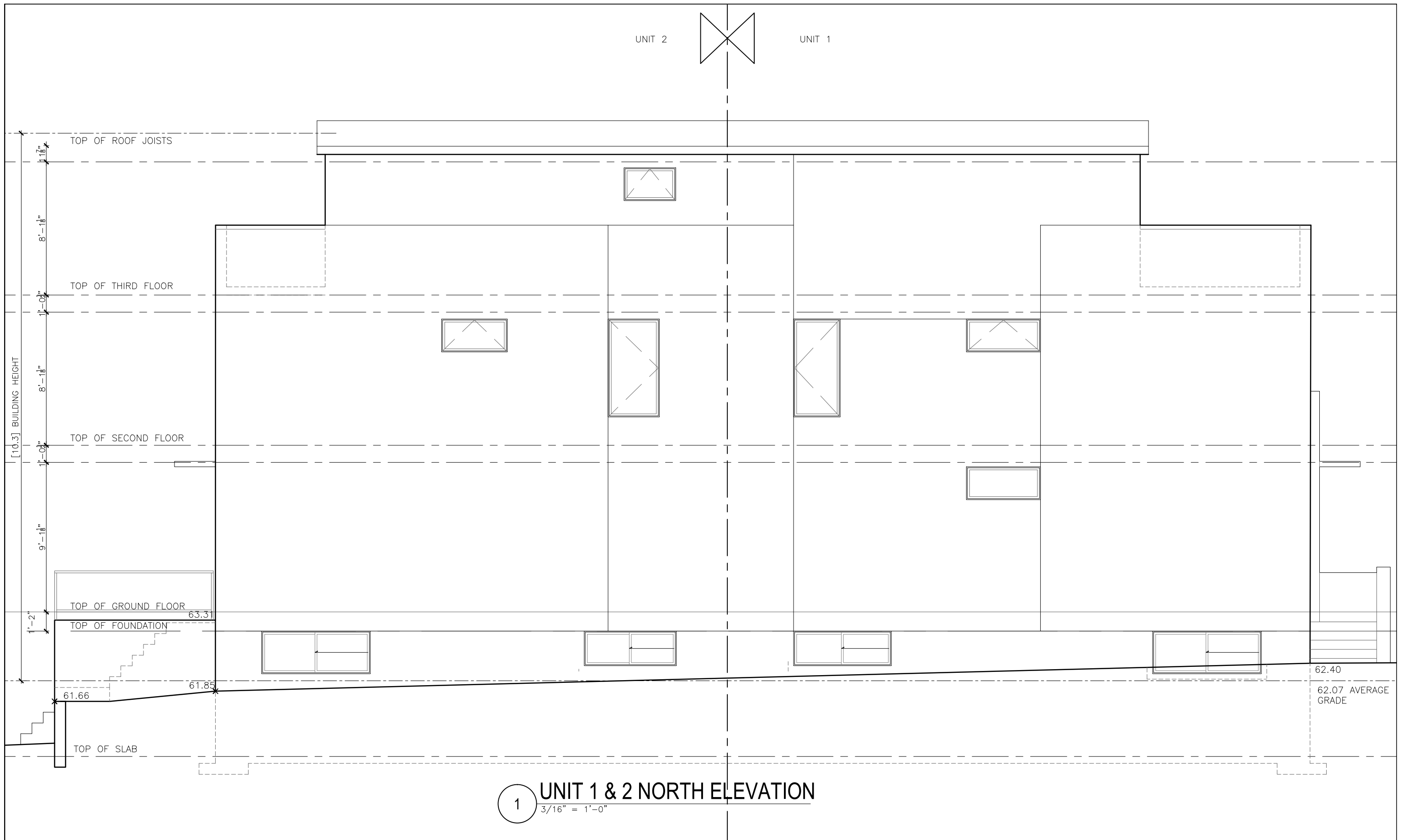
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PROJECT NAME  
**107 CARRUTHERS AVE.**  
 OTTAWA, ON

SCALE NOTED  
 DRAWN BY  
 DATE  
 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A3**



1 UNIT 1 & 2 NORTH ELEVATION  
 3/16" = 1'-0"

**GENERAL NOTES**  
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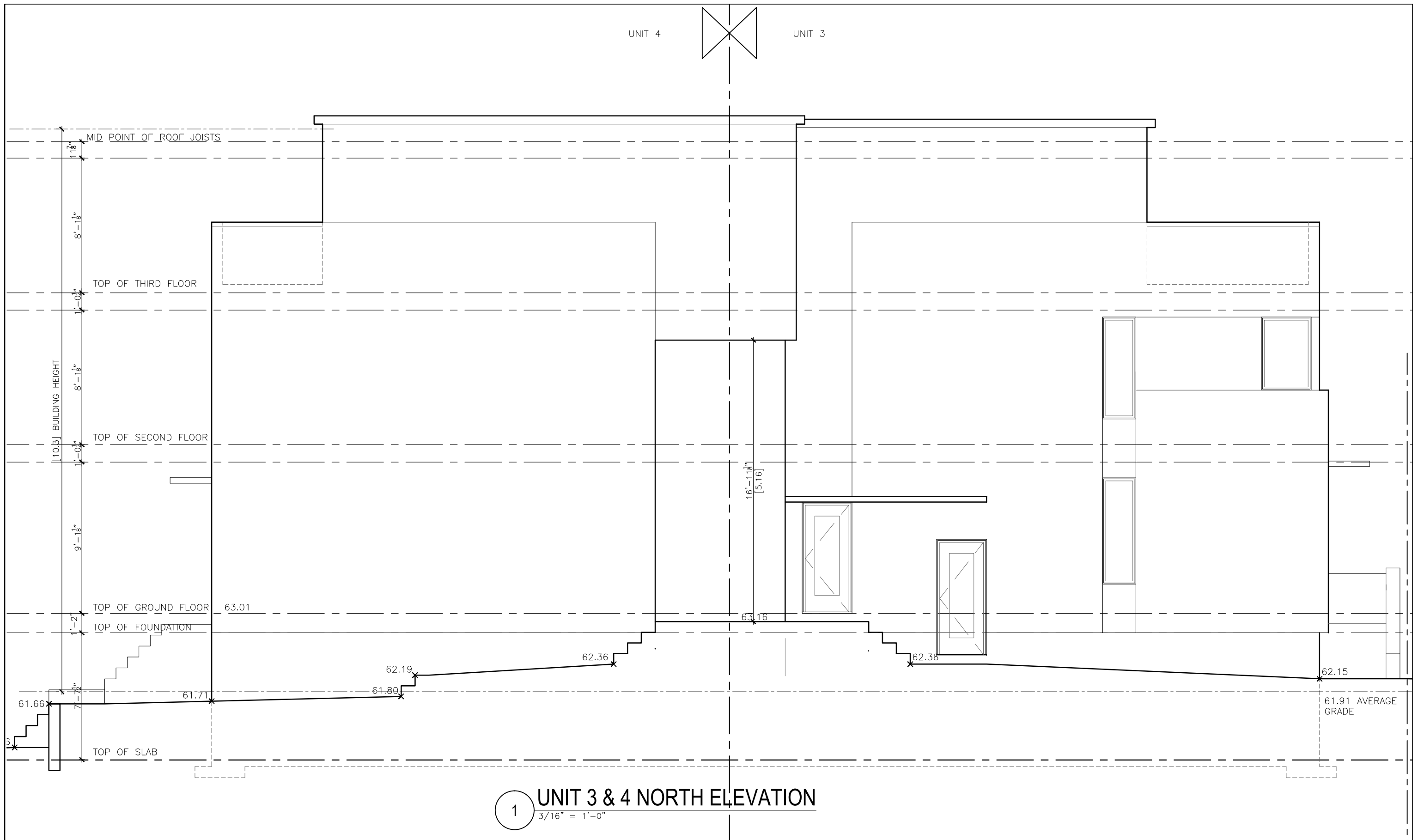
PROJECT NAME  
**107 CARRUTHERS AVE.**  
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SCALE NOTED  
 DRAWN BY  
 DATE  
 18/05/30  
 PROJECT NO.  
 02017

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A4a**

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1 UNIT 3 & 4 NORTH ELEVATION  
 3/16" = 1'-0"

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PROJECT NAME  
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 OTTAWA, ON

SCALE NOTED  
 DRAWN BY  
 DATE  
 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A4b**

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