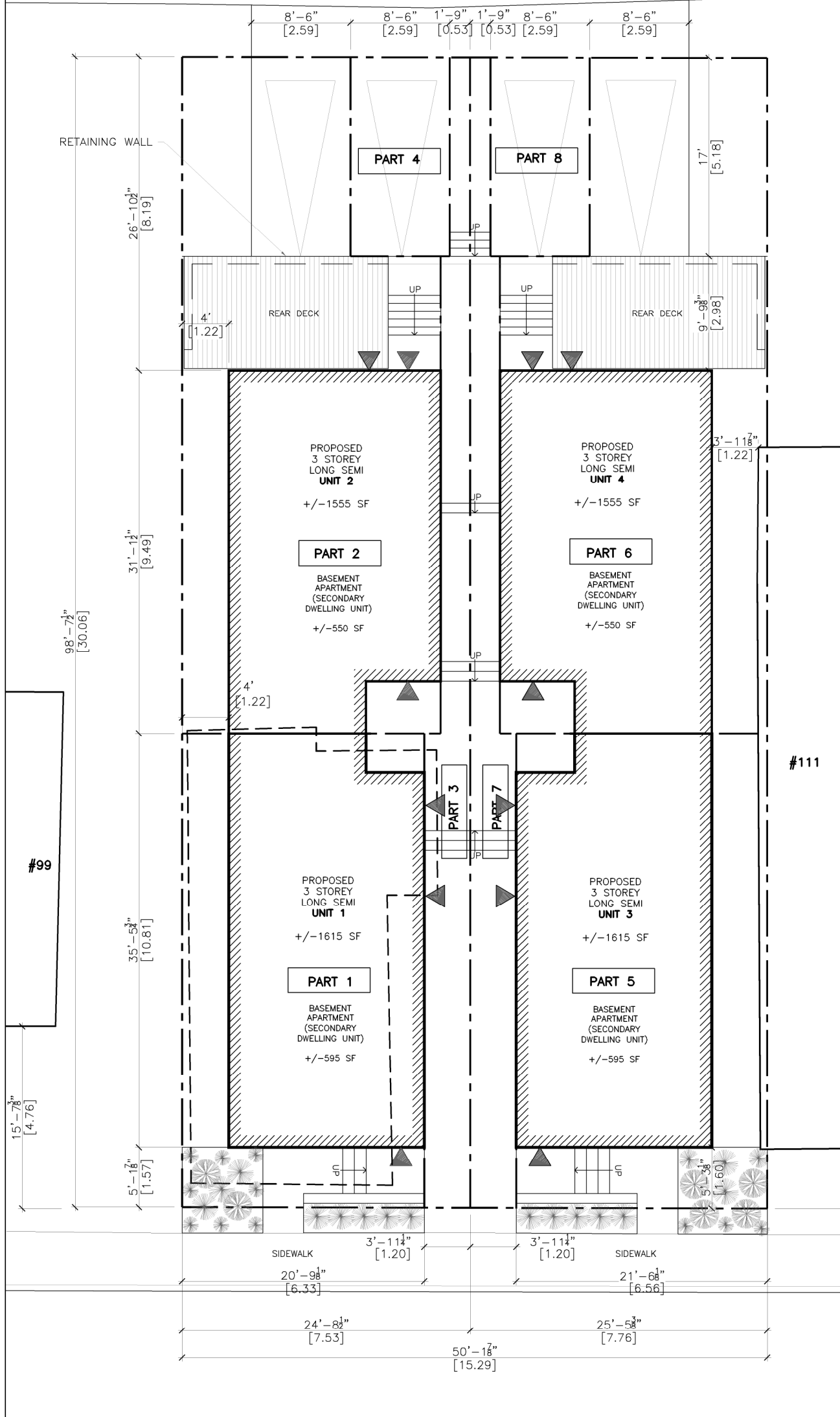


PUBLIC LANE



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 ²	270 m ²	
C	* FRONT YARD	1.6m	3.0	
PART 1	REAR YARD	0.0 m 0.0 m ²	0.0 m 0.0 m ²	
	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 ²	270 m ²	
PARTS 2,3,4	FRONT YARD	0.0 m	0.0 m	
	H * REAR YARD	8.2 m 62.9 m ²	8.9 m 57.15 m ²	
	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 ²	270 m ²	
M	* FRONT YARD	1.6m	3.0	
PART 5	REAR YARD	0.0 m 0.0 m ²	0.0 m 0.0 m ²	
	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 ²	270 m ²	
PARTS 6,7,8	FRONT YARD	0.0 m	0.0 m	
	Q * REAR YARD	8.2 m 62.9 m ²	8.9 m 57.15 m ²	
	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.

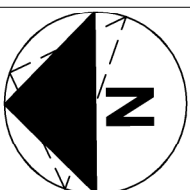
CARRUTHERS AVE

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.
DATE
MAR 21 2018

DRAWN BY
SCALE
NOTED

DRAWING NO.

SP1

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UNITS 1 & 2

UNITS 3 & 4



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WEST ELEVATION
 1
 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
1	18/04/16	FOR C.O.A. APPLICATION
2	18/04/16	PRELIMINARY FOR CLIENT
3	18/04/16	FOR C.O.A.

City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

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

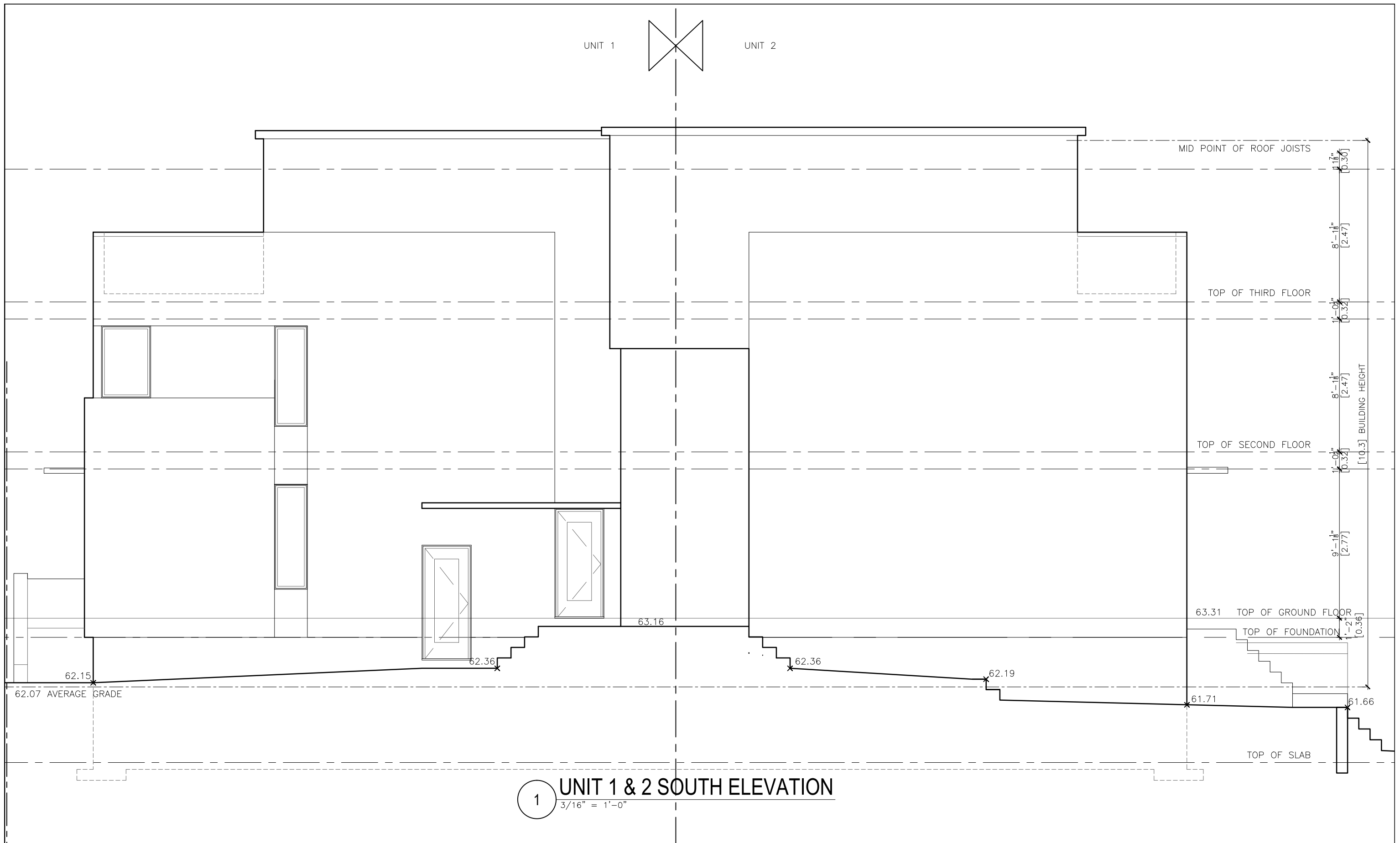
DRAWING TITLE
ELEVATION

DRAWING NO.

A1

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

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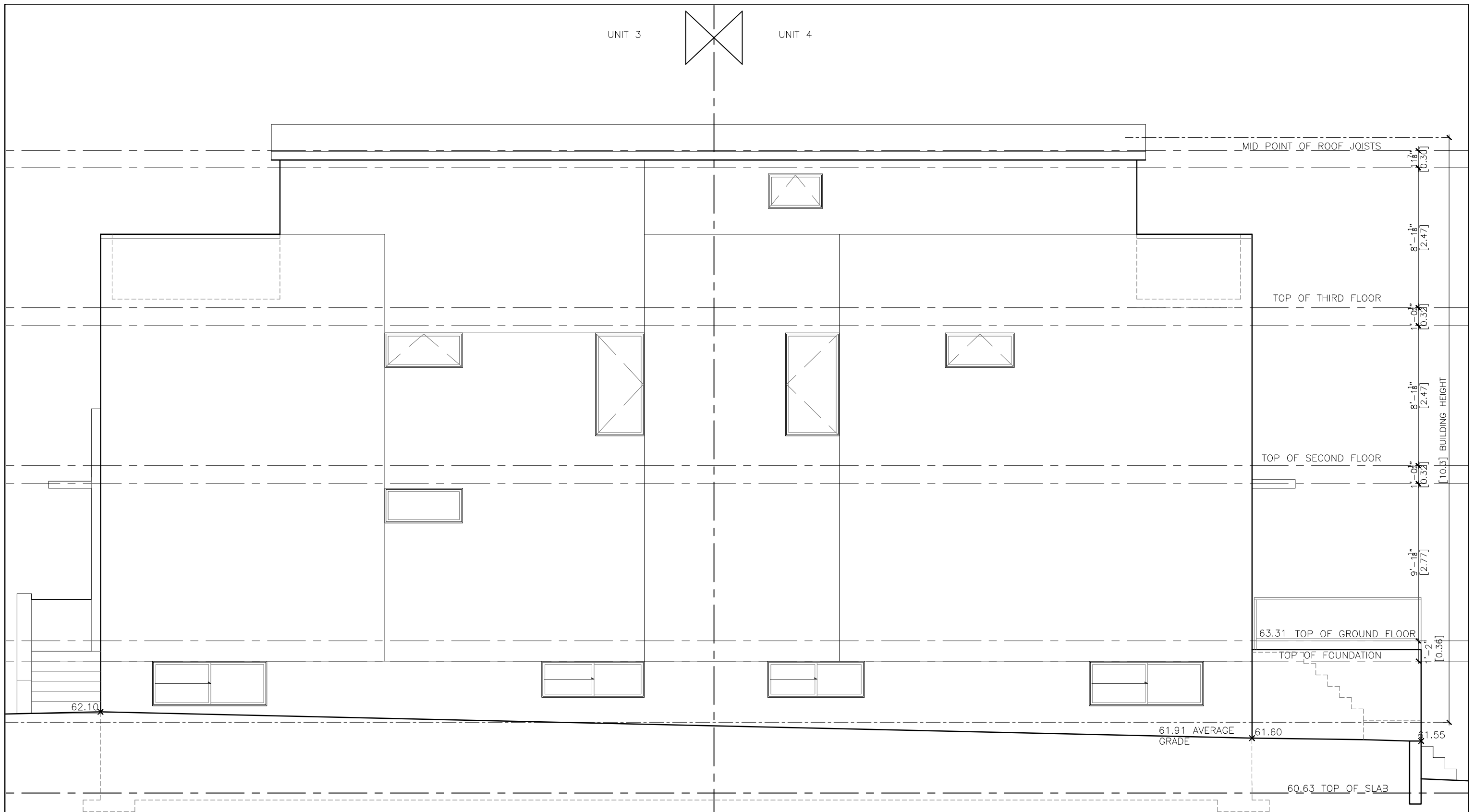
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PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

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

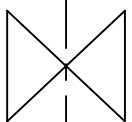
DRAWING TITLE
 ELEVATION

DRAWING NO.
A2b

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UNITS 3 & 4



UNITS 1 & 2



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

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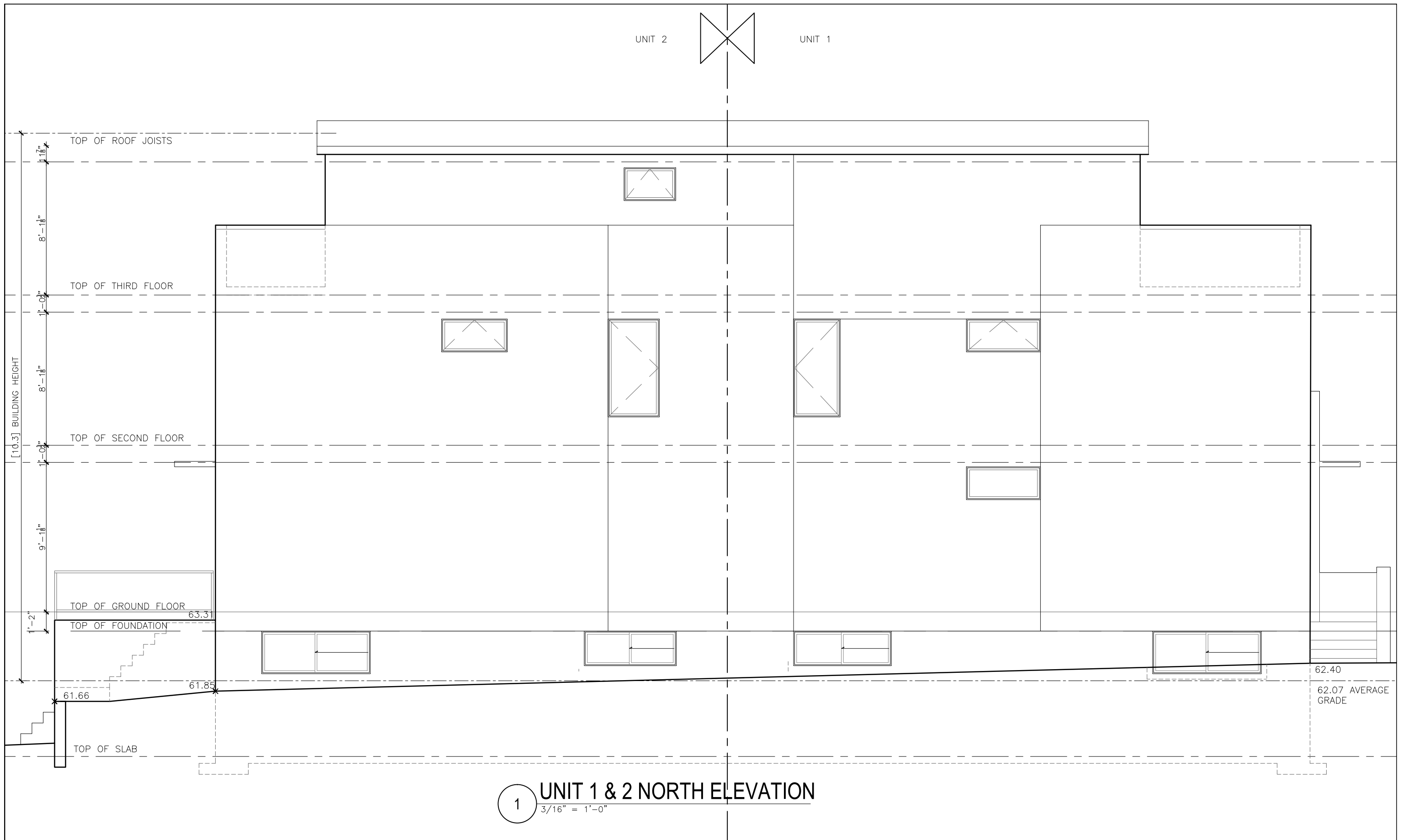
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PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

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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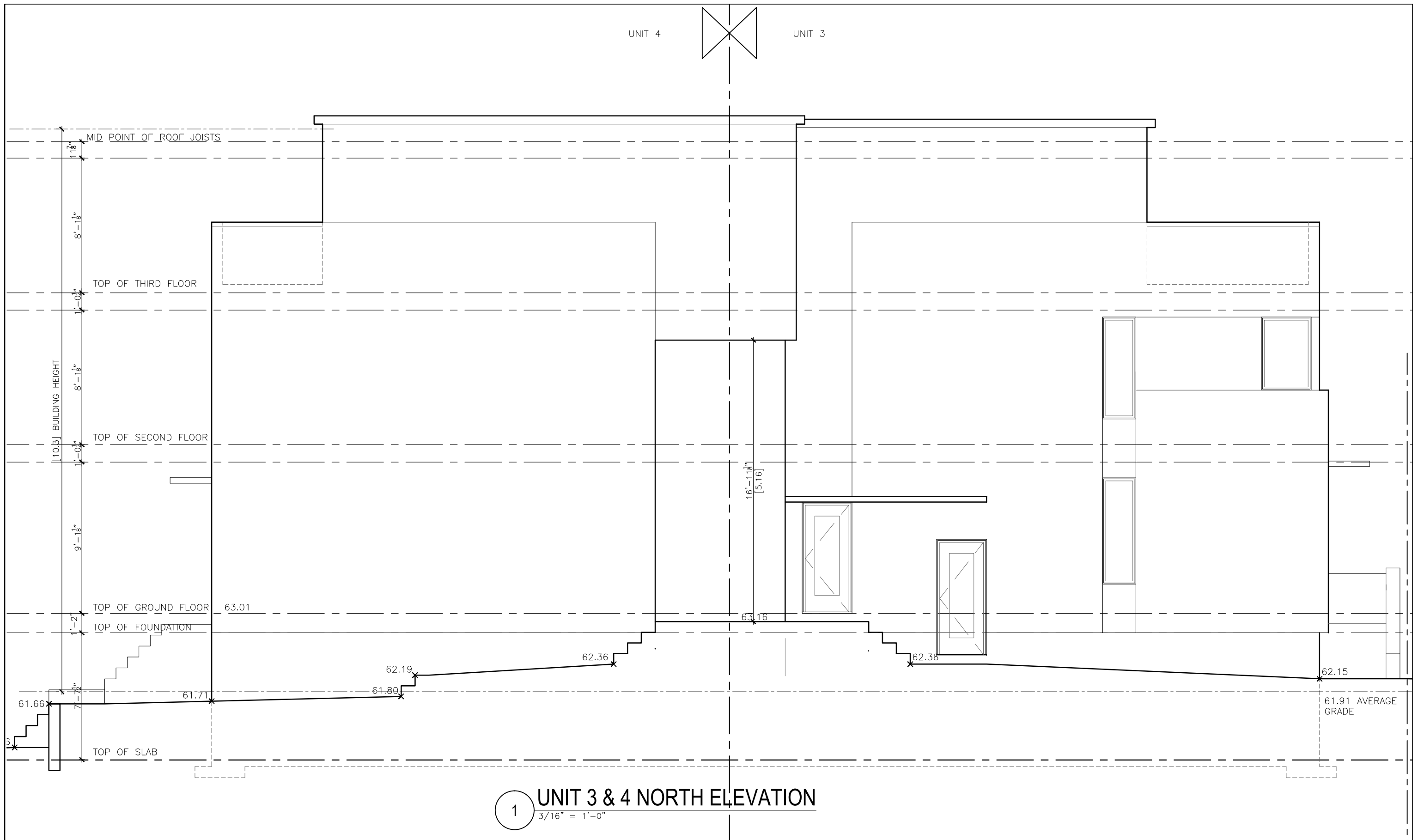
PROJECT NAME
107 CARRUTHERS AVE.
 OTTAWA, ON

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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 OTTAWA, ON

SCALE NOTED
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 PROJECT NO.
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DRAWING TITLE
 ELEVATION

DRAWING NO.
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