

PUBLIC LANE

VARIANCE/CONSENT APPLICATION  
107 CARRUTHERS AVE.  
ZONING - 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	226.4 m <sup>2</sup>	270 m <sup>2</sup>
C	* FRONT YARD	1.6m	3.0
	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
	SOUTHERLY SIDE YARD	0.0 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
Q	BUILDING HEIGHT	10.3 m	10.0 m

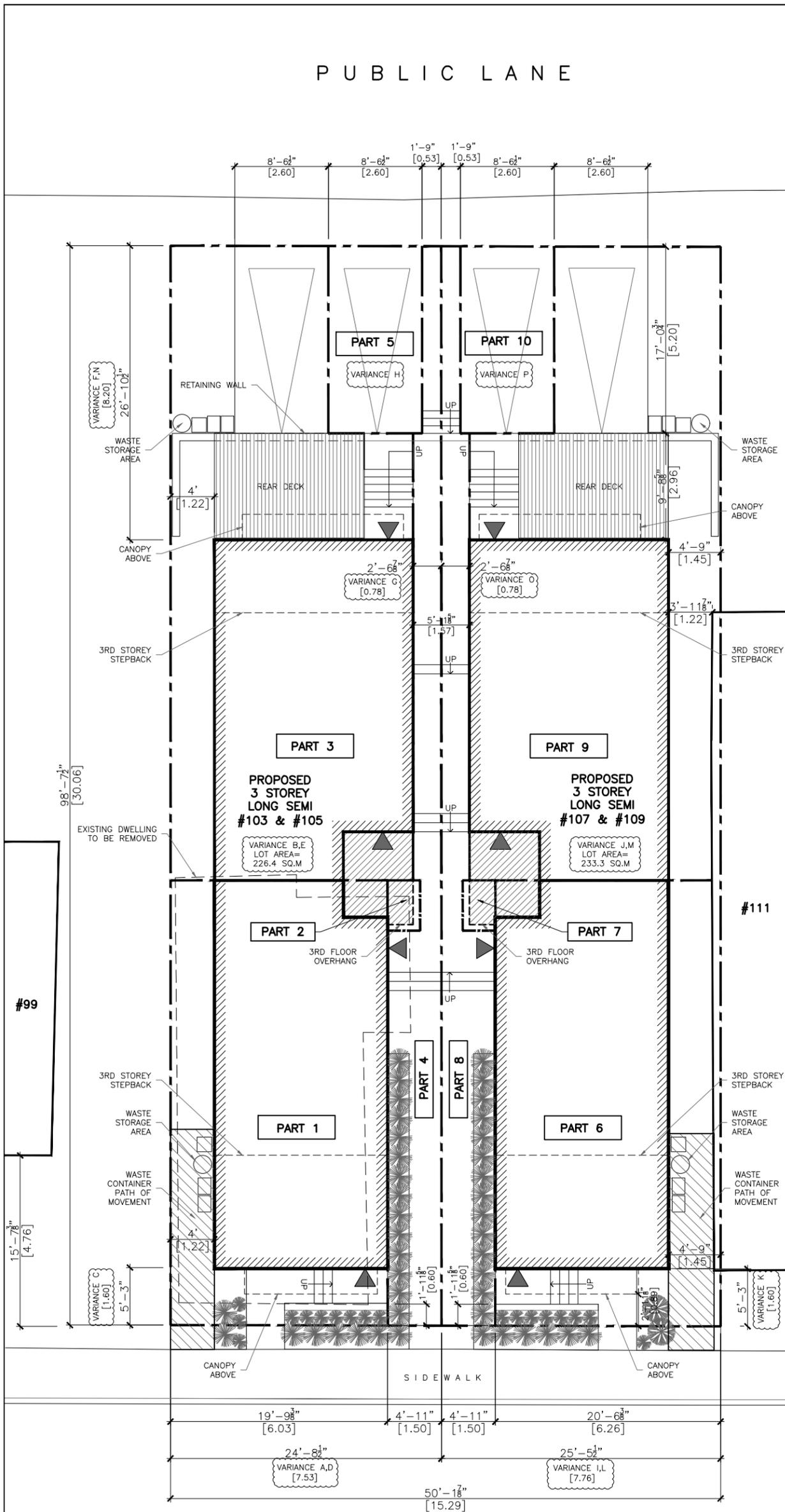
VARIANCE	UNIT 2	PROVIDED	REQUIRED
D	* LOT WIDTH	7.53 m	10.0 m
	LOT WIDTH (POLE)	1.2 m	1.5 m
E	* LOT AREA	226.4 m <sup>2</sup>	270 m <sup>2</sup>
	FRONT YARD	0.0 m	0.0 m
F	* REAR YARD	8.2 m 62.9 m <sup>2</sup>	8.9 m 57.15 m <sup>2</sup>
	CORNER SIDE YARD	N/A	N/A
	NORTHERLY SIDE YARD	1.2 m	1.2 m
G	* SOUTHERLY SIDE YARD	0.78 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
H	* NON-ACCESSORY USE PARKING SPACE FOR THE BENEFIT OF PART 1		
R	* BUILDING HEIGHT	10.3 m	10.0 m

VARIANCE	UNIT 3	PROVIDED	REQUIRED
I	* LOT WIDTH	7.76 m	10.0 m
	LOT WIDTH (POLE)	N/A	N/A
J	* LOT AREA	233.3 m <sup>2</sup>	270 m <sup>2</sup>
K	* FRONT YARD	1.6m	3.0
	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
	SOUTHERLY SIDE YARD	1.2 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
S	BUILDING HEIGHT	10.3 m	10.0 m

VARIANCE	UNIT 4	PROVIDED	REQUIRED
L	* LOT WIDTH	7.76 m	10.0 m
	LOT WIDTH (POLE)	1.2 m	1.5 m
M	* LOT AREA	233.3 m <sup>2</sup>	270 m <sup>2</sup>
	FRONT YARD	0.0 m	0.0 m
N	* 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
O	* NORTHERLY SIDE YARD	0.78 m	1.2 m
	SOUTHERLY SIDE YARD	1.2 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
P	* NON-ACCESSORY USE PARKING SPACE FOR THE BENEFIT OF PART 6		
T	* BUILDING HEIGHT	10.3 m	10.0 m

\*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  
Revised | Modifié le : 2023-01-09  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ISSUED FOR CONSTRUCTION  
OCTOBER 29, 2019

NO	DATE	REVISION
5	10/29/19	ISSUED FOR CONSTRUCTION
1	08/08/18	FOR B.P. APPLICATION
2	08/17/18	ZONING RESPONSES
3	09/14/18	ZONING RESPONSES
4	09/26/18	ZONING RESPONSES

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.

PROJECT TITLE  
107 CARRUTHERS  
(103,105,107,109)  
OTTAWA, ON

DRAWING TITLE  
SITE PLAN  
PROJECT NO. 020-17  
DATE SEPT 2018  
DRAWN BY  
SCALE 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  
 3/16" = 1'-0"

**GENERAL NOTES**

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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

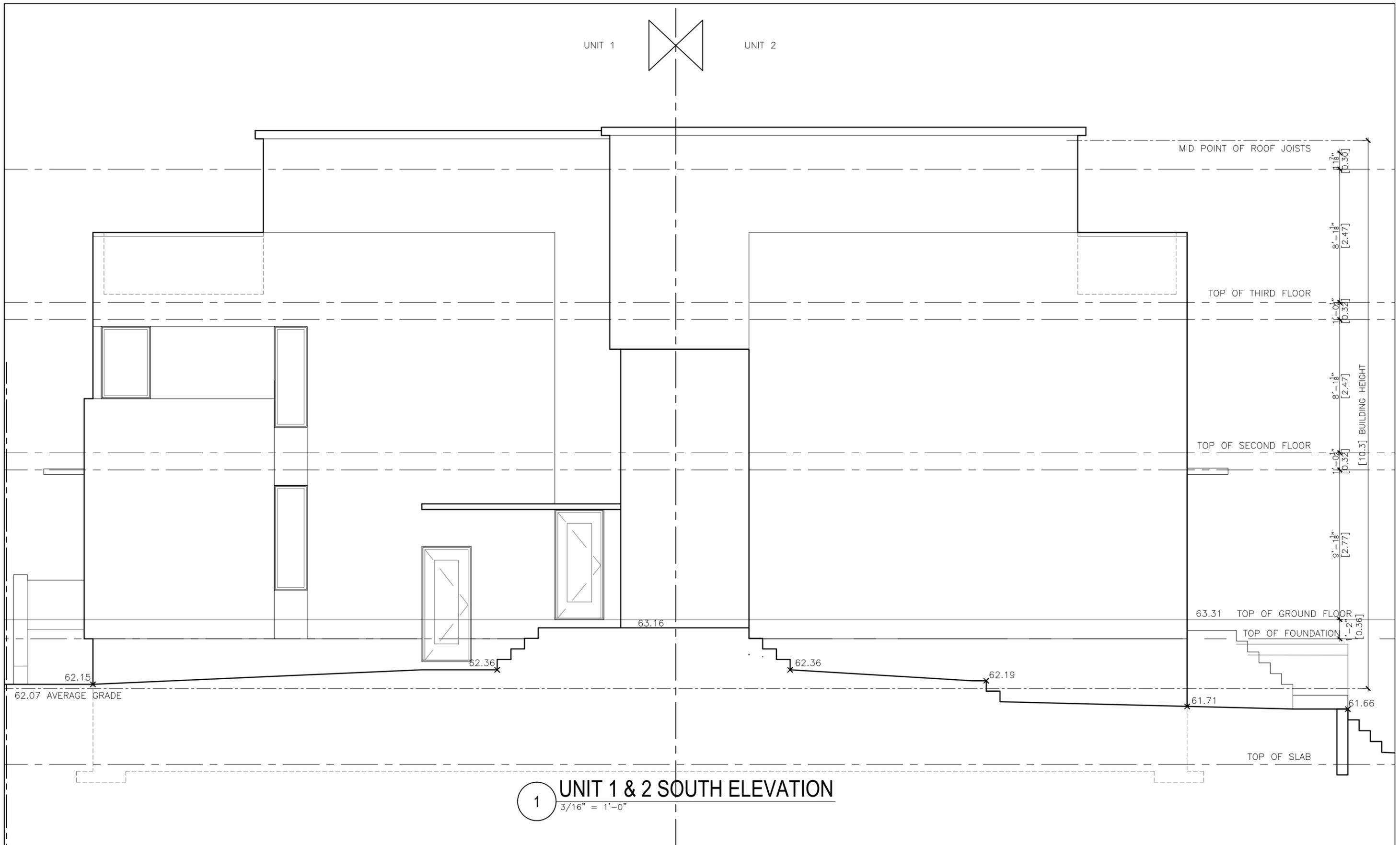
SCALE NOTED  
 DRAWN BY  
 DATE  
 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A1**

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

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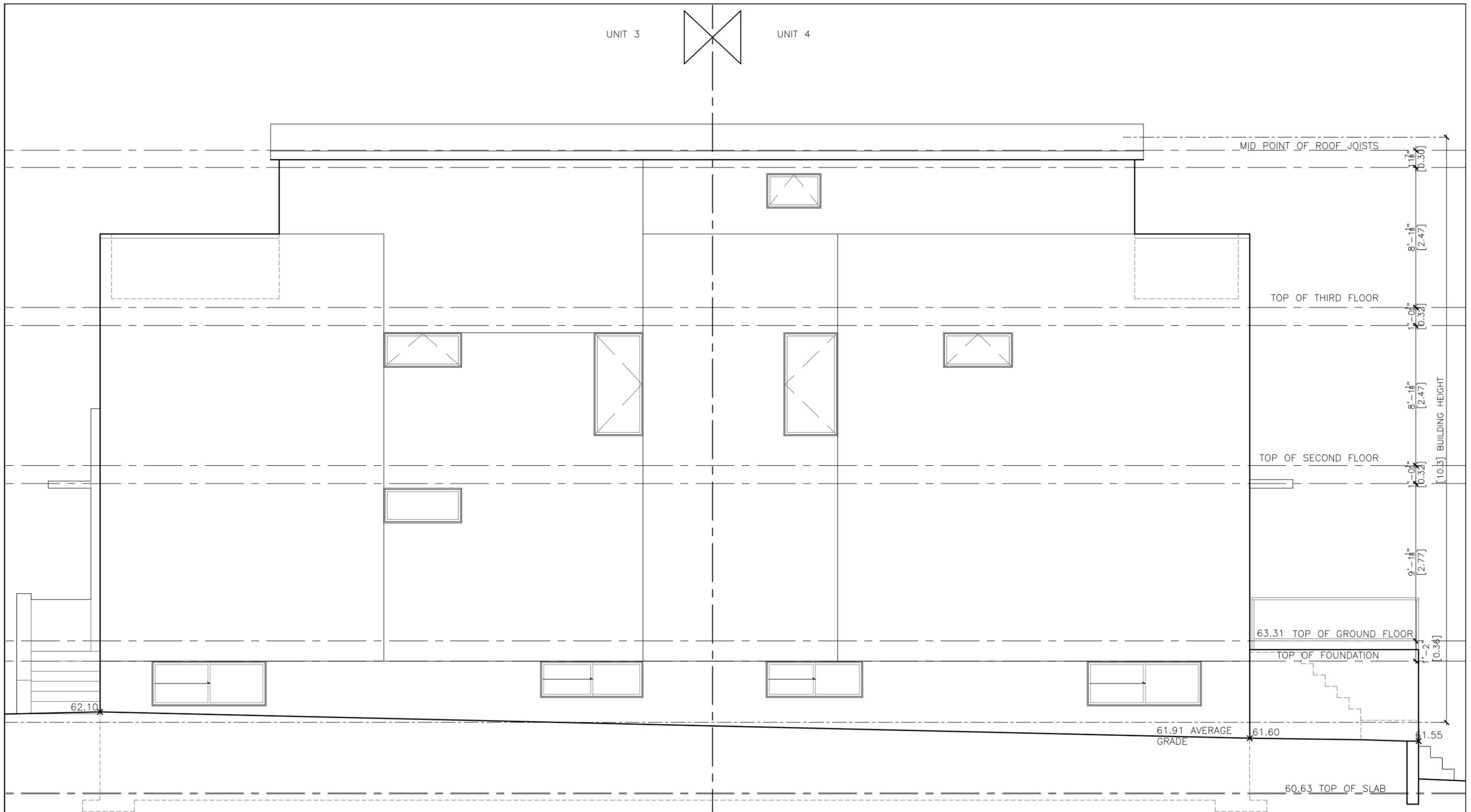
NO	REV DATE	REV DESCRIPTION
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3	18/05/30	FOR C.O.A.

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

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

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A2a**



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

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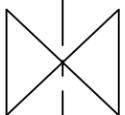
SCALE NOTED  
 DRAWN BY  
 DATE  
 APRIL 2018  
 PROJECT NO.  
 020-17

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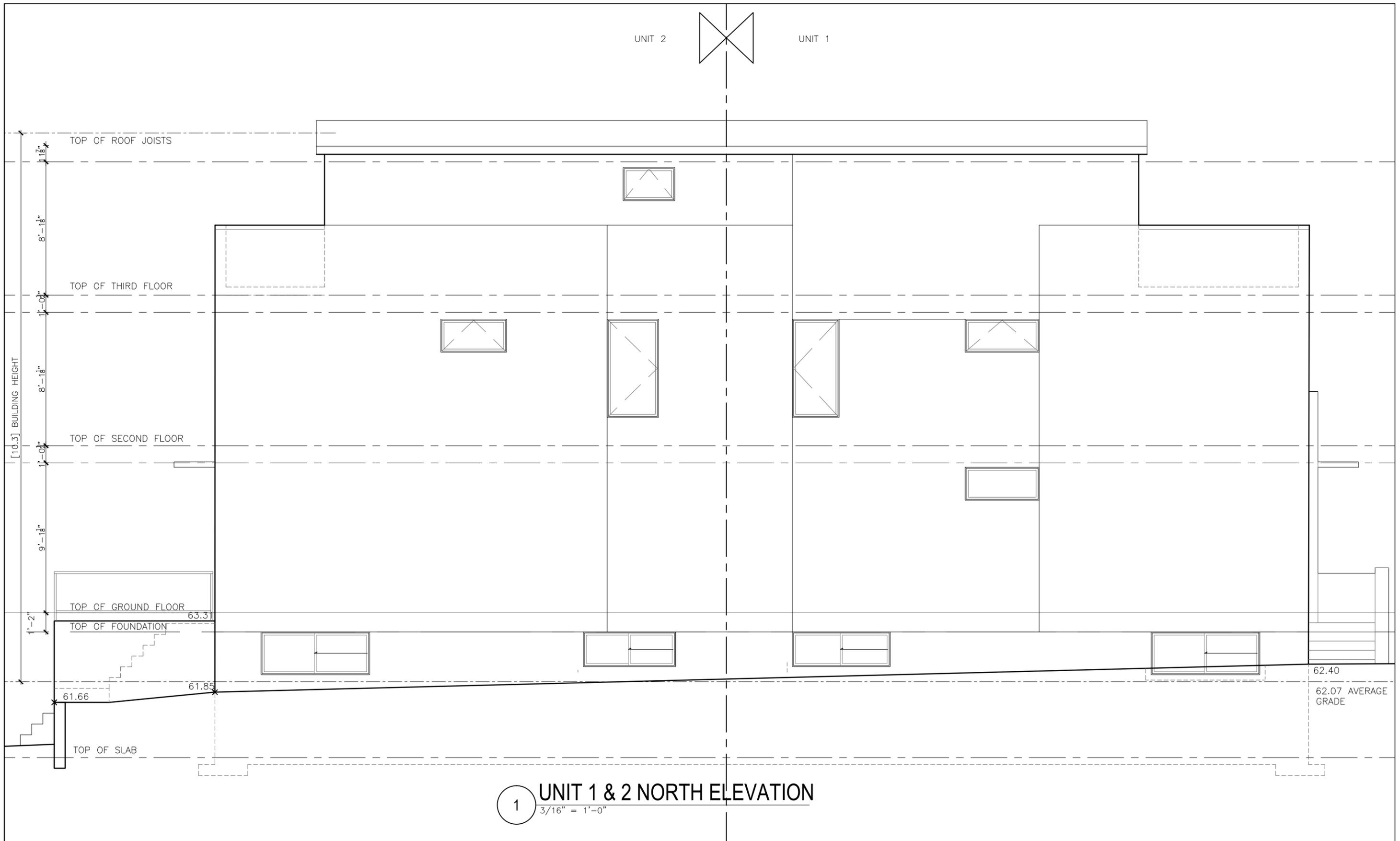
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PROJECT NAME  
**107 CARRUTHERS AVE.**  
 OTTAWA, ON

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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3	18/05/30	FOR C.O.A.

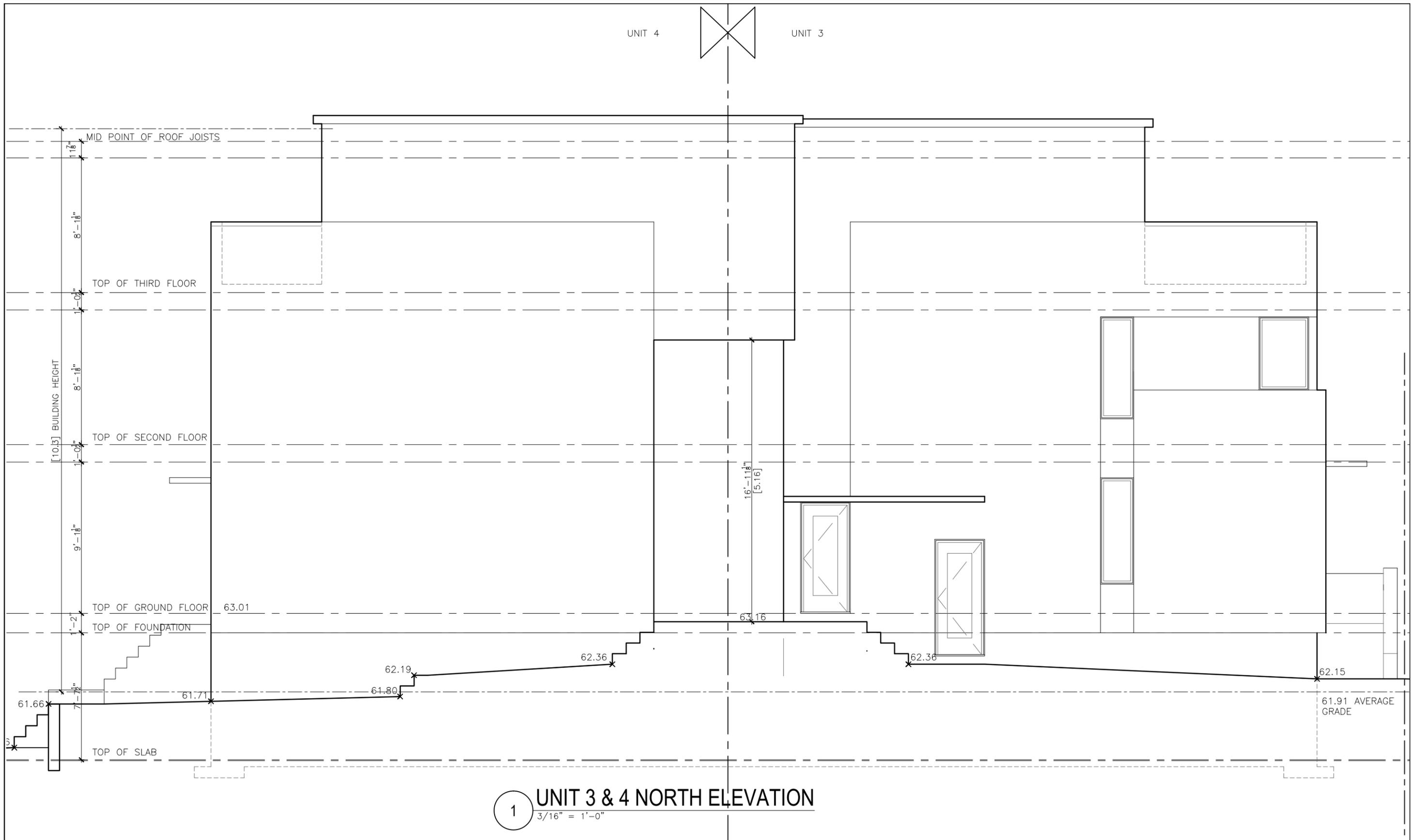
PROJECT NAME  
**107 CARRUTHERS AVE.**  
 OTTAWA, ON

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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 MAY 2018  
 PROJECT NO.  
 020-17

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A4b**

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