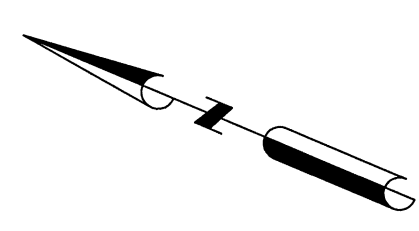


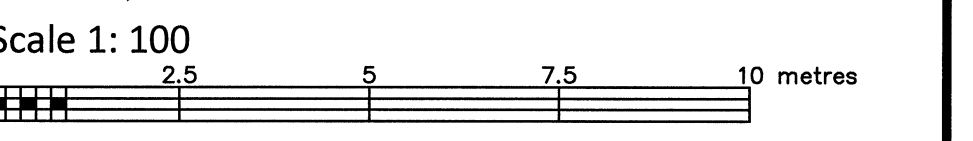
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Received | Reçu le  
2025-03-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
RECEIVED AND DEPOSITED  
DATE: Aug. 14/19  
DATE: AUGUST 14, 2019  
Daniel Robinson  
ONTARIO LAND SURVEYOR  
"L. ROBINSON"  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				233.8
2				12.0
3	16 (EAST CARRUTHERS AVENUE)	35	All of 04096-0166	70.7
4				34.8
5				94.6
6				13.5

PLAN OF SURVEY OF  
**LOT 16 (EAST CARRUTHERS AVENUE)**  
REGISTERED PLAN 35  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2019



**Metric Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Bearing Note**  
Bearings are grid and are referred to the easterly limit of Carruthers Avenue having a bearing of N 22° 44' 10" W as shown on Plan 5R-7356 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5029917.17	365133.31
(B)	5029987.68	365103.76
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

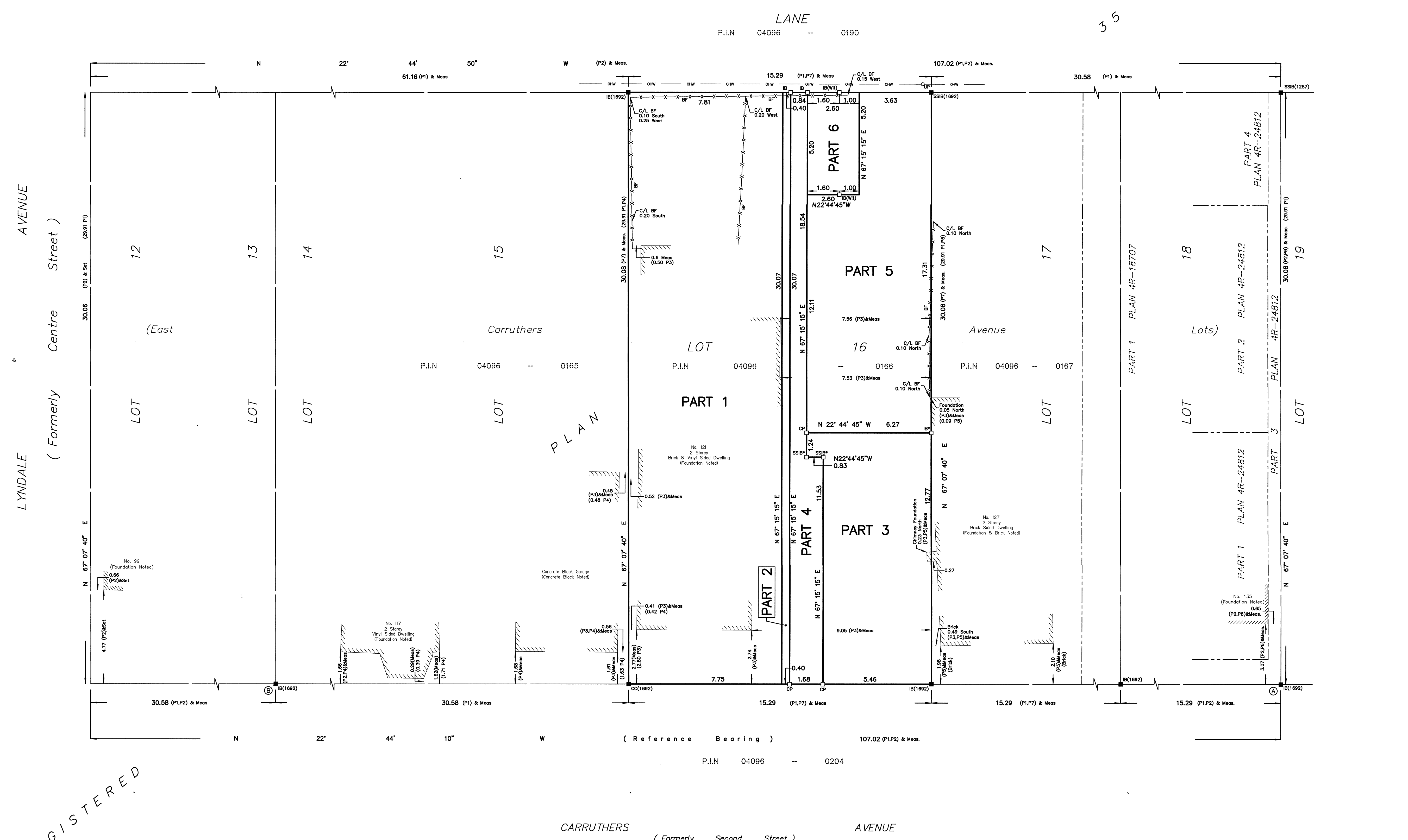
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**Notes & Legend**

Symbol	Denotes	Survey Monument Planted
—□—	Survey Monument Found	
CC	Cut Cross	
CP	Concrete Pin	
SSIB	Short Standard Iron Bar	
SSIB*	Short Standard Iron Bar (0.3m long)	
IB	Iron Bar	
IB*	Iron Bar (0.3m long)	
Mess	Measured	
(P1)	Registered Plan 35	
(P2)	Plan by (1692) dated December 15, 2017 (File No. 527-17)	
(P3)	Plan by (1319) dated January 4, 1991 (Ref. No. 24-35)	
(P4)	Plan by (AOG) dated November 29, 1979 (Ref. D-8)	
(P5)	Plan by (647) dated May 31, 1982	
(P6)	Plan 4R-24812	
(P7)	Plan by (1692) dated July 10, 2018 (File No. 288-18)	
OW	Overhead Wires	
UP	Utility Pole	
BF	Board Fence	
C/L	Centreline	

**Surveyor's Certificate**  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.  
2. The survey was completed on the 6th day of August, 2019.  
Date: Aug. 14/19  
Daniel Robinson  
Ontario Land Surveyor

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CANADA LAND SURVEYORS  
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
TEL. (613) 727-8226 FAX. (613) 727-1826



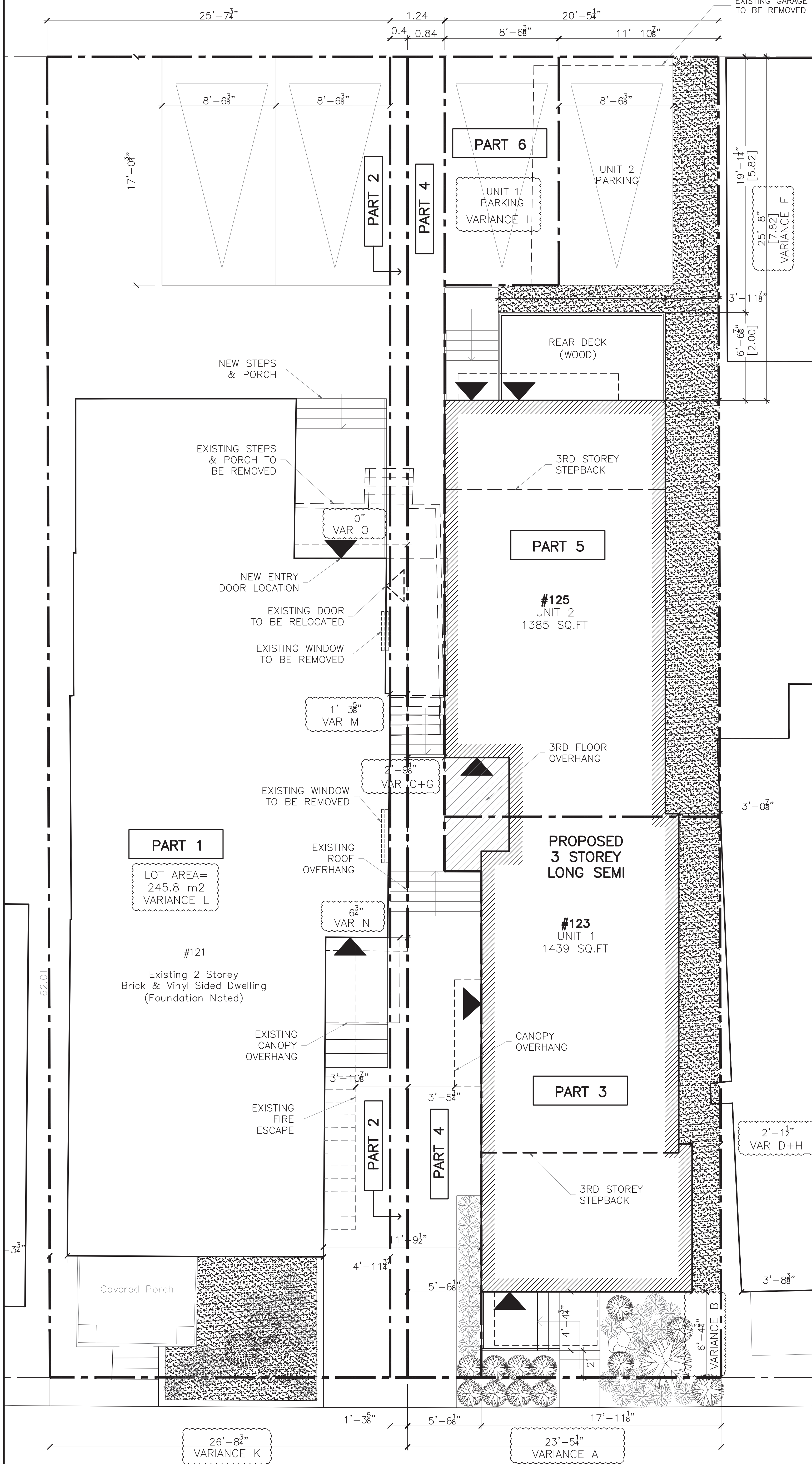
REGISTERED



PUBLIC LANE

121 CARRUTHERS AVE

ZONING - R4S



VARIANCE	PROVIDED	REQUIRED	
PART 1 - UNIT 1	A * LOT WIDTH	7.14 m	10.0 m
	LOT WIDTH (POLE)	N/A	N/A
	LOT AREA	213.6 m <sup>2</sup>	197 m <sup>2</sup>
PART 3 - UNIT 2	B * FRONT YARD	1.95 m	2.35 m
	REAR YARD	0.0 m	0.0 m
PART 3 - UNIT 3	CORNER SIDE YARD	N/A	N/A
	D * NORTHERLY SIDE YARD	0.84 m	1.2 m
PART 3 - UNIT 4	SOUTHERLY SIDE YARD	0.65 m	1.2 m
	PARKING	[1]2.6mX5.2m	AS PER SCA
E * BUILDING HEIGHT	10.3 m	10.0 m	

VARIANCE	PROVIDED	REQUIRED	
PART 2 - UNIT 1	A * LOT WIDTH	7.13 m	10.0 m
	LOT WIDTH (POLE)	1.67 m	1.5 m
	LOT AREA	213.6 m <sup>2</sup>	197 m <sup>2</sup>
PARTS 4,5,6 - UNIT 2	F * REAR YARD	7.82 m	8.2 m
	CORNER SIDE YARD	N/A	N/A
PARTS 4,5,6 - UNIT 3	G * NORTHERLY SIDE YARD	0.84 m	1.2 m
	H * SOUTHERLY SIDE YARD	0.65 m	1.2 m
PARTS 4,5,6 - UNIT 4	PARKING	[1]2.6mX5.2m	AS PER SCA
	I * PERMIT NON-ACCESSORY USE PARKING		
J * BUILDING HEIGHT	10.3 m	10.0 m	

VARIANCE	PROVIDED	REQUIRED	
PARTS 1&2 (EXISTING DUPLEX)	K * LOT WIDTH	8.15 m	9.0 m
	L * LOT AREA	245.8 m <sup>2</sup>	270 m <sup>2</sup>
PARTS 1&2 (EXISTING DUPLEX)	FRONT YARD	2.74m(EXIST'G)	3.0m
	REAR YARD	7.79m(EXIST'G)	8.2 m
PARTS 1&2 (EXISTING DUPLEX)	CORNER SIDE YARD	N/A	N/A
	NORTHERLY SIDE YARD	0.4m(EXIST'G)	0.6 m
PARTS 1&2 (EXISTING DUPLEX)	M * SOUTHERLY SIDE YARD	0.40 m	1.2 m
	N * CANOPY PROJECTION	0.17 m	0.6 m
PARTS 1&2 (EXISTING DUPLEX)	PARKING	[1]2.6mX5.2m	AS PER SCA
	BUILDING HEIGHT	EXIST'G	10.0 m
O * ROOF EAVE PROJECTN	0.0 m	0.3 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.

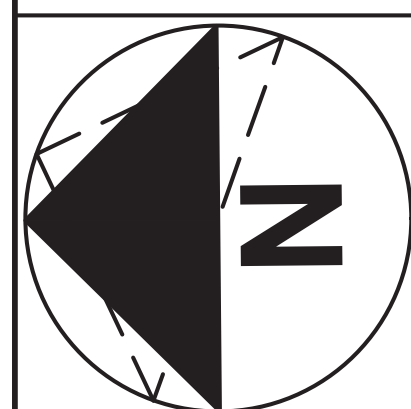
\*\*SECTION 139 (19)(a)  
All provisions that apply to a semi-detached dwelling also apply to a long semi-detached dwelling, except that the minimum lot area required for a detached dwelling in the applicable zone or subzone applies to the whole of the long semi-detached dwelling including both dwelling units, and subsections 139 (2), (21) and (22) do not apply.

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#127  
2 Storey  
Brick Sided Dwelling  
(Foundation & Brick  
Noted)

ISSUED FOR  
CONSTRUCTION

CARRUTHERS AVE



NO	DATE	REVISION
1	19/04/15	FOR B.P. SUBMISSION
2	19/05/21	FOR B.P. RESUBMISSION
3	19/06/03	FOR B.P. RESUBMISSION 2
4	19/11/11	ISSUED FOR CONSTRUCTION

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  
123+125  
CARRUTHERS AVE.  
OTTAWA, ON

DRAWING TITLE  
SITE PLAN  
PROJECT NO. 014-18  
DRAWN BY  
DATE APRIL 2019  
SCALE NOTED

DRAWING NO.

SP1

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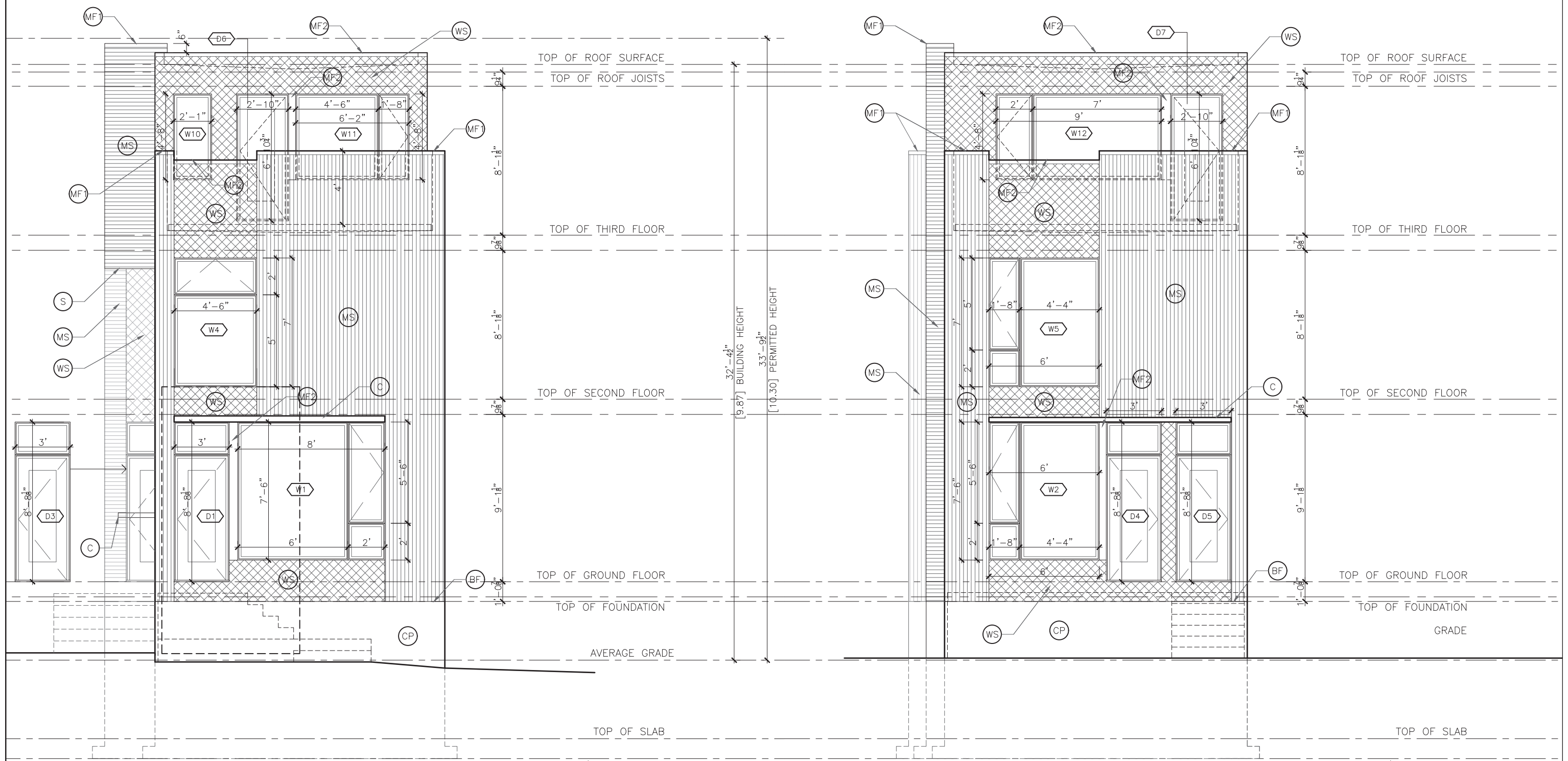
**LEGEND:**

**MS** - BELLARA MORIN MATRIX SERIES METAL SIDING, 26 GAUGE, COLOUR: WHITE  
**MF2** - METAL FLASHING, 26 GAUGE, COLOUR: WHITE (HATCH INDICATES INSTALLATION DIRECTION)  
**WS** - 1"x6" MAIBEC PREFIN. WOOD SIDING COLOUR: OCEAN SPRAY SILVER 059, PROFILE: BRUSHED MODERN EM INSTALLED HORIZONTALLY.  
**CP** - CEMENT PARING  
**C** - CANOPY, CLAD IN MF2. SEE DETAIL ON A18.

**MF1** - METAL FLASHING, 26 GAUGE, COLOUR: WHITE  
**MF2** - METAL FLASHING, 26 GAUGE, COLOUR: CHARCOAL  
**BF** - BASE FLASHING, 26 GAUGE, COLOUR: WHITE

**GENERAL NOTES:**

- WINDOWS TO BE HYBRID TYPE BY MARLBORO OR APPROVED EQ. EXT. COLOUR: SLATE  
 - FOR WINDOW/DOOR RSO, ADD 1" TO OVERALL FRAME SIZES



**1 WEST ELEVATION**  
 3/16" = 1'-0"

**2 EAST ELEVATION**  
 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	19/04/15	FOR B.P. SUBMISSION
2	19/10/04	FINAL ELEVATIONS
3	19/11/11	ISSUED FOR CONSTRUCTION

**ISSUED FOR CONSTRUCTION**

**PROJECT NAME**  
 123+125  
 CARRUTHERS AVE.  
 OTTAWA, ON

**SCALE**  
 NOTED  
**DRAWN BY**  
 -----  
**DATE**  
 APRIL 2019  
**PROJECT NO.**  
 014-18

**DRAWING TITLE**  
 ELEVATIONS

**DRAWING NO.**  
**A6**

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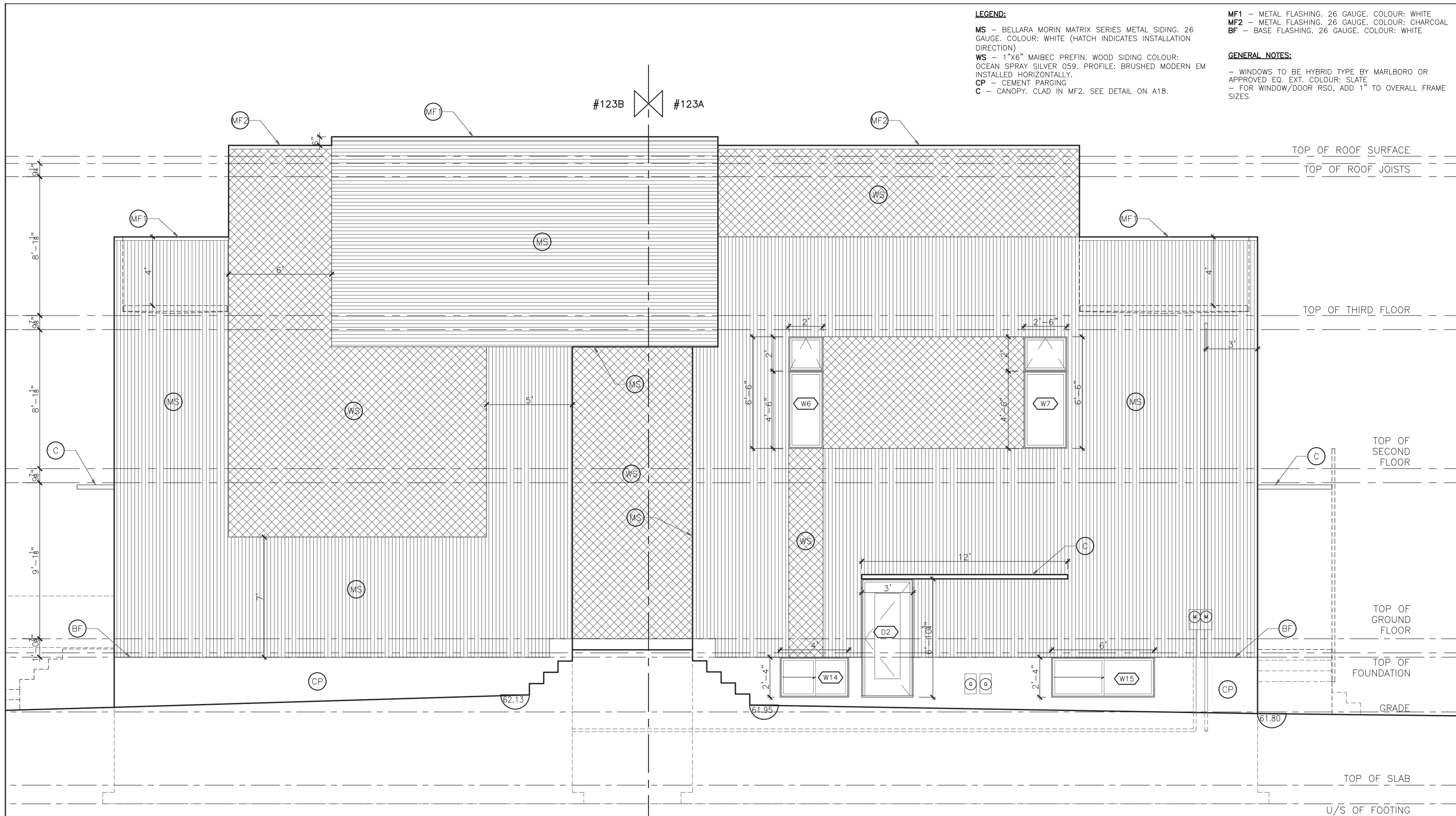
**LEGEND:**

**MS** - BELLARA MORIN MATRIX SERIES METAL SIDING. 26 GAUGE. COLOUR: WHITE (HATCH INDICATES INSTALLATION DIRECTION)  
**WS** - 1"x6" MAIBEC PREFIN. WOOD SIDING COLOUR: OCEAN SPRAY SILVER 059. PROFILE: BRUSHED MODERN EM INSTALLED HORIZONTALLY.  
**CP** - CEMENT PARING  
**C** - CANOPY. CLAD IN MF2. SEE DETAIL ON A18.

**MF1** - METAL FLASHING. 26 GAUGE. COLOUR: WHITE  
**MF2** - METAL FLASHING. 26 GAUGE. COLOUR: CHARCOAL  
**BF** - BASE FLASHING. 26 GAUGE. COLOUR: WHITE

**GENERAL NOTES:**

- WINDOWS TO BE HYBRID TYPE BY MARLBORO OR APPROVED EQ. EXT. COLOUR: SLATE  
 - FOR WINDOW/DOOR RSO, ADD 1" TO OVERALL FRAME SIZES



**1 NORTH ELEVATION**  
 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	19/04/15	FOR B.P. SUBMISSION
2	19/10/04	FINAL ELEVATIONS
3	19/11/11	ISSUED FOR CONSTRUCTION

**ISSUED FOR CONSTRUCTION**

PROJECT NAME  
**123+125**  
**CARRUTHERS AVE.**  
 OTTAWA, ON

SCALE  
 NOTED  
 DRAWN BY  
 DATE  
 APRIL 2019  
 PROJECT NO.  
 014-18

DRAWING TITLE  
 ELEVATIONS

DRAWING NO.  
**A7**

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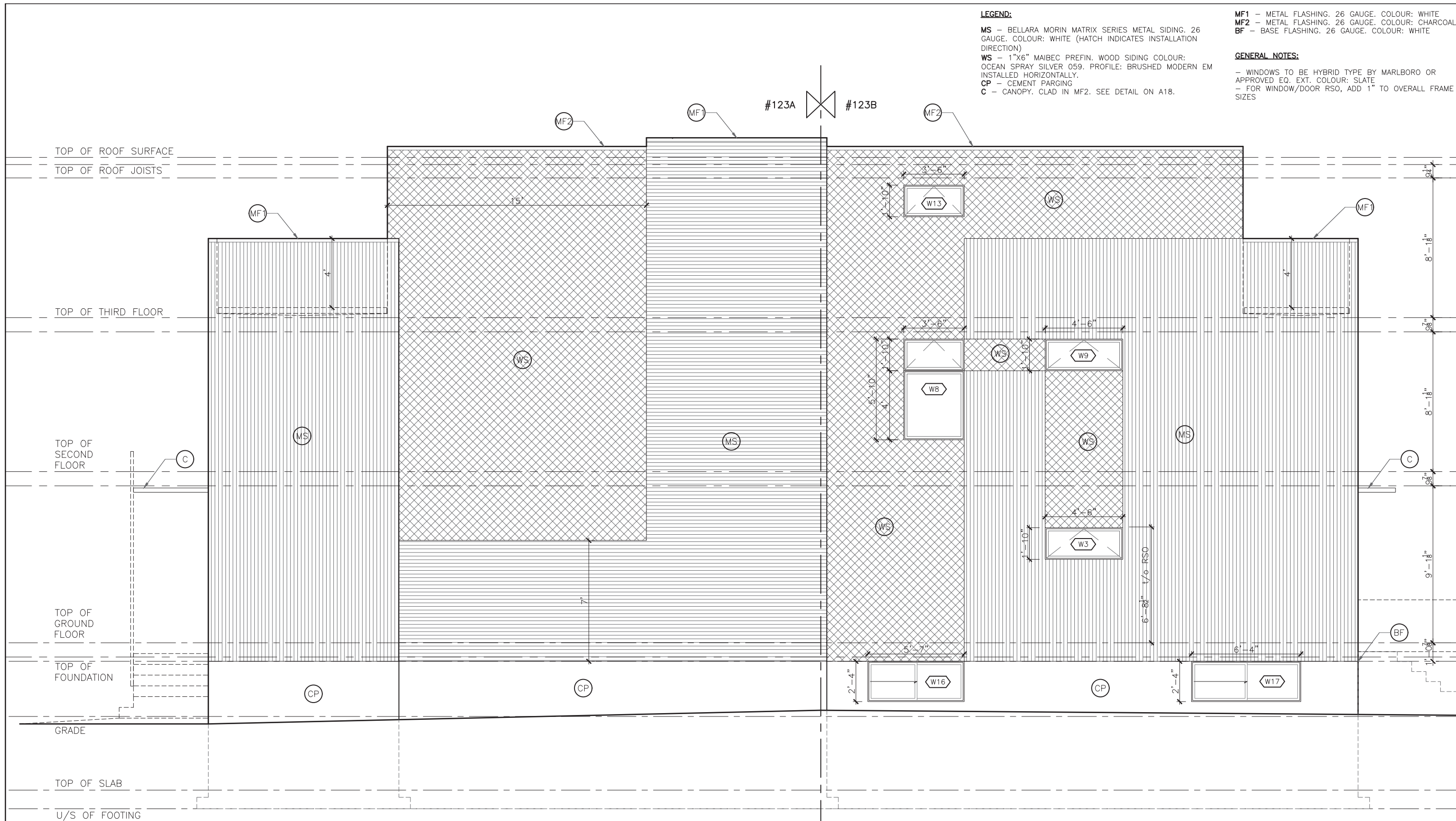
**LEGEND:**

**MS** - BELLARA MORIN MATRIX SERIES METAL SIDING. 26 GAUGE. COLOUR: WHITE (HATCH INDICATES INSTALLATION DIRECTION)  
**WS** - 1"x6" MAIBEC PREFIN. WOOD SIDING COLOUR: OCEAN SPRAY SILVER 059. PROFILE: BRUSHED MODERN EM INSTALLED HORIZONTALLY.  
**CP** - CEMENT PARGING  
**C** - CANOPY. CLAD IN MF2. SEE DETAIL ON A18.

**MF1** - METAL FLASHING. 26 GAUGE. COLOUR: WHITE  
**MF2** - METAL FLASHING. 26 GAUGE. COLOUR: CHARCOAL  
**BF** - BASE FLASHING. 26 GAUGE. COLOUR: WHITE

**GENERAL NOTES:**

- WINDOWS TO BE HYBRID TYPE BY MARLBORO OR APPROVED EQ. EXT. COLOUR: SLATE  
 - FOR WINDOW/DOOR RSO, ADD 1" TO OVERALL FRAME SIZES



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

GENERAL NOTES		
NO	REV DATE	REV DESCRIPTION
1	19/04/15	FOR B.P. SUBMISSION
2	19/10/04	FINAL ELEVATIONS
3	19/11/11	ISSUED FOR CONSTRUCTION

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.

**ISSUED FOR CONSTRUCTION**

PROJECT NAME  
**123+125**  
**CARRUTHERS AVE.**  
 OTTAWA, ON

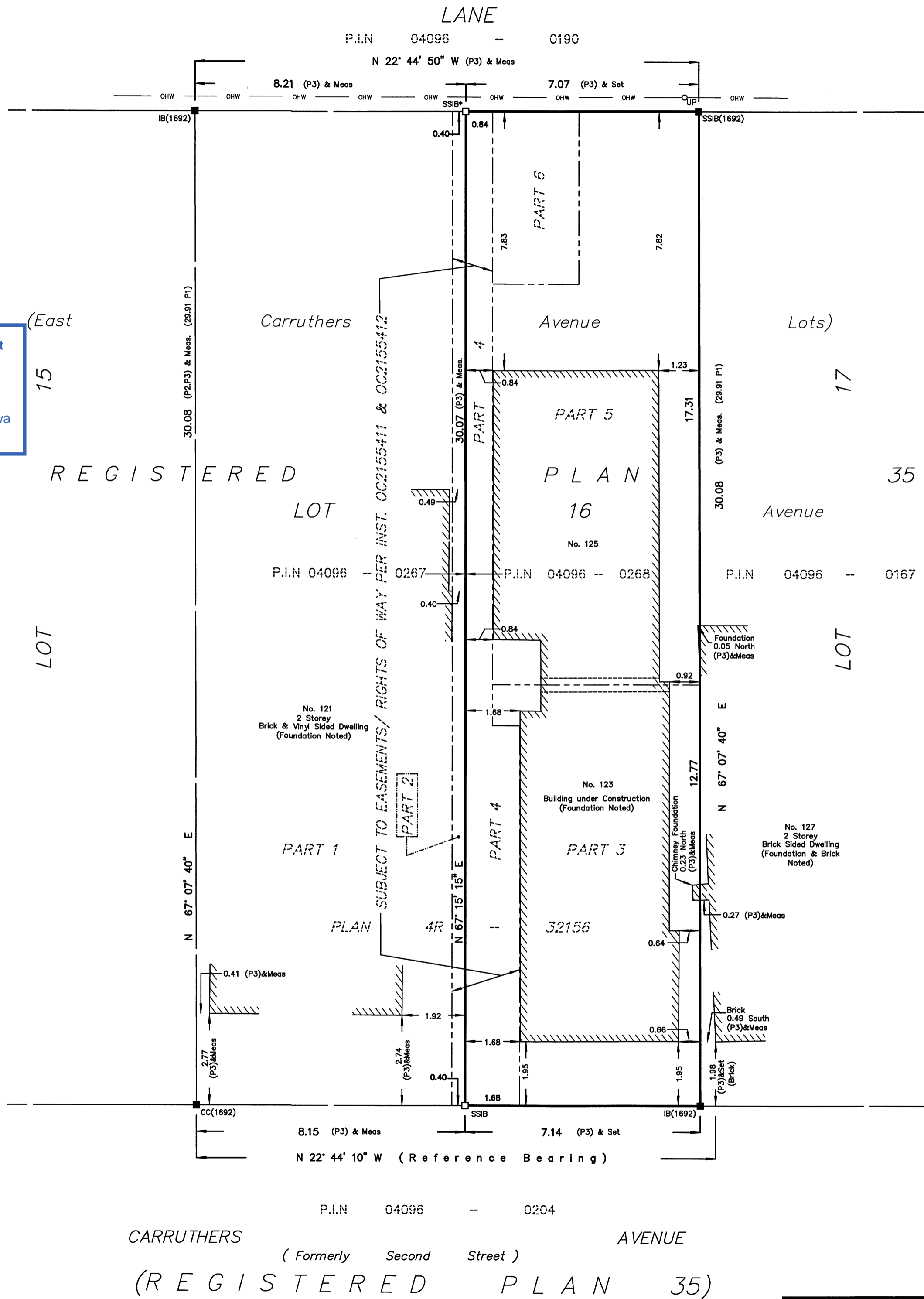
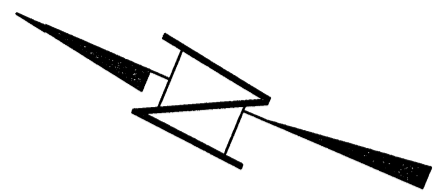
SCALE  
 NOTED  
 DRAWN BY  
 DATE  
 MAR 2019  
 PROJECT NO.  
 014-18

DRAWING TITLE  
 ELEVATION

DRAWING NO.  
**A8**

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2025-03-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
PART OF LOT 16  
(EAST CARRUTHERS AVENUE)  
REGISTERED PLAN 35  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020  
Scale 1: 100  
0 2.5 5 7.5 10 metres

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Metric Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Bearing Note**  
Bearings are grid and are referred to the easterly limit of Carruthers Avenue having a bearing of N 22° 44' 10" W as shown on Plan 4R-32156 and are referred to the Central Meridian of MTM Zone 9 (76°30' West longitude) Nad-83 (Original).

**Notes & Legend**

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
CC	"	Cut Cross
SSIB	"	Short Standard Iron Bar
SSIB*	"	Short Standard Iron Bar 0.3 Meters long
IB	"	Iron Bar
Meas	"	Measured
(P1)	"	Registered Plan 35
(P2)	"	Plan by (1692) dated July 10, 2018 (File No. 288-18)
(P3)	"	Plan 4R-32156
OUP	"	Overhead Wires
—	"	Utility Pole

**PART 2**

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**  
PART 4 PLAN 4R - 32156 subject to easement / rights of way per INST. OC2155411 & OC2155412
- PROPERTY IMPROVEMENTS**  
Chimney and foundation are displaced from the property lines. See plan for their location.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**  
Compliance is not certified by this report.
- ADDITIONAL REMARKS**  
The building ties are to the unparted concrete foundation walls.

THIS REPORT WAS PREPARED FOR:  
City Maker Homes ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

**Surveyor's Certificate**

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
- The survey was completed on the 14th day of February, 2020.

Date: *Jan 16/20*  
Daniel Robinson  
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2052317

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.

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