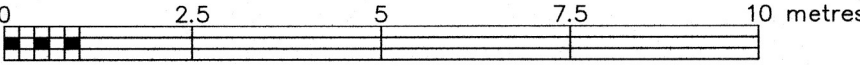


PART OF LOT 17  
(WEST COWLEY AVENUE)  
REGISTERED PLAN 219  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 100



Metric Note

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

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Sanitary and storm sewer grades were compiled from field measurement.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Notes & Legend

- Denotes Survey Monument Planted
- SIB Standard Iron Bar
- IB Iron Bar
- (Wit) Witness
- Meas Measured
- (P1) Registered Plan 219
- (P2) Plan by (1692) dated October 4, 2021 (File No. 383-21)
- (P3) Plan 4R-34959
- (P4) Plan by (1175) dated August 22, 1994 (File No. 94-8-5957)
- (P5) Plan by (857) dated August 16, 1971 (Ref. 28-219NP)
- (D1) Inst. No. NP53609
- MH-ST Maintenance Hole (Storm)
- MH-S Maintenance Hole (Sanitary)
- ST Undergound Storm Sewer
- S Undergound Sanitary Sewer
- W Undergound Water
- G Undergound Gas
- OW Overhead Wires
- Utility Pole
- AC Air Conditioner
- Ø Diameter
- WW Window Well
- CLF Chain Link Fence
- BF Board Fence
- TRW Timber Retaining Wall
- Inv Invert
- T/G Top of Grate
- U/Eave Underside of Eave
- TpFdn Top of Foundation
- C/L Centreline
- +65.00 Location of Elevations
- +65.00 Top of Retaining Wall Elevation
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
- Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Overhead Wire Information		
Overhead Wire Elevations at SAG 'A'	Overhead Wire Elevations at Utility Pole A	Transformer Box near Utility Pole A
Top Wire = 74.3	Top Wire = 74.5	Top = ±70.5
Bottom Wire = 68.0	Bottom Wire = 68.4	Bottom = ±69.6

Site Area=464.6 sq.m.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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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 3rd day of March, 2025.

March 28/2025

Date

Emad Alrefaai

Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-98755

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

FILE No.: 38-25

I:\2025\38-25\_214 Cowley ave\_topo\Final\38-25 214 Cowley Ave LT17 RP219\_Topo\_F.dwg

Committee of Adjustment  
Received | Reçu le  
2025-04-10  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

COWLEY

AVENUE

(REGISTERED PLAN 219)

P. I. N. 04031 -- 0151

(Reference Bearing)

Site Benchmark Spike in Utility Pole Elevation=62.66

Utility Pole 'A'

Concrete

Concrete

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Committee of Adjustment  
Received | Reçu le  
  
2025-04-10  
  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

It's good to be home.

HEAD OFFICE  
7725 Flewellyn Road  
Ottawa, Ontario,  
K2S 1B6

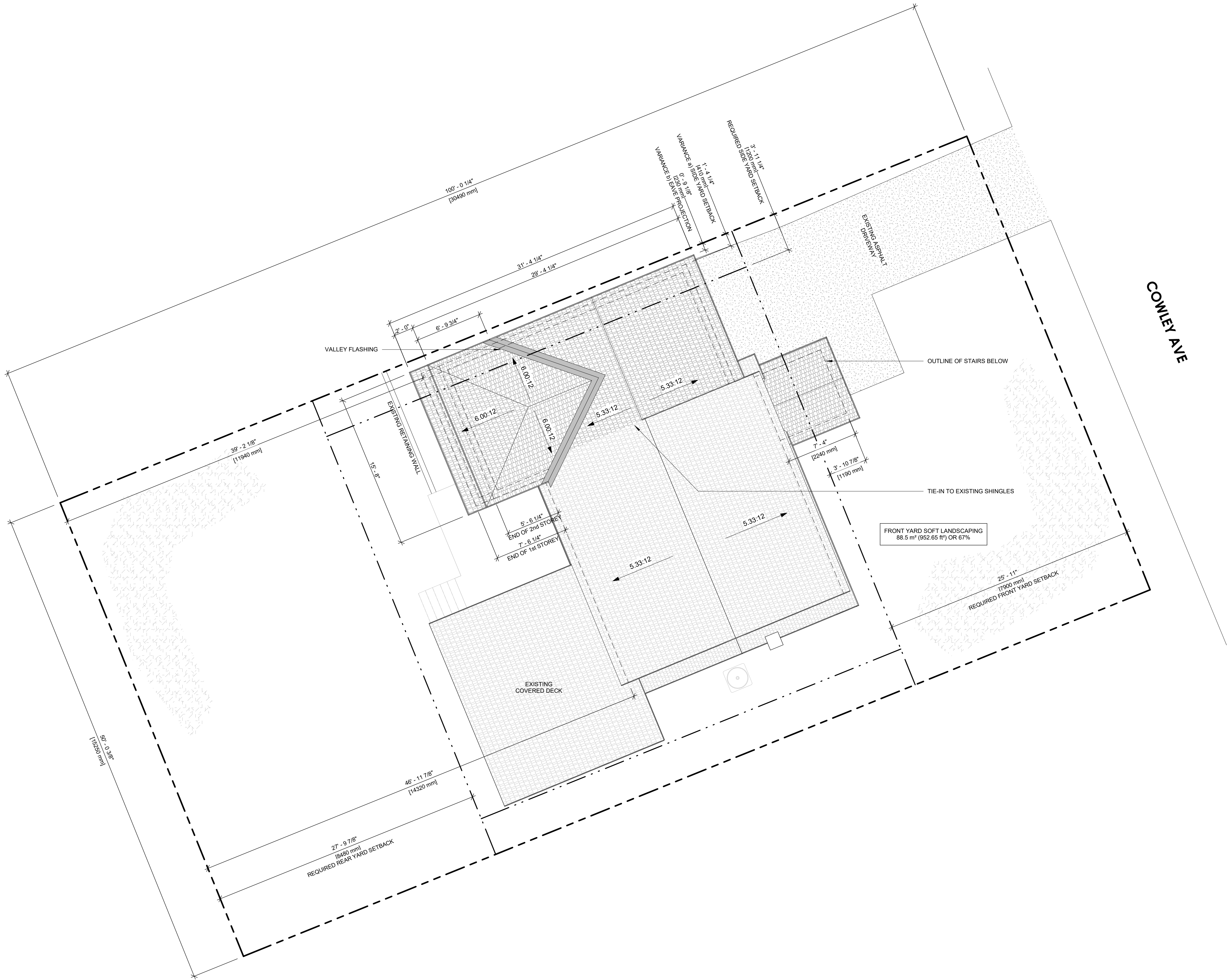
LIVINGROOMS  
---  
WESTBORO  
770 Highland Avenue  
---  
NEW EDINBURGH  
17 Springfield Road  
---  
The GLEBE  
681 Bronson Avenue  
---

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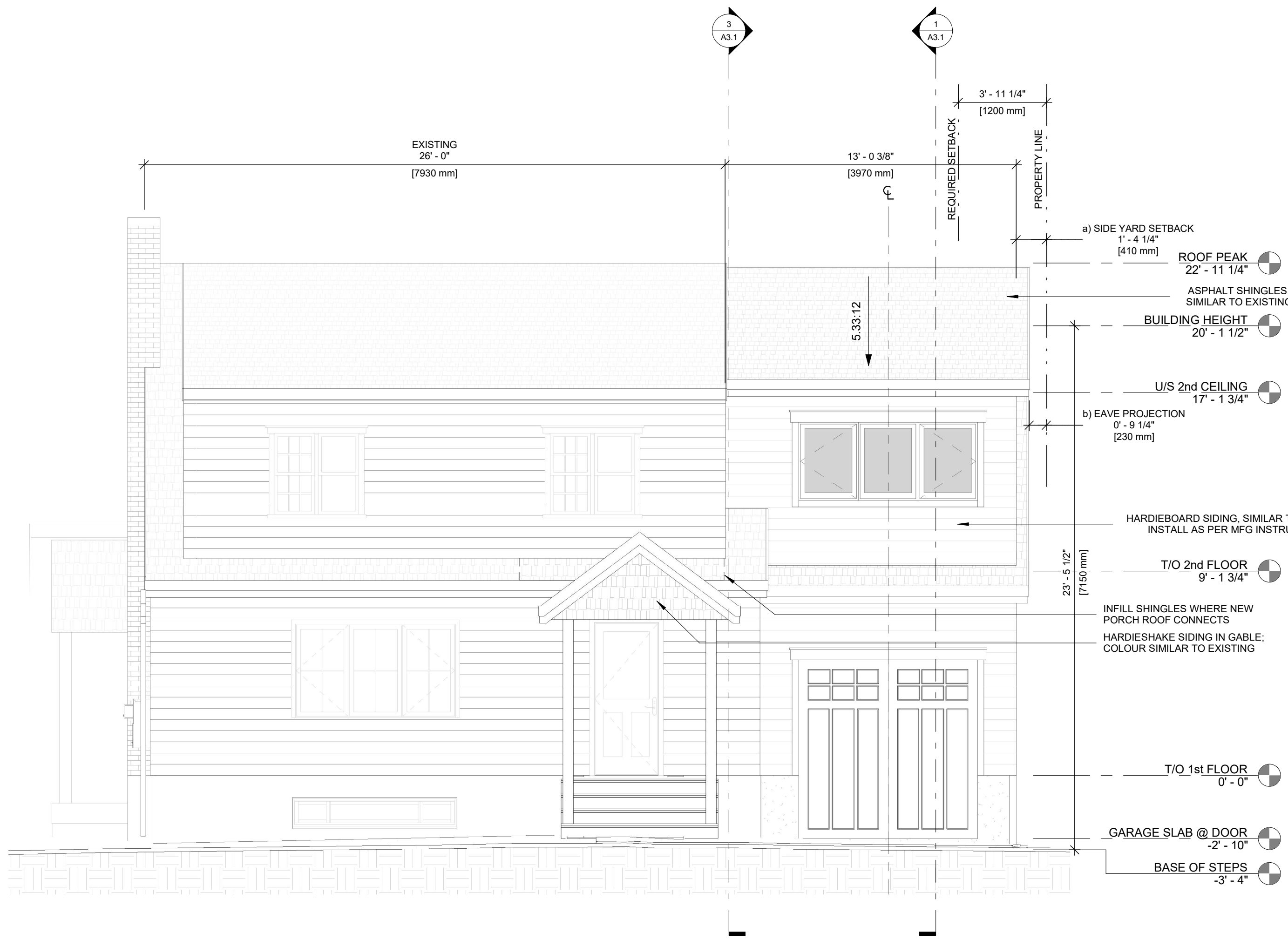
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Revision Schedule		
No.	Description	Date
1	AS FOUND DRAWING	18 OCT 2024
2	CONCEPT DRAWINGS	26 NOV 2024
3	CONCEPT DRAWINGS - REV	13 DEC 2024
5	MINOR VARIANCE DWGS	28 JAN 2025
6	MINOR VARIANCE DWGS - REV	8 APR 2025



DRAWN BY	CJM	
CHECK BY	CJM	BCIN
DRAWING APPROVALS		
AMSTED		
CLIENT		

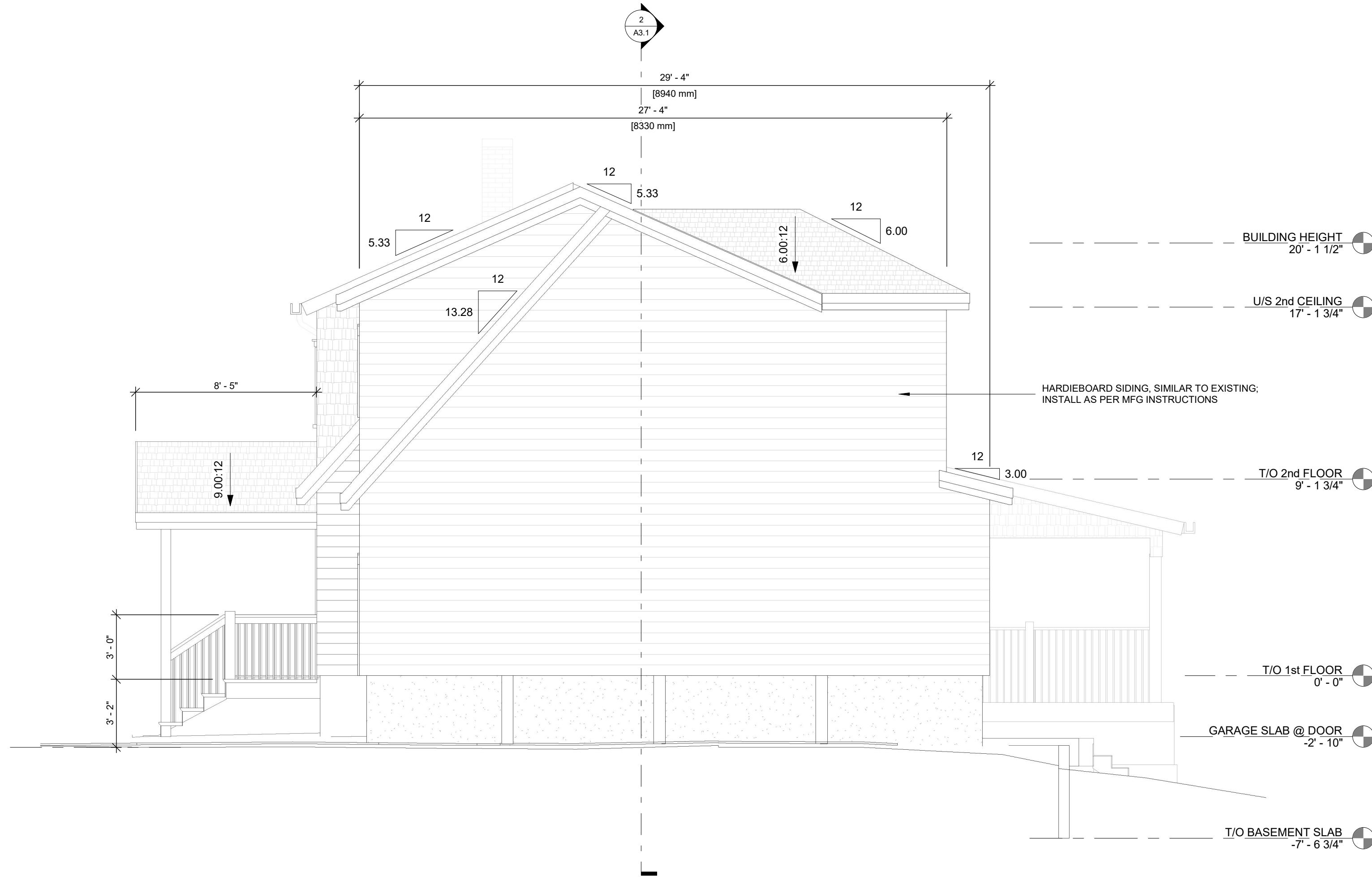
SITE PLAN		
214 Cowley Avenue Ottawa, ON, K1Y 0G9 SHERSTONE-FLETCHER RESIDENCE		
SCALE	3/16" = 1'-0"	A1.0
DATE	8 APR 2025	
JOB NAME	SHERSTONE-FLETCHER	



① FRONT ELEVATION  
1/4" = 1'-0"



② REAR ELEVATION  
1/4" = 1'-0"



③ NORTH ELEVATION  
1/4" = 1'-0"

Committee of Adjustment  
Received | Reçu le  
2025-04-10  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

AMSTED  
DESIGN • BUILD

It's good to be home.

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LIVINGROOMS

WESTBORO  
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NEW EDINBURGH  
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Revision Schedule

No.	Description	Date
1	AS FOUND DRAWING	18 OCT 2024
2	CONCEPT DRAWINGS	26 NOV 2024
3	CONCEPT DRAWINGS - REV	13 DEC 2024
4	PRE-FORENSIC DRAWINGS	13 JAN 2025
5	MINOR VARIANCE DWGS	28 JAN 2025
6	MINOR VARIANCE DWGS - REV	8 APR 2025

DRAWN

BY

CJM

CHECK

BY

CJM

BCIN

DRAWING

APPROVALS

AMSTED

CLIENT

ELEVATIONS

214 Cowley Avenue

Ottawa, ON, K1Y 0G9

SHERSTONE-FLETCHER  
RESIDENCE

SCALE

1/4" = 1'-0"

DATE

8 APR 2025

JOB

NAME  
SHERSTONE-FLETCHER

A4.1