

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1745117



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

in accordance with Regulation 1028, Section 28(3)

Committee of Adjustment
Received | Reçu le
2025-03-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 26

LOT 25

PIN 04732-3383

LOT 24

PIN 04732-3382

LOT 23

PIN 04732-3381

AM-1389

LOT 42

LOT 43

PIN 04732-3401

SEE SG PLAN
DATED AUG 26/09

LOT 44

PIN 04732-3402

CONCRETE
FOUNDATION

LOT 45

PIN 04732-3403

CONCRETE
FOUNDATION

PART 17 4R-23863

REGISTERED

FOUND N&W(SG)
SEE SG NOTES
DATED OCT 9/09

58.50 (SG&MEAS)

N37°26'10"W (REFERENCE BEARING)

SET N&W

FOUND N&W(SG)
SEE SG NOTES
DATED JUN 8/09

SET N&W

SET N&W

TUCANA WAY
(DEDICATED BY REGISTERED PLAN 4M-1389)
PIN 04732-3523

DRAWING :
161650000v-L44-45-4m1389.dwg

W: \active\161650000_tamarack_half_moon_bay_4m1389\construction\singles\dd\dwg

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Stantec

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WEBSITE: www.stantec.com
(Not for Registration Purposes)

SURVEYOR'S REAL PROPERTY REPORT

PART 1)) BUILDING LOCATION SURVEY

LOTS 44 AND 45
REGISTERED PLAN 4M-1389
CITY OF OTTAWA
Formerly in the City of Nepean

SCALE 1:250 METRES



METRIC METRES

DISTANCES SHOWN 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 A TRAVERSE LINE
PER THE ARCHIVES OF STANTEC GEOMATICS LTD., HAVING A
BEARING OF N37°26'10"W.

LEGEND & NOTES : (IF APPLICABLE)

■	DENOTES FOUND MONUMENTS	PL	DENOTES REGISTERED PLAN 4M-1389
□	DENOTES SET MONUMENTS	PROP	DENOTES PROPORTIONED
IB	DENOTES IRON BAR	1473(SG)	DENOTES STANTEC GEOMATICS LTD.
IBP	DENOTES ROUND IRON BAR		
SIB	DENOTES STANDARD IRON BAR		
SSIB	DENOTES SHORT STANDARD IRON BAR		
CC	DENOTES CUT CROSS		
N&W	DENOTES NAIL & WASHER		
SW	DENOTES SPIKE & WASHER		
OU	DENOTES ORIGIN UNKNOWN		
MEAS.	DENOTES MEASURED		
B.F.	DENOTES BOARD FENCE		
C.L.F.	DENOTES CHAIN LINK FENCE		
A/C	DENOTES AIR CONDITIONING UNIT		
BP	DENOTES BRICK PILASTER		
MW	DENOTES MAIN WALL		

NOTE: ALL TIES ARE MINIMUM
UNLESS OTHERWISE NOTED.
RISK OF UNDERGROUND SERVICES.
MONUMENTATION PLANTED ACCORDINGLY.

SRO MAP CORD. =
LOT 44 - 365014, 5013294
LOT 45 - 365024, 5013284

Report Summary Filed : TAMARACK Date: OCT 14/09

PART 2)) This Report was prepared for TAMARACK and the
undersigned accepts no responsibility for the use by other parties.

NOTE :
This PLAN OF SURVEY to be READ in conjunction with The Report Summary
Dated : OCTOBER 14, 2009.
This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS
of this ORIGINAL REPORT will be issued subsequent to the DATE OF CERTIFICATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

Date Oct 20, 2009

1. This Survey and Plan are correct and in accordance with
the Surveys Act, the Surveyors Act and the regulations
made under them.

2. The Survey was completed on
the 21st day of OCTOBER, 2009.

Brian J. Webster
Ontario Land Surveyor

P.M.:	FIELD WORK:	DRAWN :	CHECKED :	JOB NO.	REF. NO.
FP	SPM	JR	JR	161650000-109	1-44-1389

Committee of Adjustment
Received | Reçu le

2025-03-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

NOTES:

324 TUCANA WAY
SITE PLAN - HOUSE AND DRIVEWAY

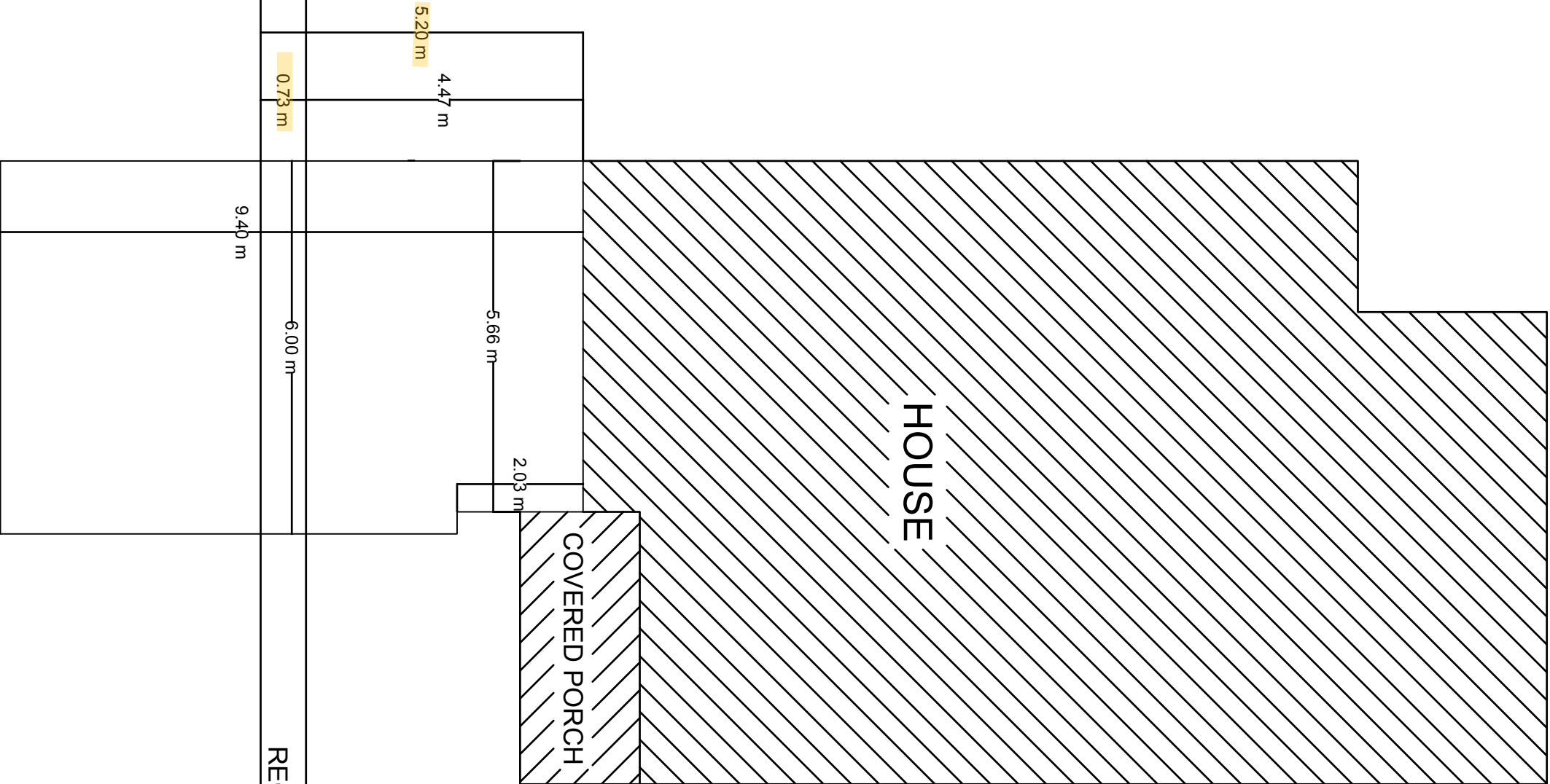
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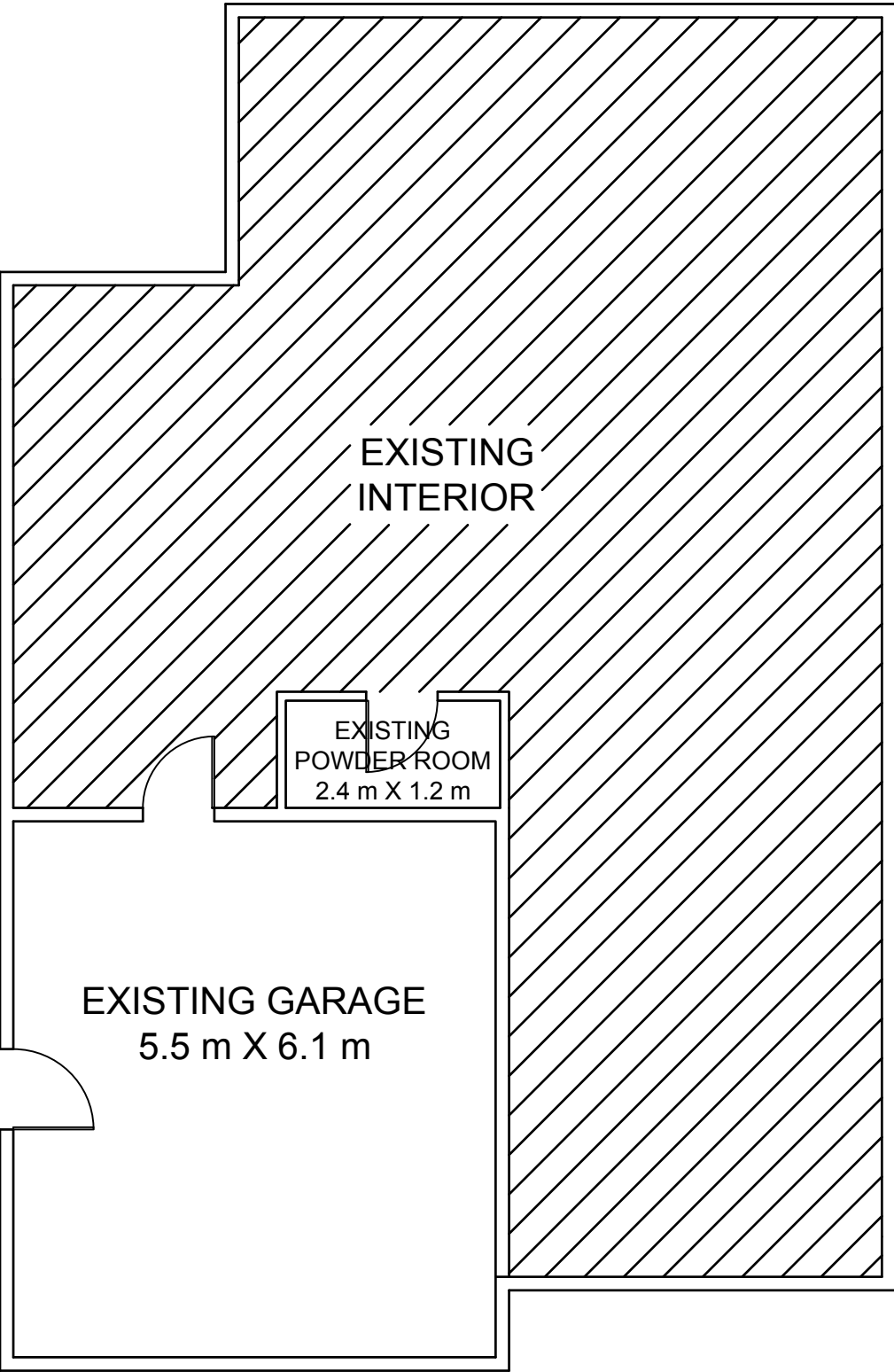
PHU NGUYEN

Scale Bar / Orientation



Date	MARCH 23 2025
Scale / Format	1:3500
Units	METERS
File name	Site Plan.dwg





NOTES:

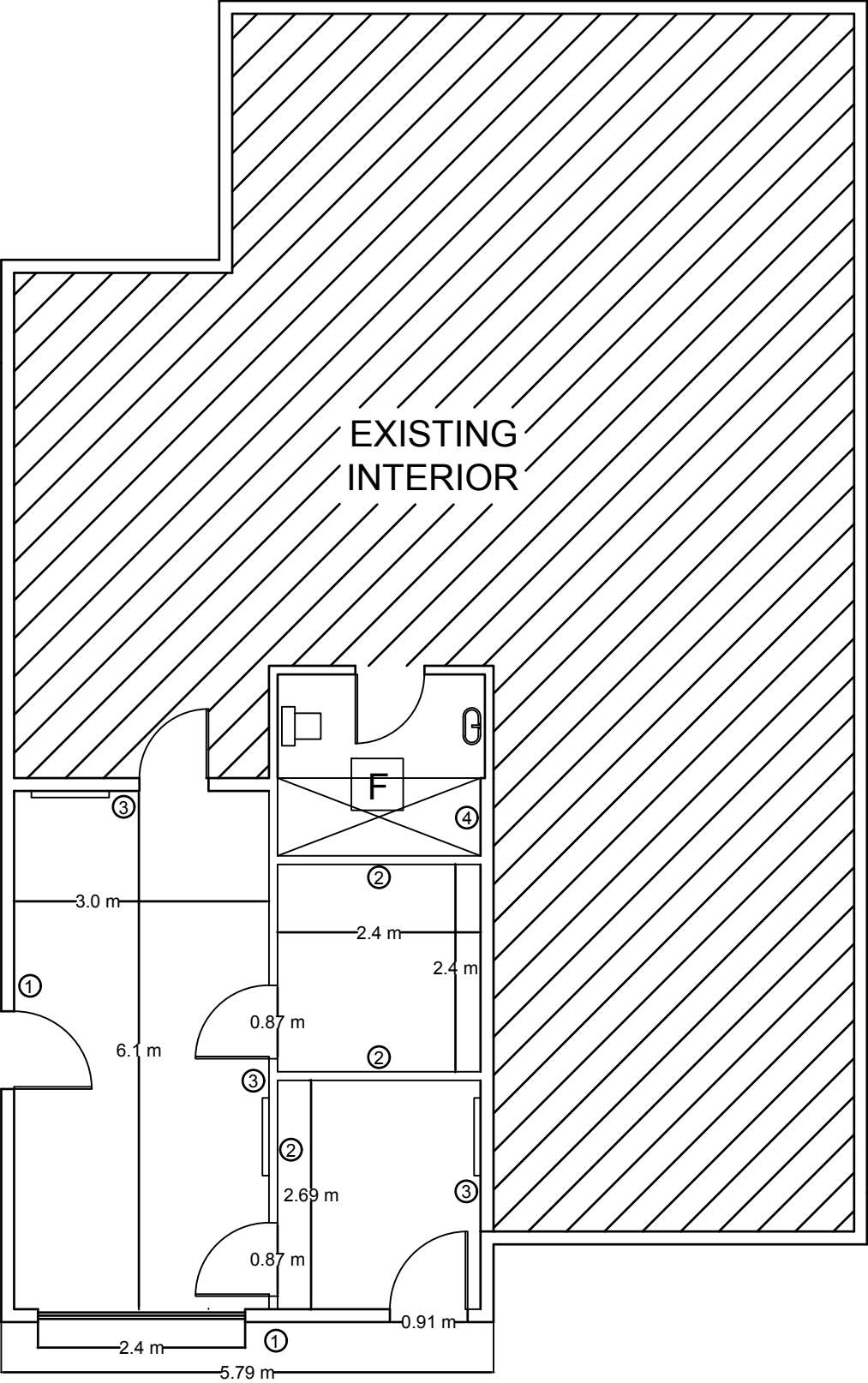
324 TUCANA WAY
EXISTING GROUND FLOOR PLAN

Drawn:
PHU NGUYEN

Scale Bar / Orientation



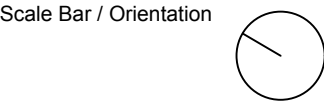
Date	JANUARY 21 2025
Scale / Format	1:3000
Units	METERS
File name	Existing_Floor Plan_v2.dwg



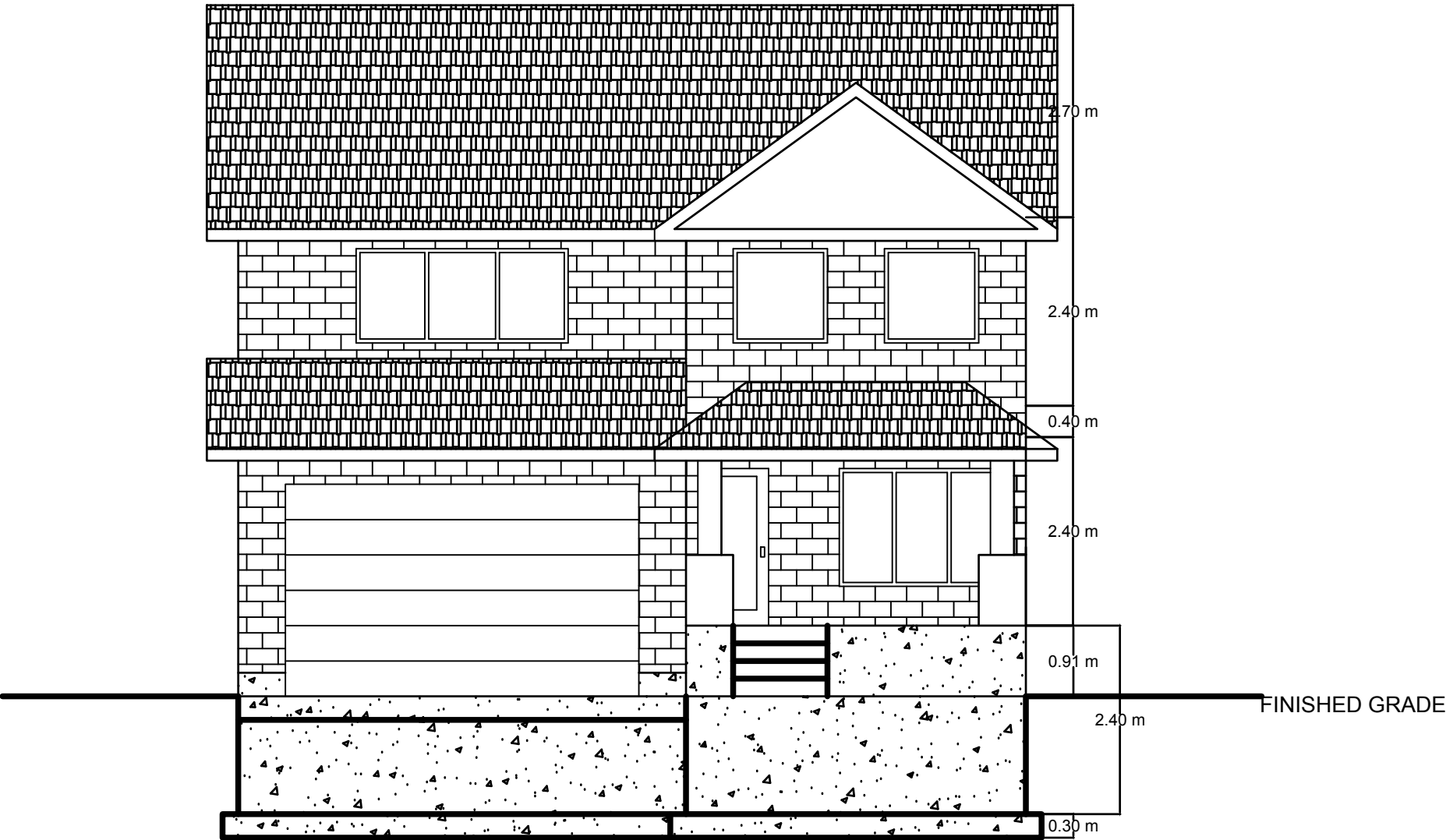
- NOTES:
1. 2X6, 16" O.C
R22 BATT INSULATION
6 MIL VAPOUR BARRIER
 $\frac{1}{2}$ " DRYWALL
 2. 2X4, 16" O.C NON-BEARING WALL
 3. ELECTRIC BASEBOARD HEATER
 4. 2X8, 16" O.C JOIST FOR SHOWER FLOOR
 $\frac{5}{8}$ " SUBFLOOR
 5. CEILING R60 INSULATION
6 MIL VAPOUR BARRIER
 $\frac{1}{2}$ " DRYWALL

324 TUCANA WAY
PROPOSED GROUND FLOOR PLAN

Drawn:
PHU NGUYEN



Date	JANUARY 21 2025
Scale / Format	1:3000
Units	METERS
File name	Proposed_Floor Plan_v2.dwg



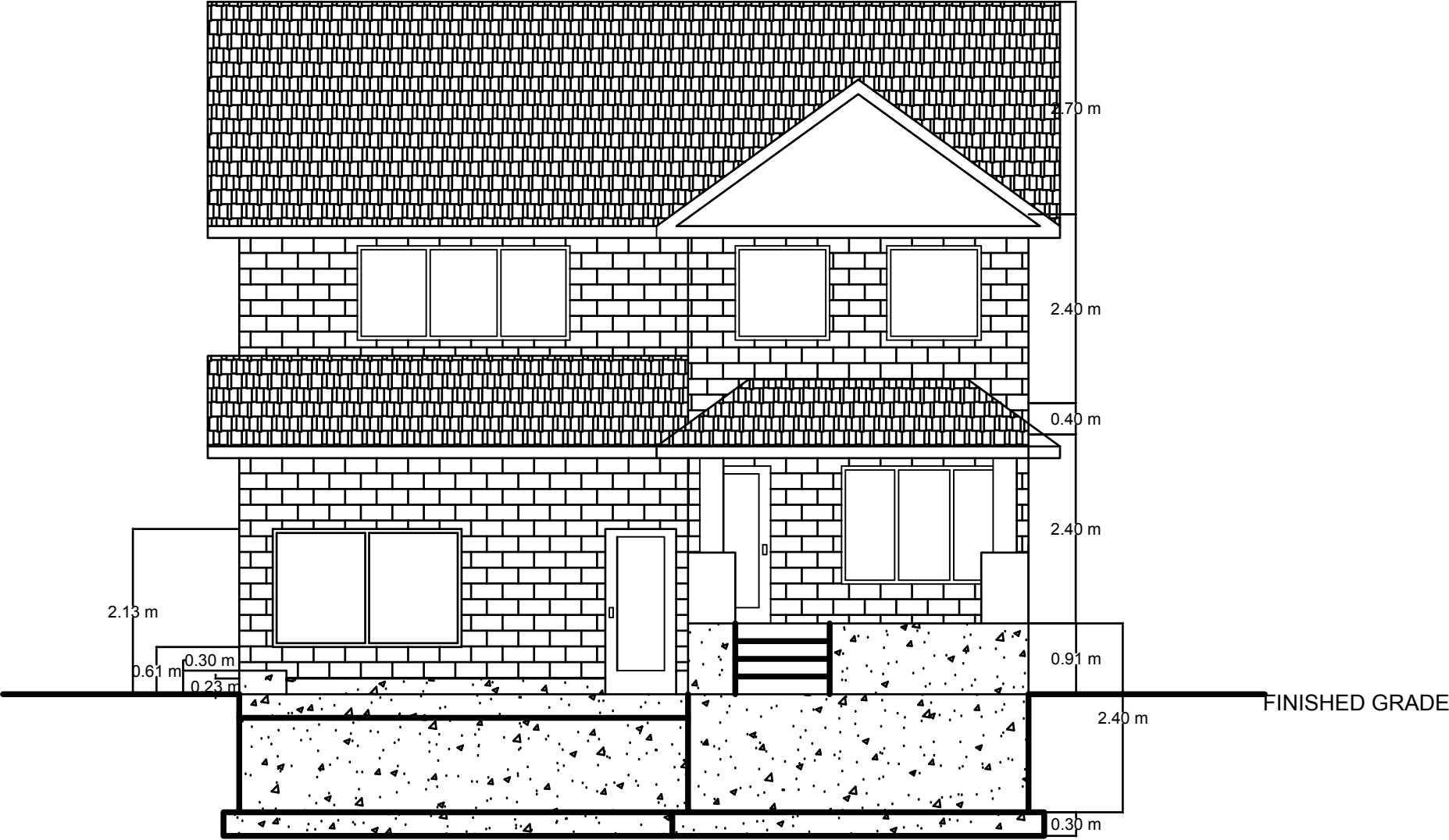
NOTES:

324 TUCANA WAY
EXISTING FRONT ELEVATION

Drawn:
PHU NGUYEN

Scale Bar / Orientation

Date JANUARY 25 2025
Scale / Format 1:3000
Units METERS
File name Existing_Elevation_v3.dwg



- NOTES:
- POUR NEW 0.23 m (8") CONCRETE STUB-WALL TO FILL GARAGE DOOR OPENING
 - INSTALL AND EPOXY #5 REBAR, 0.30 m (12") O.C

324 TUCANA WAY

PROPOSED FRONT ELEVATION

Drawn:

PHU NGUYEN

Scale Bar / Orientation

Date	JANUARY 25 2025
Scale / Format	1:3000
Units	METERS
File name	Proposed_Elevation_v3.dwg