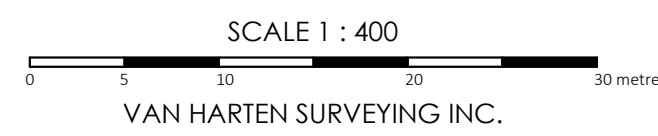


**PLAN OF SURVEY  
PART OF BLOCK 193  
REGISTERED PLAN 58M-682  
CITY OF KITCHENER  
REGIONAL MUNICIPALITY OF WATERLOO**



INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
I	3	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVEL 1
II	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.
III	27	ARCHITECTURAL DRAWING PLANS
IV	NIL	STRUCTURAL DRAWING PLANS

PARTS I & II ARE APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990 BY THE COUNCIL OF THE CORPORATION OF THE CITY OF KITCHENER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

GARETT STEVENSON, MCIP, RPP  
MANAGER OF SITE DEVELOPMENT & CUSTOMER SERVICE

PART / SHEET	DATE
PART I OF IV PARTS SHEET 1 OF 3 SHEETS	

**WATERLOO STANDARD CONDOMINIUM  
PLAN No.**

**LEVEL 1**

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
WATERLOO No. (58) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THIS SURVEY WAS COMPLETED 18TH DAY OF JULY 2023.

DATE: \_\_\_\_\_, 2024

JAMES M. LAWS  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER 2210598.

DECLARATION REGISTERED AS No. \_\_\_\_\_

THIS PLAN COMPRISES PART OF PIN 22722-3577

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS  
(UNDER CLAUSES 8 (l) (g) AND (h) OF THE CONDOMINIUM ACT, 1998)

TOGETHER WITH (APPURTENANT INTERESTS)	PARTS/BLOCK	PLAN No.	DESCRIBED IN INSTRUMENT	NOTES
	3, 4, 5, 7, 9, 11, 12, 13, 15, 16, 17 AND 18	58R-21721	DECLARATION	
SUBJECT TO (SERVIENT INTERESTS)	1, 2, 6, 8, 10 AND 14	58R-21721	WR1407287	
	1, 2 AND 6	58R-21721	WR1183040	
	1, 2, 6, 8, 10 AND 14	58R-21721	DECLARATION	
	2, 6 & 10	58R-21721	DECLARATION	
	1, 2, 6, 8, 10 AND 14	58R-21721	WR1553526	
	1, 2, 6, 8, 10 AND 14	58R-21721	WR1556333	

**BEARING AND COORDINATE NOTE:**

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999571
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010). ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4803278.094	542102.644
B	4803326.565	542306.180
C	4803197.525	542113.825

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O. REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND:**

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SSIB 0.25 x 1.20 STANDARD IRON BAR
- IB 0.15 x 0.15 x 0.60 IRON BAR
- SSIB 0.25 x 0.25 x 0.60 SHORT STANDARD IRON BAR
- RP 0.15 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
- PB 0.25 x 0.25 x 0.30 PLASTIC BAR
- CP CONCRETE PIN
- CC CUT CROSS
- WIT WITNESS
- OJ ORIGIN UNKNOWN
- VH VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DEPOSITED PLAN 58R-21721
- V VISITOR PARKING
- C.P. COVERED PORCH
- CHAIN LINK FENCE

**CERTIFICATE OF DECLARANT**

THIS IS TO CERTIFY THAT  
THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND  
COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

**DECLARANT:** 2506781 ONTARIO INC.

DATE: \_\_\_\_\_ Per: \_\_\_\_\_  
**LEE PICCOLI**  
CEO  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

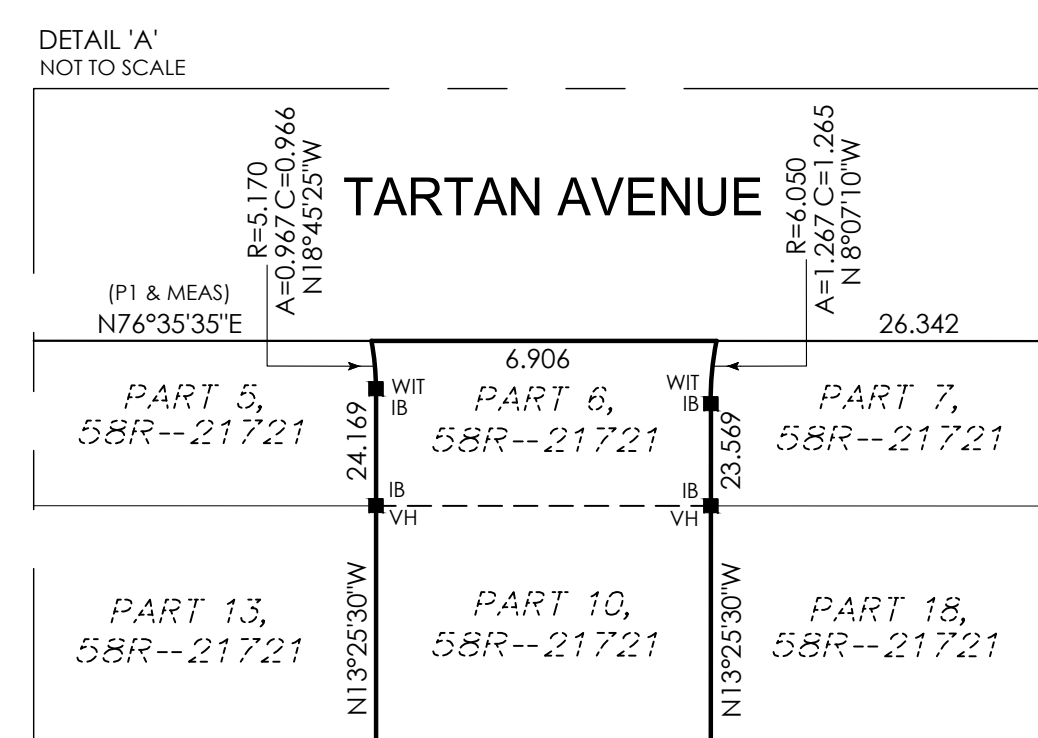
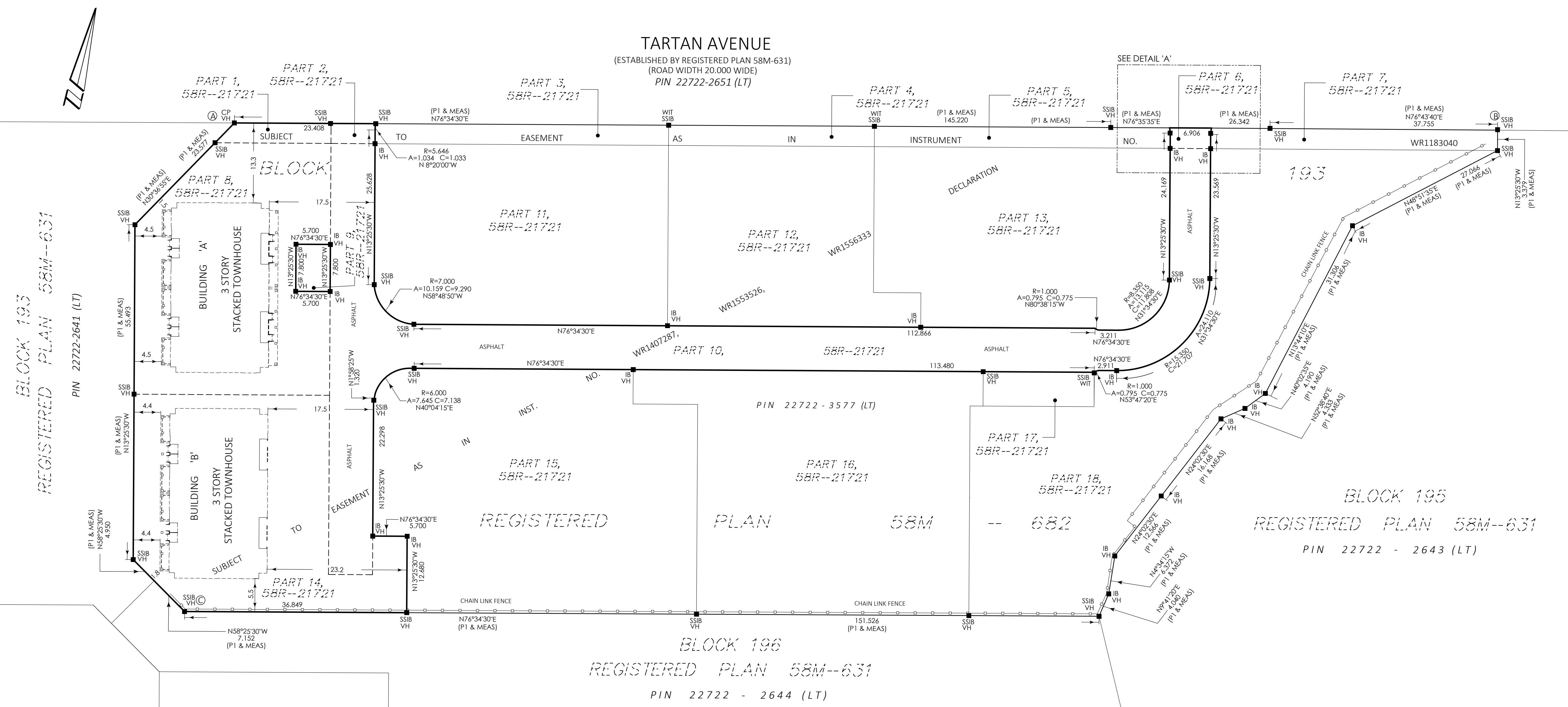
**METRIC:**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: RJ/SJ	CHECKED BY: EP/JL	PROJECT No. 31821-22

Apr 19, 2024 - 11:52:24 AM  
G:\KITCHENER\58M-682 WALLACETON TARTAN BLOCK 193\ACAD\CONDO  
PLAN INTL REG (BLOCK193 TARTAN AVE)\31821-22\UTM2010 REV 1.dwg



**WATERLOO STANDARD CONDOMINIUM  
PLAN No.**

**LEVEL 1, UNITS 1 TO 24**

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
WATERLOO No. (58) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024

REPRESENTATIVE FOR LAND REGISTRAR

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THIS SURVEY WAS COMPLETED 18TH DAY OF JULY 2023.
  - THE DIAGRAMS OF THE UNITS ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: \_\_\_\_\_, 2024

JAMES M. LAWS  
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. \_\_\_\_\_

SCALE 1 : 300  
VAN HARTEN SURVEYING INC.

**UNIT BOUNDARY DEFINITIONS**

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

- (A) UNIT SIDE FACE OF WALL STUDS AND PROJECTIONS THEREOF
- (B) UNIT SIDE SURFACE OF THE UNFINISHED CONCRETE FLOOR AND SLAB
- (C) UNDERSIDE SURFACE OF SUBFLOOR PROJECTION THEREOF
- (D) UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILING AND PROJECTION THEREOF
- (E) THE UNIT SIDE SURFACE OF THE STAIR RISERS AND TREADS
- (F) THE LOWER SURFACE OF THE STAIR STRINGER

**NOTES:**

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

**LEGEND:**

- V VISITOR PARKING
- C.P. COVERED PORCH

**CERTIFICATE OF DECLARANT**

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: 2506781 ONTARIO INC.

DATE: \_\_\_\_\_ Per: \_\_\_\_\_  
**LEE PICCOLI**  
CEO  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

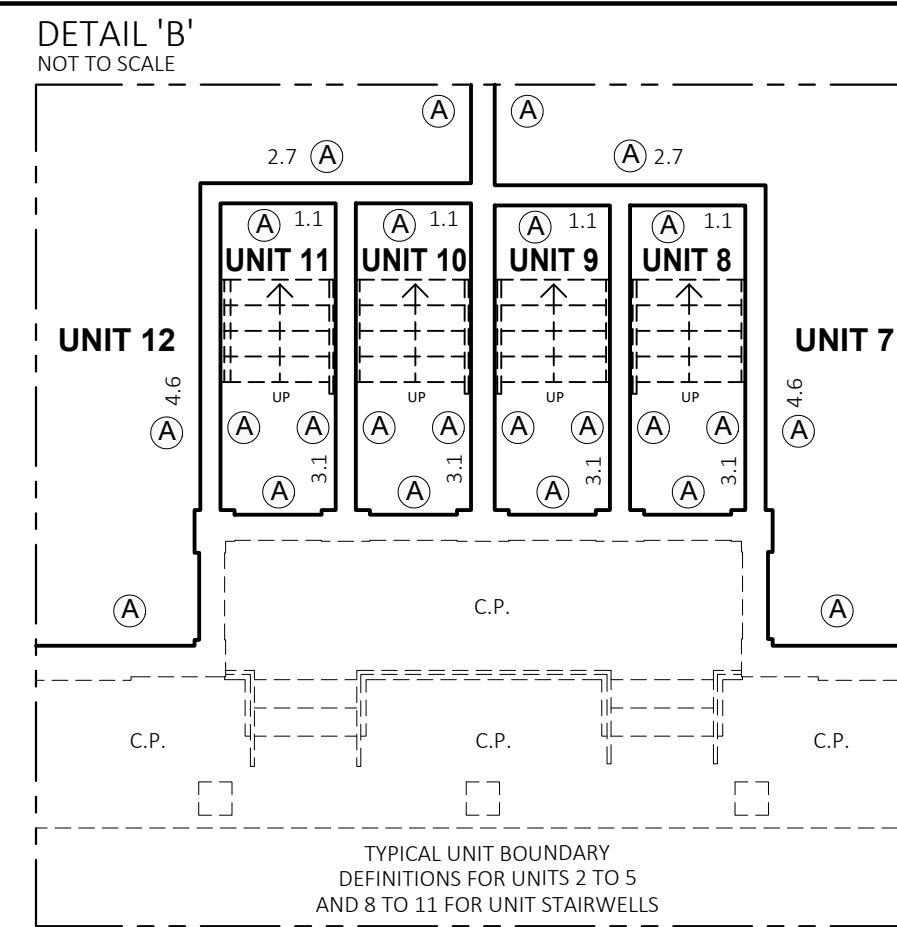
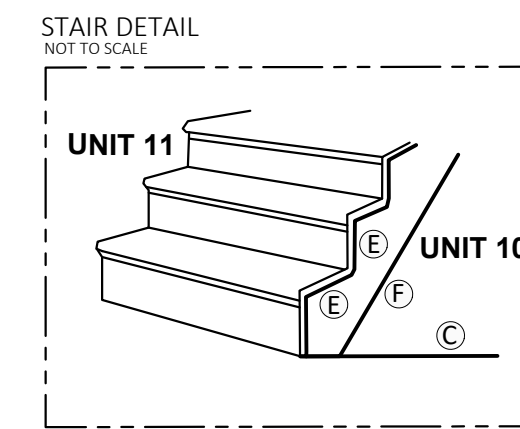
METRIC:  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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www.vanharten.com info@vanharten.com

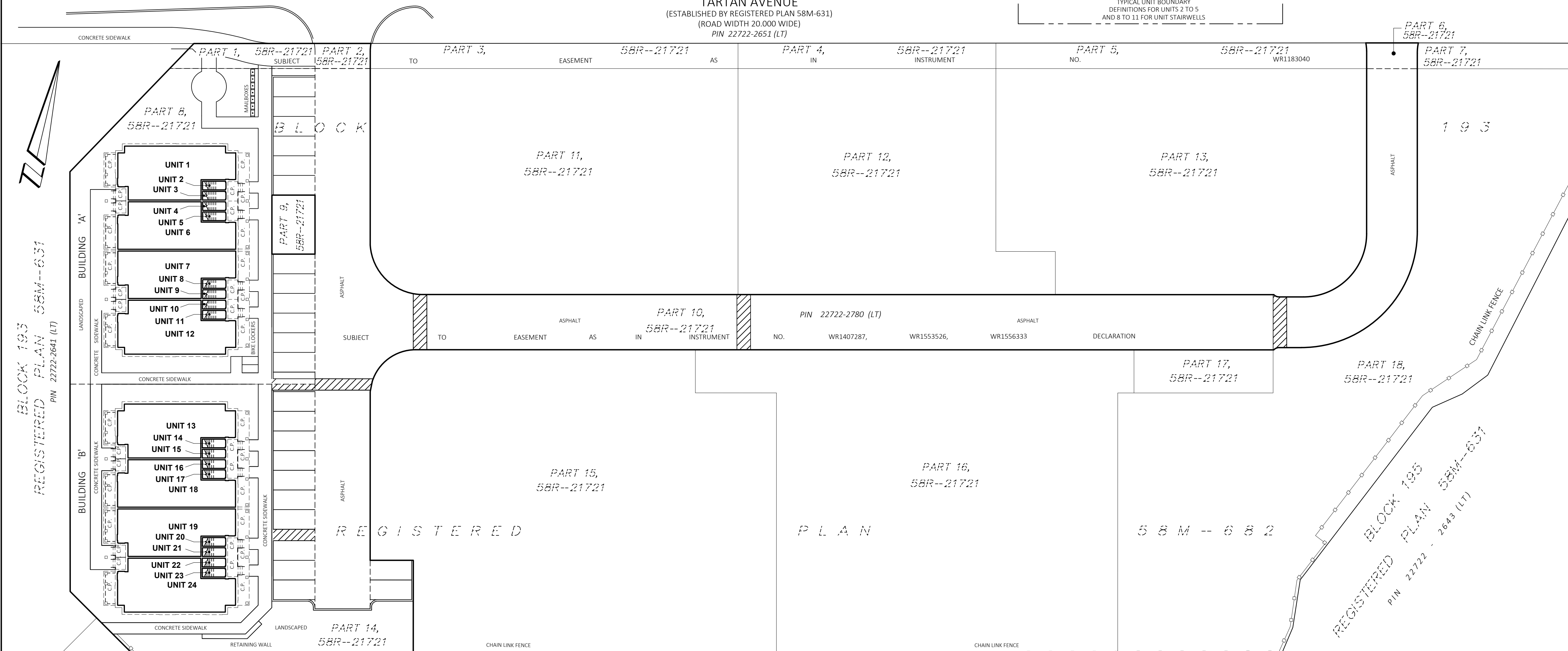
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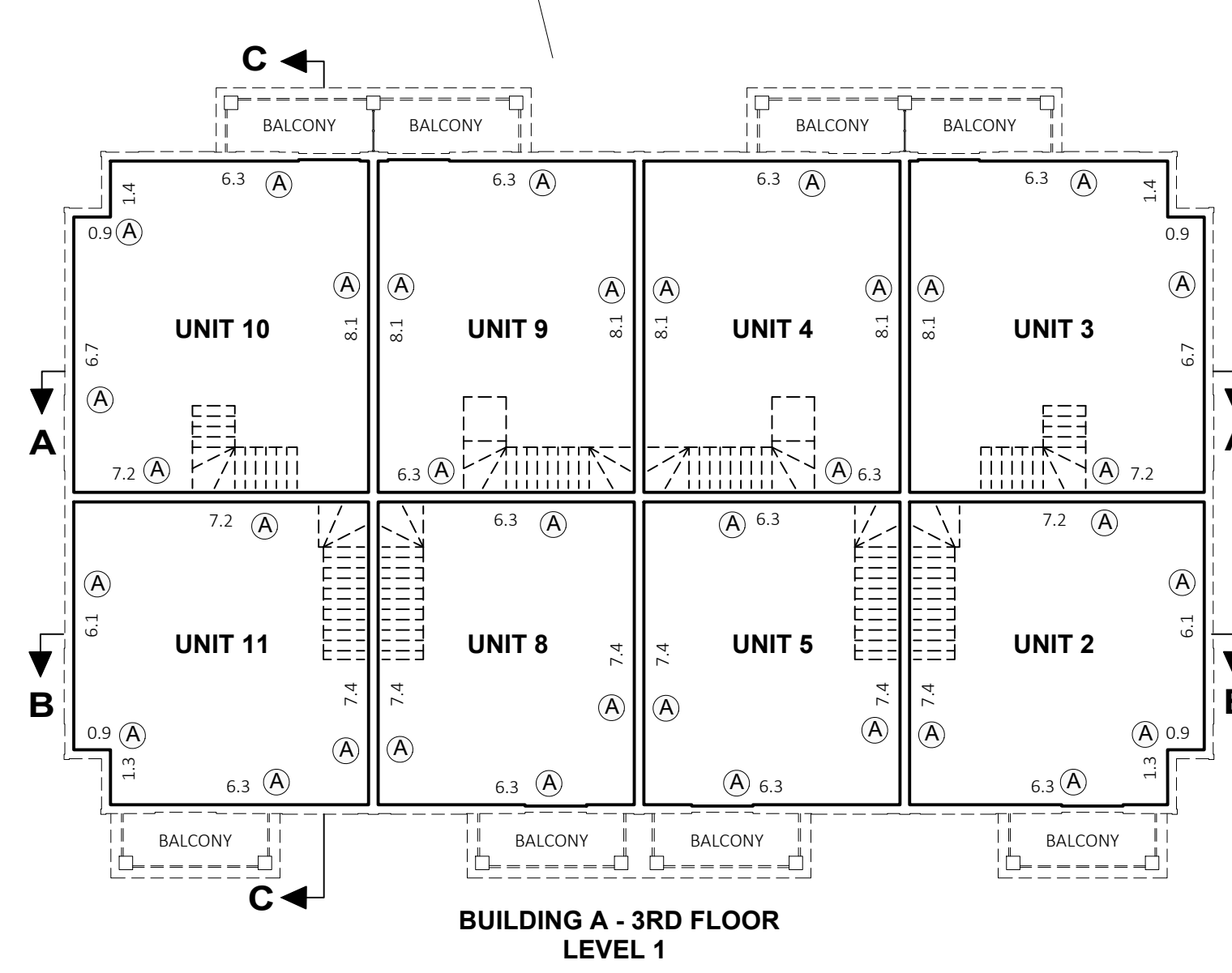
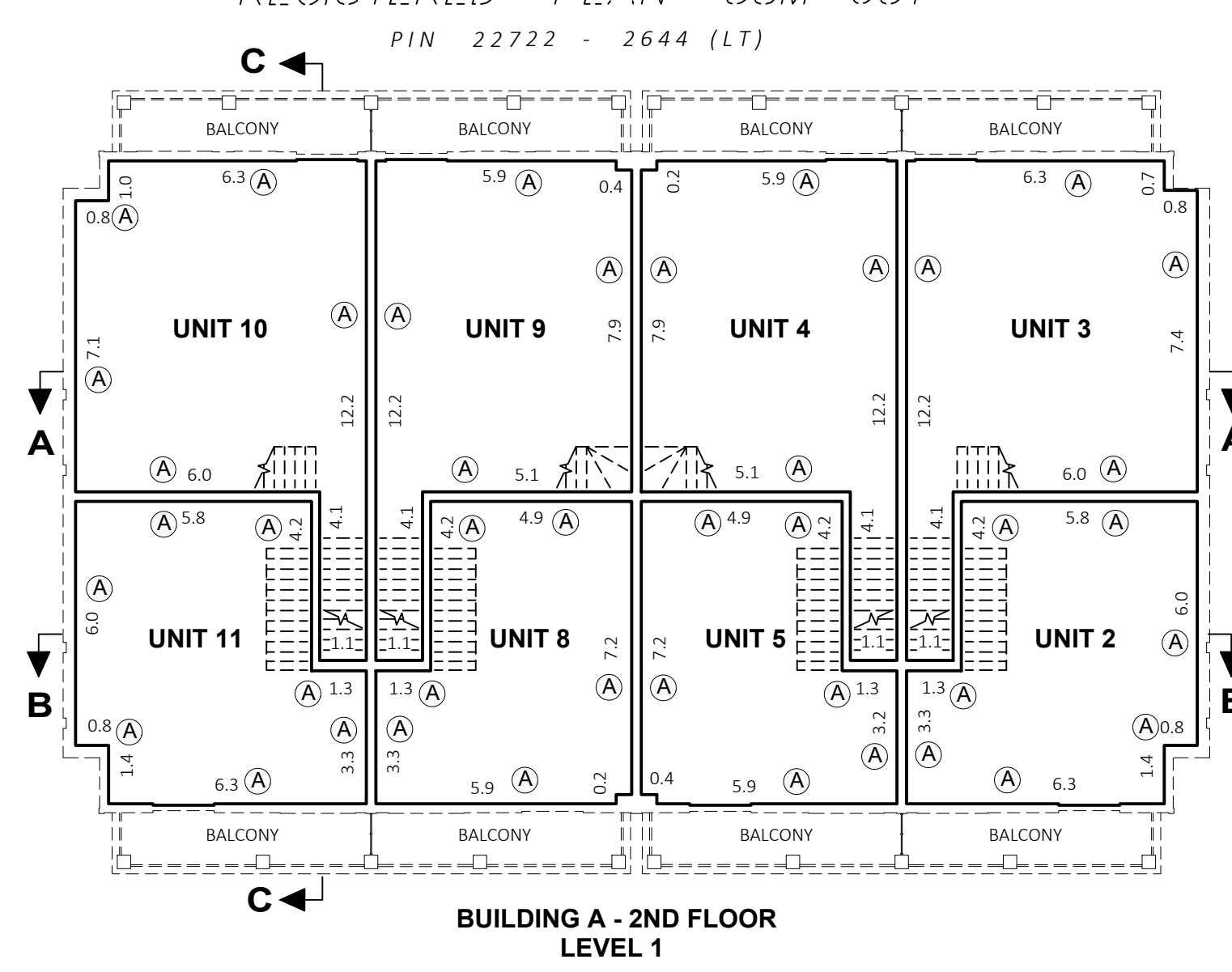
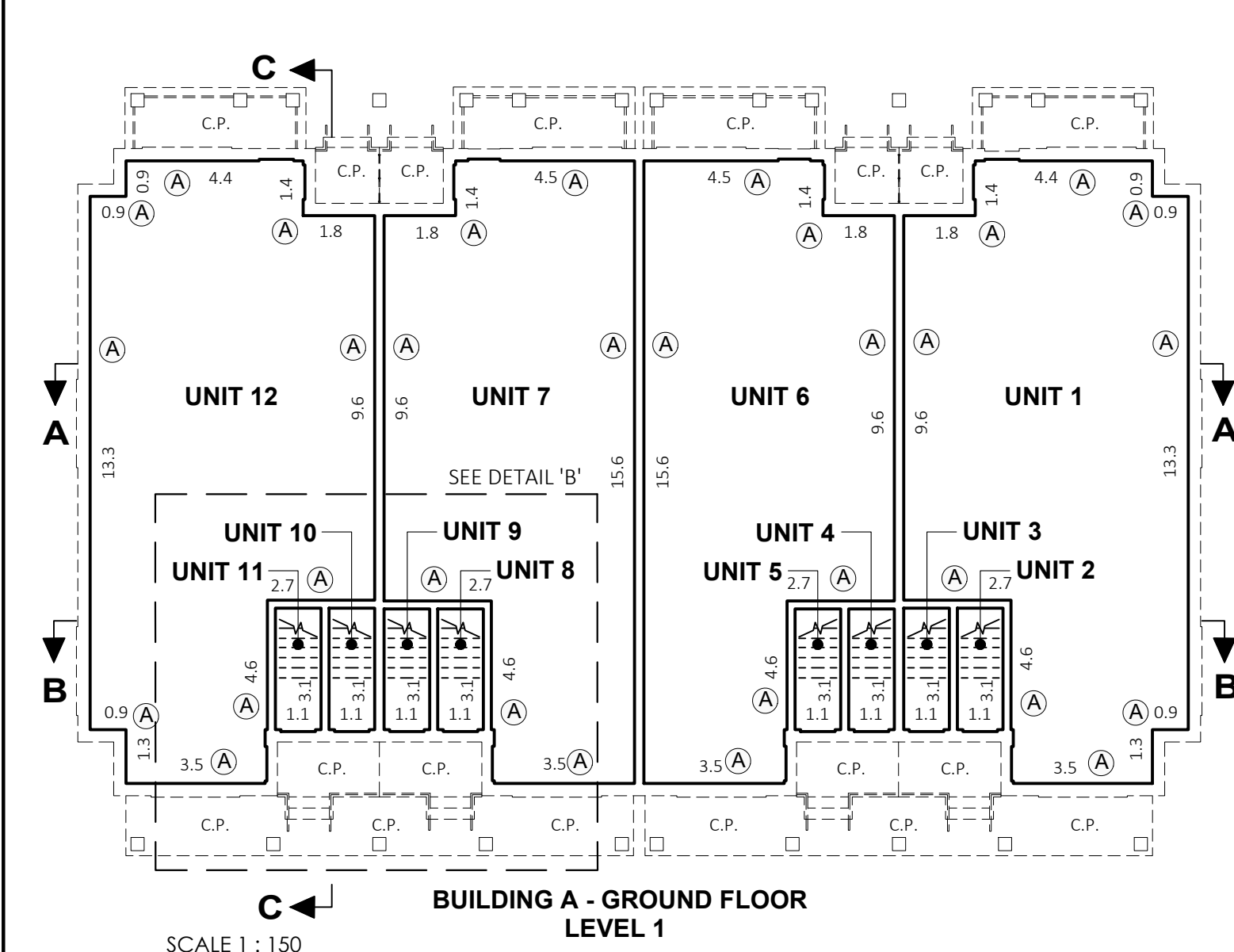


PART / SHEET	DATE
PART 1 OF IV PARTS SHEET 2 OF 3 SHEETS	

TARTAN AVENUE  
(ESTABLISHED BY REGISTERED PLAN S8M-631)  
(ROAD WIDTH 20.000 WIDE)  
PIN 22722-2651 (LT)



BLOCK 193  
REGISTERED PLAN 58M-631  
PIN 22722-2641 (LT)



PART / SHEET	DATE
PART I OF IV PARTS SHEET 3 OF 3 SHEETS	

**WATERLOO STANDARD CONDOMINIUM  
PLAN No.**

**LEVEL 1, UNITS 13 TO 24  
SECTIONS**

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF

WATERLOO No. (58) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THIS SURVEY WAS COMPLETED 18TH DAY OF JULY 2023.
  - THE DIAGRAMS OF THE UNITS ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: \_\_\_\_\_, 2024

\_\_\_\_\_  
JAMES M. LAWS  
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. \_\_\_\_\_

SCALE 1 : 150  
VAN HARTEN SURVEYING INC.

**UNIT BOUNDARY DEFINITIONS**

MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

- (A) UNIT SIDE FACE OF WALL STUDS AND PROJECTIONS THEREOF
- (B) UNIT SIDE SURFACE OF THE UNFINISHED CONCRETE FLOOR AND SLAB
- (C) UNDERSIDE SURFACE OF SUBFLOOR PROJECTION THEREOF
- (D) UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILING AND PROJECTION THEREOF
- (E) THE UNIT SIDE SURFACE OF THE STAIR RISERS AND TREADS
- (F) THE LOWER SURFACE OF THE STAIR STRINGER

**NOTES:**

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS THEREIN.

STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

**LEGEND:**

C.P. COVERED PORCH

**CERTIFICATE OF DECLARANT**

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: 2506781 ONTARIO INC.

DATE: \_\_\_\_\_ Per: \_\_\_\_\_

**LEE PICCOLI**  
CEO  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

**METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

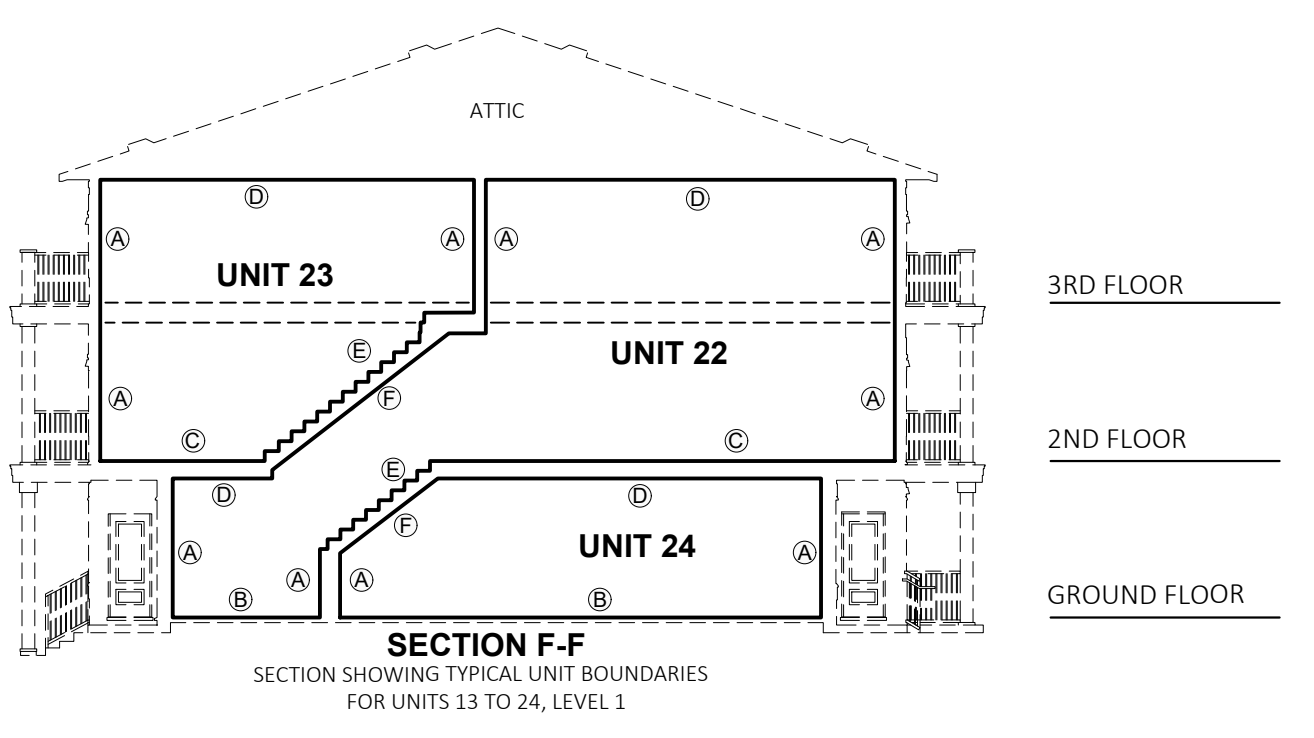
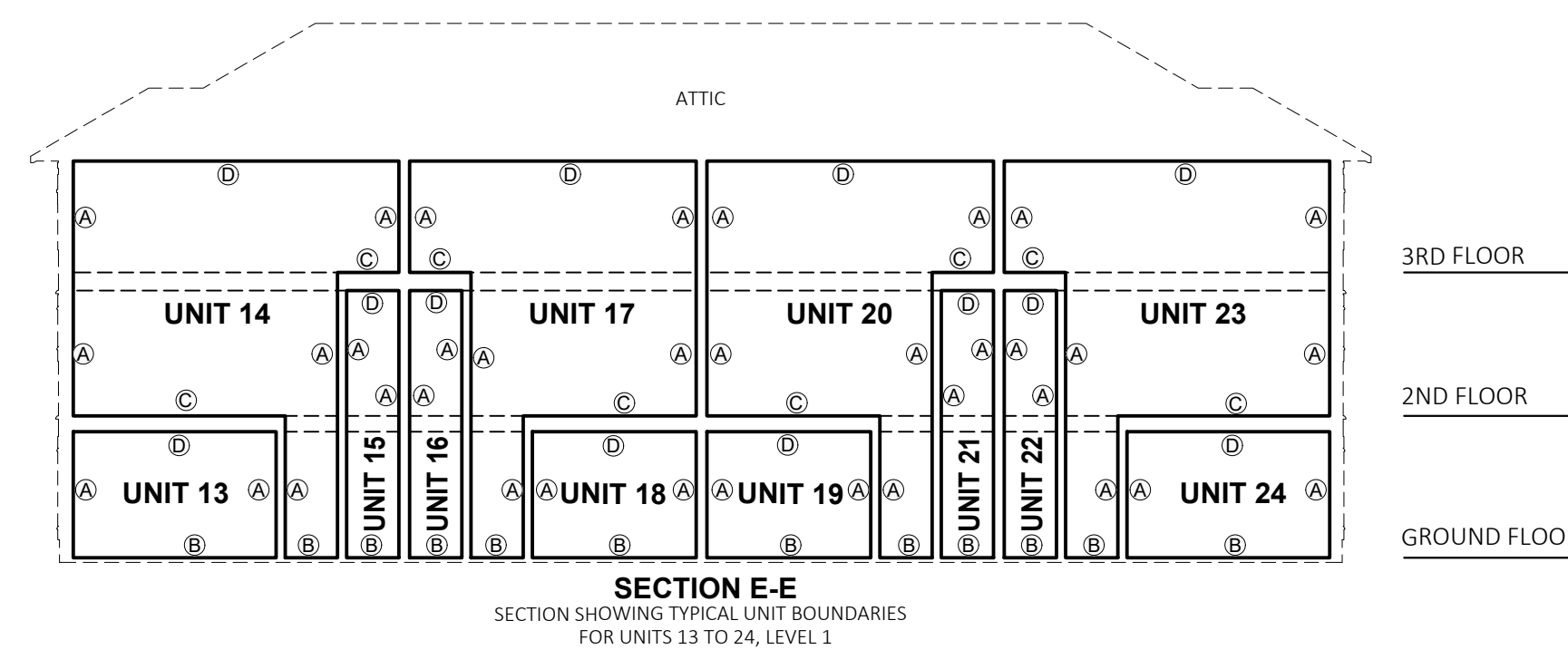
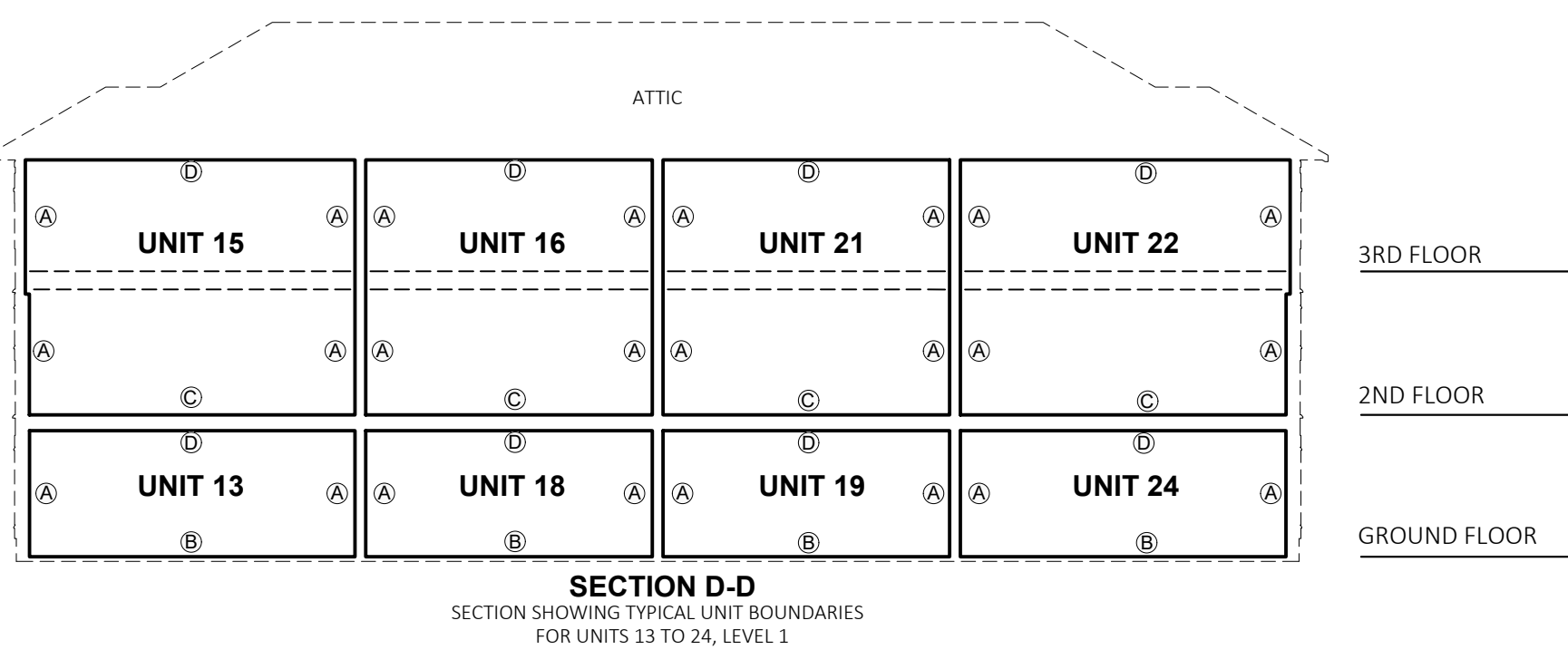
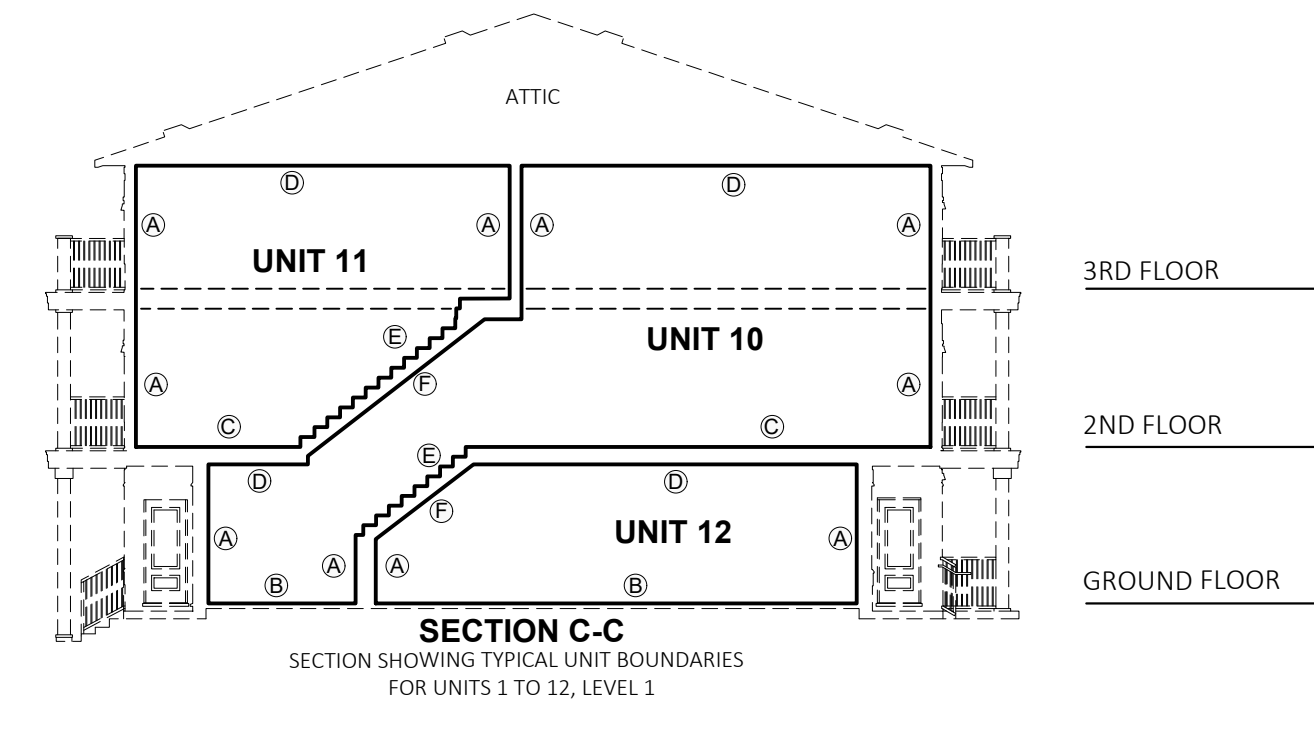
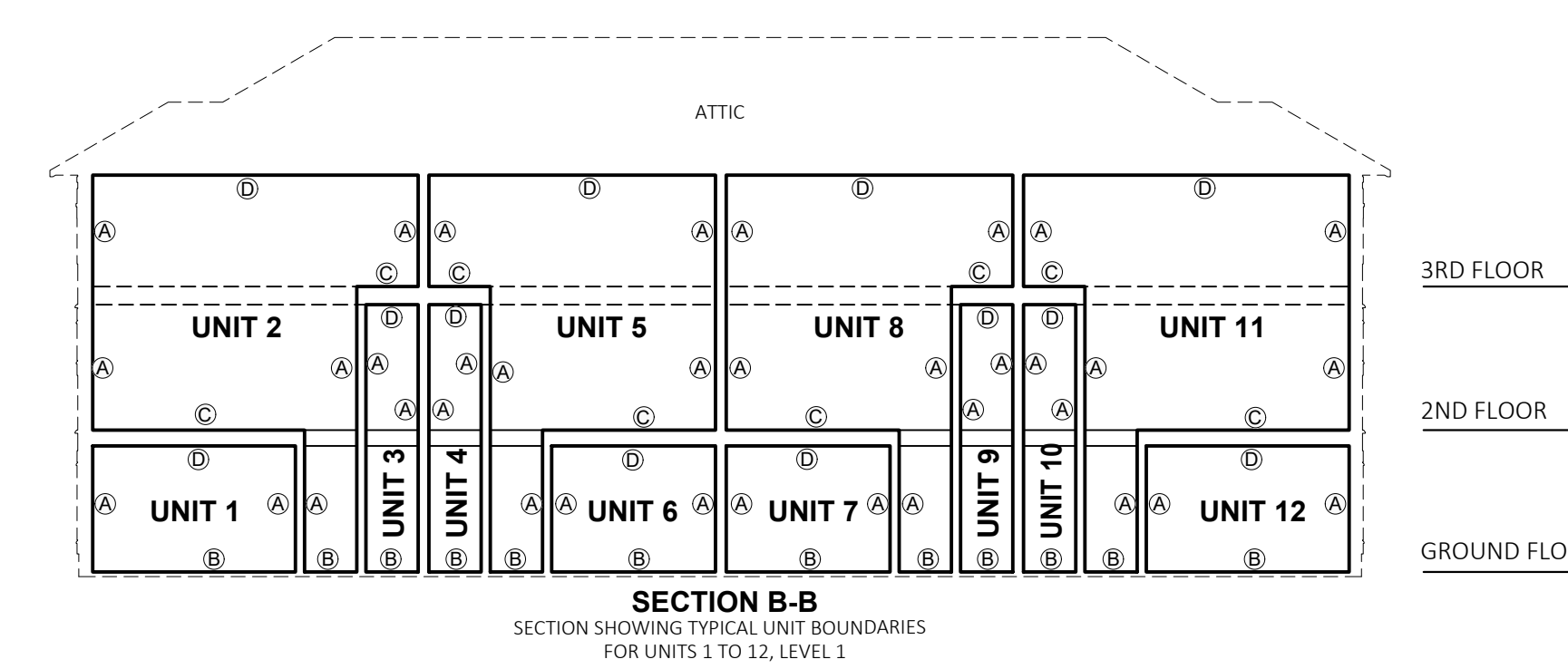
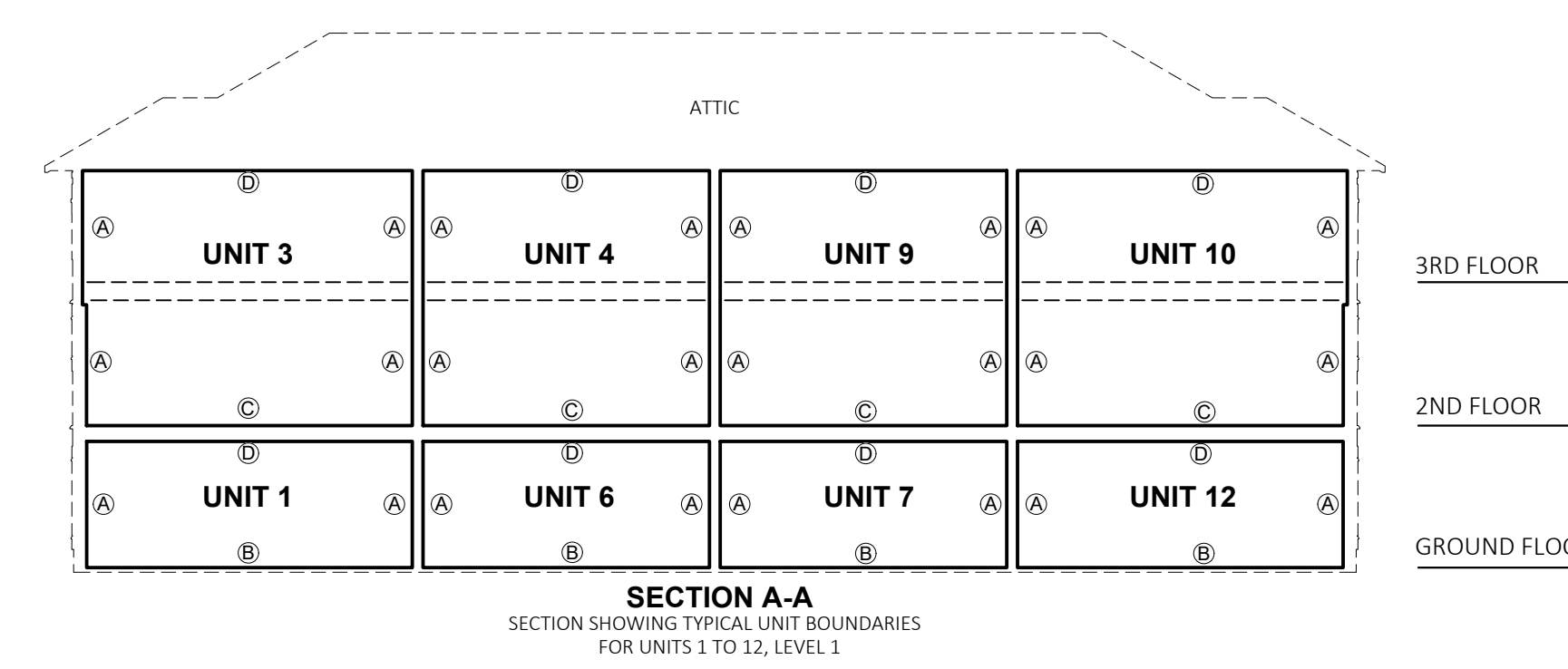
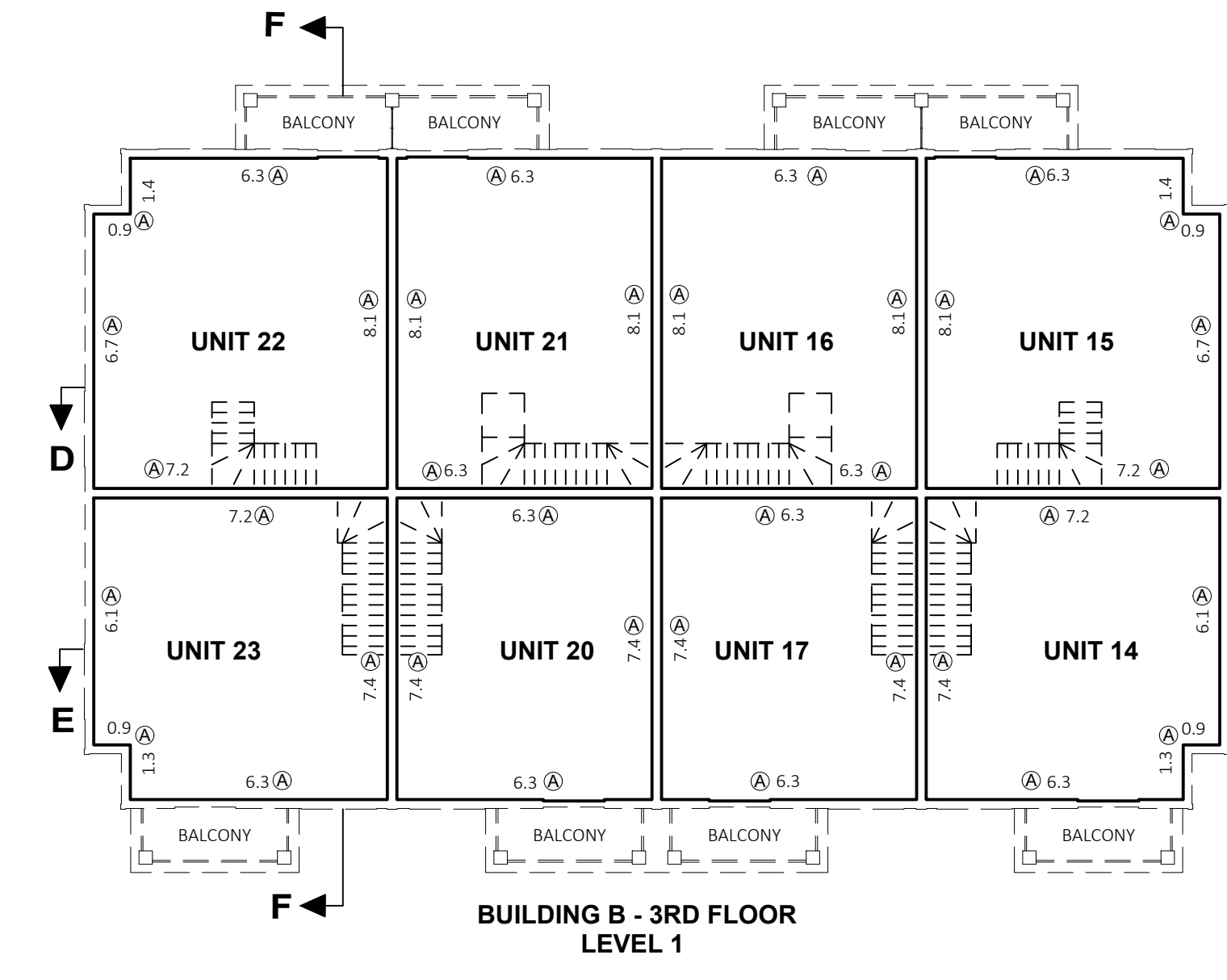
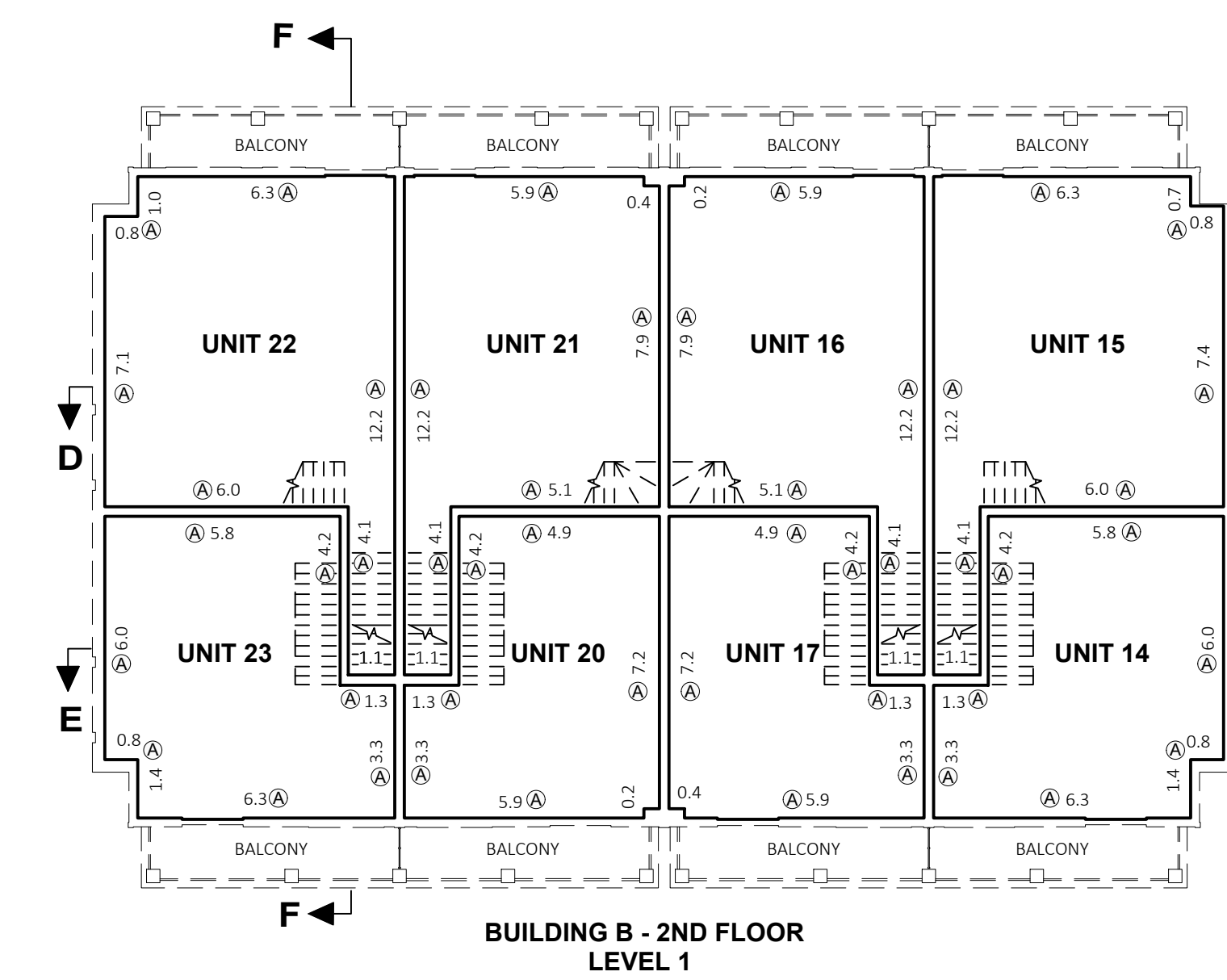
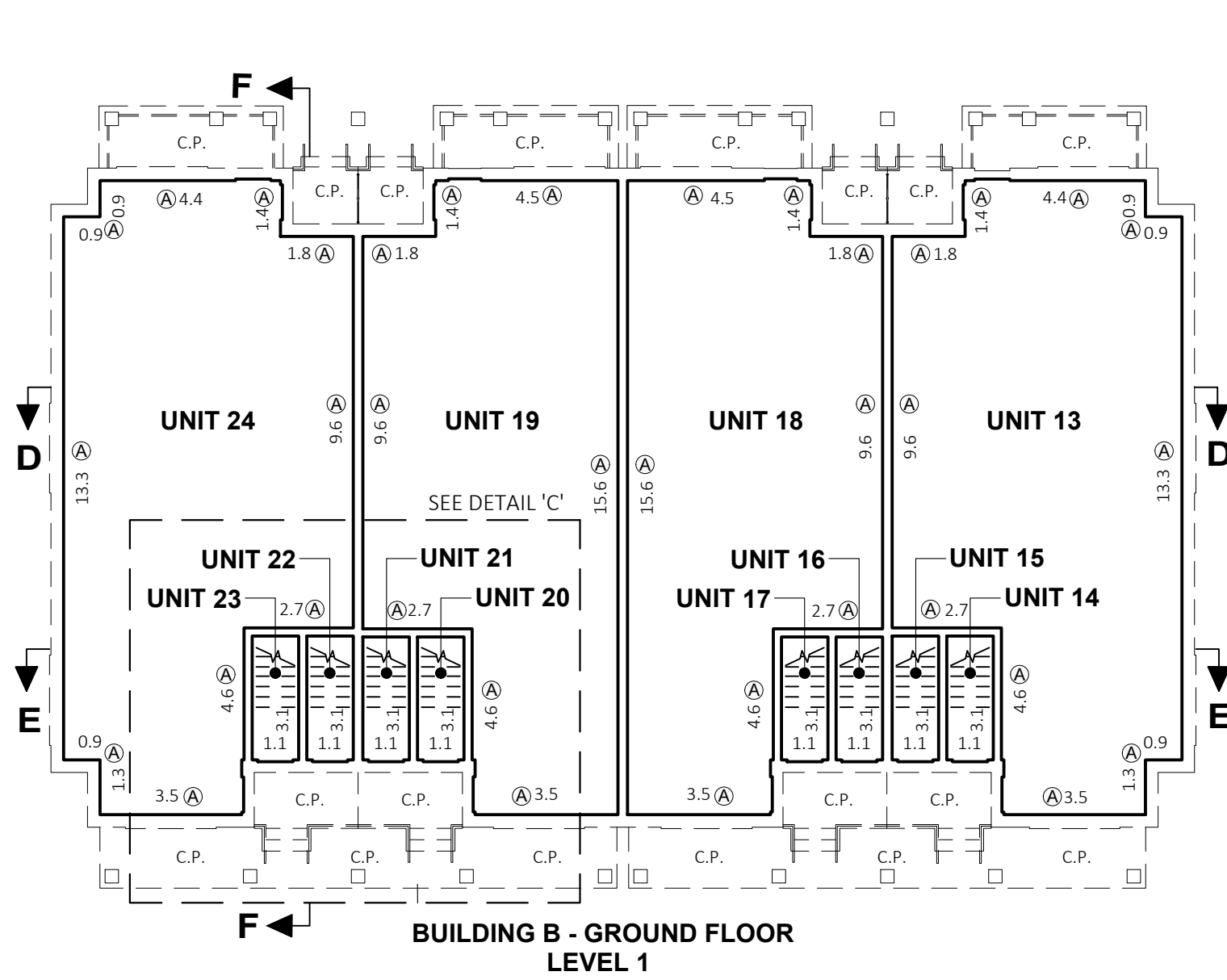
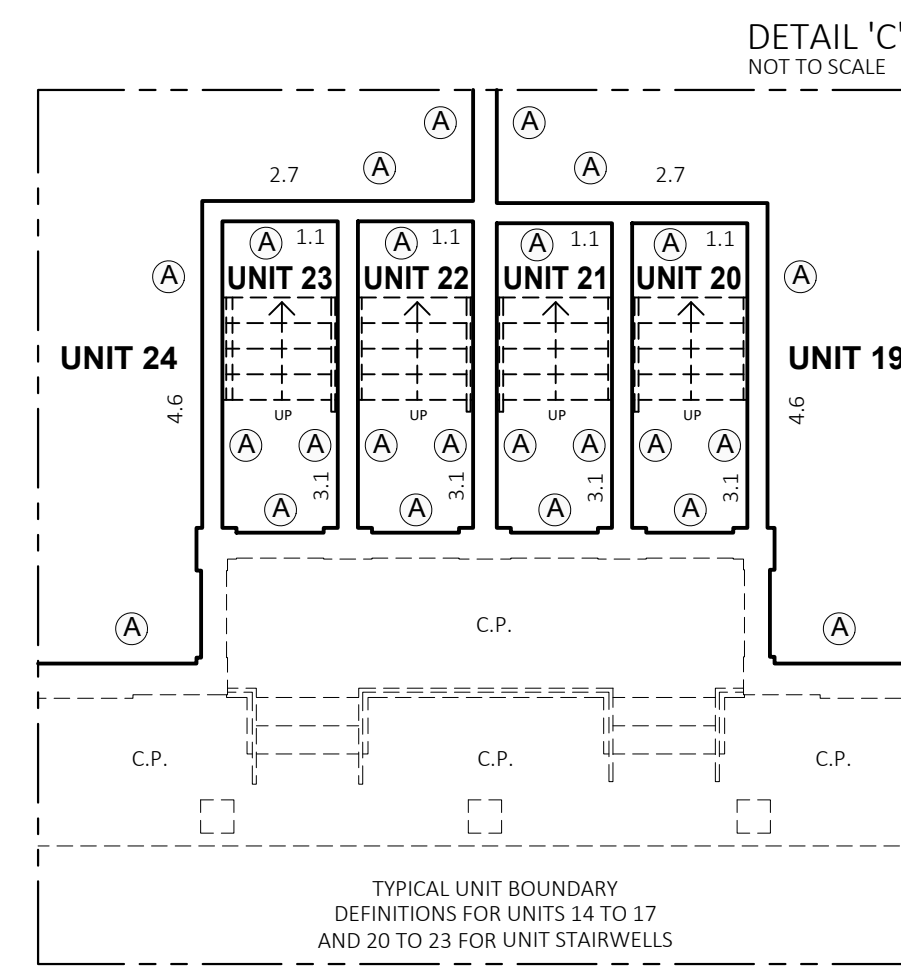
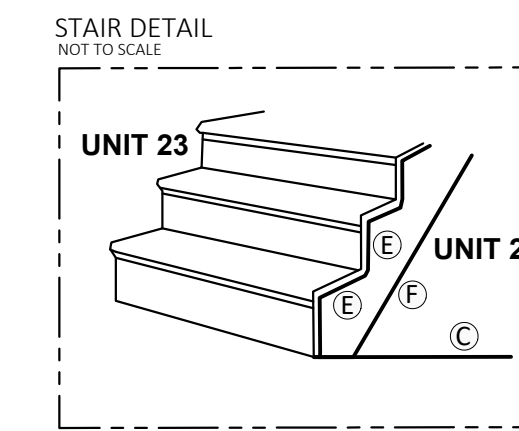


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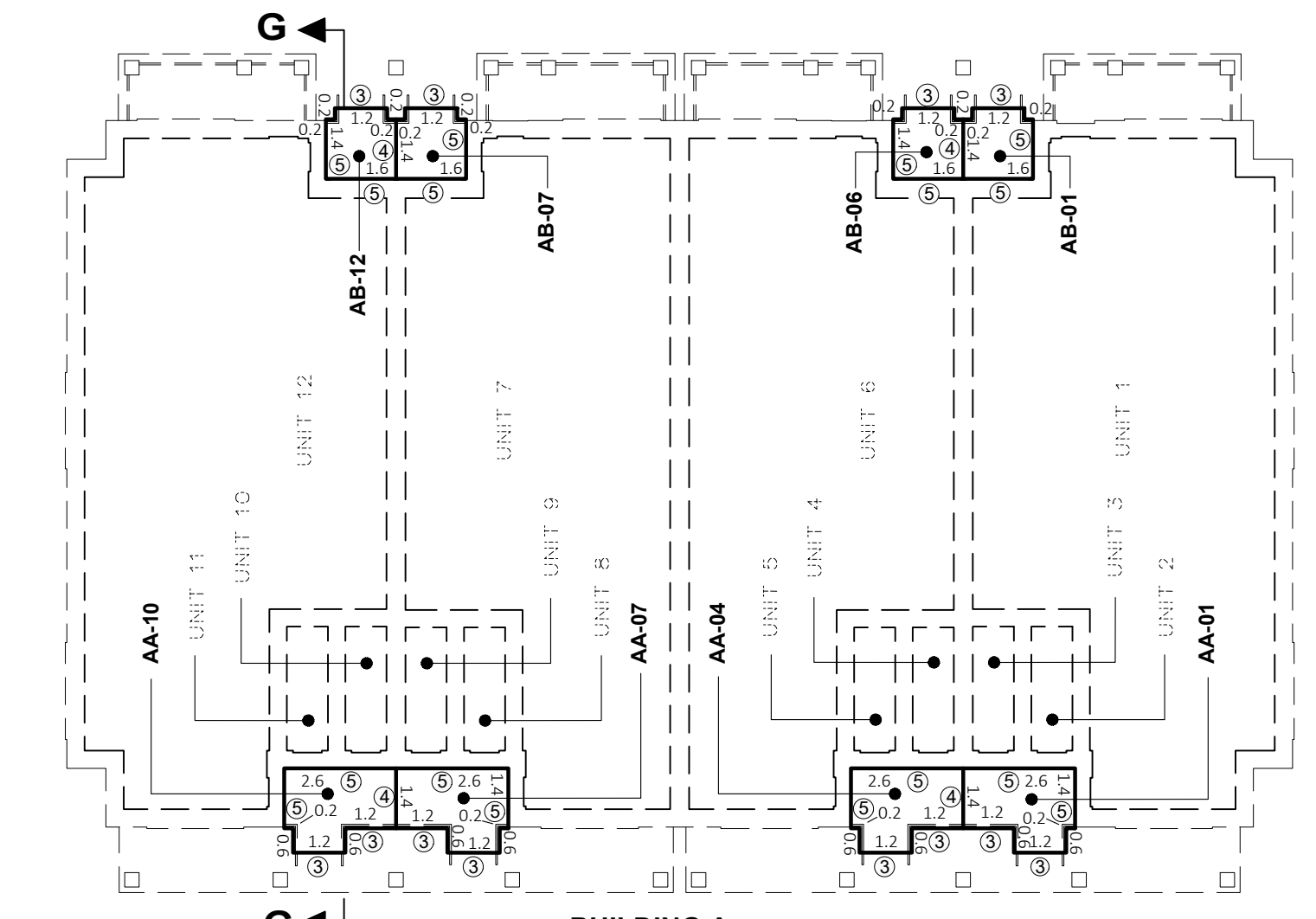
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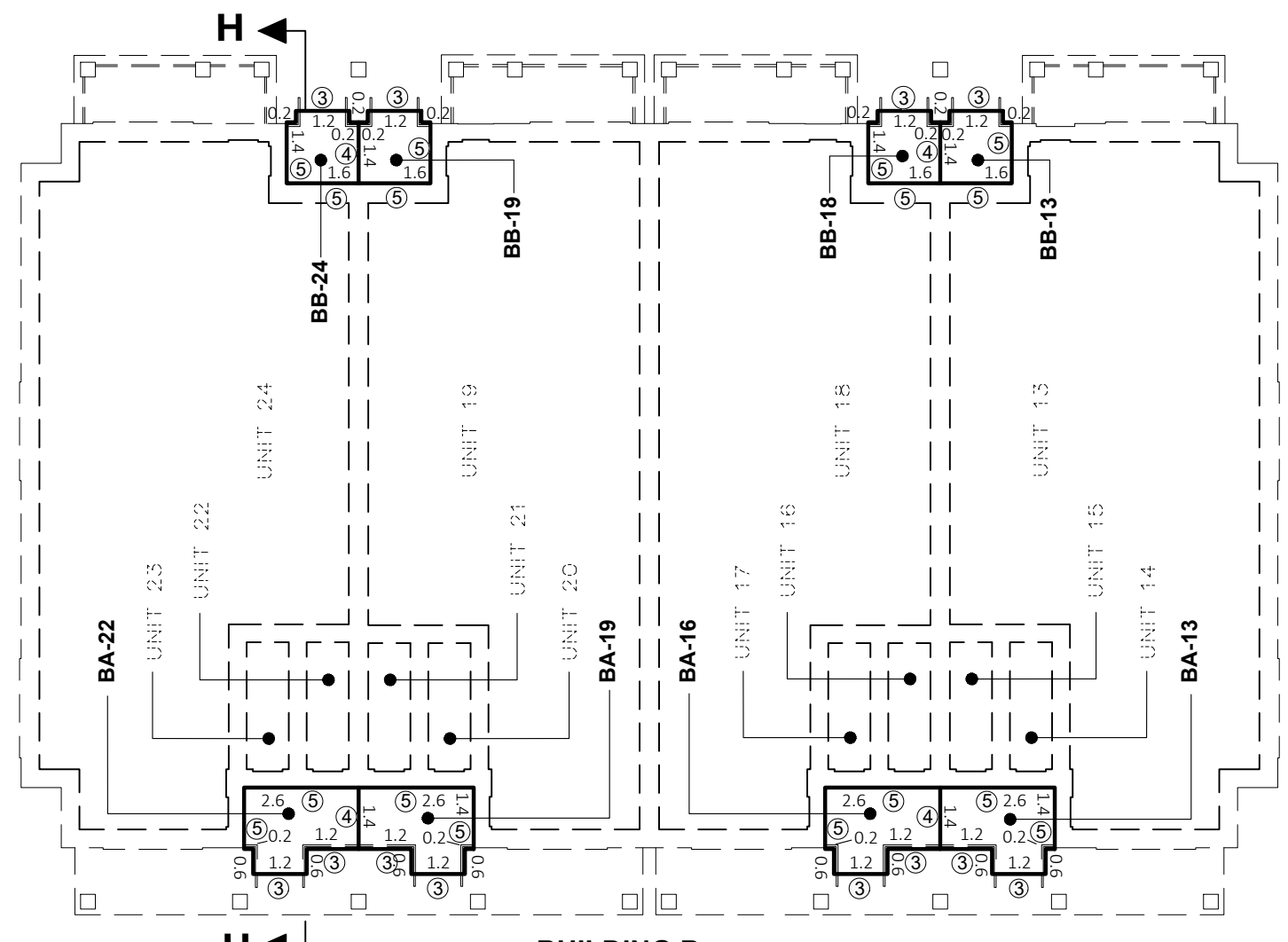
PART / SHEET	DATE
PART II OF IV PARTS SHEET 1 OF 1 SHEETS	

**WATERLOO STANDARD CONDOMINIUM  
PLAN No.**

**PLAN OF SURVEY OF  
THE LOCATION and EXTENT of  
THE EXCLUSIVE USE PORTIONS  
OF THE  
COMMON ELEMENTS ON LEVEL 1**

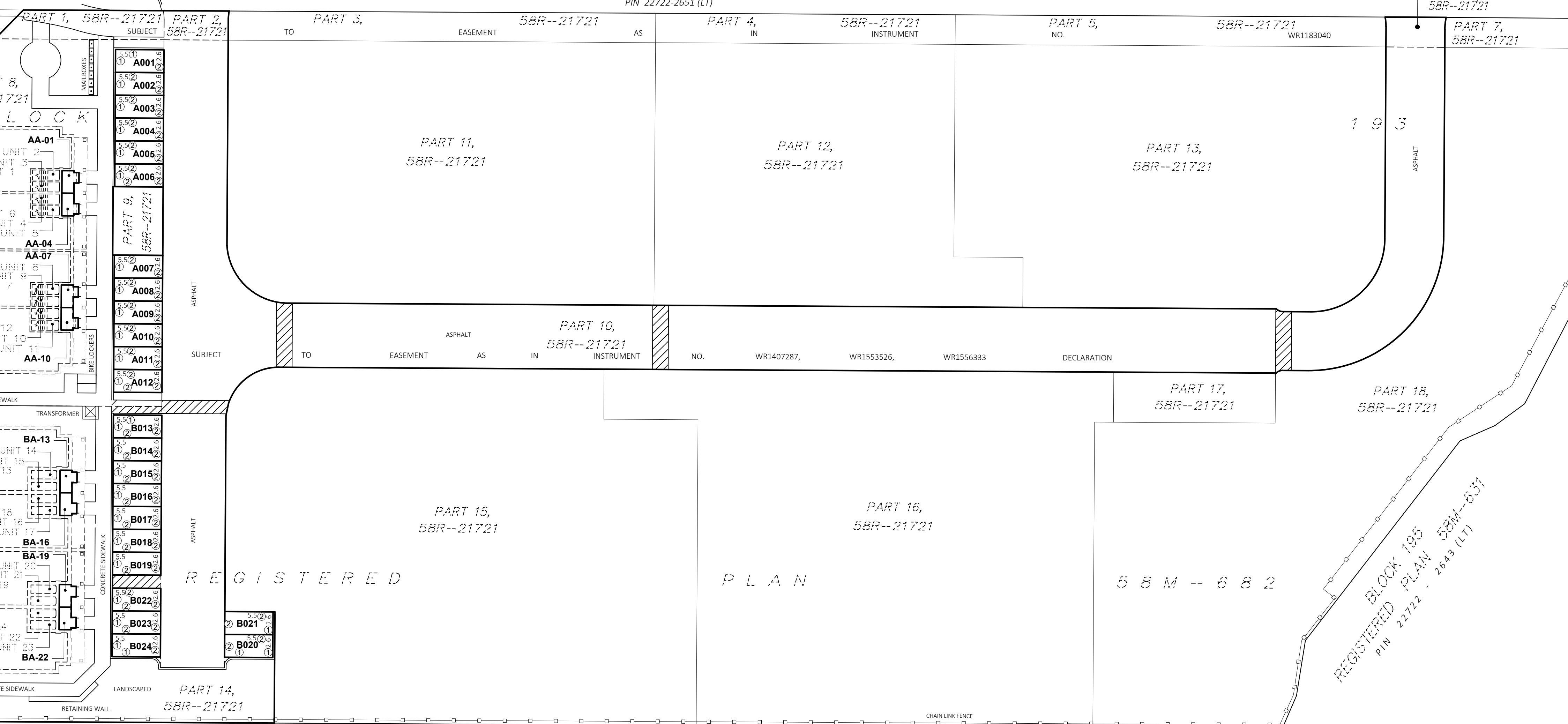


**BUILDING A  
GROUND FLOOR  
LEVEL 1  
EXCLUSIVE USE**



**BUILDING B  
GROUND FLOOR  
LEVEL 1  
EXCLUSIVE USE**

**TARTAN AVENUE**  
(ESTABLISHED BY REGISTERED PLAN 58M-631)  
(ROAD WIDTH 20.000 WIDE)  
PIN 22722-2651 (LT)



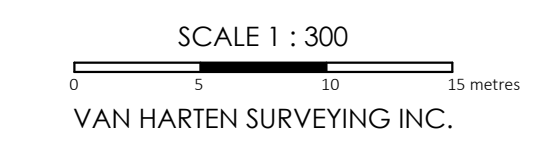
BLOCK 193  
REGISTERED PLAN 58M-631  
PIN 22722-2644 (LT)

BLOCK 195  
REGISTERED PLAN 58M-631  
PIN 22722-2643 (LT)

BLOCK 196  
REGISTERED PLAN 58M-631  
PIN 22722-2644 (LT)

**LEGEND:**

- BUILDING UNIT NUMBER EXCLUSIVE USE PARKING  
A005
- BUILDING FRONT UNIT NUMBER SHARED EXCLUSIVE USE FRONT PORCH/STAIRS  
AA-01
- BUILDING REAR UNIT NUMBER EXCLUSIVE USE REAR PORCH/STAIRS  
AB-01



**EXCLUSIVE USE DEFINITIONS**

- ① INSIDE FACE OF CONCRETE CURB
- ② DIMENSION AS OUTLINED ON PLAN
- ③ OUTSIDE EDGE OF PORCH SLAB AND PROJECTIONS THEREOF
- ④ PROJECTION OF CENTRELINE BETWEEN UNITS
- ⑤ EXTERIOR FACE OF BUILDING WALL
- ⑥ UNDERSIDE SURFACE OF THE BALCONY ABOVE
- ⑦ UPPER SURFACE OF CONCRETE PORCH SLAB
- ⑧ UPPER SURFACE OF STAIRS
- ⑨ UPPER SURFACE OF GRADE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE: \_\_\_\_\_, 2024

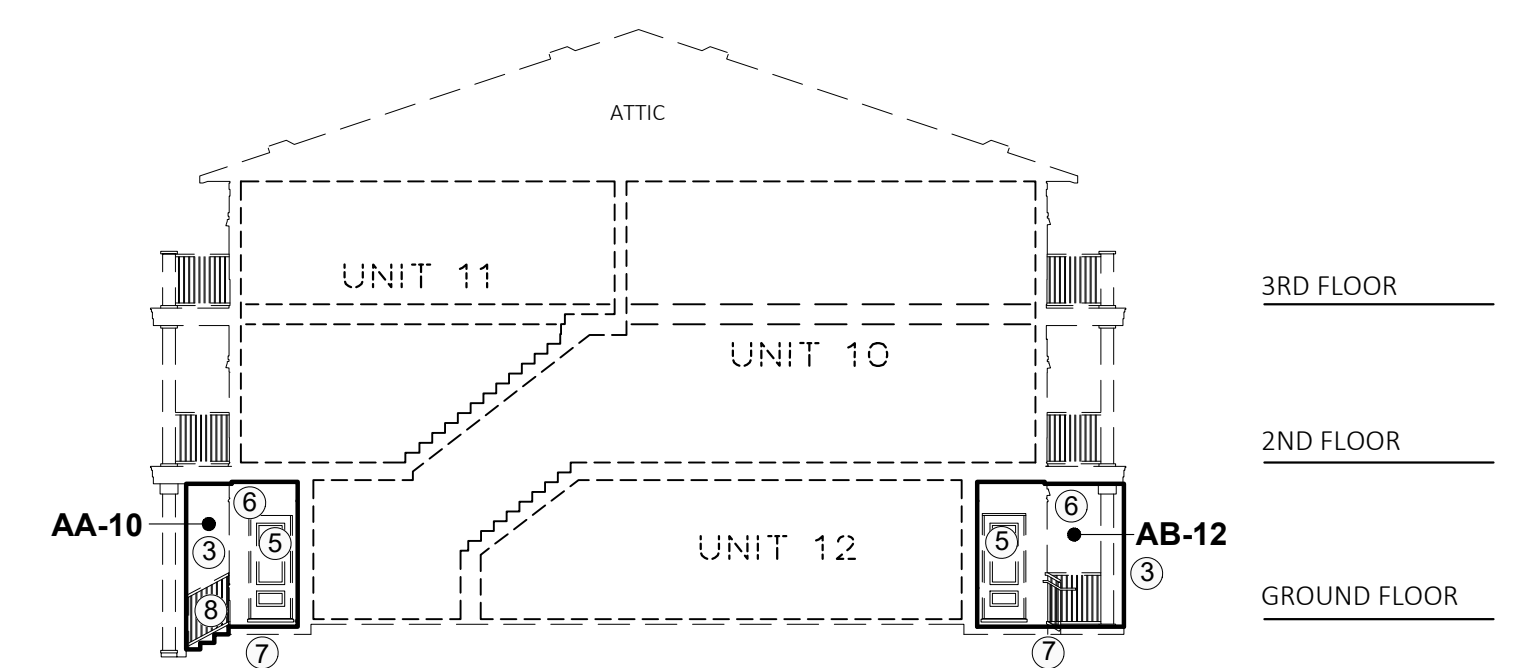
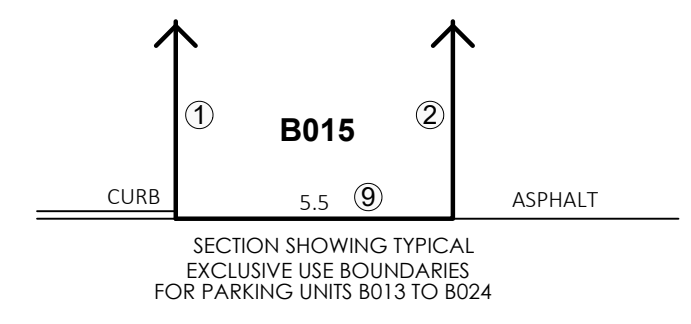
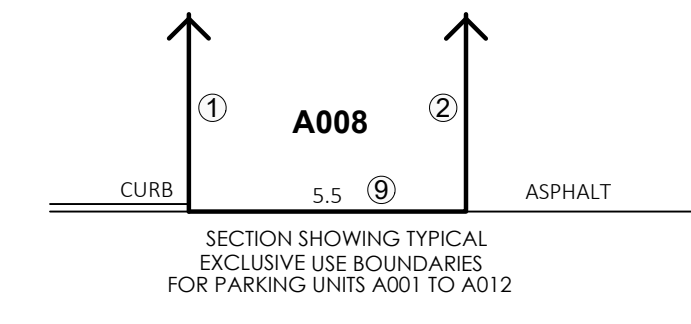
JAMES M. LAWS  
ONTARIO LAND SURVEYOR

**METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

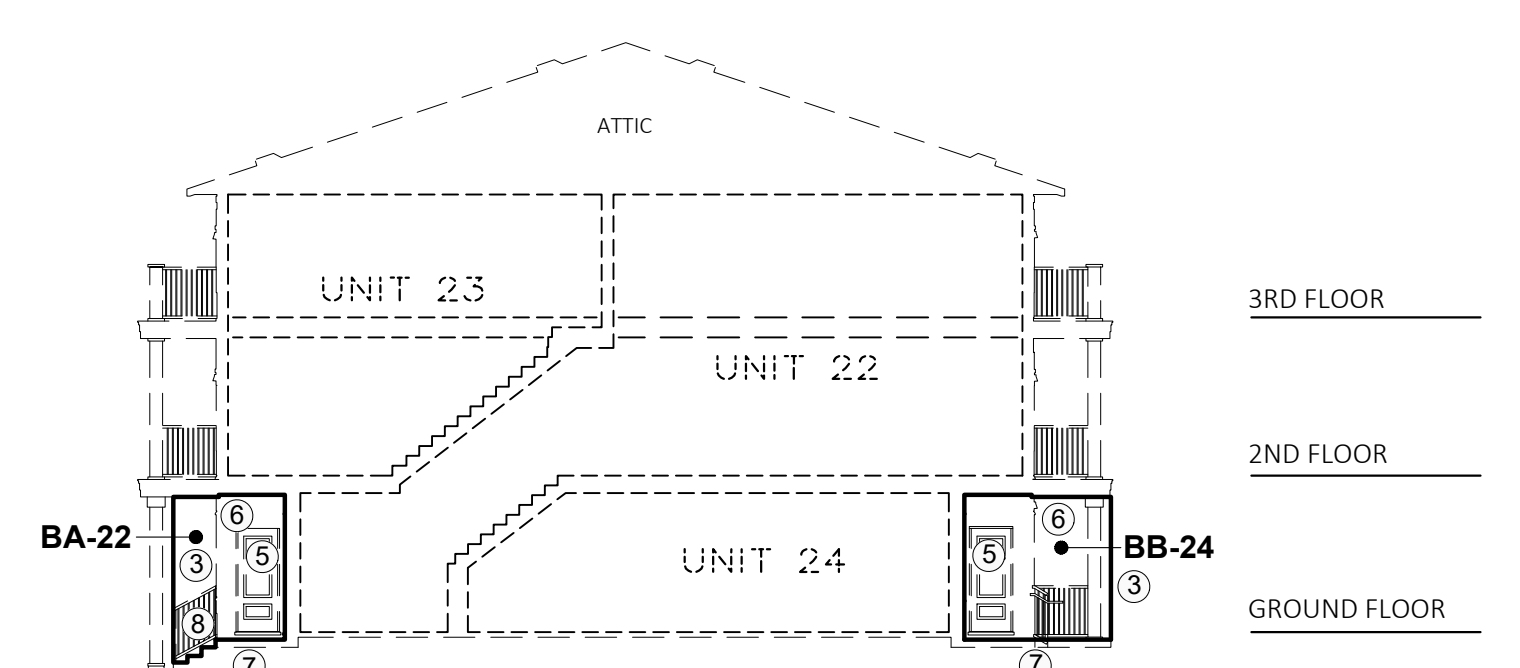


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DRAWN BY: RJ/SJ	CHECKED BY: EP/JL	PROJECT No. 31821-22

Apr 19, 2024 11:52:24 AM  
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**SECTION G-G  
LEVEL 1  
EXCLUSIVE USE**



**SECTION H-H  
LEVEL 1  
EXCLUSIVE USE**

