



PRELIMINARY SKETCH

PROJECT SITE
400 Centre Street East, Harrow, ON.



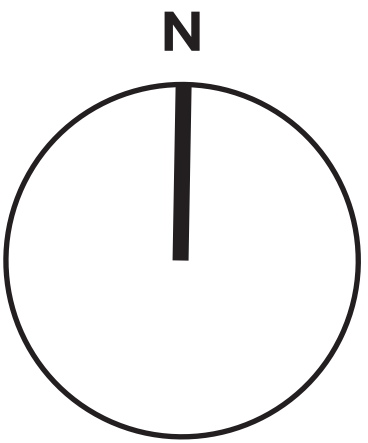
SITE DATA



Regulations	Required (I1.2)	Retained	Severed
Permitted Uses:	Subsection 17.2 a)	School	N/A
Lot Width:	30.0m (min)	136.0m	58.7m
Lot Area:	900.0m² (min)	30,690m²	8,280m²
Lot Coverage:	50.0% (max)	Less than 50%	N/A
Building Height:	18.0m (max)	Less than 18.0m	N/A
Front Yard Depth:	7.5m (min)	Greater than 7.5m	N/A
Rear Yard Depth:	7.5m (min)	Greater than 7.5m	N/A
Interior Side Yard Depth:	7.5m (min)	Greater than 7.5m	N/A
Landscape OS:	20.0% (min)	Greater than 20%	N/A

* - Requires Special Provision

Client:	Greter Essex County District School Board
Date:	01.05.2025
Drawn By:	M. Davis
Plan Scale:	nts
File No:	400c
Version	1.0



Contact Us
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Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by the Town of Essex Parcel Mapping. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.

PLAN OF SURVEY OF
PART OF LOT 3, REGISTERED PLAN 202
(SUBDIVISION OF LOT 10, CONCESSION 2)
GEOGRAPHIC TOWNSHIP OF COLCHESTER SOUTH
TOWN OF ESSEX
COUNTY OF ESSEX

SCALE 1 : 400 METRES
0 2 4 6 8 10 20 30 40
SURVEYORS ON SITE INC. ©

LEGEND

□ MONUMENT PLANTED
■ MONUMENT FOUND
SIB STANDARD IRON BAR
SIBS SHORT STANDARD IRON BAR
SIBR ROUND STANDARD IRON BAR
IB IRON BAR
M MEASURED
S SET
P1 PLAN 12R-28797
P2 PLAN 12R-2001
P3 PLAN OF SURVEY BY
C.G. RUSSELL ARMSTRONG O.L.S.
DATED JUNE 29, 1985
FIELD NOTES OF JOHN B. SMEETON, O.L.S.
HELD BY VERHAEGEN, STUBBERFIELD, HARTLEY,
BREWER, BEZAIRE INC., JOB #64-394,
FILE 3H-471 & 3R-725

P4 PLAN 12R-18753
P5 PLAN 12R-14252
P6 PLAN 12R-24307
D1 INSTRUMENT R1223661
D2 INSTRUMENT R426179
D3 INSTRUMENT R5434810
D4 INSTRUMENT R717687
1194 JOHN B. SMEETON O.L.S.
1528 VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
1744 VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
CLF CHAIN LINK FENCE
EOD EDGE OF DITCH

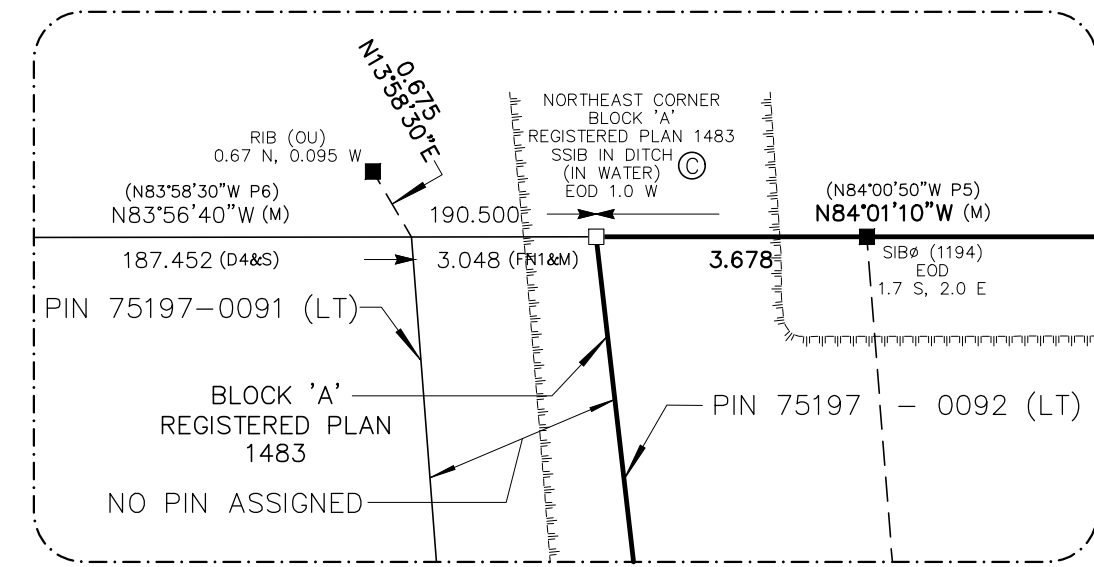
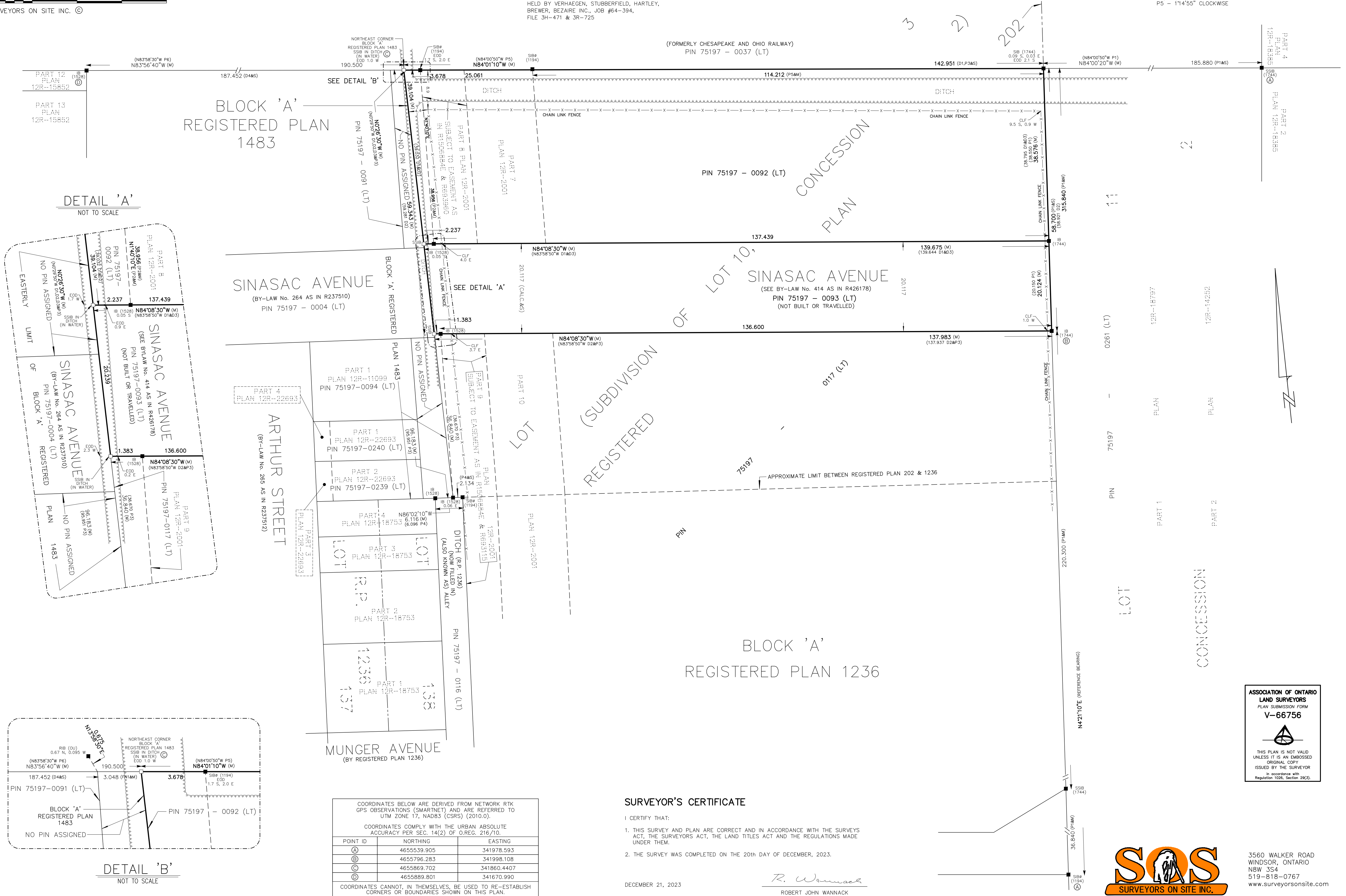
NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE
COMBINED SCALE FACTOR OF 0.999882775.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS
(SMARTNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREON, HAVING A GRID
BEARING OF N4°21'10"E, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P2, P3, D1, D2 & D3 - 1°16'40" CLOCKWISE
P5 - 1°14'55" CLOCKWISE



COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
(A)	4655539.905	341978.593
(B)	4655796.283	341998.108
(C)	4655869.702	341860.4407
(D)	4655889.801	341670.990
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF DECEMBER, 2023.

DECEMBER 21, 2023

R. Wannack
ROBERT JOHN WANNACK
ONTARIO LAND SURVEYOR



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