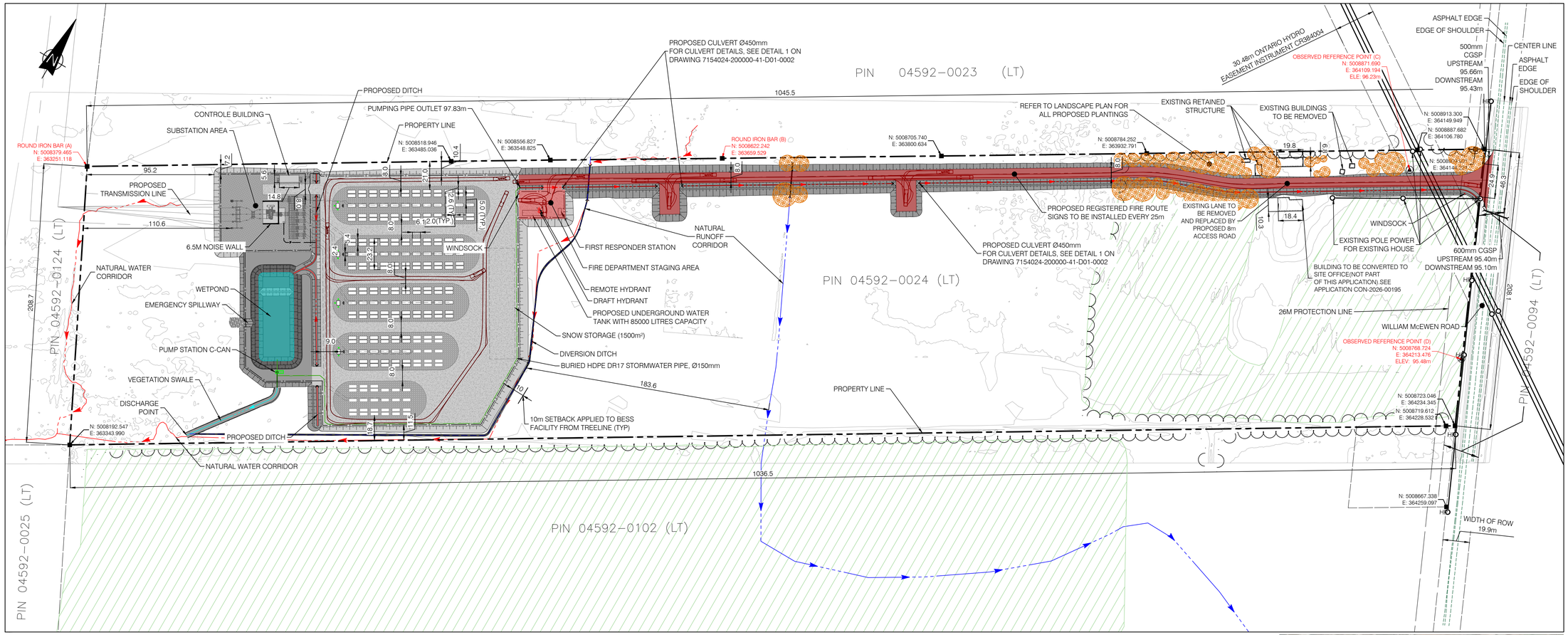

PLAN VIEW
SCALE 1:1500

SCALE 1:1500 25 0 50 100 150 m

KEY PLAN

ZONING COMPARISON CHART		
RU-ZONE	REQUIRED	PROVIDED
LOT AREA (MINIMUM)	0.8 ha	21.59ha
LOT WIDTH (MINIMUM)	50m	208.1m
FRONT YARD (MINIMUM)	10m	709.2m
INTERIOR SIDE YARD (MINIMUM)	5m	18.7m
REAR YARD (MINIMUM)	10m	110.6m
LOT COVERAGE (MAXIMUM)	20%	0.04%
MINIMUM PARKING SPACES	0.8 PER 100m² OF GROSS FLOOR AREA	0
MAXIMUM BUILDING HEIGHT	12	4.2m

SITE STATISTICS		
DESCRIPTION	UNITS	QUANTITY
BATTERY COUNT	UNIT	156
MEDIUM VOLTAGE TRANSFORMER COUNT	UNIT	39
HIGH VOLTAGE TRANFORMER COUNT	UNIT	1
CONTROL BUILDING AREA	m2	83.44
SUBSTATION AREA	m2	4464.58
PAD GRAVEL SURFACE	m2	27052
ROAD GRAVEL SURFACE	m2	7536
TOTAL DISTURB AREA	m2	57851

OWNER AND CONSULTANTS		
COMPAGNIES	PROJECT SCOPE	ADDRESS
TRAIL ROAD BESS INC	OWNER / DEVELOPPER	4186 WILLIAM MCEWEN DRIVE, RICHMOND, ON K0A 2E0
BBA	CIVIL ENGINEERING	20 CARLSON COURT, SUITE 100, TORONTO, ON M9W 7K6
STANTEC	PLANNING, LANDSCAPE PLANS	1331 CLYDE AVE. #300, OTTAWA, ON K2C 3G4
HATCH	GEOTECHNICAL, HYDROGEOLOGY	2800 SPEAKMAN Dr. MISSISSAUGA, ON L5K 2R7
TULLOCH GEOMATICS INC.	SURVEYOR	900 MORRISON Dr. SUITE 208, OTTAWA, ON K2H 8K7

NOTES:

1. COORDINATES SYSTEM IS:
   HORIZONTAL DATUM: MTM_NAD83 (CSRS)_ZONE 9
   VERTICAL DATUM: CGVD28
2. THIS SITE PLAN HAS BEEN BASED ON THE SURVEYORS TOPOGRAPHY SKETCH PREPARED BY TULLOCH GEOMATICS INC. DATED MARCH 12, 2025
3. THE VEHICLE USED TO PERFORM THE SIMULATION IS PUMPER FIRE TRUCK OVERALL LENGTH= 12.192m
   OVERALL WIDTH= 2.489m
   COUNTER-STEERING DELAY= 5sec
   MAXIMUM WHEEL ANGLE 45.00°
4. LOT ADDRESS: 4186 WILLIAM MCEWEN DR, OTTAWA
5. REFER TO LANDSCAPE PLAN FOR ALL PROPOSED PLANTINGS
6. THE FIRE PROTECTION TANK SHALL BE FILLED VIA A TRUCK, AND SHALL HAVE A LEVEL GAUGE VISIBLE TO MAINTENANCE STAFF CONDUCTING SITE ROUNDS.
7. THE REFERENCE COORDINATES COMES FROM THE TULLOCK SURVEY 241437 DONE ON 10th JANUARY 2025

FOR PERMITTING
NOT TO BE USED FOR CONSTRUCTION

DRAWING No.	DESCRIPTION
25286.00	TRAIL ROAD INITIAL NOISE CONROL OPTIONS AERCOUSTICS
241437	TOPOGRAPHIC PLAN OF SURVEY
SURFACE LIDAR	LIDAR DTM OTTAWA-GATINEAU 2019-20 PACKAGE M
7154024300000-47-D20-0001-02	TRAIL BESS - 150 MW - 230 kV - 34.5 kV SUBSTATION

REFERENCE DRAWINGS

REV	DESCRIPTION	PREPARED BY	CHECKED BY	DATE
AL	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2026-01-21
AK	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-12-04
AJ	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-10-28
AI	FOR COMMENTS	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-10-22
AH	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-09-24
AG	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-09-22
AF	FOR COMMENTS	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-09-15
AE	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-09-02
AD	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-08-27
AC	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-07-24
AB	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-05-13
AA	FOR COMMENTS	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-05-02

REVISIONS

SEAL: LICENSED PROFESSIONAL ENGINEER V. BRUNELLE 100617887 PROVINCE OF ONTARIO 2026-01-23

CLIENT: Evolugen by Brookfield Renewable

PROJECT: TRAIL ROAD BESS

TITLE: CIVIL BESS SITE SITE PLAN OVERALL

DESIGNED BY: B. THOMAS	DRAFTED BY: A. MENESES
PREPARED BY: B. THOMAS	CHECKED BY: V. BRUNELLE P. Eng, P.E.O No. 100617887
SCALE: 1:1500	DATE: 2025-04-24

DRAWING No.:	SHEET:	SIZE:	REV.
7154024-200000-41-D20-0003	01	A1	AL

BY:MENESES, ANDRES
PRINTED:2026-01-23 14:01:39

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