



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 100m ² 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 TRANSFORMER COUNT	UNIT	1
CONTROL BUILDING AREA	m ²	83.44
SUBSTATION AREA	m ²	4464.58
PAD GRAVEL SURFACE	m ²	27052
ROAD GRAVEL SURFACE	m ²	7536
TOTAL DISTURB AREA	m ²	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:
- COORDINATES SYSTEM IS: HORIZONTAL DATUM: MTM_NAD83 (CSRS)_ZONE 9 VERTICAL DATUM: CGVD28
 - THIS SITE PLAN HAS BEEN BASED ON THE SURVEYORS TOPOGRAPHY SKETCH PREPARED BY TULLOCH GEOMATICS INC. DATED MARCH 12, 2025
 - 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°
 - LOT ADDRESS: 4186 WILLIAM MCEWEN DR, OTTAWA
 - REFER TO LANDSCAPE PLAN FOR ALL PROPOSED PLANTINGS
 - THE FIRE PROTECTION TANK SHALL BE FILLED VIA A TRUCK, AND SHALL HAVE A LEVEL GAUGE VISIBLE TO MAINTENANCE STAFF CONDUCTING SITE ROUNDS.
 - THE REFERENCE COORDINATES COMES FROM THE TULLOCH SURVEY 241437 DONE ON 10th JANUARY 2025

**FOR PERMITTING
NOT TO BE USED FOR CONSTRUCTION**

DRAWING No.	DESCRIPTION	REV	DESCRIPTION	PREPARED BY	CHECKED BY	DATE
25286.00	TRAIL ROAD INITIAL NOISE CONROL OPTIONS AERCOUSTICS	AD	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng. P.E.O No. 100617887	2025-03-30
241437	TOPOGRAPHIC PLAN OF SURVEY	AC	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng. P.E.O No. 100617887	2025-01-21
	SURFACE LIDAR	AB	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng. P.E.O No. 100617887	2025-12-04
7154024300000-47-D20-0001-02	TRAIL BESS - 150 MW - 230 kV - 34.5 kV SUBSTATION	AA	FOR COMMENTS	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

AM	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng. P.E.O No. 100617887	2025-03-30
AL	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng. P.E.O No. 100617887	2025-01-21
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

SEAL:

CLIENT: **Evolgen** by Brookfield Renewable

PROJECT: TRAIL ROAD BESS	
TITLE: CIVIL BESS SITE SITE PLAN OVERALL	
DESIGNED BY: B. THOMAS	DRAFTED BY: A. MENESSE
PREPARED BY: B. THOMAS	CHECKED BY: V. BRUNELLE P. Eng. P.E.O No. 100617887
SCALE: 1:1500	DATE: 2025-04-24
DRAWING No.: 7154024-200000-41-D20-0003	SHEET: 01
	SIZE: A1
	REV: AM