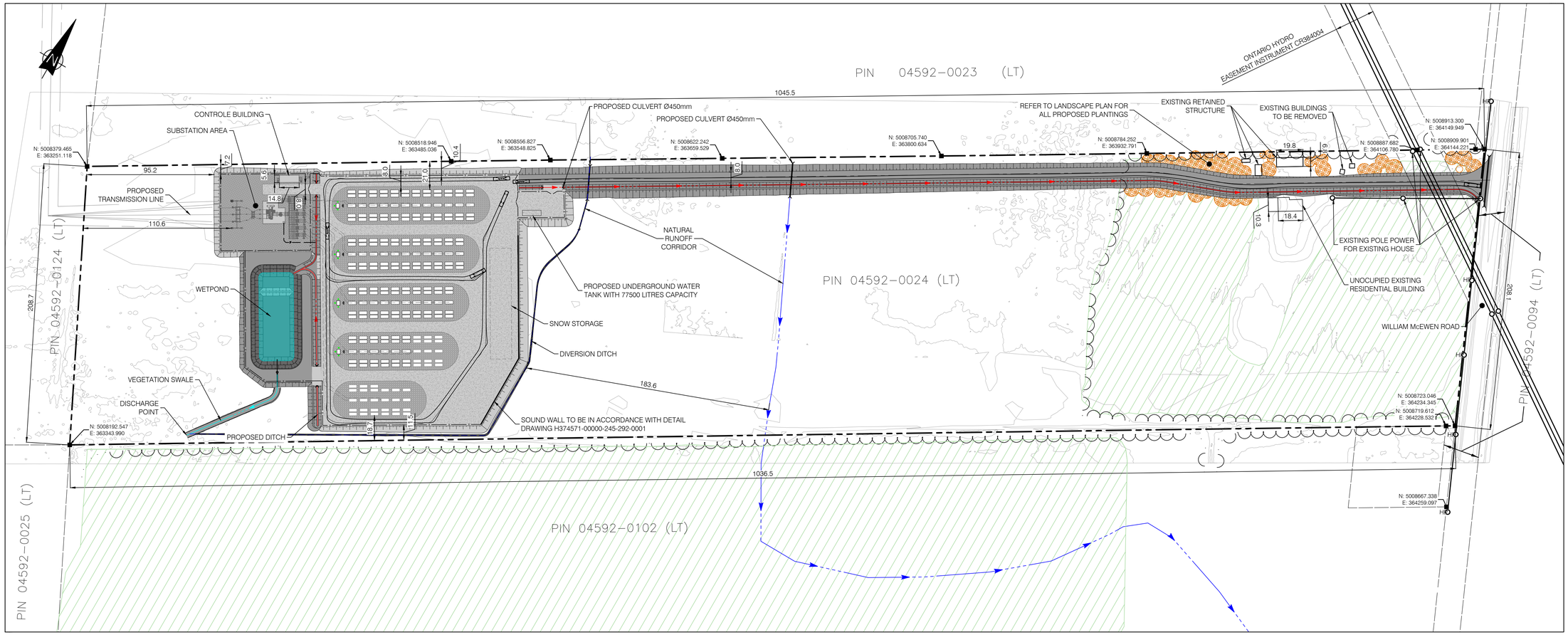

PLAN VIEW
SCALE 1:1500

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	13700
ROAD GRAVEL SURFACE	m2	5816

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 MTM_NAD83 (CSRS)_ZONE 9_(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

FOR PERMITTING
NOT TO BE USED FOR CONSTRUCTION

DRAWING No.	DESCRIPTION	REV	DESCRIPTION	PREPARED BY	CHECKED BY	DATE
241437	TOPOGRAPHIC PLAN OF SURVEY	AC	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-07-24
SURFACE LIDAR	LIDAR DTM OTTAWA-GATINEAU 2019-20 PACKAGE M	AB	FOR PERMITTING	B. THOMAS	V. BRUNELLE P. Eng, P.E.O No. 100617887	2025-05-13
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	2025-05-02

REFERENCE DRAWINGS — REVISIONS

SEAL: LICENSED PROFESSIONAL ENGINEER — V. BRUNELLE 100617887 — PROVINCE OF ONTARIO — 2025-07-24

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.: 7154024-200000-41-D20-0003 | SHEET: 01 | SIZE: A1 | REV. AC

BY:MENESES, ANDRES
PRINTED:2025-07-23 14:44:28

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