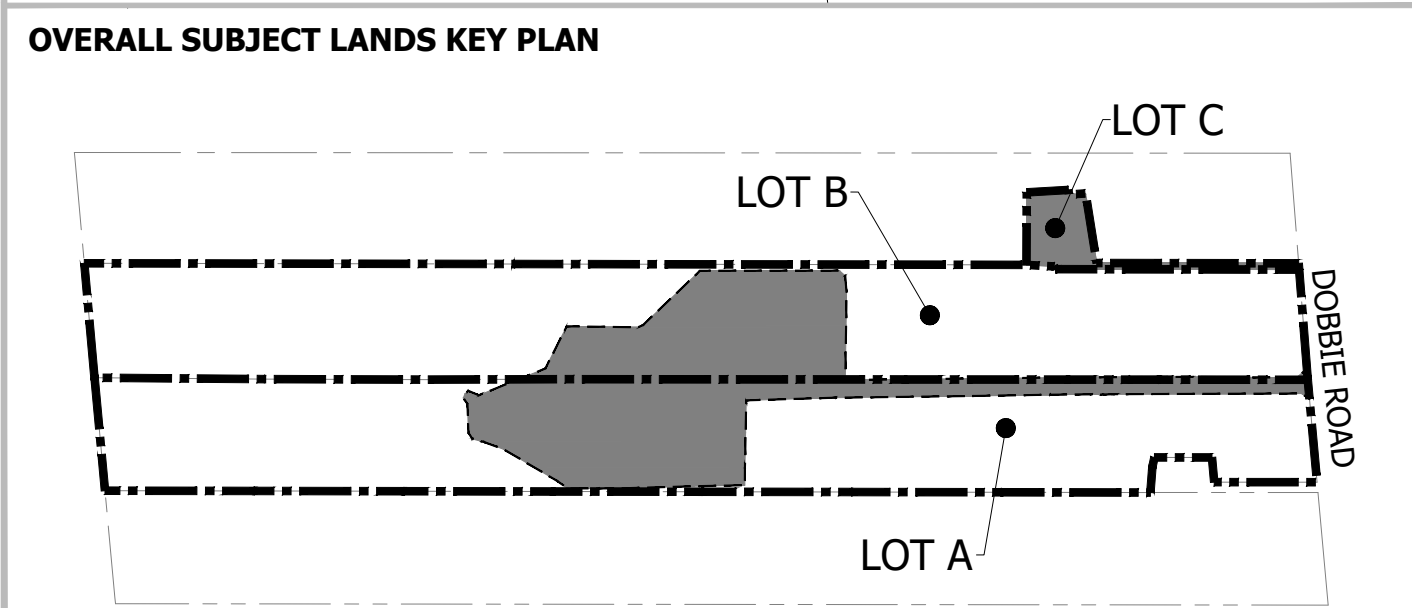
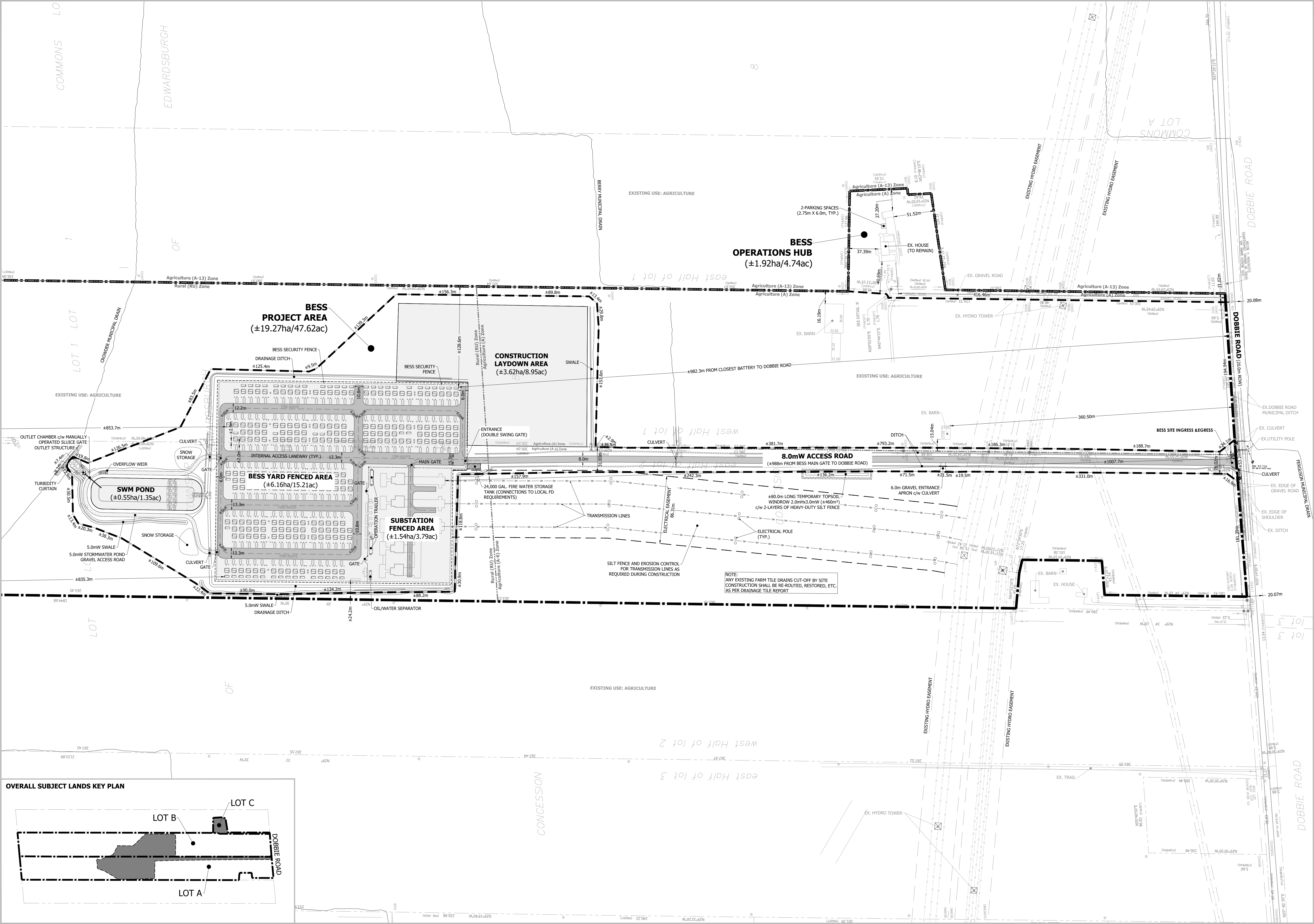


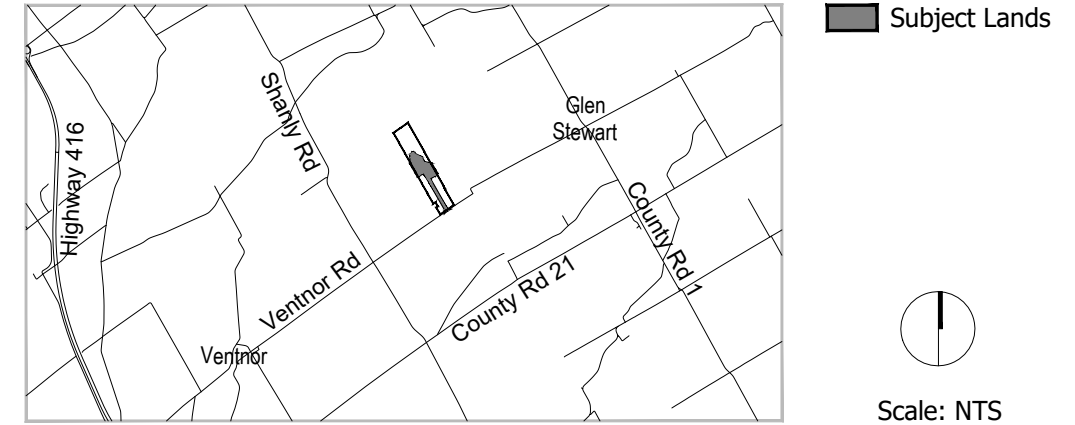


SITE PLAN

LEGAL DESCRIPTION

E 1/2 LOT 2 CON 8 EDWARDSBURGH EXCEPT PARTS 1-12, 15R12000; S/T EG14107A, EG14758, PR202482, PR260 S/T AN EASEMENT IN GROSS OVER PARTS 8,9 AND 10 15R11840 AS IN GC46991 & PART LOT 1 CONCESSION 8 EDWARDSBURGH, PARTS 2, 4, 6, 8 AND 10 15R12216 S/T AN EASEMENT AS IN EG14084 S/T AN EASEMENT AS IN EG18227 S/T AN EASEMENT OVER PART 4 15R12216 AS IN EG14144 S/T AN EASEMENT OVER PART 8 15R12216 AS IN EG18242 TOGETHER WITH AN EASEMENT OVER PART LOT 1 CONCESSION 8 EDWARDSBURGH, PARTS 3, 5, 7, 9 AND 11 15R12216 AS IN GC78664 TOWNSHIP OF EDWARDSBURGH/CARDINAL COUNTY OF LEEDS AND GRENVILLE

KEY PLAN



LEGEND

- Overall Subject Lands (86.4ha/213.6ac)
- Overall BESS Lands (21.2ha/52.4ac)
- BESS Project Area: 19.2ha/47.6ac
- BESS Operations Hub: 1.9ha/4.7ac
- Proposed Electrical Easement Limit
- Overhead Transmission Powerlines (Existing and Proposed)
- Zoning Limit

Zoning By-law 2022-37 Battery Energy Storage System (Rural (RU) Zone)					
Regulation	Required	Provided	Conforms	Provided	Conforms
		LOT A		LOT B	
Lot Area (min)	0.4ha (other permitted uses)	41.42ha	Y	43.10ha	Y
BESS Project Area	-	11.14ha	-	8.13ha	-
Lot Frontage (min)	45.0m	181.3m	Y	194.9m	Y
Front Yard (min)	7.5m	±1,007.7m	Y	360.5m	Y
Rear Yard (min)	7.5m	±835.3m	Y	±853.7m	Y
Exterior Side Yard (min)	7.5m	-	n/a	-	n/a
Interior Side Yard (min)	1.2m	±2.0m	Y	±2.0m	Y
Dwelling Height (max)	10.0m	-	-	TBD	-
Lot Coverage (max)*	20.0%	26.9%	N	19.2%	Y
Dwellings Per Lot (max)	1	-	n/a	-	n/a

Zoning By-law 2022-37 Single Dwelling (Agriculture (A) Zone)			
Regulation	Required	Provided	Conforms
		LOT C	
Lot Area (min)	0.4ha (Partial or Private Service(a))	1.92ha	Y
Lot Frontage (min)	30.0m (Private Service)	11.02m	N
Front Yard (min)	7.5m (Private Service)	±416.5m	Y
Rear Yard (min)	7.5m	37.39m	Y
Exterior Side Yard (min)	7.5m (Private Service)	-	n/a
Interior Side Yard (min)	3.0m (Private Service)	27.20m	Y
Building Height (max)	10.0m	TBD	-
Lot Coverage (max)	30.0%	3.1%	Y
Dwellings Per Lot (max)	1	1	Y
Off-Street Parking	-	5 spaces (3 garage/2 surface)	-

NOTE: All distances are +/- and measured to the nearest equipment. Equipment positions are likely to change as the BESS design progresses to 100% complete.
* Lot Coverage for Lots A & B is based on BESS Project Area and any existing buildings

NOTES

- All dimensions are in metres unless otherwise shown.
- Survey information prepared by GeoVerra (ON) Ltd. (Dec. 20, 2024)
- Site layout prepared by Tulloch Engineering Inc. (August 2025).

Revision No.	Date	Issued / Revision	By

Stamp	Date	September 15, 2025
	File No.	2556A
	Plan Scale	1:2,000 (24x40)
	Drawn By	CAC
Project	Checked By	PC

Project	SKYVIEW BESS Inc. Doobie Road	
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File Name	SITE PLAN	Dwg No.	1 of 1
Scale Bar			