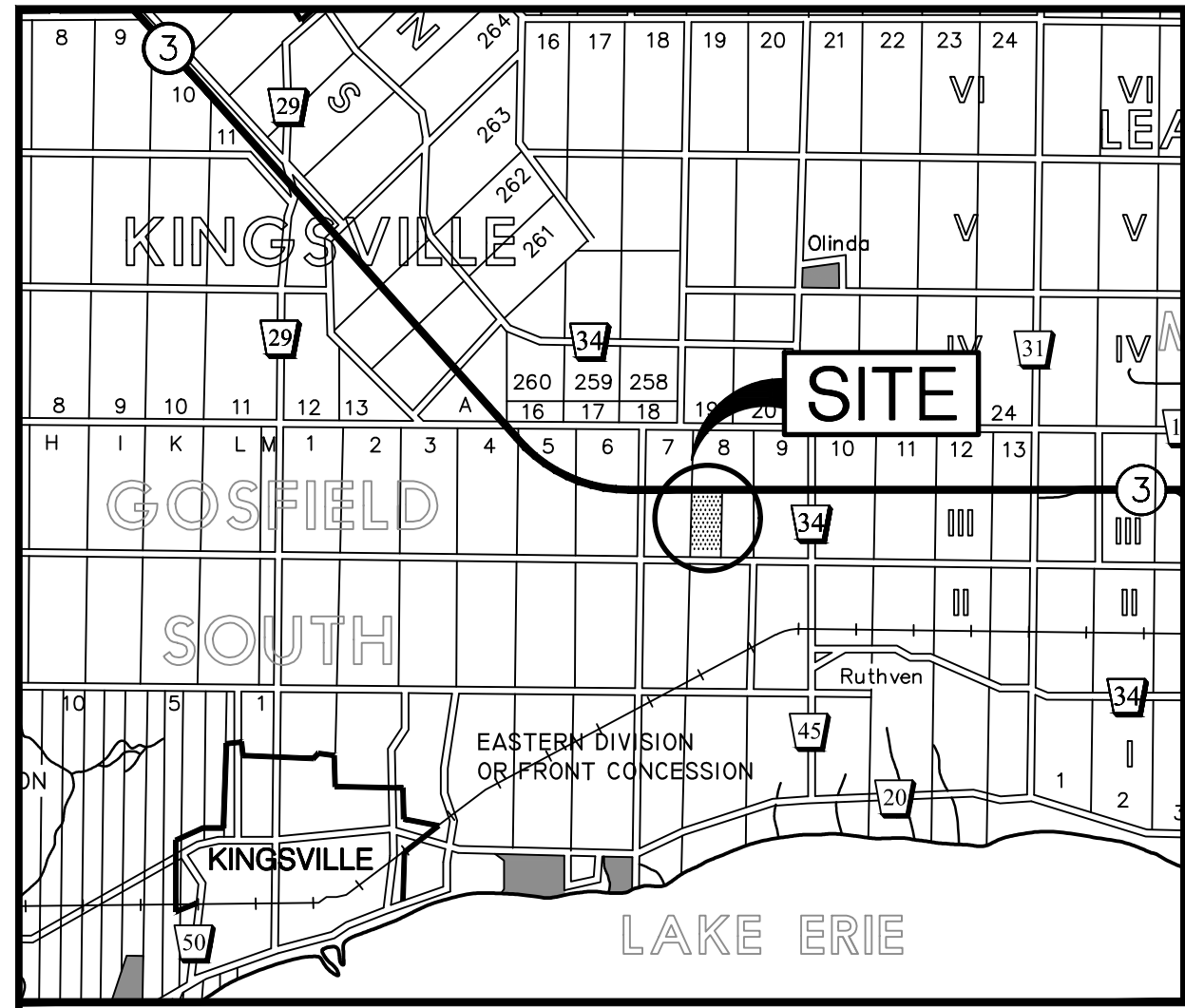
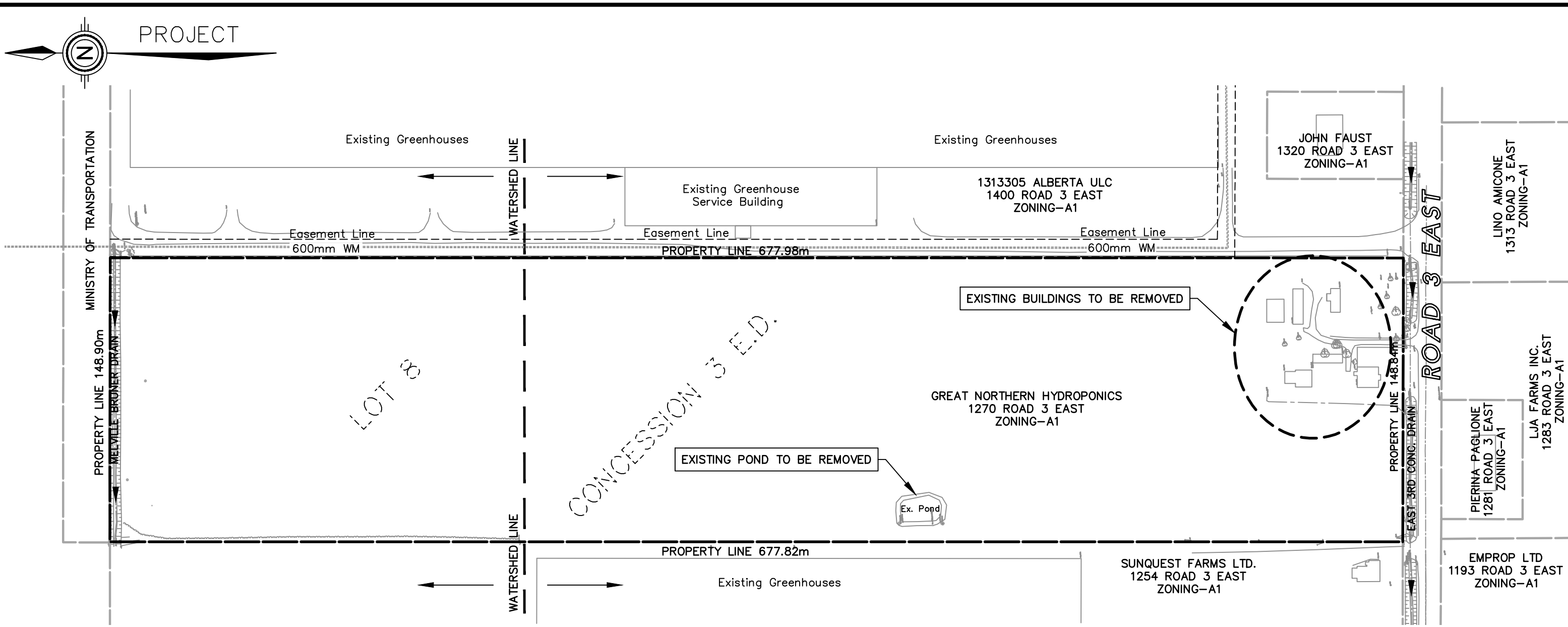


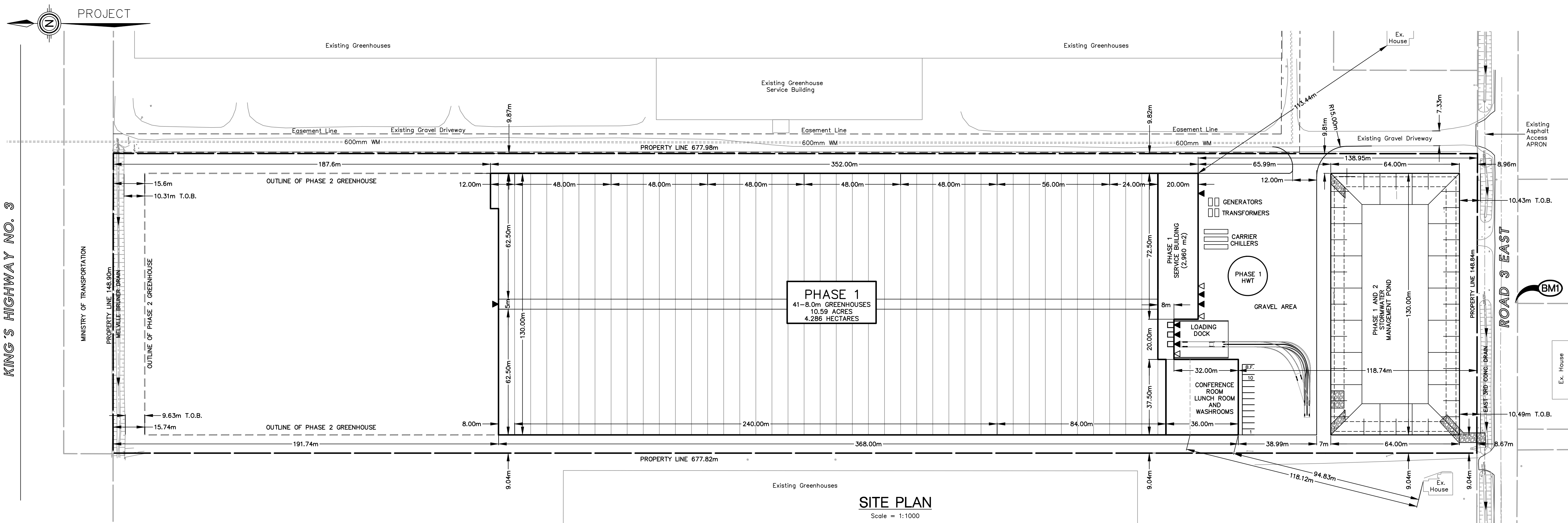


KEY PLAN  
Scale = NTS

Appendix A



EXISTING SITE PLAN  
Scale = 1:2000



SITE PLAN  
Scale = 1:1000

| SITE STATISTICS (340-02500)            |                       |                        |  |
|----------------------------------------|-----------------------|------------------------|--|
| ZONING:                                |                       | AGRICULTURE - A1       |  |
| ZONE CATEGORY                          | REQUIRED              | PROPOSED               |  |
| GROSS LOT AREA                         | 2,000 ha. (4.94 ac.)  | 10,097 ha. (24.95 ac.) |  |
| LOT FRONTAGE (MIN.)                    | 30.00m                | 148.84m                |  |
| FRONT YARD SETBACK (MIN.)              | 15.00m                | 118.74m                |  |
| REAR YARD SETBACK (MIN.)               | 5.00m                 | 187.60m                |  |
| INTERIOR SIDE YARD SETBACK (MIN.)      | 3.00m                 | 9.82m (VARIES)         |  |
| EXTERIOR SIDE YARD SETBACK (MIN.)      | 4.50m                 | 9.04m                  |  |
| LOT COVERAGE                           |                       |                        |  |
| EXISTING BUILDING AREA (TO BE REMOVED) | 0.059 ha. (0.15 ac.)  |                        |  |
| PROPOSED MAIN BUILDING AREA            | 4.286 ha. (10.59 ac.) |                        |  |
| ACCESSORY STRUCTURE AREA               | 0.296 ha. (0.73 ac.)  |                        |  |
| TOTAL LOT COVERAGE                     | 45.38%                | MAX. = 80%             |  |

| LOADING SPACES                     | ZONE REQUIREMENT             | SITE PROPOSED |
|------------------------------------|------------------------------|---------------|
| NUMBER OF LOADING SPACES           | -                            | 3             |
| DIMENSIONS OF LOADING SPACES (EA.) | 5m x 20m                     |               |
| PARKING                            |                              |               |
| REGULAR SPACE SIZE                 | 3m x 6m                      |               |
| BARRIER FREE SPACE SIZE            | 5m x 6m                      |               |
| PARKING SPACE REQUIREMENT          | 1 SPACE PER 2 ha. GREENHOUSE |               |
| REGULAR SPACES PROVIDED            | 10                           |               |
| BARRIER FREE SPACES PROVIDED       | 1                            |               |
| BUILDING HEIGHTS                   |                              |               |
| MAIN BUILDING (MAX.)               | 15.00m                       | (GREENHOUSE)  |
| ACCESSORY BUILDING(S) (MAX)        | 15.00m                       | (WAREHOUSE)   |
|                                    |                              | (WATER TANK)  |

| LEGEND            |            |  |  |
|-------------------|------------|--|--|
| △ MANDOR          | △ EXISTING |  |  |
| ▲ OVERHEAD DOOR   | ▲ EXISTING |  |  |
| ⊗ WALL PACK LIGHT | ⊗ EXISTING |  |  |

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  - DENOTES EXISTING SITE ELEVATIONS.
  - 191.405 APPROXIMATE PROPOSED TOP ELEVATION.
  - 190.205 DENOTES PROPOSED INVERTS.
  - 191.405 APPROXIMATE PROPOSED SITE GRADE.
  - APPROXIMATE PROPOSED SHAPE GRADES.
  - ALL POND SIDE SLOPES NO STEEPER THAN 4 (Hor.) TO 1 (Vert.).
  - PLACE TOPSOIL ON ALL SLOPES AND DISTURBED AREAS AND SEED TO GRASS.
  - ALL NEW COVERED DRAINS AND SURFACE SWALES TO HAVE OUTLET EROSION PROTECTION.
  - EROSION PROTECTION TO COMPRISE OF 300mm THICK CHIPPED LIMESTONE RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 20m WIDE.
  - PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
  - TOP ELEVATION OF PHASE 1 & 2 DETENTION POND BANK IS TO BE NO LESS THAN 187.720m.
  - STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
  - STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED BY OWNER. ADEQUACY OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
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BENCHMARK:

BM1 TOP OUT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF ROAD 3 EAST JUST WEST OF MUNICIPAL ADDRESS 1283 ROAD 3 EAST

|                     |                     |
|---------------------|---------------------|
| ELEV. 202.846m      |                     |
| REVIEW AND APPROVAL | W.L.L. 03 JUNE 2019 |
| S.W.M. REPORT       | W.L.L. 08 MAY 2019  |
| OWNER REVIEW        | W.L.L. 07 MAY 2019  |
| OWNER REVIEW        | W.L.L. 04 DEC. 2018 |
| OWNER REVIEW        | W.L.L. 29 NOV. 2018 |
| ISSUED FOR:         | BY: DATE:           |
| REVISIONS:          |                     |

N. J. Peralta  
Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



GREAT NORTHERN  
HYDROPONICS

PHASE 1  
GREENHOUSE

1270 ROAD 3 EAST  
KINGSVILLE, ONTARIO

SHEET TITLE:

SITE PLAN

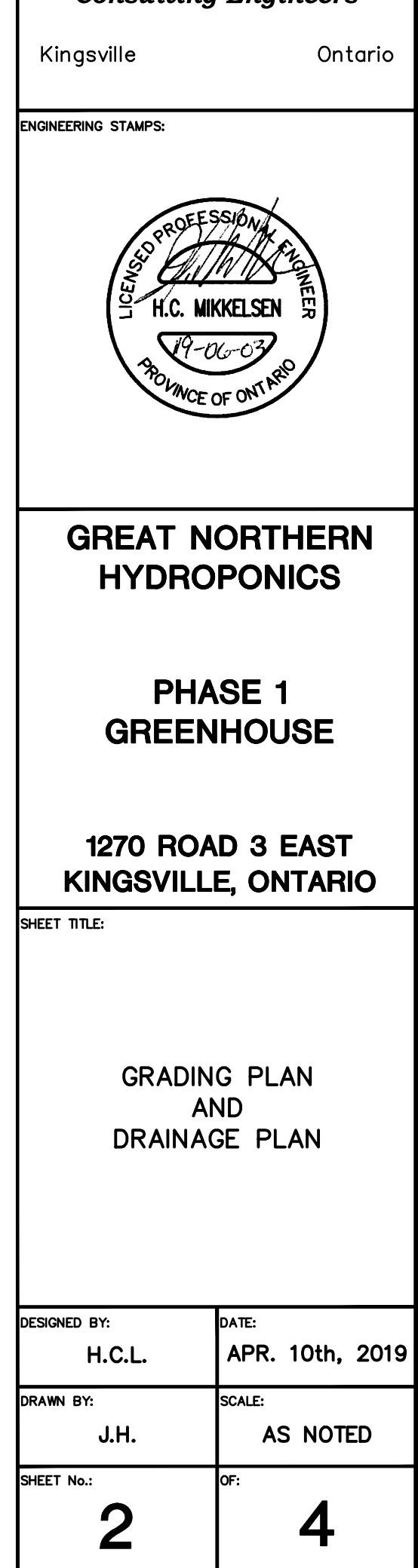
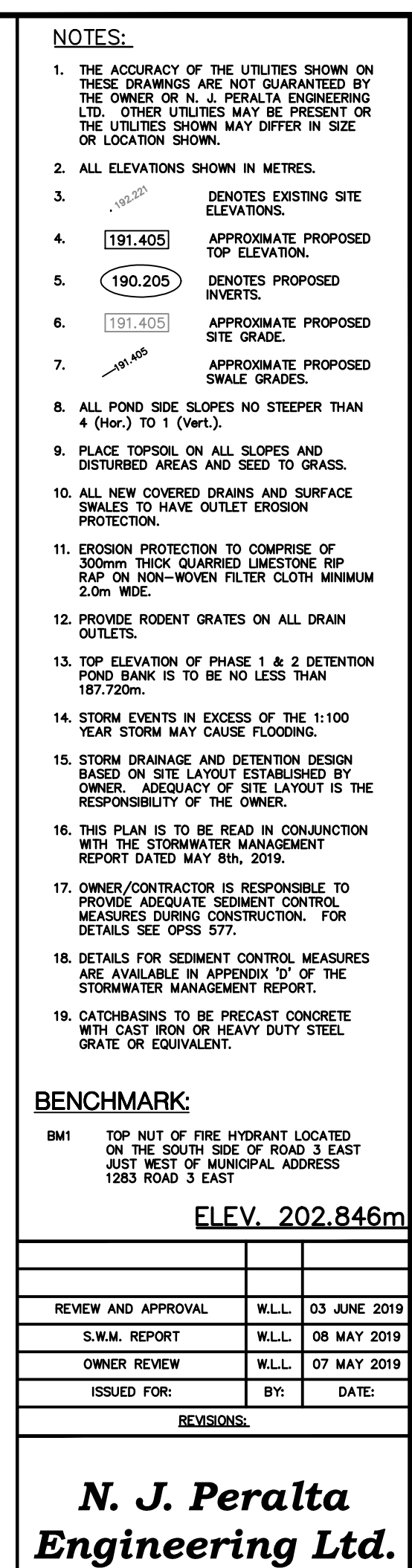
DESIGNED BY: H.C.L. DATE: DEC. 19, 2018

DRAWN BY: J.H. SCALE: AS NOTED

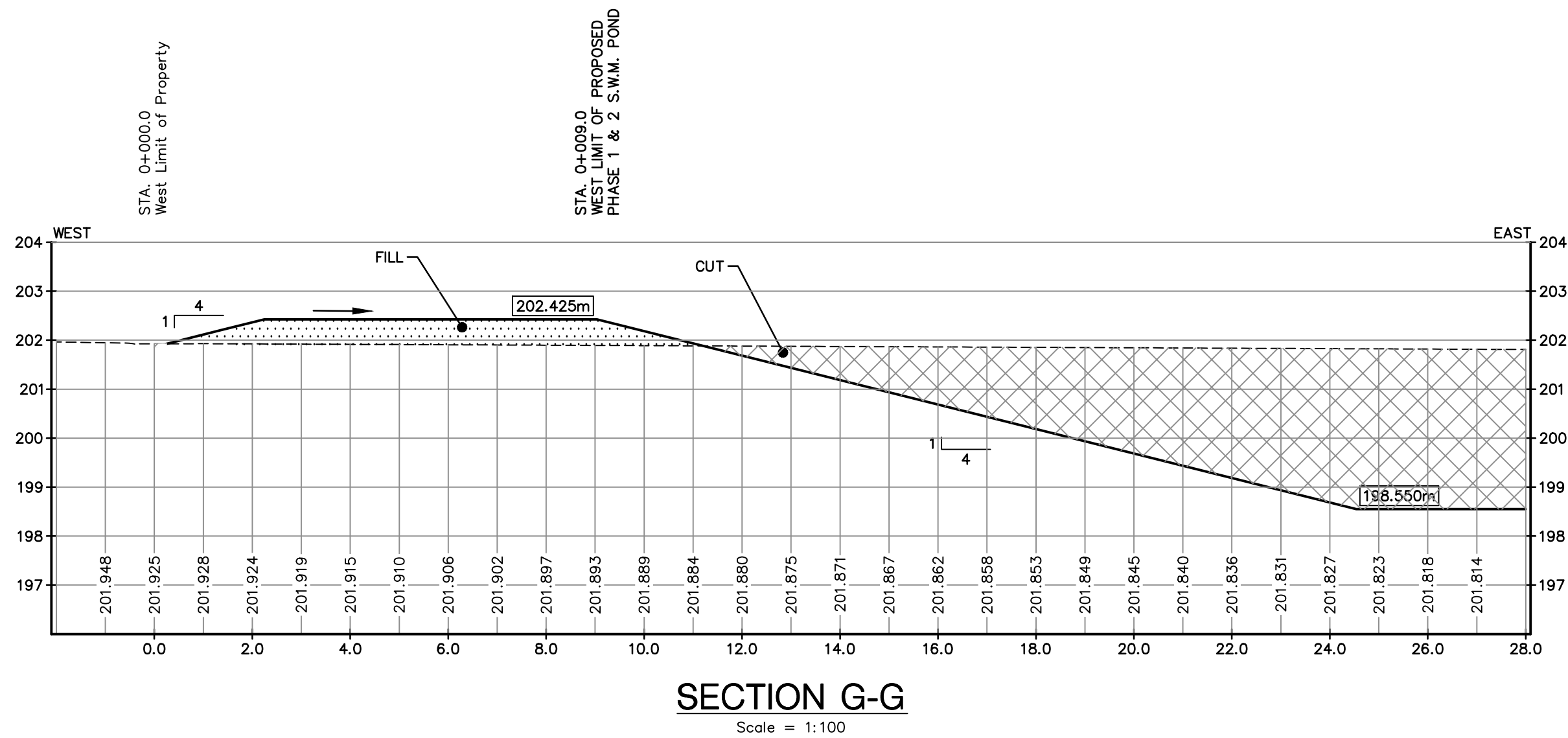
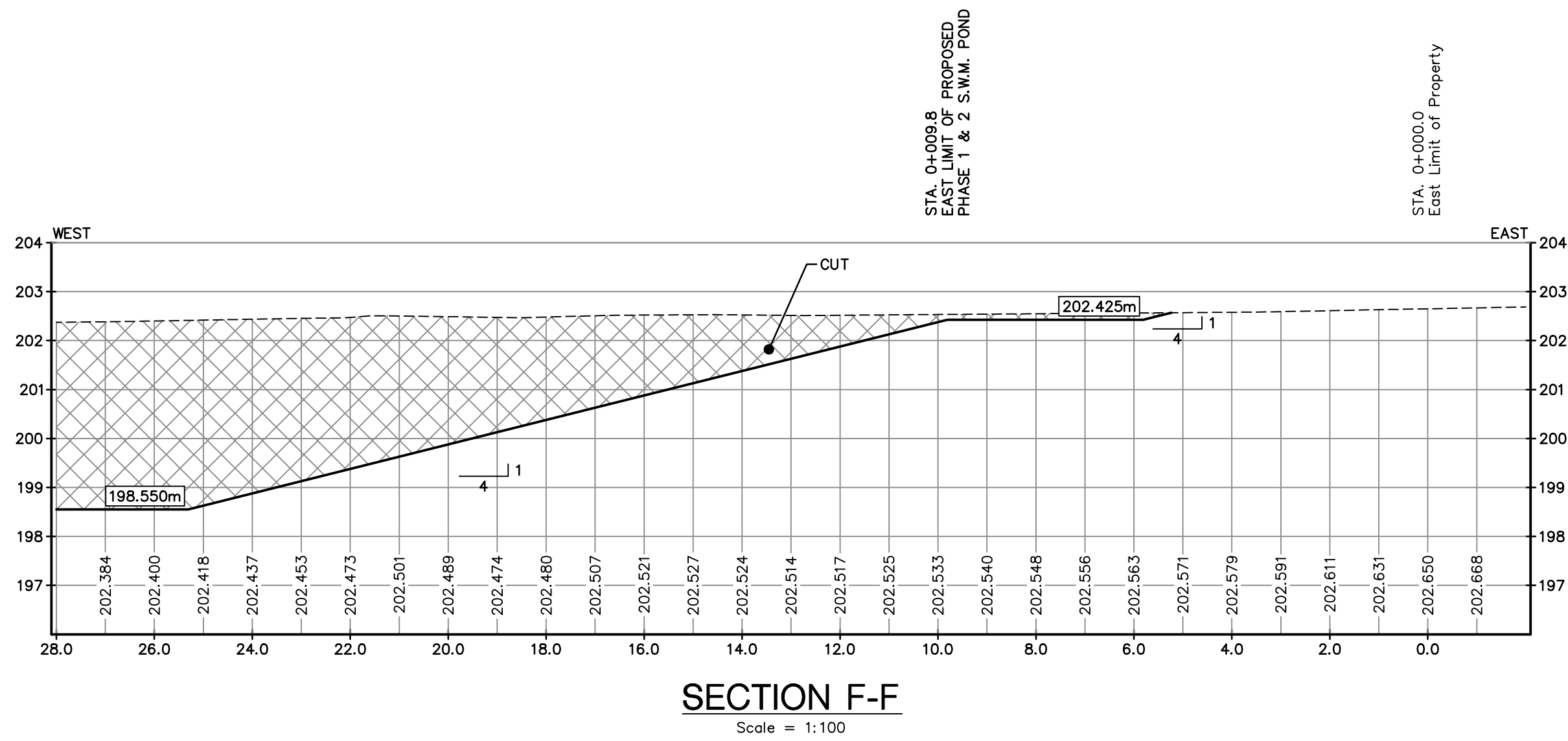
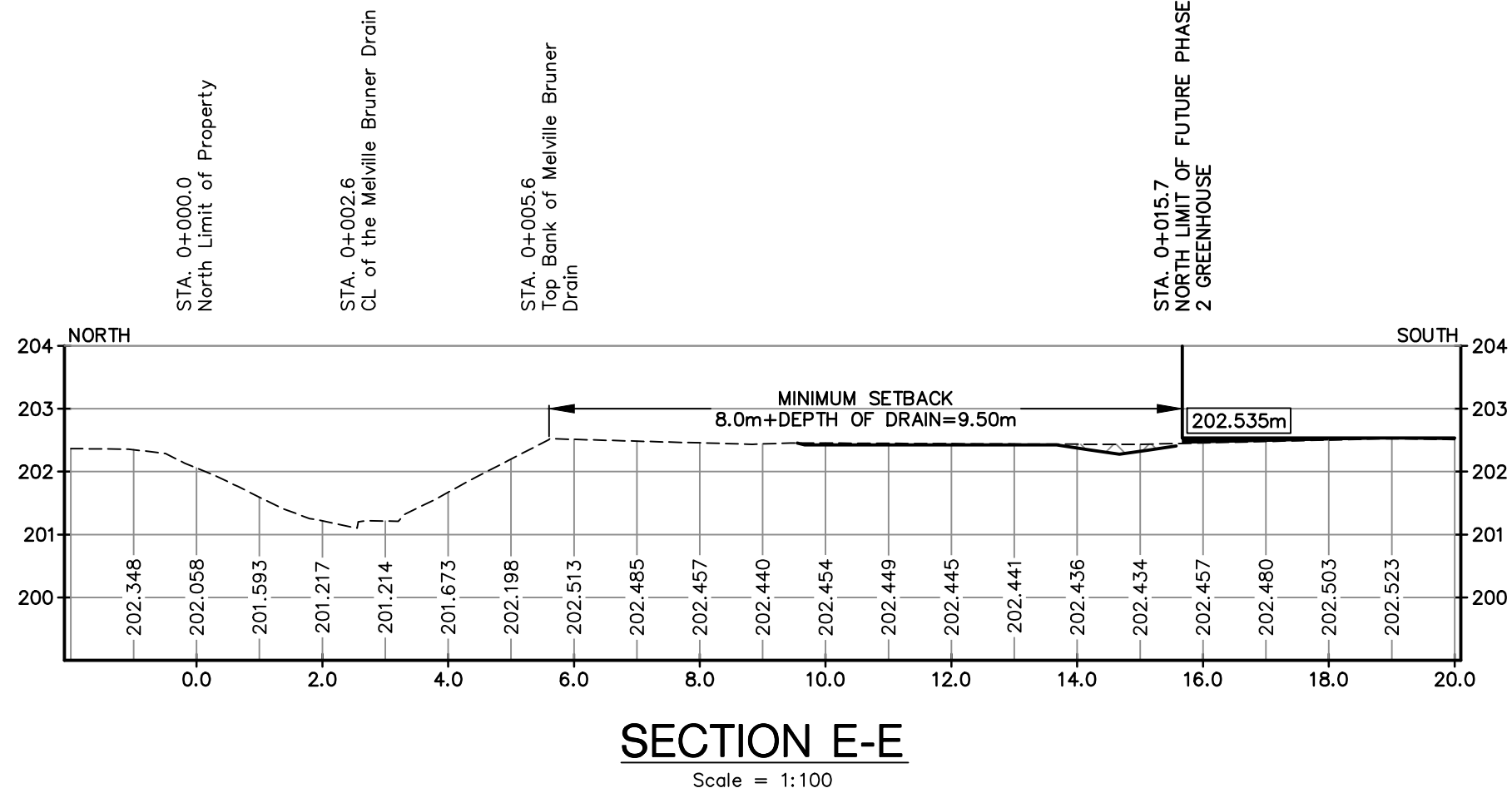
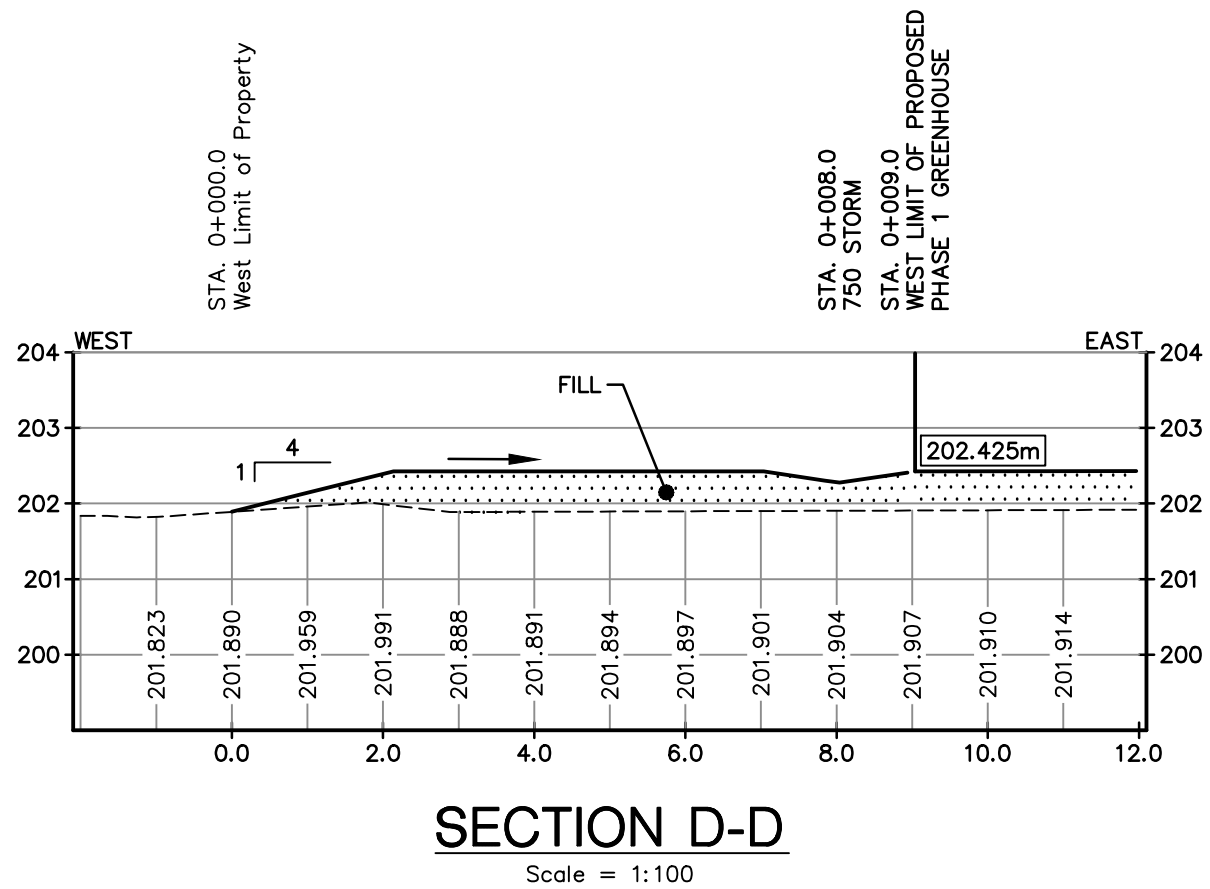
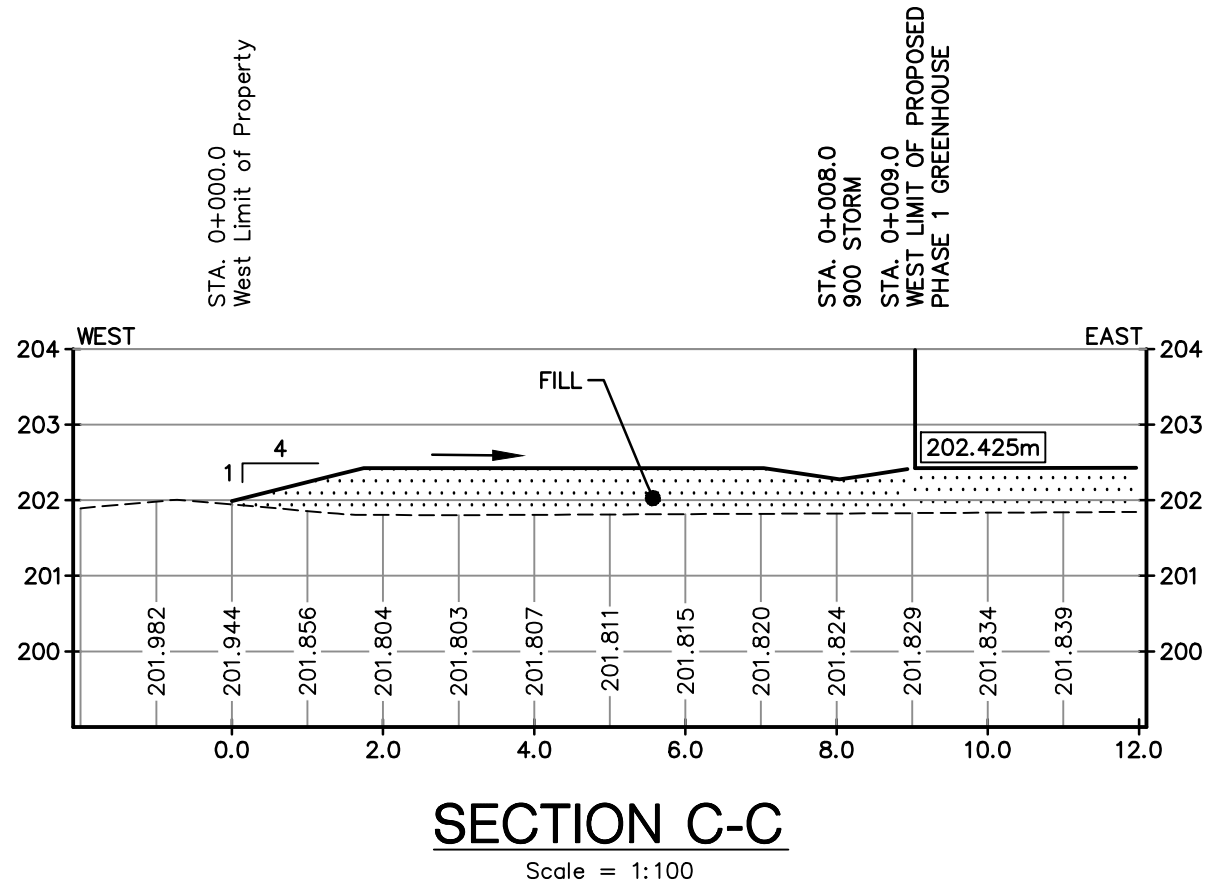
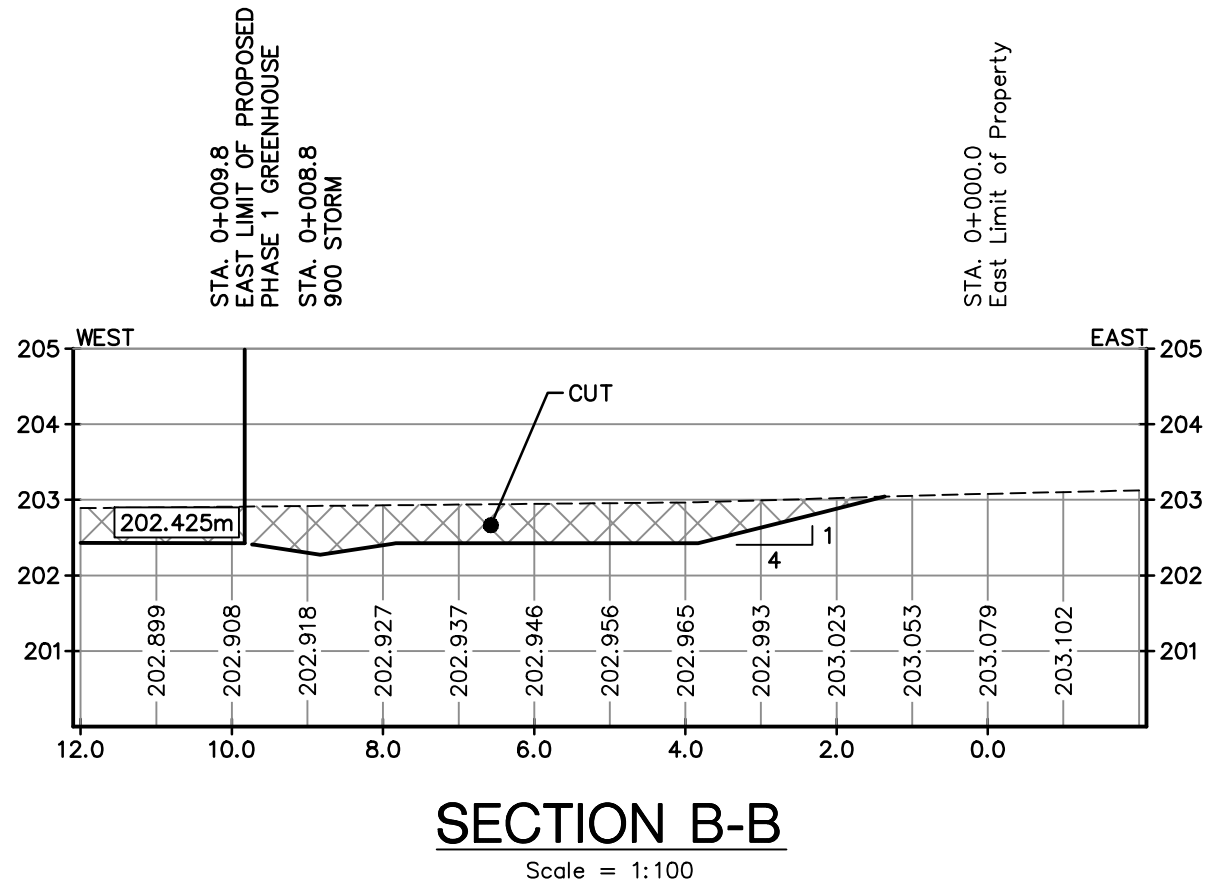
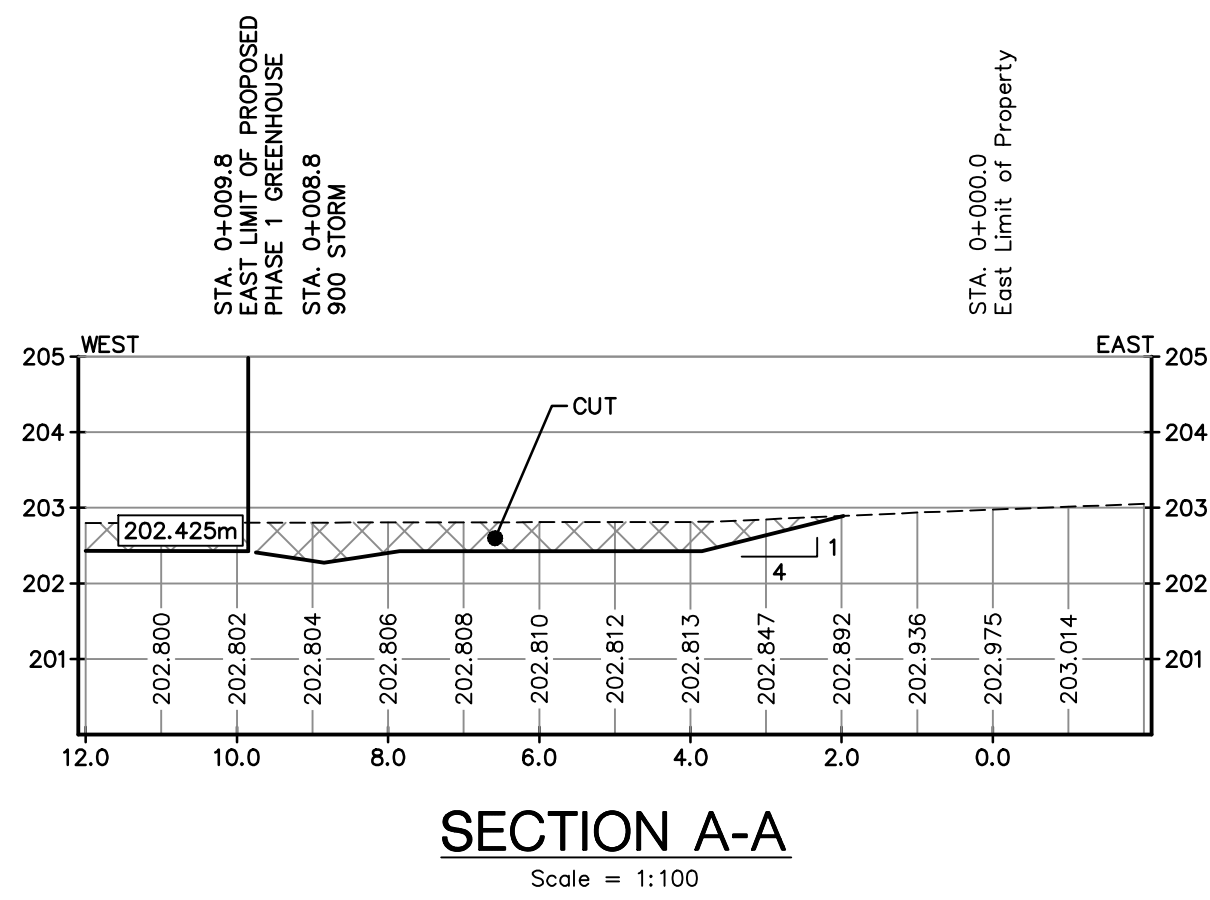
SHEET No.: 1 OF 4

PROJECT No.: E18-072









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  5. DENOTES PROPOSED INVERTS.
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BENCHMARK:  
BM1 TOP AUT. 1/2 FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF ROAD 3 EAST JUST WEST OF MUNICIPAL ADDRESS 1283 ROAD 3 EAST  
ELEV. 202.846m

| REVIEW AND APPROVAL | W.L.L. | DATE         |
|---------------------|--------|--------------|
| REVIEW AND APPROVAL | W.L.L. | 03 JUNE 2019 |
| S.W.M. REPORT       | W.L.L. | 08 MAY 2019  |
| OWNER REVIEW        | W.L.L. | 07 MAY 2019  |
| ISSUED FOR:         | BY:    | DATE:        |

REVISIONS:

**N. J. Peralta**  
**Engineering Ltd.**

Consulting Engineers  
Kingsville Ontario

ENGINEERING STAMPS:



**GREAT NORTHERN**  
**HYDROPONICS**

**PHASE 1**  
**GREENHOUSE**

**1270 ROAD 3 EAST**  
**KINGSVILLE, ONTARIO**

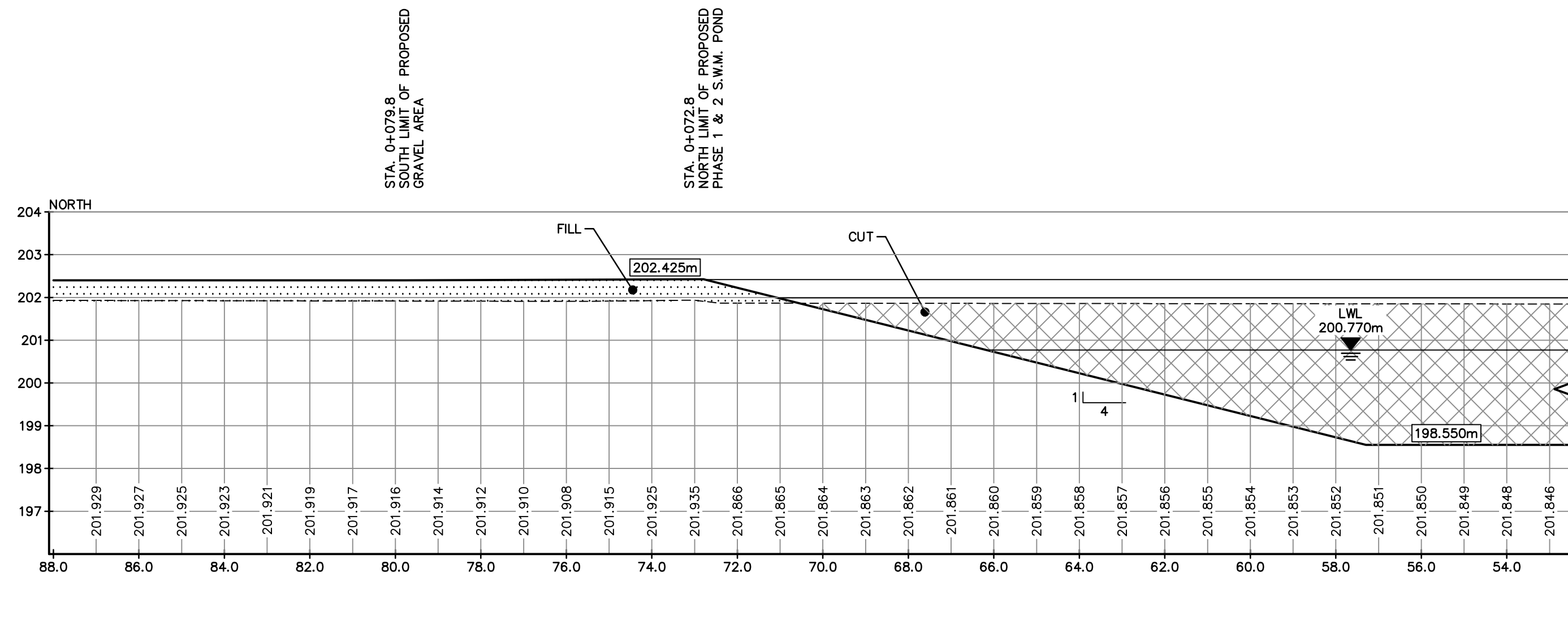
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SECTIONS

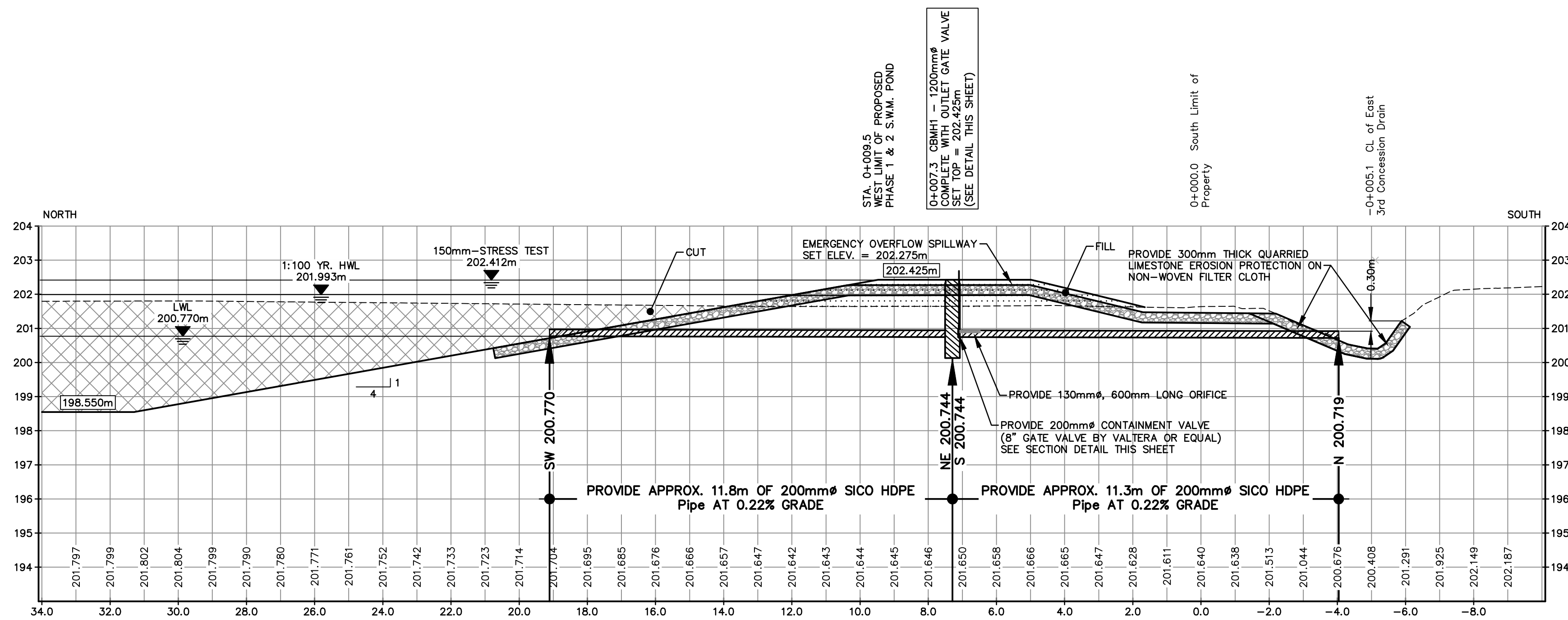
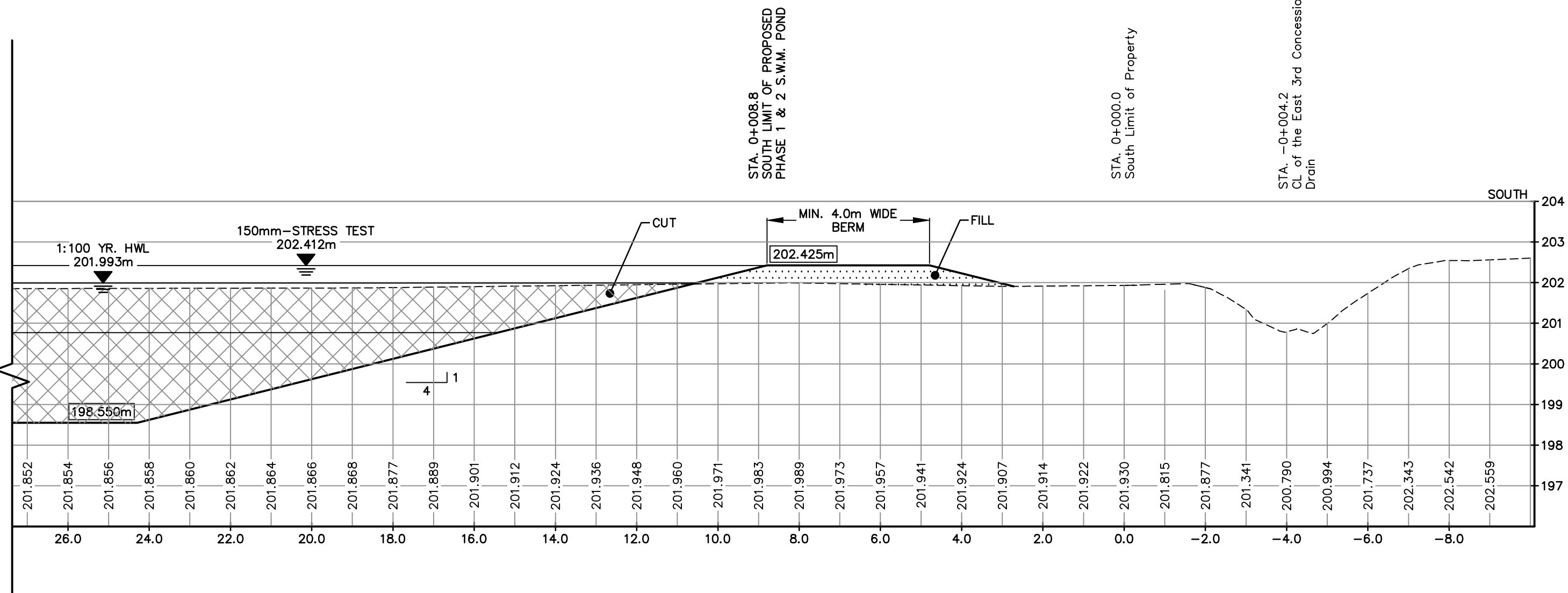
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| DESIGNED BY: | DATE:           |
| H.C.L.       | APR. 15th, 2019 |
| DRAWN BY:    | SCALE:          |
| J.H.         | AS NOTED        |
| SHEET No.:   | OF:             |
| 3            | 4               |
| PROJECT No.: | E18-072         |



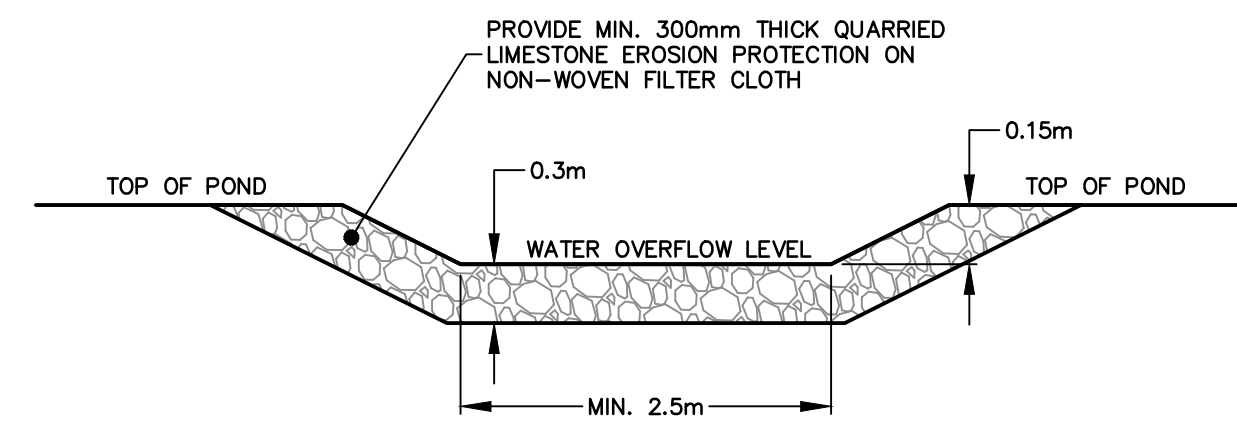
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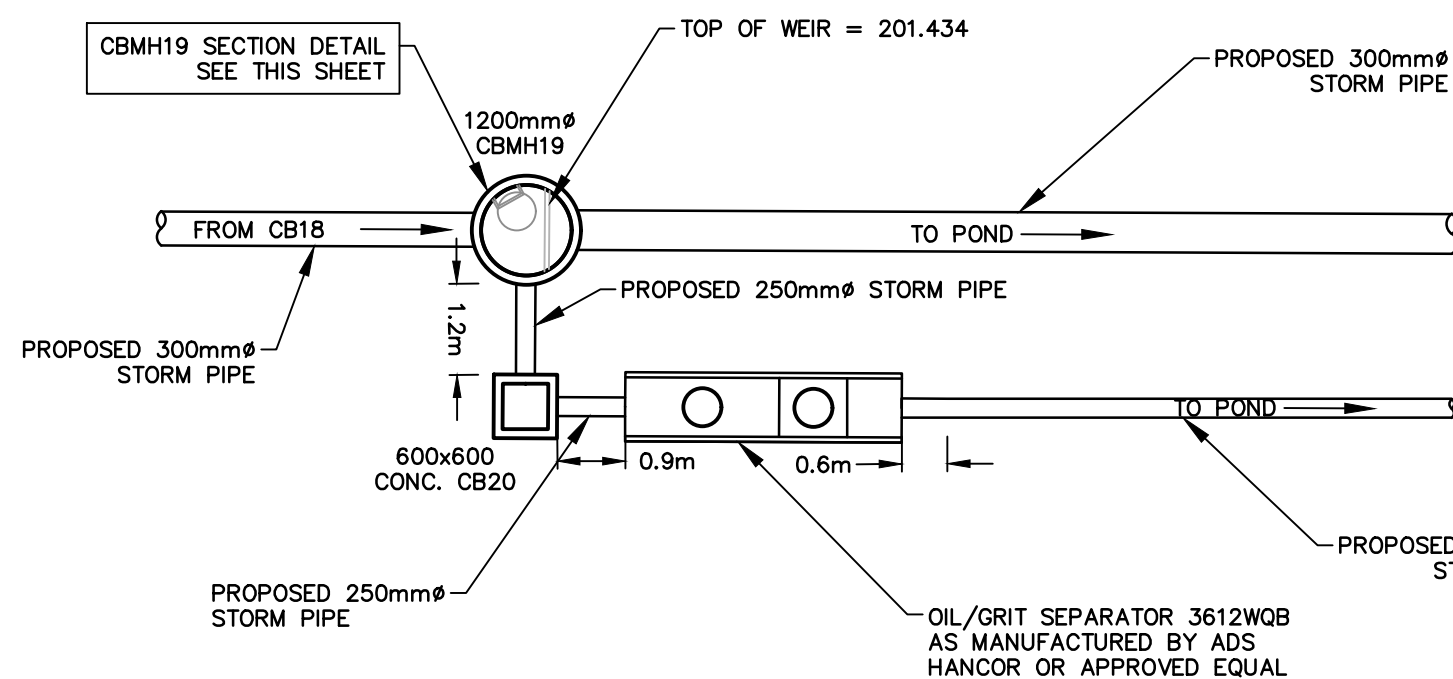
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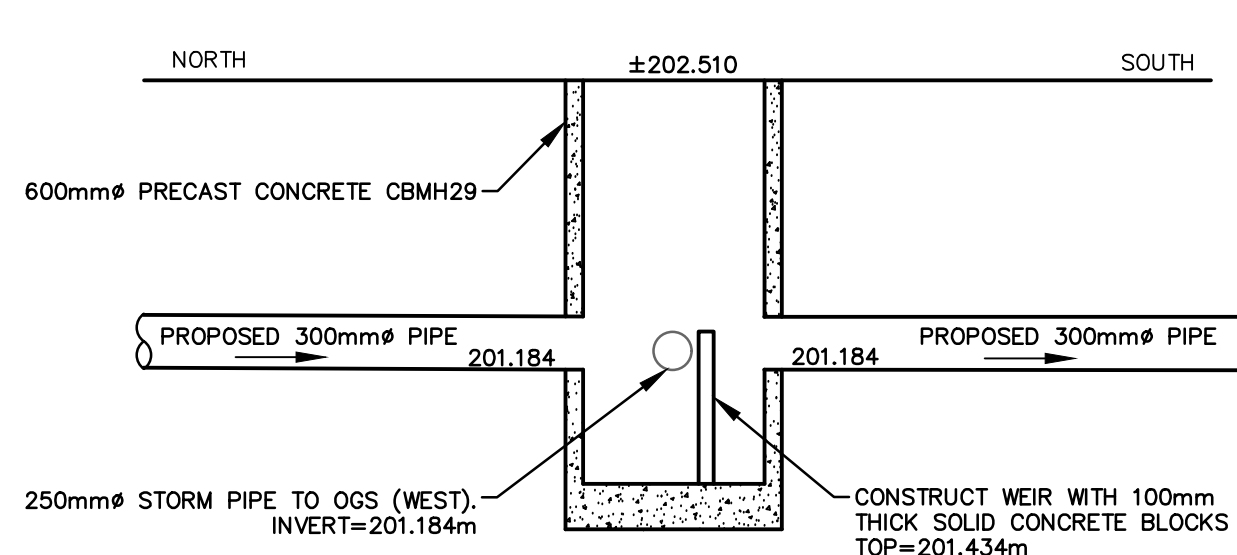
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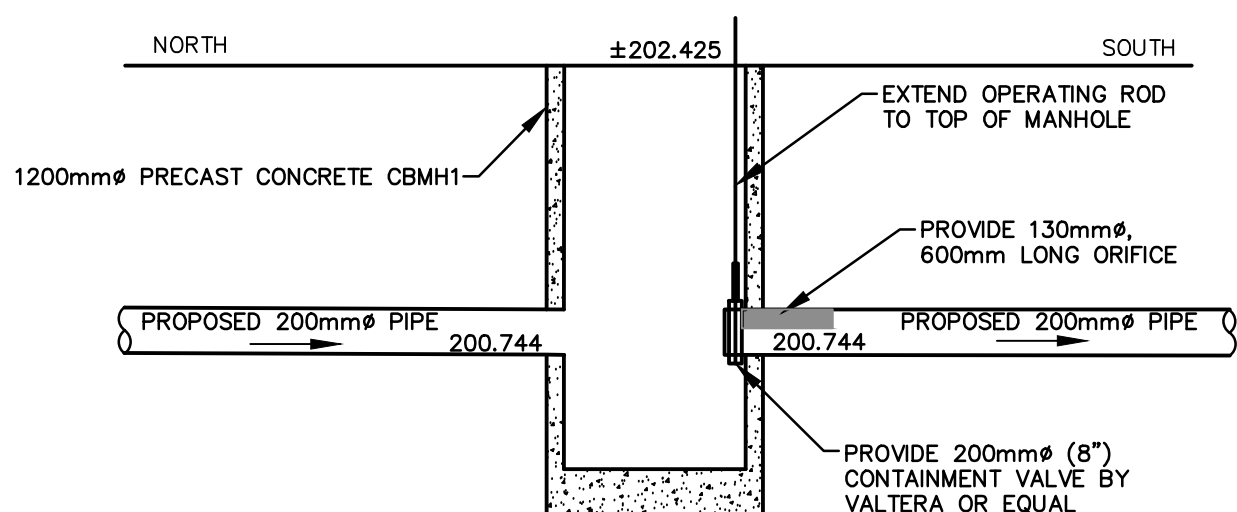
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OGS PLAN DETAIL  
Scale = N.T.S.



CBMH19 SECTION DETAIL  
Scale = N.T.S.



CBMH1 SECTION DETAIL  
Scale = N.T.S.

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ELEV. 202.846m

| REVIEW AND APPROVAL | W.L.L. | 03 JUNE 2019 |
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| ISSUED FOR:         | BY:    | DATE:        |

#### REVISIONS:

**N. J. Peralta**  
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Kingsville Ontario

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**KINGSVILLE, ONTARIO**

SHEET TITLE:

#### SECTIONS

DESIGNED BY: H.C.L. DATE: APR. 15th, 2019

DRAWN BY: J.H. SCALE: AS NOTED

SHEET No.: 4 OF 4

PROJECT No.: E18-072