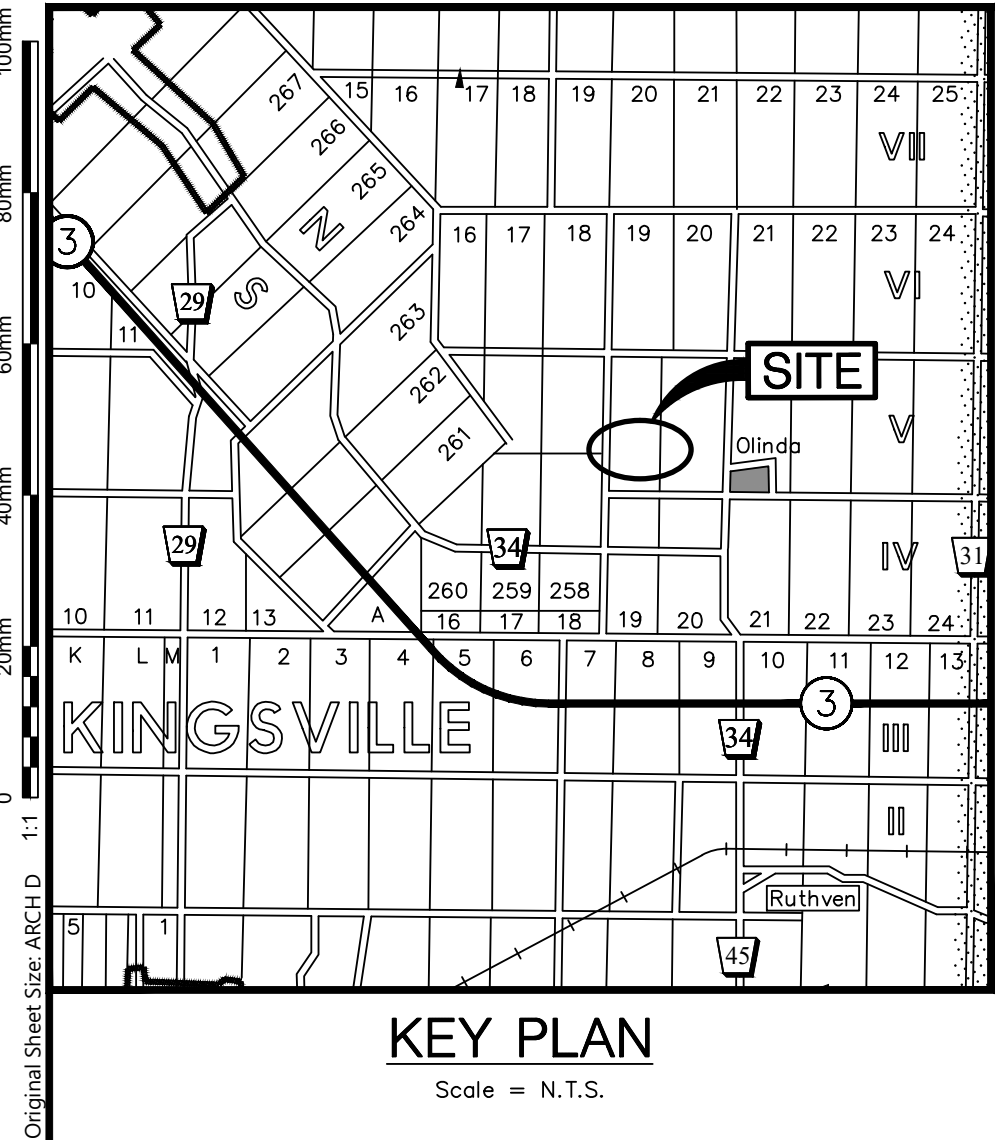




KEY PLAN
Scale = N.T.S.

SITE STATISTICS (400-04100)				
ZONING:		AGRICULTURE -- A1		
ZONE CATEGORY	REQUIRED	PROPOSED		
GROSS LOT AREA	0.200 ha. (0.49 ac.)	12.347 ha.	(30.51 ac.)	
LOT FRONTAGE (MIN.)	30.00m	251.55m		
FRONT YARD SETBACK (MIN.)	20.00m	20.00m		
REAR YARD SETBACK (MIN.)	5.00m	341.97m		
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m	15.00m		
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	192.13m		
LOT COVERAGE				
EXISTING MAIN BUILDING AREA	0.000 ha.	(0.00 ac.)		
EXISTING ACCESSORY STRUCTURE AREA	0.000 ha.	(0.00 ac.)		
PROPOSED MAIN BUILDING AREA	0.087 ha.	(0.21 ac.)		
PROPOSED ACCESSORY STRUCTURE AREA	0.000 ha.	(0.00 ac.)		
TOTAL LOT COVERAGE	0.70%	MAX. = 80%		

LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	-	-
DIMENSIONS OF LOADING SPACES (E.A.)	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	2	
BARRIER FREE SPACES PROVIDED	1	
BUILDING HEIGHTS		
MAIN BUILDING (MAX.)	15.00m	(GREENHOUSE)
ACCESSORY BUILDING(S) (MAX)	15.00m	(WAREHOUSE)

LEGEND			
△	MANDOOR	△	EXISTING
▲	OVERHEAD DOOR	▲	EXISTING

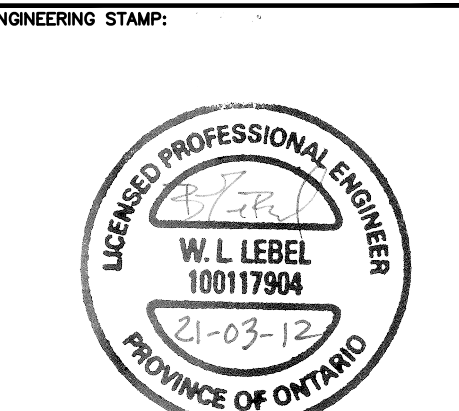
- NOTES:
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
 5. ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH R8-83.
 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS
TOP NUT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF GRAHAM SIDE ROAD, ACROSS FROM M.N. 3080
ELEV. = 201.501m

REVIEW AND APPROVAL	W.L.L.	12 MAR. 2021
REVIEW AND APPROVAL	W.L.L.	24 FEB. 2021
OWNER REVIEW	W.L.L.	24 FEB. 2021
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.
Consulting Engineers

45 Division Street North
Kingsville, ON N9Y 1E1
P: 519-733-6587
www.peraltaengineering.com



SUNVALLEY HYDROPONICS LTD.

BUNKHOUSE

GRAHAM SIDEROAD (400-04100)
KINGSVILLE, ONTARIO

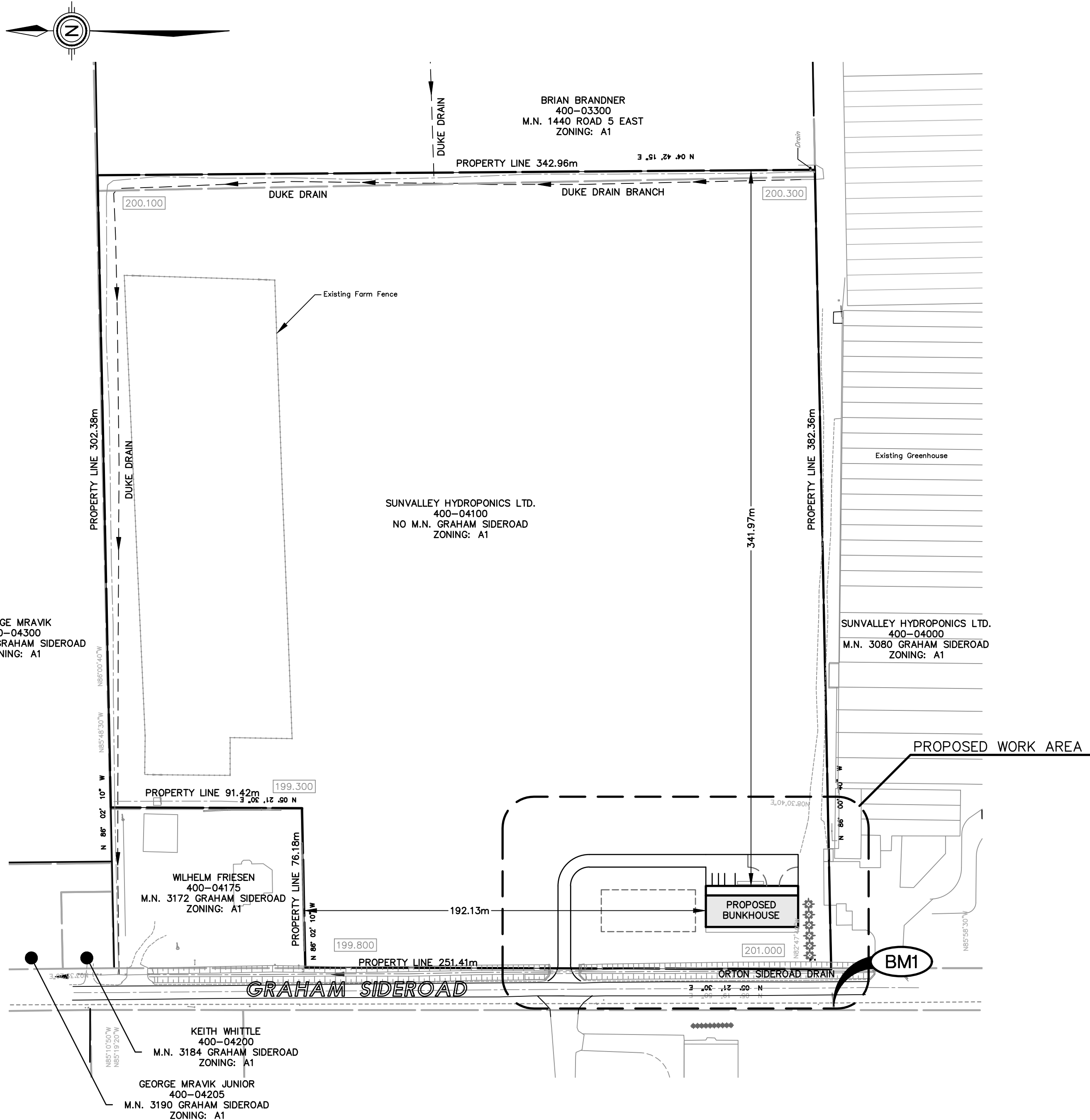
SHEET TITLE:
SITE PLAN

DESIGNED BY:	DATE:
W.L.L.	JAN. 15, 2021
DRAWN BY:	SCALE:
C.M.S.	AS SHOWN

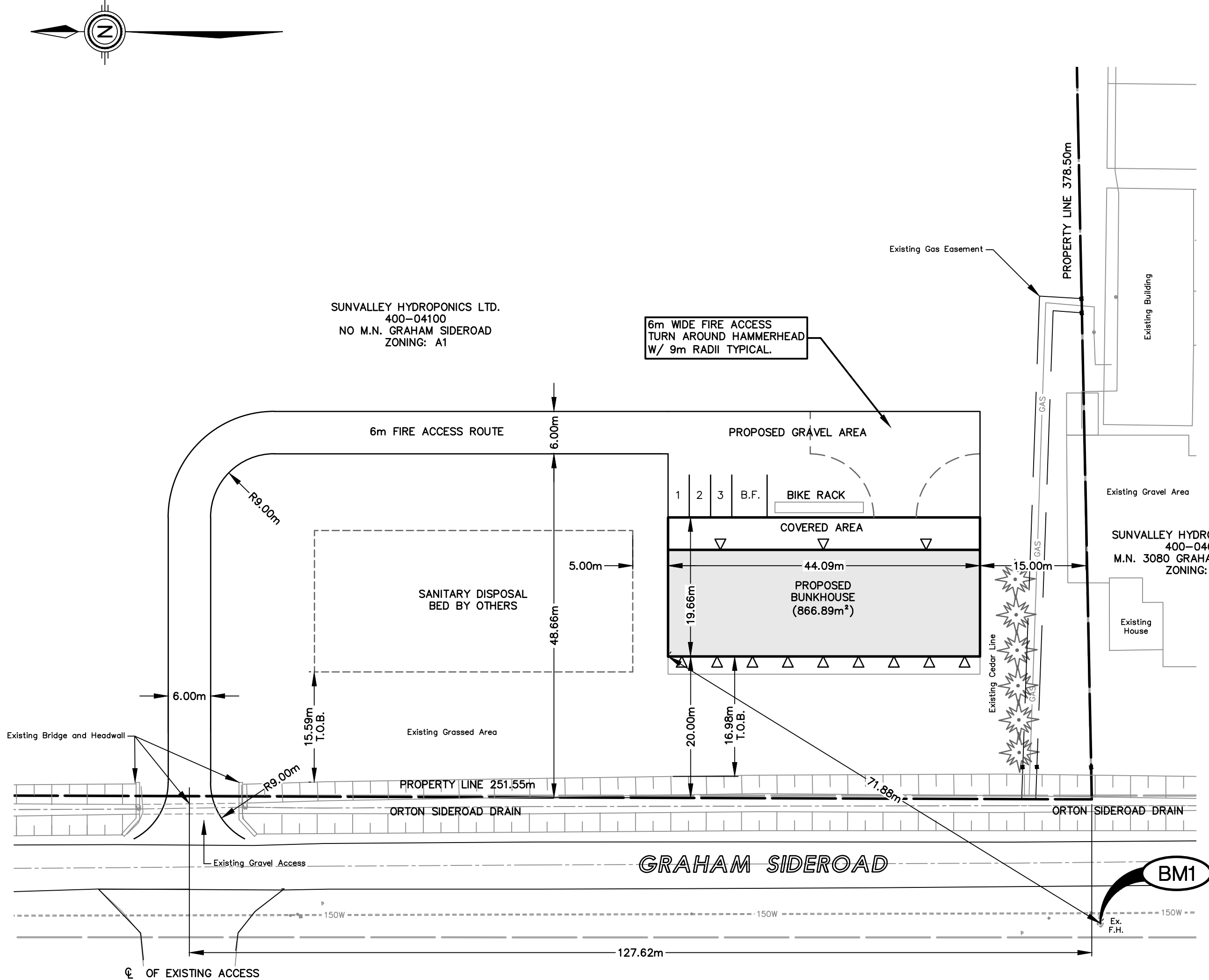
SHEET:	OF:
1	1

PROJECT No.:
E21-005

Appendix A



OVERALL SITE PLAN
Scale = 1:1500



PARTIAL SITE PLAN
Scale = 1:500