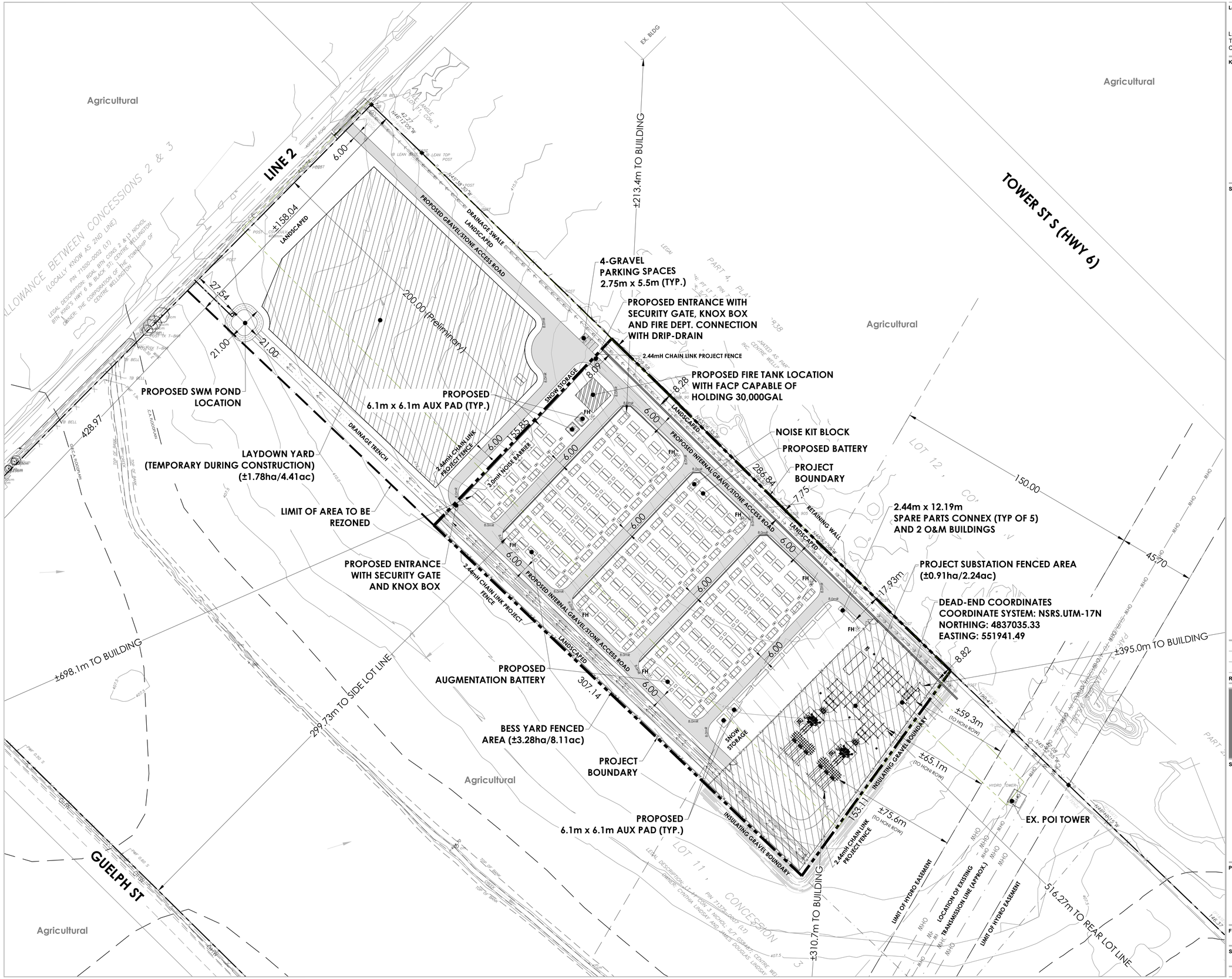
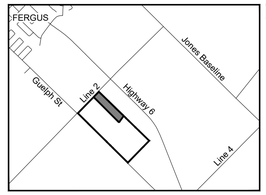


Legal Description

LOT 11, CONCESSION 3
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

Key Plan



SITE STATISTICS

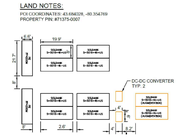
Zoning Summary (A) **Agricultural - On-Farm Diversified Use** Township of Centre Wellington Zoning By-law 2009-045		
	Required (min)	Provided
Lot Area	10.0ha	43.4ha
Lot Frontage	120.0m	428.9m
Lot Frontage of Area to be Rezoned		158.0m
Front Yard	12.5m	200.0m
Rear Yard	7.5m	516.2m
Int. Side Yard	3.0m	17.9m (±8.0m to Retaining Wall)
Ext. Side Yard	12.5m	299.7m
Bldg Height for Dwellings (max.)	11.0m	-
On-Farm Diversified Use		
Lot Area (max.)	2% (no greater than 1.0ha)	±10.5%
Floor Area of Bldgs (max.)	20% of Lot Area (Determined by Above)	-
Total Parking	-	4 spaces
PROJECT AREA - 45,579m²		

NOTES:
- All dimensions are in metres unless otherwise noted
- Survey and contour information prepared by Stantec Geomatics Ltd. (Apr. 9, 2024)
- FH - Dry Barrel Fire Hydrant (connected to underground water supply, Typ. 6)
- Base information and site layout prepared by Aypa (2025)

1. Equipment quantities, locations and layouts shown are indicative and subject to change during detailed design.
2. Size of capacitor bank estimated assuming required PF of 0.95 at POI.
3. Site specific features such as retention ponds and drainage shown for schematic purposes and is subject to change during detailed design.
4. Space for augmentation containers can be used for laydown during initial construction.
5. System sized for self feeding aux power during discharge.
6. Underground drainage tile in substation area and under spare parts connex to facilitate draining into the grass swale.
7. Fire department connection and fire hydrant sizes and quantities of outlets to be coordinated with the fire department.

Electrical Quantities	
Project Location	43.687397°, -80.359990°
MVAC @ POI	200
MVA AC @ POI	800
Inverter Model	PE 4200
Inverter Quantity	68
Augmentation Battery Quantity	68
Battery Model	Solbank S-5016-4h-US
BOL Battery Quantity	226
Civil Quantities	
Property Boundary (Ac)	107.34
Roads (m^2)	6,705
Fence (m)	1,000
Access Gates	4

LAND NOTES:
POI COORDINATES: 43.684028°, -80.354769
PROPERTY PIN: 711250-0002



Revision No.	Date	Issued / Revision	By

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	
Date	Apr. 17, 2025
Drawn By	CAC
Plan Scale	1:1,000
File No.	23405A
Checked By	PC
Project	**Elora BESS LP** 6235 Guelph St Township of Centre Wellington
File Name	PRELIMINARY SITE PLAN
Dwg No.	1 of 1
Scale Bar	

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