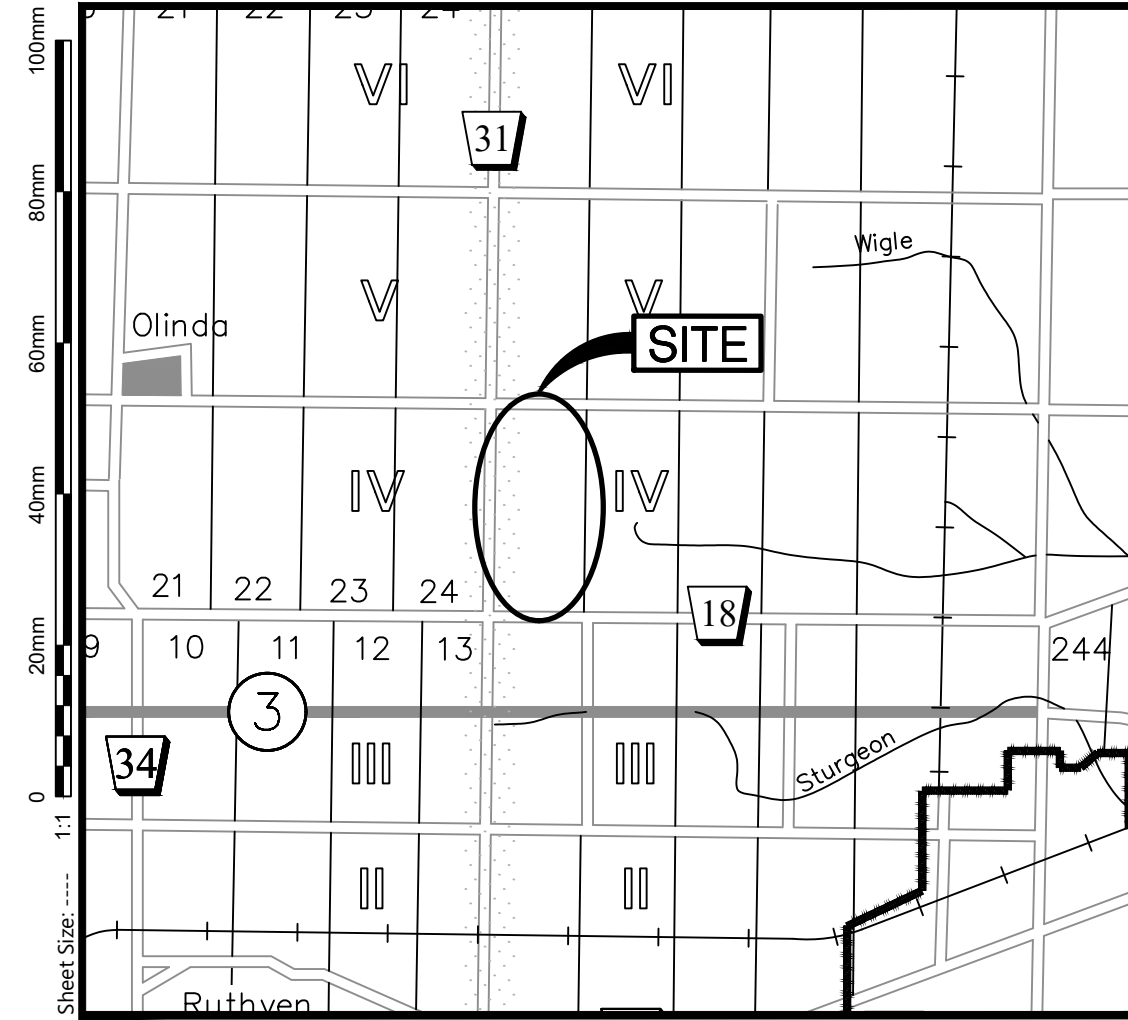




KEY PLAN
Scale = NTS

SITE STATISTICS (660-02205, 660-02300, 660-02400)			
ZONING: A3 - AGRICULTURAL HOBBY FARM ZONE			
ZONE CATEGORY	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA	2,000 ha. (4.94 ac.)	19,704 ha. (48.69 ac.)	19,335 ha. (47.78 ac.)
LOT FRONTAGE (MIN.)	60.00m	1016.03m	1016.03m
FRONT YARD SETBACK (MIN.)	15.00m	11.80m	17.40m
REAR YARD SETBACK (MIN.)	15.00m	14.70m	55.90m
INTERIOR SIDE YARD SETBACK (MIN.)	15.00m	15.00m	76.30m
EXTERIOR SIDE YARD SETBACK (MIN.)	15.00m	N/A	N/A
FARM HELP DWELLING ALLOWANCE MAX. 2.5 LABOURERS PER 0.5 ha. OF G.H.	147 LABOURERS	70 LABOURERS	72 LABOURERS
S.W.M. POND - SETBACK (MIN.)	3.00m	11.30m	9.10m
DRIVEWAY WIDTH	-	27.60m	N/A

DRIVEWAY SETBACK	4.50m	169.10m	N/A
PARKING SETBACK	4.50m	3.40m	56.20m
DRAIN SETBACK (8.0m + DEPTH OF DRAIN)	9.48m (DRAIN = 1.48m DEEP)	8.30m	9.60m
LOT COVERAGE			
	REQUIRED	EXISTING	PROPOSED
MAIN BUILDING AREA		15,803 ha. (39.05 ac.)	16,728 ha. (41.34 ac.)
ACCESSORY STRUCTURE AREA		0.089 ha. (0.22 ac.)	0.163 ha. (0.40 ac.)
TOTAL LOT COVERAGE	MAX. = 80%	80.65%	87.36%
LOADING SPACES			
	REQUIRED	EXISTING	PROPOSED
LOADING AREA SETBACK	15.24m	38.40m	22.90m
NUMBER OF LOADING SPACES	-	4	7
DIMENSIONS OF LOADING SPACES (EA.)	3.5m x 9m (MIN.)	5m x 20m	5m x 20m

PARKING			
	REQUIRED	EXISTING	PROPOSED
REGULAR SPACE SIZE	3m x 6m	3m x 6m	3m x 6m
BARRIER FREE SPACE SIZE	5m x 6m	5m x 6m	5m x 6m
PARKING SPACE REQUIREMENT - GREENHOUSE 1 SPACE PER 2 ha. OF AREA	29,357ha. = 15 SPACES	11 SPACES	15 SPACES
PARKING SPACE REQUIREMENT - BUNKHOUSE 1 SPACE PER UNIT	9 UNITS = 9 SPACES	9 SPACES	9 SPACES
BARRIER FREE SPACE REQUIREMENT 1 SPACE FOR 1-25 PARKING SPACES	1 SPACES	1 SPACES	2 SPACES
BUILDING HEIGHTS			
	REQUIRED	EXISTING	PROPOSED
MAIN BUILDING (MAX.)	10.00m	9.00m	9.00m
ACCESSORY BUILDING(S) (MAX)	10.00m	4.30m	4.30m

- NOTES:
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 - ALL BARRIER FREE PARKING SPACES TO BE CONSTRUCTED PER ADA STANDARDS.
 - ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

- TOP NUT OF FIRE HYDRANT (R-333) LOCATED ON EAST SIDE OF COUNTY ROAD 31 R.O.W., APPROXIMATELY 147m NORTH OF SOUTH LIMIT OF SUBJECT PARCEL.
ELEV. = 214.466m
- TOP NUT OF FIRE HYDRANT (R-333) LOCATED ON SOUTH SIDE OF MERSEA ROAD 5 R.O.W., NEAR THE COUNTY ROAD 31 INTERSECTION, APPROXIMATELY 147m NORTH OF NORTH LIMIT OF SUBJECT PARCEL.
ELEV. = 213.676m

OWNER REVIEW	W.L.L.	09 FEB. 2025
ISSUED FOR:	BY:	DATE:

Peralta Engineering
Consulting Engineers
N.J. Peralta Engineering Ltd.
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Kingsville, ON
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peraltaengineering.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SKYBERRY FARMS INC

**PHASE 2 GREENHOUSE
EXPANSION**

**482 COUNTY ROAD 31,
LEAMINGTON, ONTARIO**

SHEET TITLE:

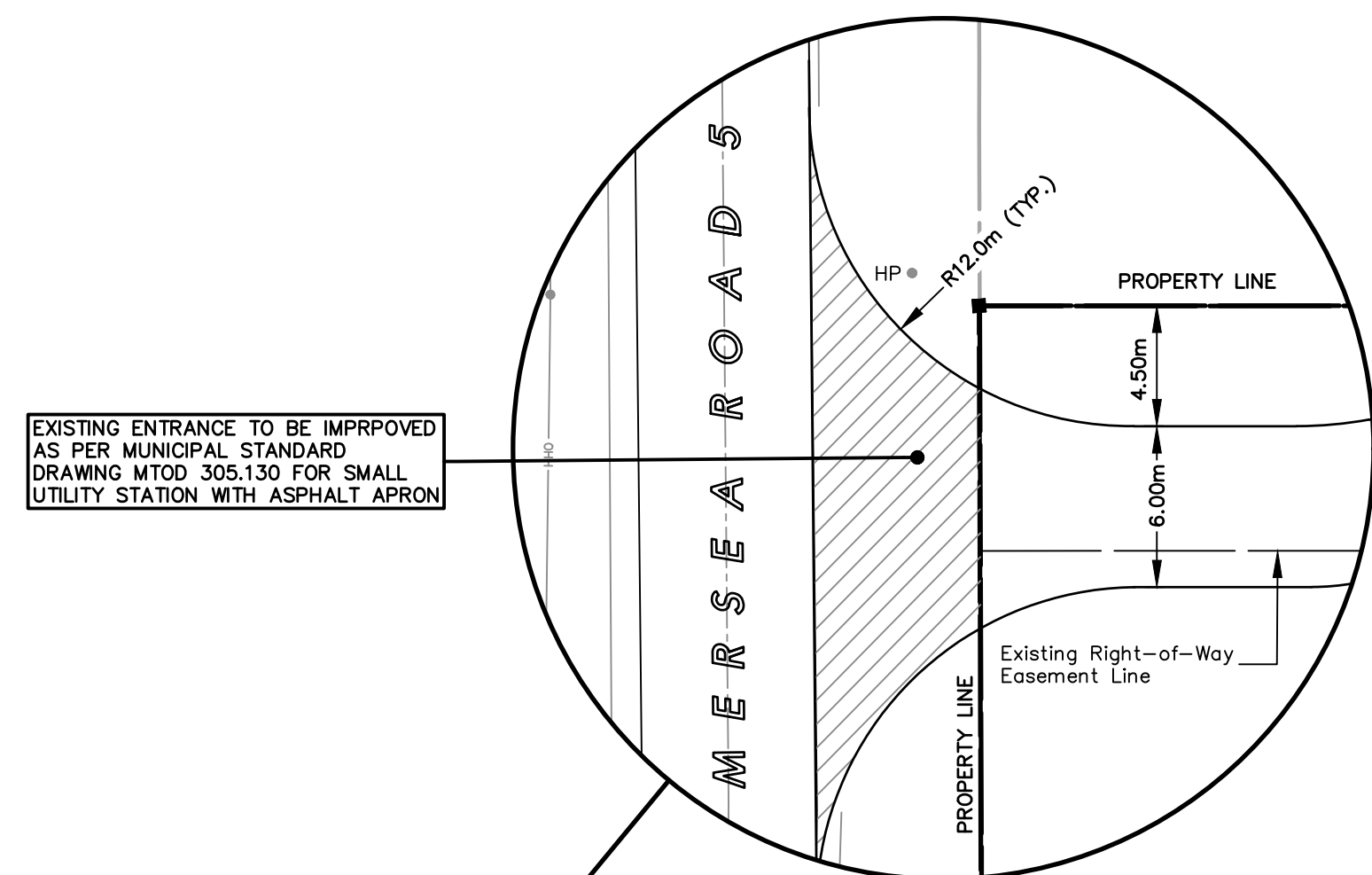
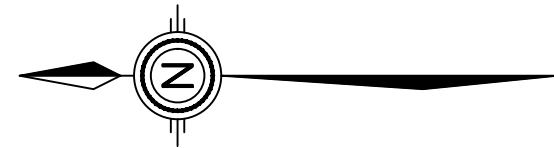
**EXISTING SITE PLAN
AND
REMOVALS**

DESIGNED BY:	DATE:
W.L.L.	11 NOV, 2025
DRAWN BY:	SCALE:
D.N.P.	AS SHOWN
SHEET:	OF:
1	4
PROJECT No.:	E25-036

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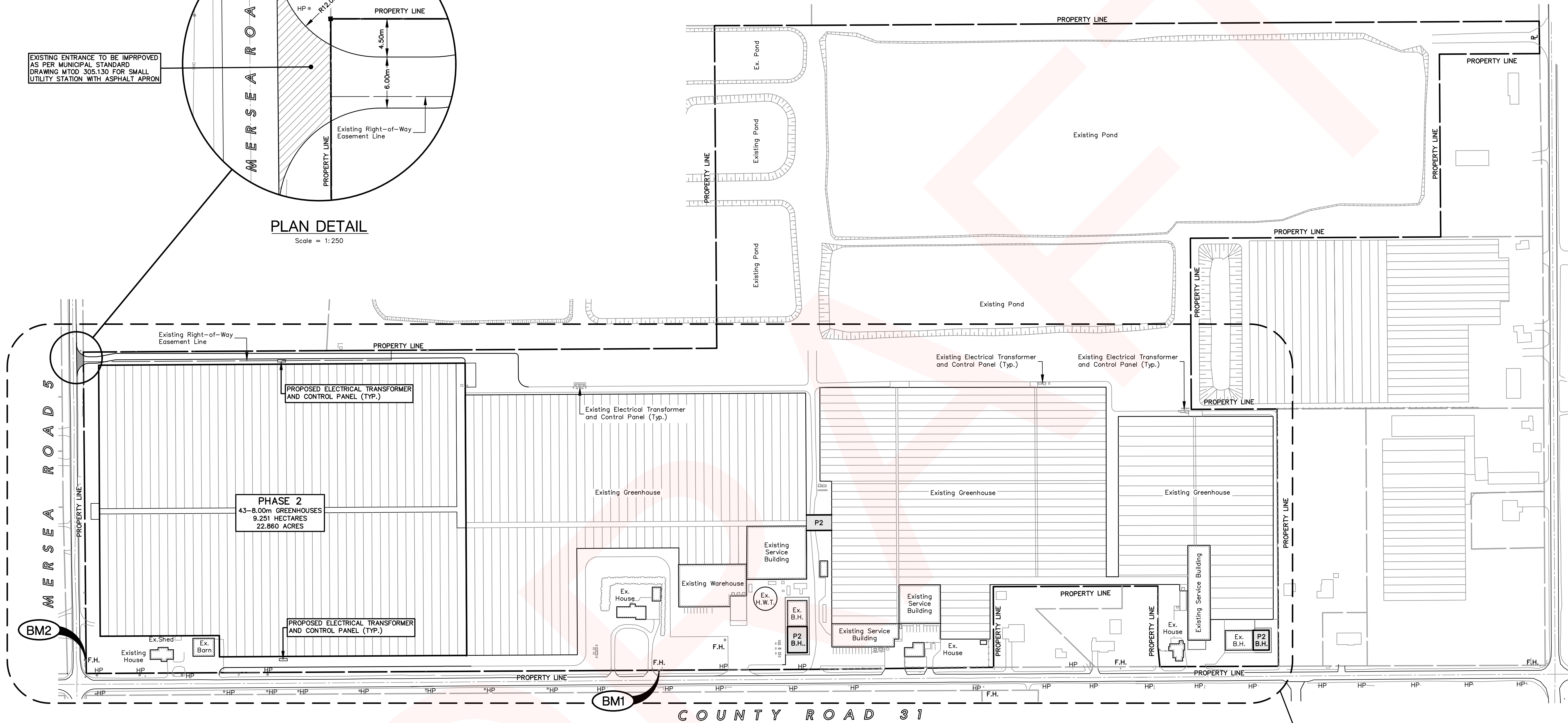
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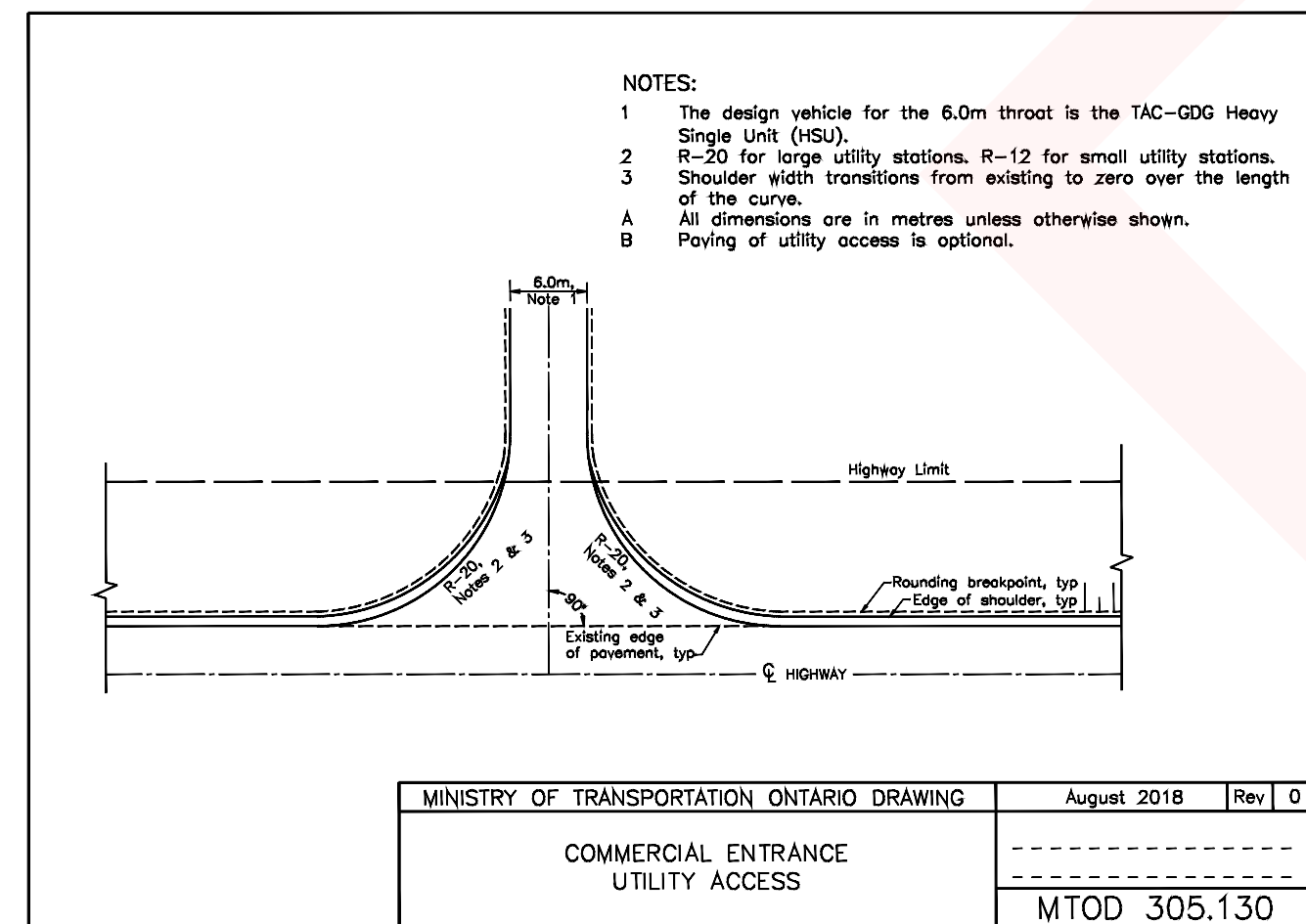
PLAN DETAIL

Scale = 1:250



SITE PLAN

Scale = 1:2000



NOTES:

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BENCHMARKS

- TOP NUT OF FIRE HYDRANT (R-333) LOCATED ON EAST SIDE OF COUNTY ROAD 31 R.O.W., APPROXIMATELY 147m NORTH OF SOUTH LIMIT OF SUBJECT PARCEL.
ELEV. = 214.466m

- TOP NUT OF FIRE HYDRANT (R-333) LOCATED ON SOUTH SIDE OF MERSEA ROAD 5 R.O.W., NEAR THE COUNTY ROAD 31 INTERSECTION, APPROXIMATELY 680m NORTH OF NORTH LIMIT OF SUBJECT PARCEL.
ELEV. = 213.676m

OWNER REVIEW	W.L.L.	09 FEB. 2026
ISSUED FOR:	BY:	DATE:

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peraltaengineering.com

ENGINEER'S SEAL:

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SKYBERRY FARMS INC

**PHASE 2 GREENHOUSE
EXPANSION**

**482 COUNTY ROAD 31,
LEAMINGTON, ONTARIO**

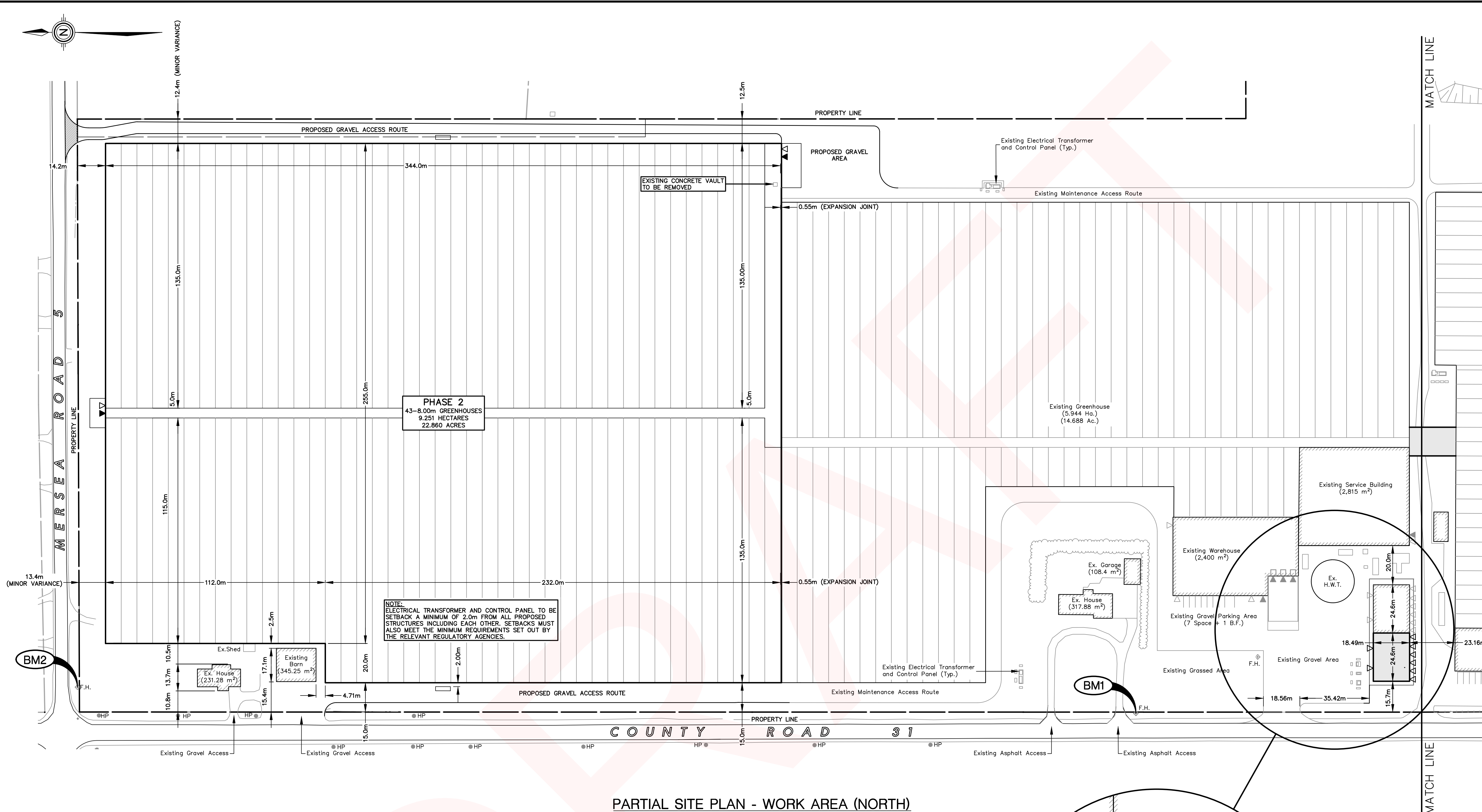
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**SITE PLAN
AND
PLAN DETAIL**

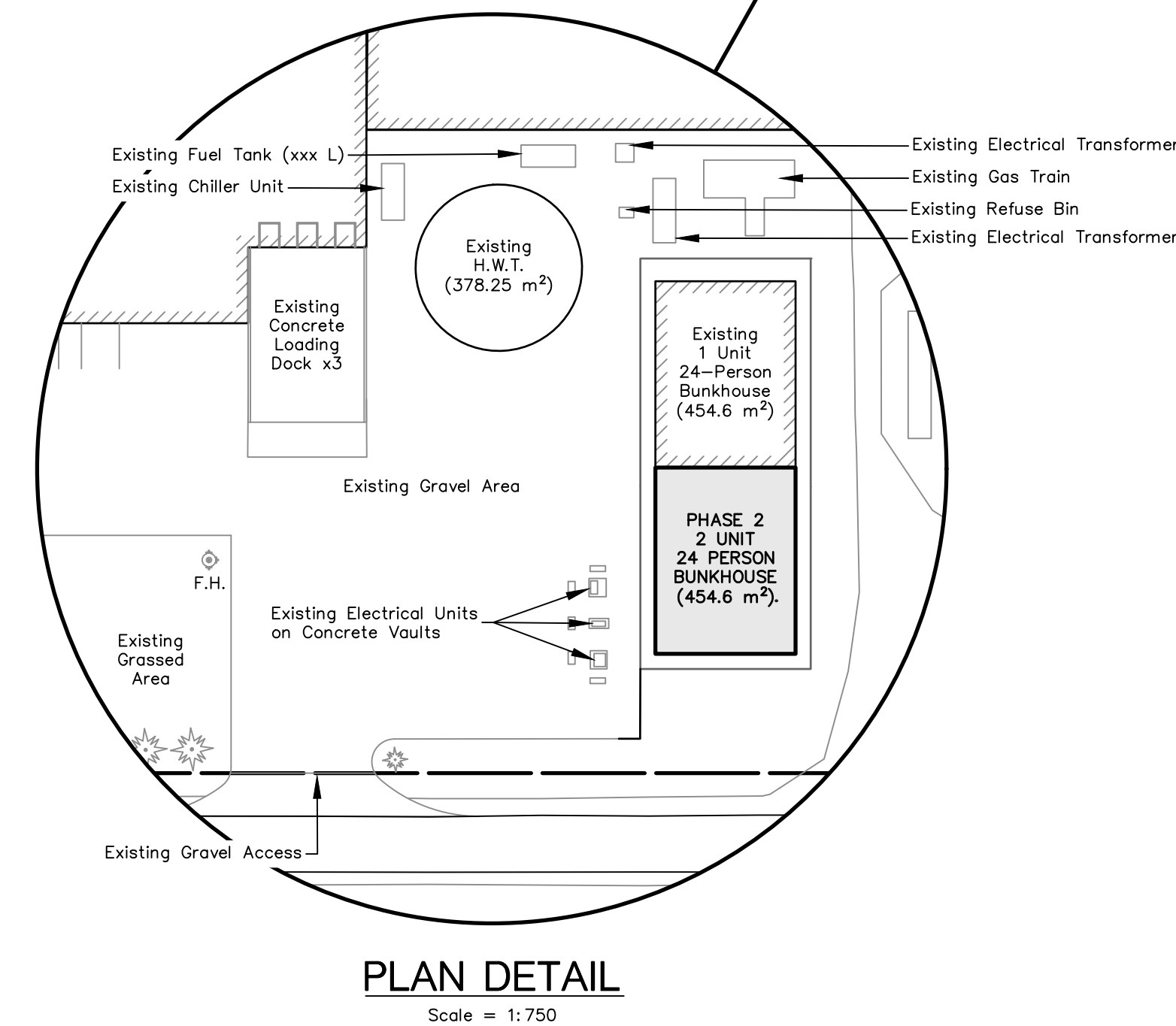
DESIGNED BY:	DATE:
W.L.L.	11 NOV, 2025
DRAWN BY:	SCALE:
D.N.P.	AS SHOWN
SHEET:	OF:
2	4
PROJECT No.:	E25-036

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Original Sheet Size: 1:1
0 20mm 40mm 60mm 80mm 100mm



PARTIAL SITE PLAN - WORK AREA (NORTH)
Scale = 1:1000



PLAN DETAIL
Scale = 1:750

- NOTES:
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N.J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
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 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

1. TOP NUT OF FIRE HYDRANT (R-330) LOCATED ON EAST SIDE OF COUNTY ROAD 31 R.O.W. APPROXIMATELY 147m NORTH OF SOUTH LIMIT OF SUBJECT PARCEL.
ELEV. = 214.466m
2. TOP NUT OF FIRE HYDRANT (R-333) LOCATED ON SOUTH SIDE OF MERSEA ROAD 5 R.O.W. NEAR THE COUNTY ROAD 31 INTERSECTION. APPROXIMATELY 0.969m NORTH OF NORTH LIMIT OF SUBJECT PARCEL.
ELEV. = 213.676m

OWNER REVIEW	W.L.L.	09 FEB. 2026
ISSUED FOR:	BY:	DATE:
ISSUES/REVISIONS:		

Peralta Engineering
Consulting Engineers
N.J. Peralta Engineering Ltd.
45 Division Street North P: 519-733-6587
Kingsville, ON F: 519-733-6588
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ENGINEER'S SEAL:

**PRELIMINARY
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SKYBERRY FARMS INC

**PHASE 2 GREENHOUSE
EXPANSION**

**482 COUNTY ROAD 31,
LEAMINGTON, ONTARIO**

SHEET TITLE:

**PARTIAL SITE PLAN
WORK AREA (NORTH)
AND PLAN DETAIL**

DESIGNED BY:	DATE:
W.L.L.	11 NOV, 2025
DRAWN BY:	SCALE:
D.N.P.	AS SHOWN
SHEET:	OF:
3	4
PROJECT No.:	E25-036

DESIGNED BY: W.L.L.	DATE: 11 NOV, 2025
DRAWN BY: D.N.P.	SCALE: AS SHOWN
SHEET: 4	OF: 4
PROJECT No.: E25-036	