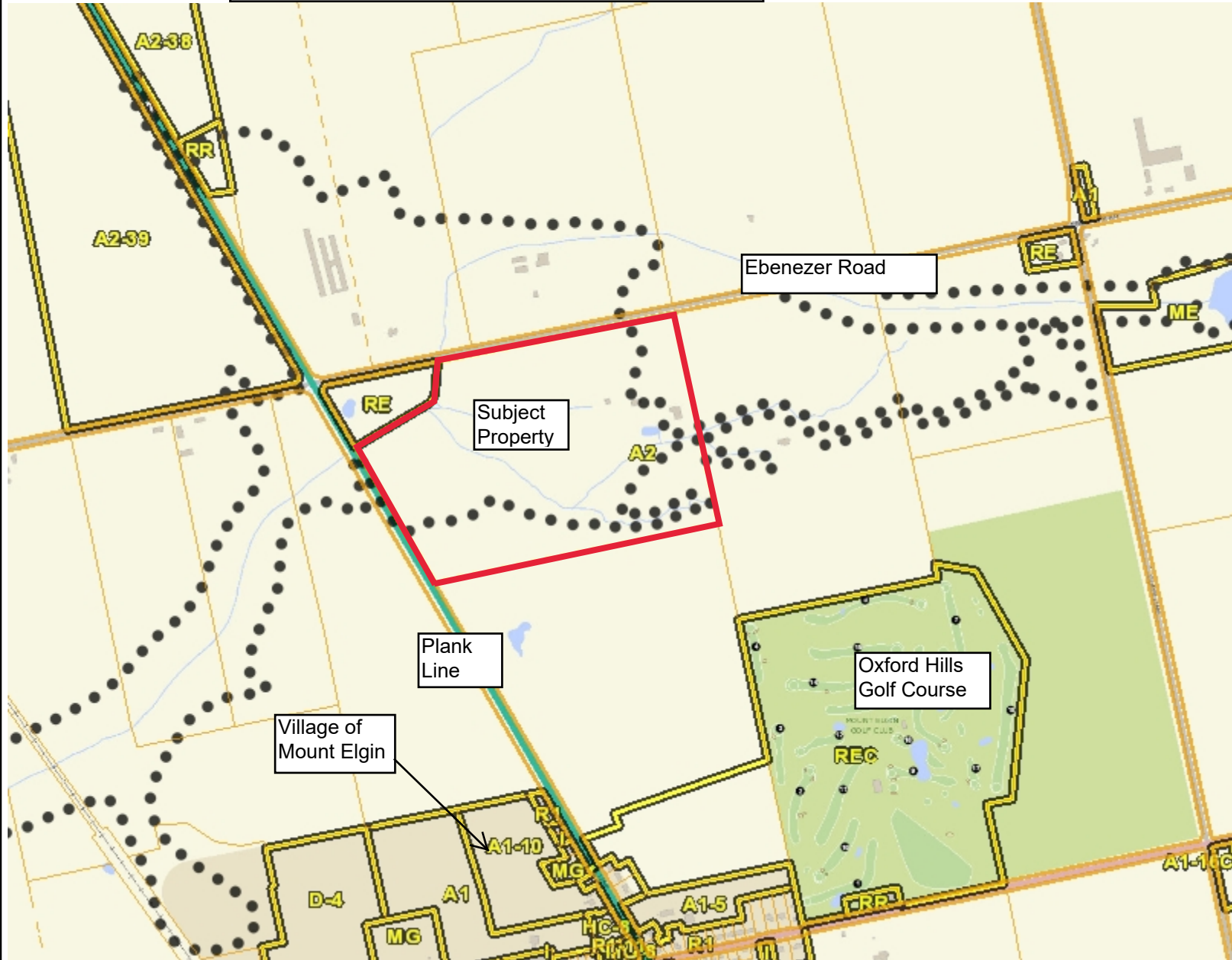




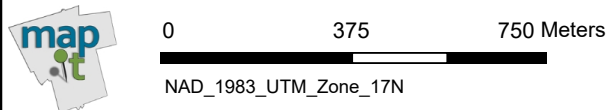
Plate 1 - Location Map & Existing Zoning
 File No. OP 22-25-4 & ZN 4-22-30- Hakkenberg
 344154 Ebenezer Road, Township of South-West Oxford



Legend

- Parcel Lines**
 - Property Boundary
 - - - Assessment Boundary
 - - - Unit
 - - - Road
 - - - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

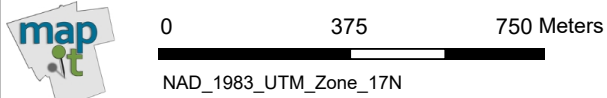
January 16, 2023



Legend

- Parcel Lines**
 - Property Boundary
 - - - Assessment Boundary
 - - - Unit
 - - - Road
 - - - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

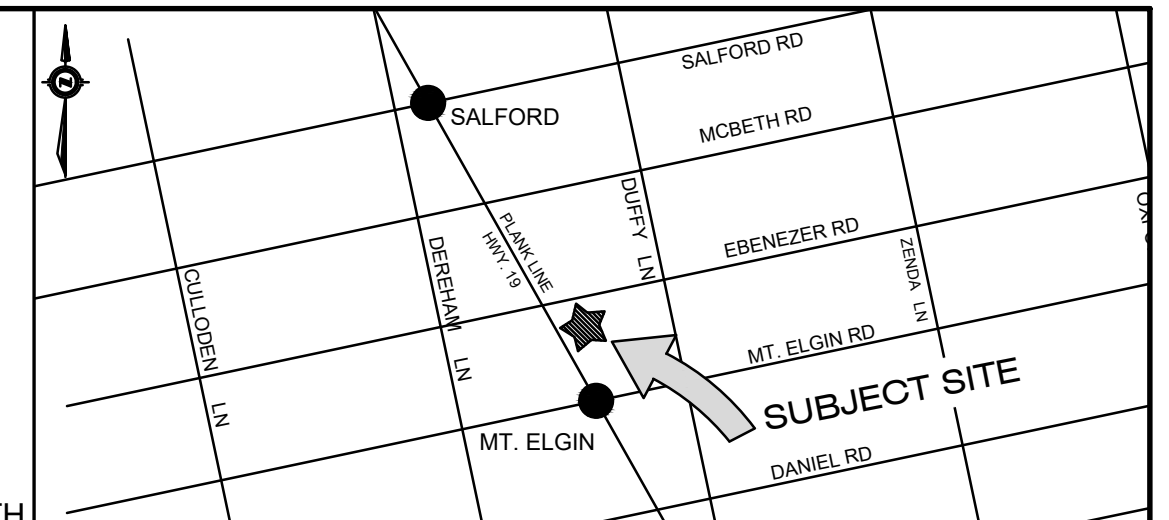
Notes



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January 16, 2023

Plate 3 - Applicant's Sketch
 File No. OP 22-25-4 & ZN 4-22-30 Hakkenberg
 344154 Ebenezer Road, Township of South-West Oxford



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART LOT 10-11 CON 4 DEREHAM
 AS IN 482053; S/T DE20966;
 IN THE MUNICIPALITY OF
 SOUTH WEST OXFORD
 COUNTY OF OXFORD

ZONING DATA CHART

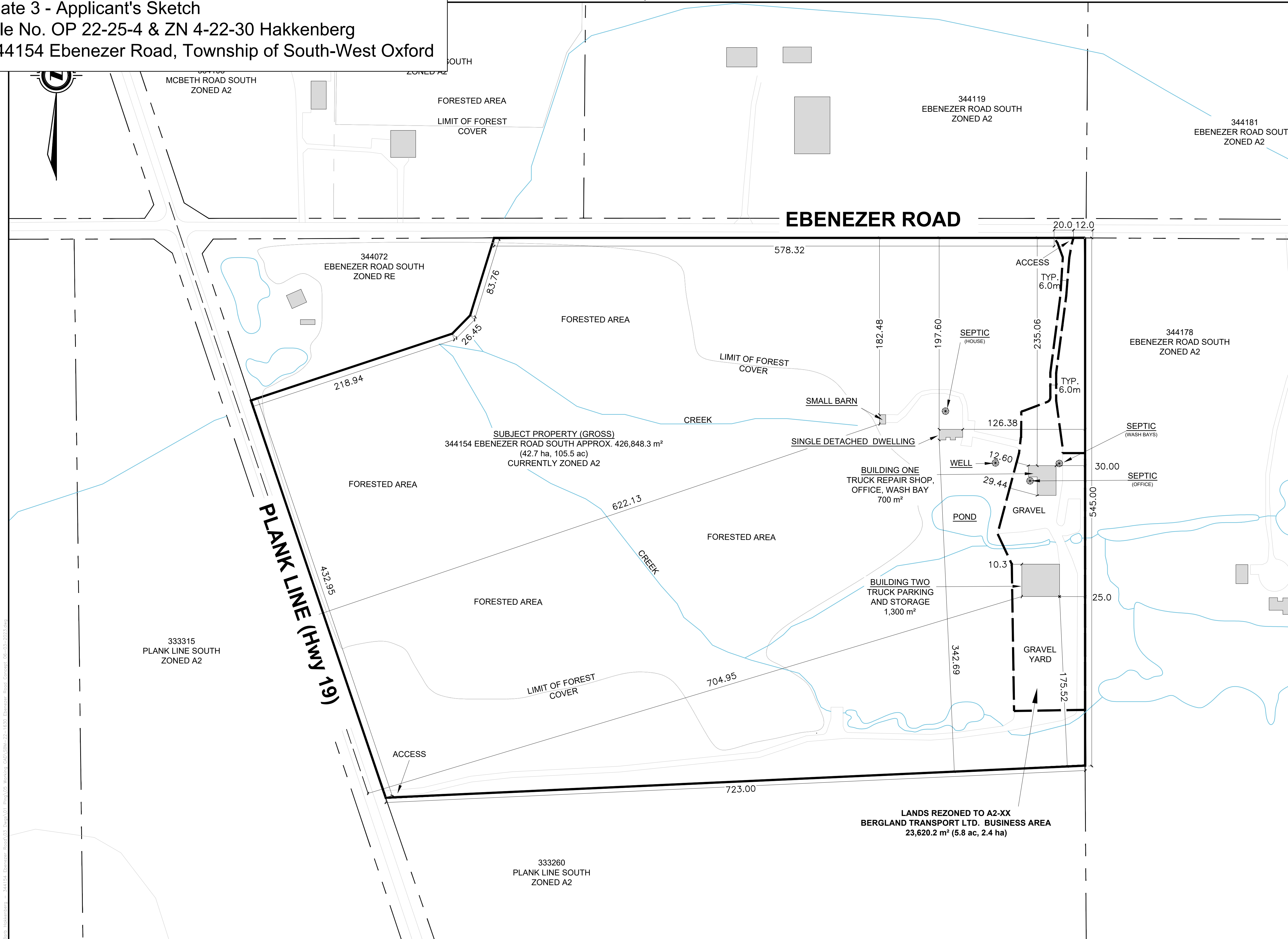
ZONE SITE AREA: 40.3 ha		GRAVEL DRIVEWAY AREA: 6,447.0m ²	
BUILDING GROUND AREA: 298 m ²		LANDSCAPED AREA: --- m ²	
ITEM	A2	REQUIRED	PROVIDED
1	LOT AREA (MIN)	30 ha	40.32
2	LOT FRONTAGE (m MIN)	100.0	590.32
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	30.0	182.48 (Front) 622.13 (Exterior)
4	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	10.0	342.69 (Rear) 126.38 (Interior)
5	SETBACK FROM CENTRE LINE OF PROV. HWY OR COUNTY RD.	45.0	622.13
6	HEIGHT MAXIMUM (m)	15.0	<15.0

ZONING DATA CHART

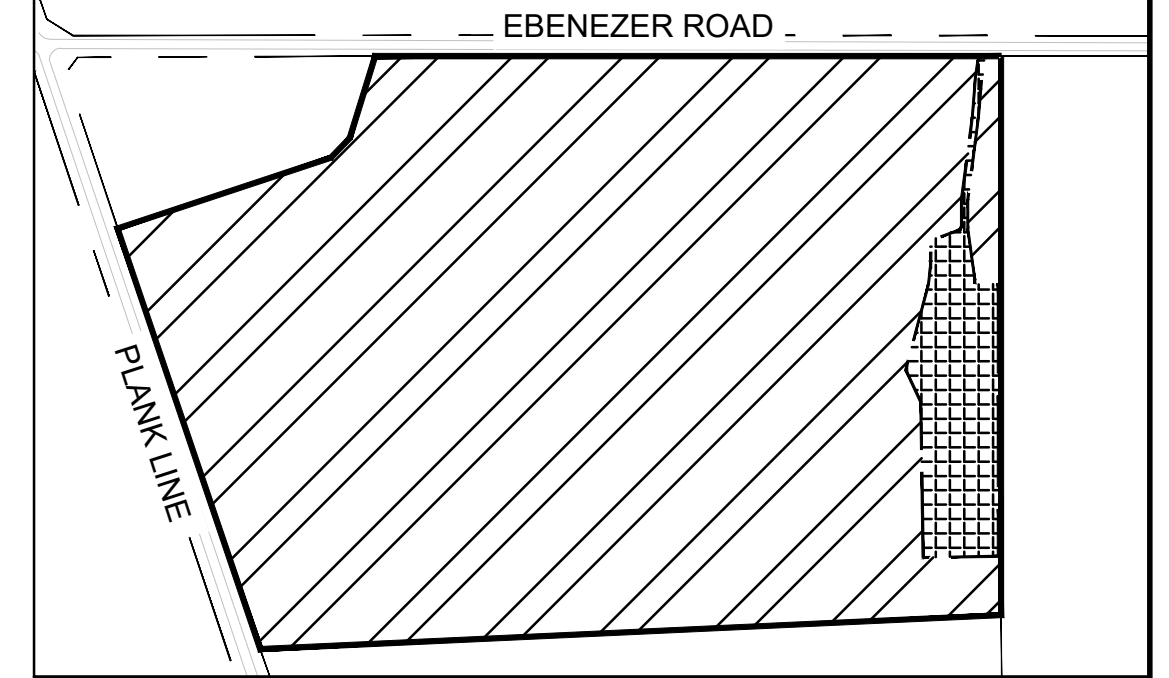
PERMITTED USE: TRUCK TRANSPORTATION TERMINAL AS AN ON-FARM DIVERSIFIED USE

ZONE SITE AREA: 2.4 ha		GRAVEL DRIVEWAY AREA: 16,467.0 m ²	
BUILDING GROUND AREA: 2,000.0 m ²		LANDSCAPED AREA: 5,153.2 m ²	
ITEM	A2 - XX	REQUIRED	PROVIDED
1	LOT AREA (MIN)	30 ha	2.4*
2	LOT FRONTAGE (m MIN)	100.0	20.0*
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	30.0	235.06 (Front)
4	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	10.0	175.56 (Rear) 25 (Interior)
5	SETBACK FROM CENTRE LINE OF PROV. HWY OR COUNTY RD.	45.0	704.95
6	HEIGHT MAXIMUM (m)	15.0	<15.0

*SPECIAL PROVISION



- SUBJECT PROPERTY (GROSS SITE AREA) - 426,848.3 m² (42.7 ha, 105.5 ac)
- LANDS TO REMAIN ZONED A2 - 403,228.1 m² (40.3 ha, 99.6 ac)
- LANDS TO BE REZONED A2-XX - 23,620.2m² (2.4 ha, 5.8 ac)



DISCLAIMER:
 1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

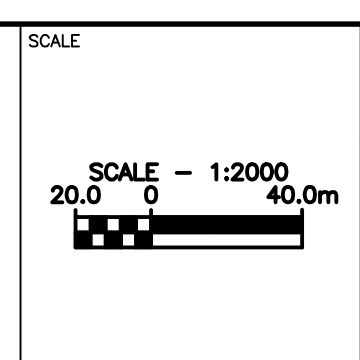
CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	1	BASE PLAN FOR DISCUSSION	04/07/2022	SC	STRIK BALDINELLI MONIZ
DRAWN	SC	2	ISSUED FOR CLIENT REVIEW	22/11/2022	SC	
CHECKED	SR	3	ISSUED FOR MUNICIPAL REVIEW	29/11/22	SC	
APPROVED	SR	4	ISSUED FOR RESUBMISSION	07/03/23	SC	
DATE	07/03/2023					
CAD	22-1630					

STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CLIENT
BERGLAND FARMS
 344154 EBENEZER ROAD
 MT. ELGIN, ON
 NOJ 1N0



TITLE
SITE PLAN
 TRUCK TRANSPORTATION TERMINAL
 344154 EBENEZER ROAD
 MT. ELGIN, ON.

PROJECT No.
SBM-22-1630
 SHEET No.
SP1A
 PLAN FILE No.
 -

Plate 4 - Building 1: North Side View
File No. OP22-25-4; ZN4-22-30 - Hakkenberg
344154 Ebenezer Road, Township of South-West Oxford

Appendix B - Photo Nos. 1-6



Photo No. 1. View of north side of Building 1 1 (truck repair shop, wash bay, office).



Photo No.2. View of south side of Building 1 – wash bay

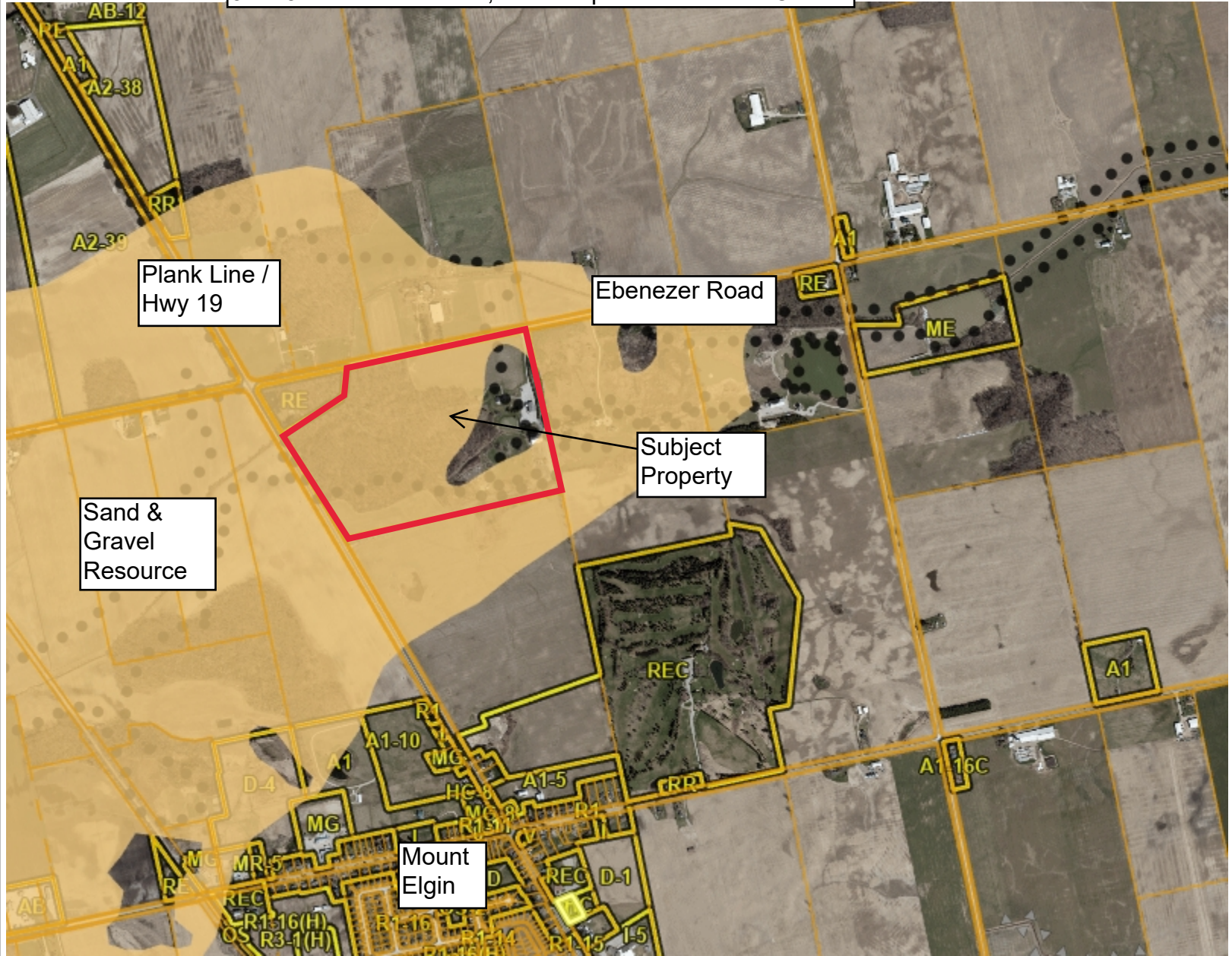


Photo No.3. View of south side of Building 2 (truck parking & storage) and gravel yard (open parking area)



Photo No.4. View of both buildings (Building 1 in the background, Building 2 in the foreground).

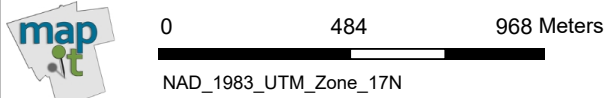
Plate 6 - Sand & Gravel Resource
 File No. OP 22-25-4 & ZN 4-22-30 - Hakkenberg
 344154 Ebenezer Road, Township of South-West Oxford



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Sites Licensed under the Aggregate Resources Act**
- Limestone Resource**
- Gypsum Resource**
- Sand and Gravel Resource (Primary)**
- Sand and Gravel Resource (Secondary)**
- Buried Sand and Gravel Deposit**
- Petroleum Resources**
 - Natural Gas Pool
 - Oil Pool
- Zoning Floodlines Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



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June 14, 2023