



LEGEND

- Study Area
- 14m MTO Setback
- Hydro One Easement
- Hydro Tower and 15m Buffer

TOTAL LAND AREA: 158.240 hectares (391.018 acres)

LAND USE	AREA	
	(HA)	(AC)
RESIDENTIAL	55.176	136.343
FUTURE DEVELOPMENT (RESIDENTIAL RESERVE)	0.303	0.749
COMMERCIAL	14.547	35.946
ELEMENTARY SCHOOL	2.634	6.509
FIRE HALL	1.001	2.474
STORMWATER MANAGEMENT POND	11.937	29.496
PARK	5.208	12.869
OPEN SPACE	3.447	8.518
ENVIRONMENTAL PROTECTION AREA (EPA)	26.633	65.812
ENVIRONMENTAL PROTECTION AREA (FLOODPLAIN)	9.173	22.668
COLLECTOR ROADS	7.165	17.705
LOCAL ROADS	21.015	51.929
TOTAL	158.240	391.018

ESTIMATED UNIT COUNT		
PRODUCT	TOTAL	%
6.5m (21') BACK-to-BACK TOWNS	362	18%
6.1m (20') TOWNS	383	19%
8.2m (27') SINGLES	622	31%
10.4m (34') SINGLES	538	27%
13.7m (45') SINGLES	98	5%
TOTAL	2003	100.0%

DEMONSTRATION PLAN
CITY of PORT COLBORNE



armstrong
planning | project management

DESIGN:	DRAWN:	SCALE:	N.T.S.
APPROVED:	DATE:	PROJECT No.	25.3600
JANUARY 29, 2026			
DRAWING No.			