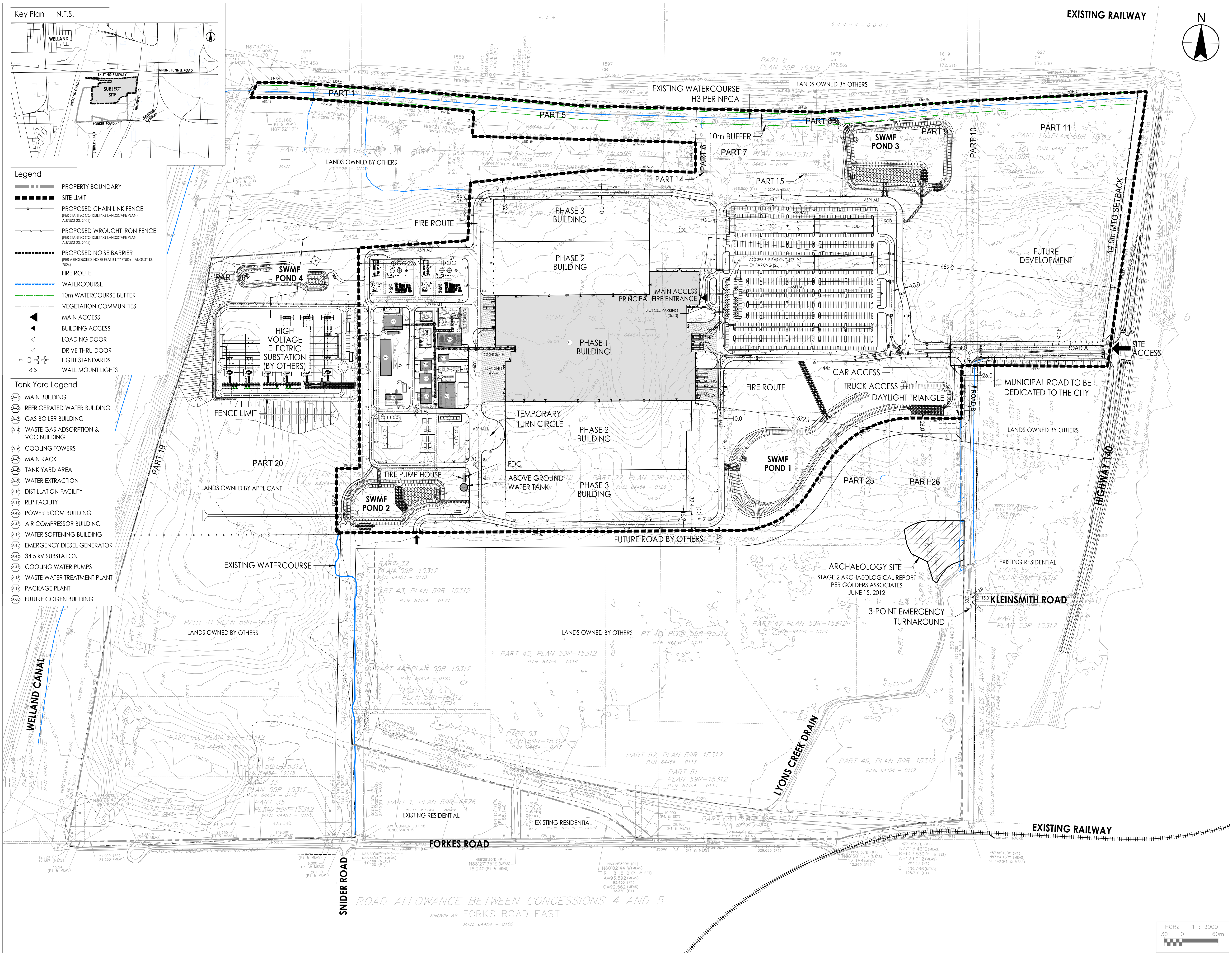




Stantec
400-1305 Riverbend Road
London ON N6K 0J5
Tel. 519-645-2007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data		
Proposed Zone:	Heavy Industrial with Special Provisions (H ₁)	
Site Area (m ²)	74,446 ha / 183.96 ac	
Gross Floor Area		
Phase 1	±650,000 ft ² / ±60,387 m ²	
Phase 2	±700,000 ft ² / ±65,032 m ²	
Phase 3	±650,000 ft ² / ±60,387 m ²	
Total	±2,000,000 ft ² / ±185,806 m ²	
Zone Provisions	Requirement	Proposed
Minimum Lot Frontage	30 m	464.07 m (Hwy 140)
Minimum Front Yard	7.5 m	444.4 m
Minimum Front Yard abutting a Residential or Agricultural Zone	15 m	N/A
Minimum Side Yard	10% of lot frontage or 3m, whichever is less = 3m	North = 32.6 m South = 32.4 m
Minimum Side Yard abutting a Residential or Agricultural Zone	15 m	N/A
Minimum Interior Side Yard abutting a Railroad or Hydro Right-of-Way	1.5 m	32.6 m
Minimum Rear Yard	8 m	35.2 m
Maximum Building Height	15 m	35 m *
Maximum Building Height abutting a Residential Zone	8 m	35 m *
Minimum Parking - Total On Site (Includes EV and Accessible Parking)	1 space per 100 square metres GFA = 1,859	1,525 *
Minimum Accessibility Parking (Local Zoning Requirement)	2% of required parking = 38	27 * Included in total
Minimum Accessibility Parking (Provincial Requirement)	11 Spaces + 1% of required parking = 27	
Minimum Bicycle Parking	1 space per 1,000 square metres of GFA = 186	30 * (outdoor only)
EV Parking	N/A	25 Included in total
Loading Spaces	Located in an interior side yard or rear yard	Loading spaces permitted in all yards *
Outside Storage	Permitted only in the rear and interior side yards	Outside storage to be permitted in all yards *
The gross floor area of the permitted accessory use(s) shall not exceed 15% of the total gross floor area of the principal use(s) on the lot	15%	20% *
Parking Landscaped Open Space within Parking Areas	10% of the parking area	Landscaped Open Space within parking areas and/or within 10m of paved area to equal 10% *

* SPECIAL PROVISIONS APPROVED THROUGH MUNICIPAL ZONING ORDER, ONTARIO REGULATION #437/24
** GARBAGE TO BE PRIVATE PICKUP

9 FOR SITE PLAN APPROVAL - SUBMISSION 3 (100% CD)	RT	BB	2025.03.31
8 FOR SITE PLAN APPROVAL - SUBMISSION 2	RT	BB	2024.12.13
7 80% CD	RT	BB	2024.11.29
6 50% CD	RT	BB	2024.08.30
5 100% DD	RT	BB	2024.07.26
4 80% DD	RT	BB	2024.06.28
Issued/Revision	By	Appd	YYYY.MM.DD

Permit/Seal



Client/Project
MANUFACTURING FACILITY

PROJECT EAGLE
5088 HIGHWAY 140

PORT COLBORNE, ON
CANADA

Title
SITE PLAN
JULY 2, 2025

Project No.
161500301

Scale
1:3000

Revision Drawing No. **SP-101**

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2025-07-02 12:22 PM by: tumer, bch