

Zoning By-law Matrix

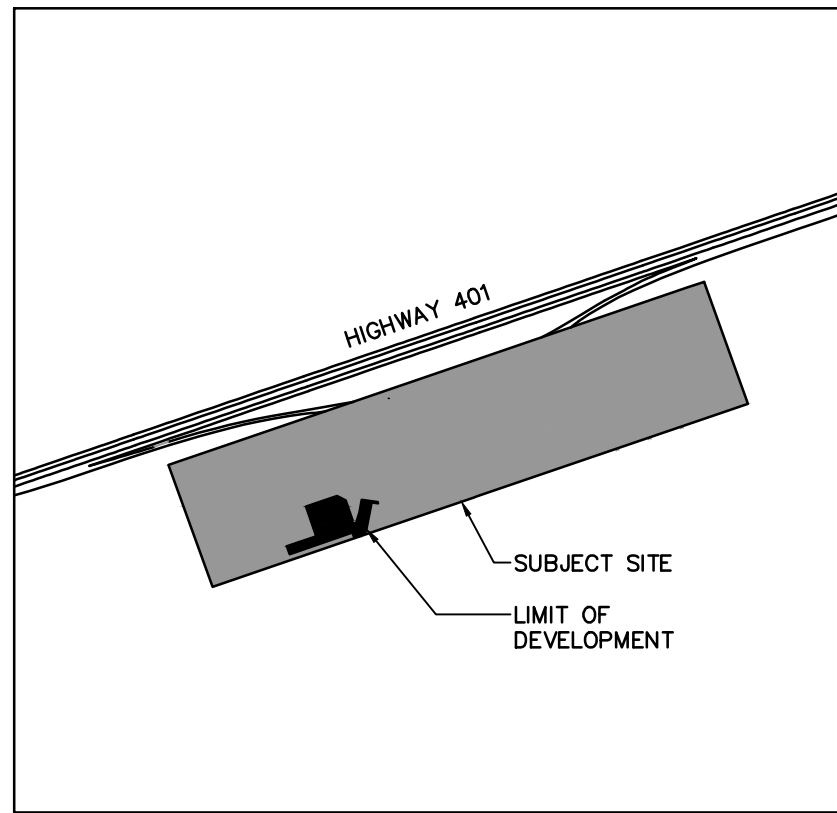
ZONING: COMMERCIAL COM2			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	3,700m2 MIN.	146,351m2	146,351m2
LOT FRONTAGE	60.0m MIN.	799.3m	799.3m
FRONT YARD (MIN.)	3.0m	30.8m (CONV. STORE)	30.8m (CONV. STORE)
EXTERIOR SIDE YARD (MIN.)	7.5	338.7m (TRAVEL PLAZA)	338.7m (TRAVEL PLAZA)
INTERIOR SIDE YARD (MIN.)	0.0m	357.4m (CONV. STORE)	357.4m (CONV. STORE)
REAR YARD (MIN.)	0.0m	24.4m (TRAVEL PLAZA)	24.4m (TRAVEL PLAZA)
GROSS FLOOR AREA (MAX.)	N/A	2,191.4m2	2,191.4m2

Zoning By-law Parking Requirements

NON-COMMERCIAL VEHICLE PARKING SPACES - EXISTING		NON-COMMERCIAL VEHICLE PARKING SPACES - PROPOSED	
TYPE	#	TYPE	#
REGULAR	207	REGULAR	328
BARRIER FREE- CAR	7	BARRIER FREE- CAR	7
BARRIER FREE- VAN	2	BARRIER FREE- VAN	2
EXPECT. MOTHER/PARENT WITH INFANT	2	EXPECT. MOTHER/PARENT WITH INFANT	2
OTHER RESERVED	4	OTHER RESERVED	4
TOTAL	222	TOTAL	343

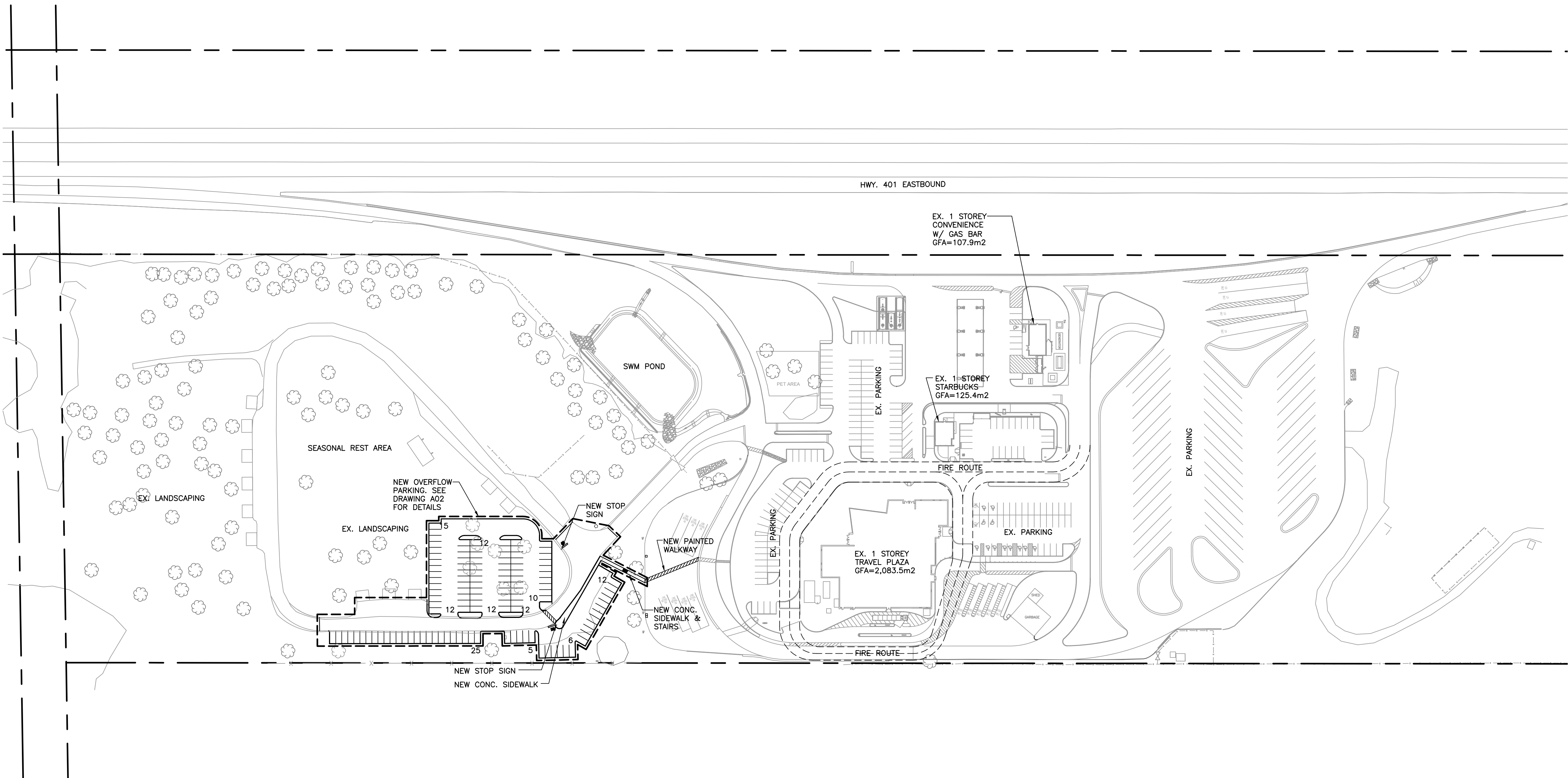
DEVELOPMENT AREA	3,868.1m2
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KEY MAP (NOT TO SCALE)



LEGEND:

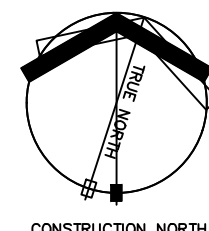
	EX. CONC. CURB
	EX. CONC. CURB TO BE REMOVED
	NEW CONC. CURB
	PROPERTY LINE
	EX. PAINTED LINES/EDGE OF ASPHALT TO BE REMOVED
	NEW PAINTED LINE
	NEW PAINTED CROSSWALK
	EX. FIRE ROUTE
	STANDARD IRON BAR
	EX. FENCE
	EX. LIGHT STANDARD
	EX. TREE
	NEW TREE
	NEW SHRUBS



No.	REVISIONS	Date	By	App.
B	ISSUED FOR SPA AMENDMENT AND MTO APPLICATION	JUN 5 2026	J.B.	P.V.
A	ISSUED FOR PRE-CONSULTATION APPLICATION	FEB 9 2026	J.B.	P.V.



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- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:

ONROUTE
8 PROLOGIS BLVD, UNIT 402
MISSISSAUGA, ON

Location:

ONROUTE PORT HOPE
845 ON-401
PORT HOPE, ON

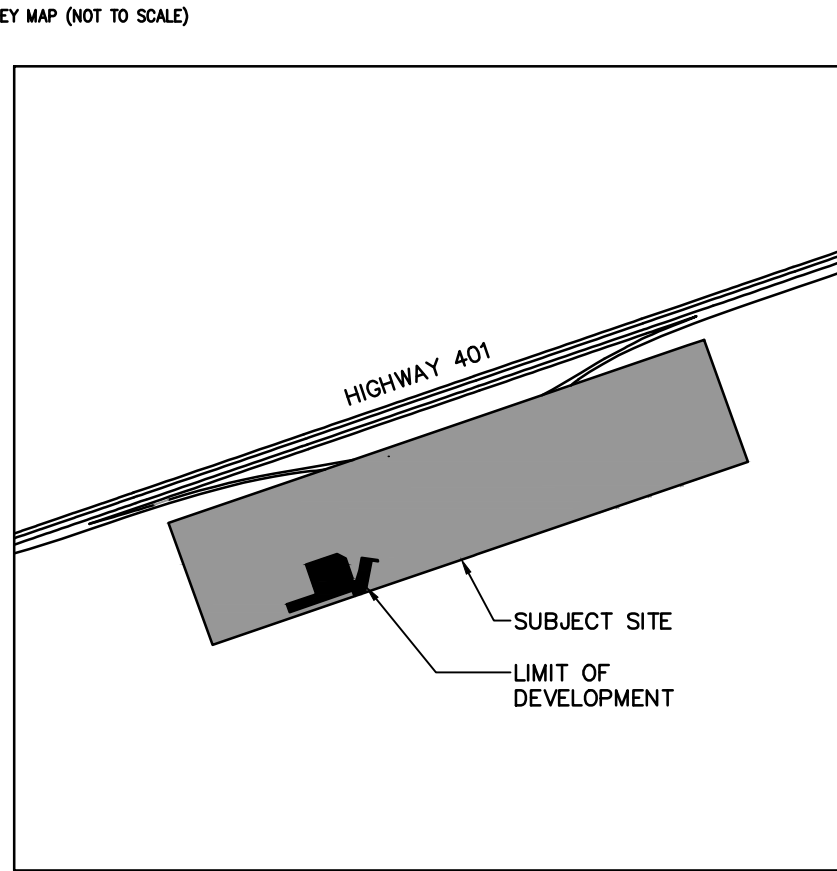
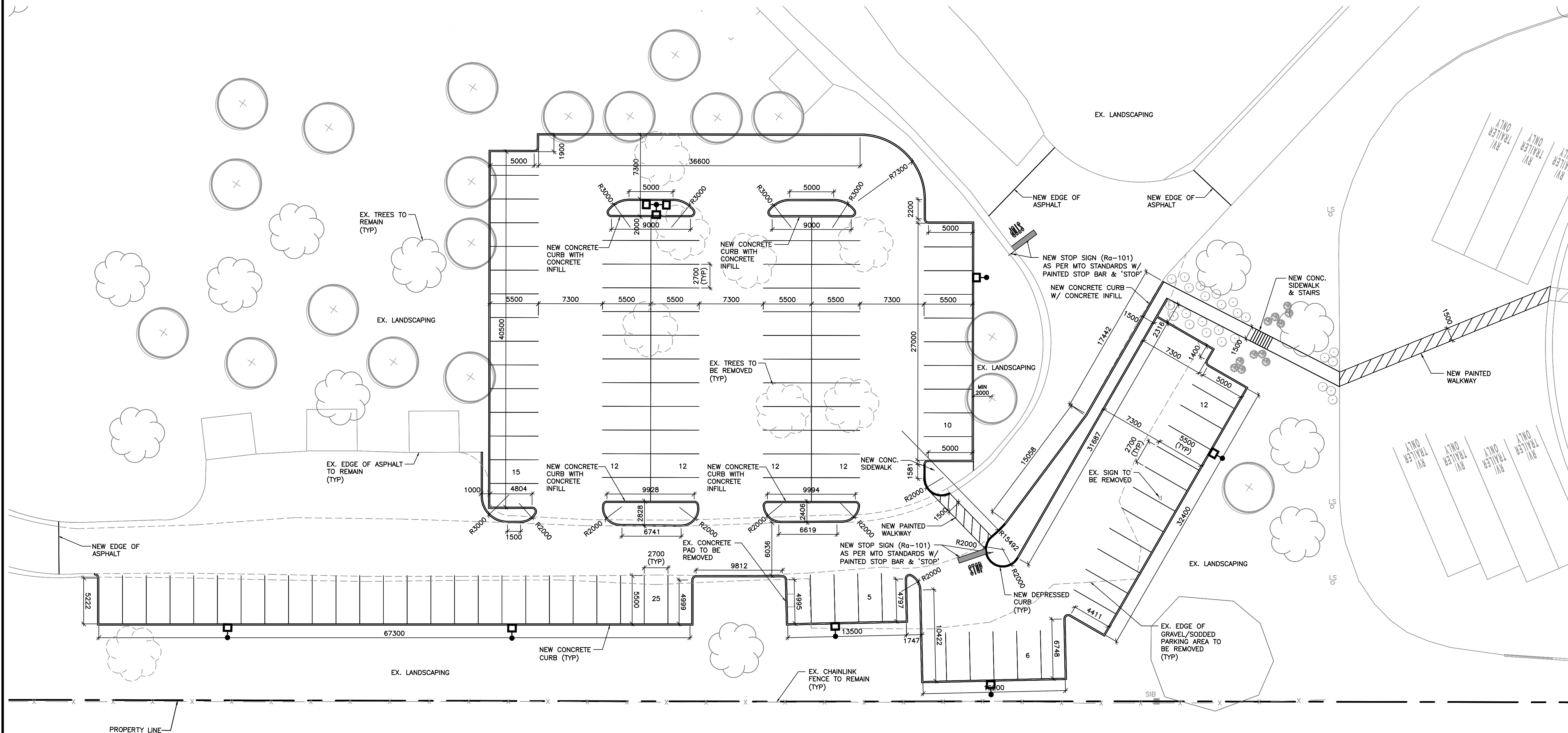
Title:

SITE PLAN
OVERFLOW PARKING AREAS

CAD File: BRM-22021342-E0-SITE-A01-R8

Designed By:	Drawn By: J.B.	Checked By: P.V.
Scale: 1:1000	Date: FEB 2026	Drawing No.:
Gas Bar No.:	Project No.: BRM-22021342-E1	

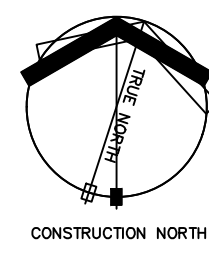
A01



LEGEND:

---	EX. CONC. CURB
---	EX. CONC. CURB TO BE REMOVED
---	NEW CONC. CURB
---	PROPERTY LINE
---	EX. PAINTED LINES/EDGE OF ASPHALT TO BE REMOVED
---	NEW PAINTED LINE
---	NEW PAINTED CROSSWALK
---	EX. FIRE ROUTE
---	STANDARD IRON BAR
---	EX. FENCE
---	EX. LIGHT STANDARD
---	EX. TREE
---	NEW TREE
---	NEW SHRUBS

A				ISSUED FOR SPA AMENDMENT AND MTO APPLICATION	JUN 5 2026	J.B.	P.V.
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Owner/Client:
ONROUTE
8 PROLOGIS BLVD, UNIT 402
MISSISSAUGA, ON

Location:
ONROUTE PORT HOPE
845 ON-401
PORT HOPE, ON

Title:
PARTIAL SITE PLAN
OVERFLOW PARKING AREA

CAD File: BRM-22021342-E0-SITE-A02-RA			
Designed By:	Drawn By: J.B.	Checked By: P.V.	
Scale: 1:250	Date: FEB 2026	Drawing No.:	
Gas Bar No.:	Project No.: BRM-22021342-E1	A02	