



d.c. mccloskey engineering ltd.

The City of Windsor
Office of Commissioner of Infrastructure Services
Public Work Operation – Transportation Planning
1266 McDougall Avenue
Windsor, ON N8X 3M7

06 May 2025
Project No. M23-259A

Attention: Ellie MehriLou, M.Eng.
Transportation Planner I

**Re: Proposed Power Generation Building Traffic Memorandum
4325 – 4445 County Road 42, Windsor, Ontario
PC 049-24**

This traffic memorandum has been prepared for the proposed power generation building located at the above address to determine the impact this facility may have on the internal property traffic circulation and on the traffic flow on County Road 42.

This power generation building, under normal operating conditions, is operated remotely with one (1) employee occupying the building each day for several hours. Scheduled maintenance will occur every six (6) months for a one (1) week duration, with approximately eight (8) contractors at the facility.

Based on this information, the single trip generation to this property each day to the new power generation building will not impact the traffic on County Road 42, or affect the internal traffic circulation within the current development.

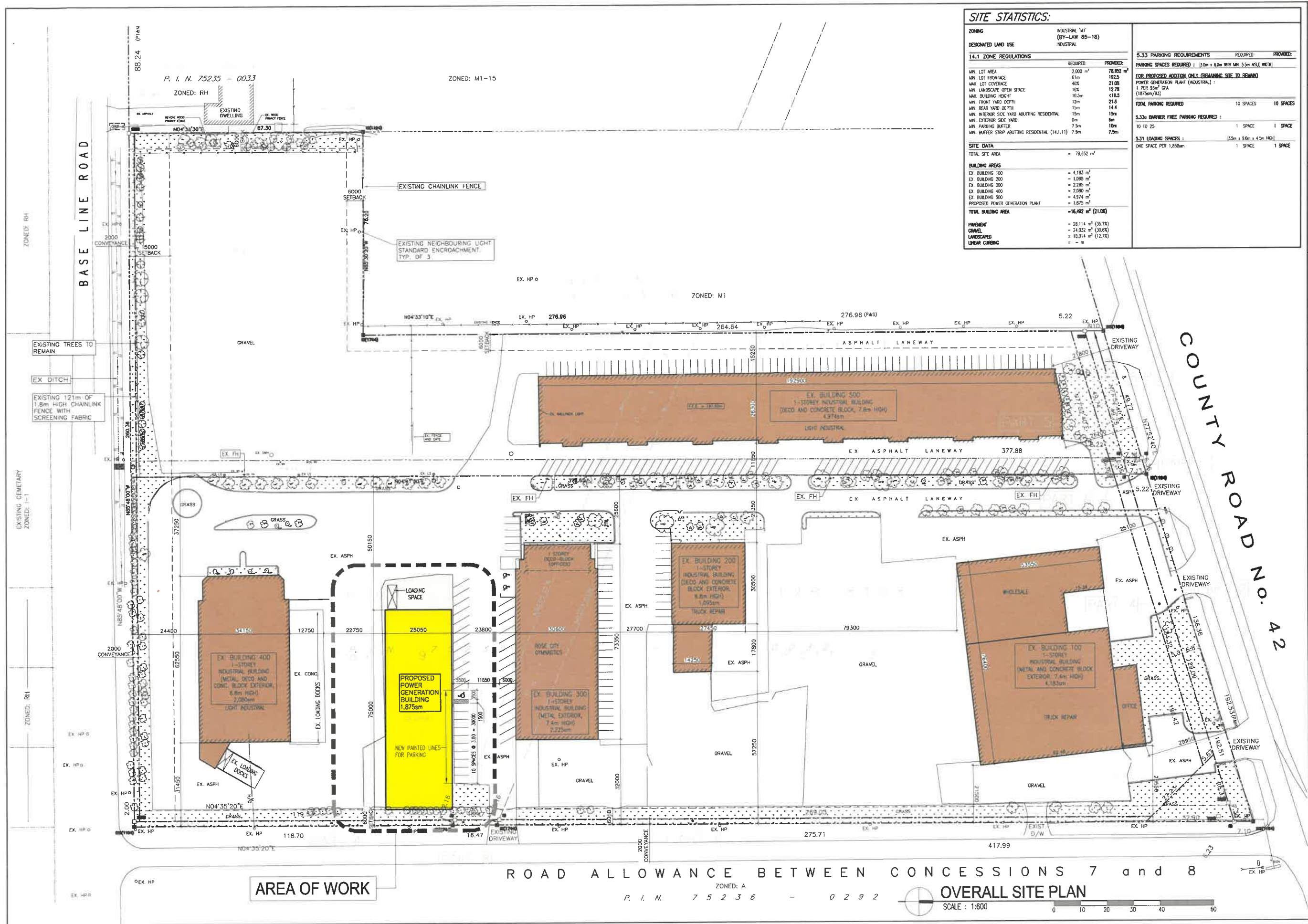
I trust the above is satisfactory. If you have any question regarding the above, please contact our office.

Yours truly,
D.C. McCLOSKEY ENGINEERING LTD.


Mark McCloskey, P. Eng.

Attachments: Overall Site Plan






SITE STATISTICS:		
ZONING	INDUSTRIAL "M1" (BY-LAW 85-18)	
DESIGNATED LAND USE	INDUSTRIAL	
14.1 ZONE REGULATIONS		
	REQUIRED	PROVIDER
MIN. LOT AREA	2,000 m ²	78,652 m ²
MIN. LOT FRONTAGE	61m	192.5
MAX. LOT COVERAGE	40%	21.0%
MIN. LANDSCAPE OPEN SPACE	10%	12.7%
MAX. BUILDING HEIGHT	10.5m	<10.3
MIN. FRONT YARD DEPTH	12m	21.5
MIN. REAR YARD DEPTH	15m	14.4
MIN. INTERIOR SIDE YARD ADJUTING RESIDENTIAL	15m	15m
MIN. EXTERIOR SIDE YARD	0m	5m
MIN. PARKING BUFFER	7.5m	10m
MIN. BUFFER STRIP ADJUTING RESIDENTIAL (14.1.11)	7.5m	7.5m
SITE DATA		
TOTAL SITE AREA	= 78,652 m ²	
BUILDING AREAS		
EX. BUILDING 100	= 4,183 m ²	
EX. BUILDING 200	= 1,095 m ²	
EX. BUILDING 300	= 2,235 m ²	
EX. BUILDING 400	= 2,030 m ²	
EX. BUILDING 500	= 4,974 m ²	
PROPOSED POWER GENERATION PLANT	= 1,875 m ²	
TOTAL BUILDING AREA	=16,492 m ² (21.0%)	
PAVEMENT		
GRAVEL	= 28,114 m ² (35.7%)	
LANDSCAPED	= 24,032 m ² (30.6%)	
LINEAR CURING	= 10,014 m ² (12.7%)	
	= - m	
5.33 PARKING REQUIREMENTS		
REQUIRED:	PROVIDED:	
PARKING SPACES REQUIRED: 10.0m x 6.0m WITH MIN. 5.5m WALKWAY		
FOR PROPOSED ADDITION ONLY (REMAINING SITE TO REMAIN)		
POWER GENERATION PLANT (INDUSTRIAL):		
1 PER 350m ² GFA (10.75m/35)		
TOTAL PARKING REQUIRED		
	10 SPACES	10 SPACES
5.33a BARRIER FREE PARKING REQUIRED:		
10 TO 25	1 SPACE	1 SPACE
5.31 LOADING SPACES:		
	13.5m x 9.0m x 4.5m HIGH	
ONE SPACE PER 1,850m ²	1 SPACE	1 SPACE



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APR 28 2023
M.E. McCloskey
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
- DRAWINGS SHALL NOT BE SCALED.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE ENGINEER IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

DATE	ISSUED FOR
13/11/23	PRE-CONSULTATION
28/04/25	REVISED FOR STAGE 1

PROJECT

BUILDING ADDITIONS AT EXISTING INDUSTRIAL DEVELOPMENT

4325-4445 COUNTY ROAD 42
WINDSOR, ONTARIO

CLIENT

EPIC PROPERTIES LIMITED PARTNERSHIP

DRAWING TITLE

OVERALL SITE PLAN

DATE :	OCT 2023
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO.	M23-259
DRAWING NO.	C1.2