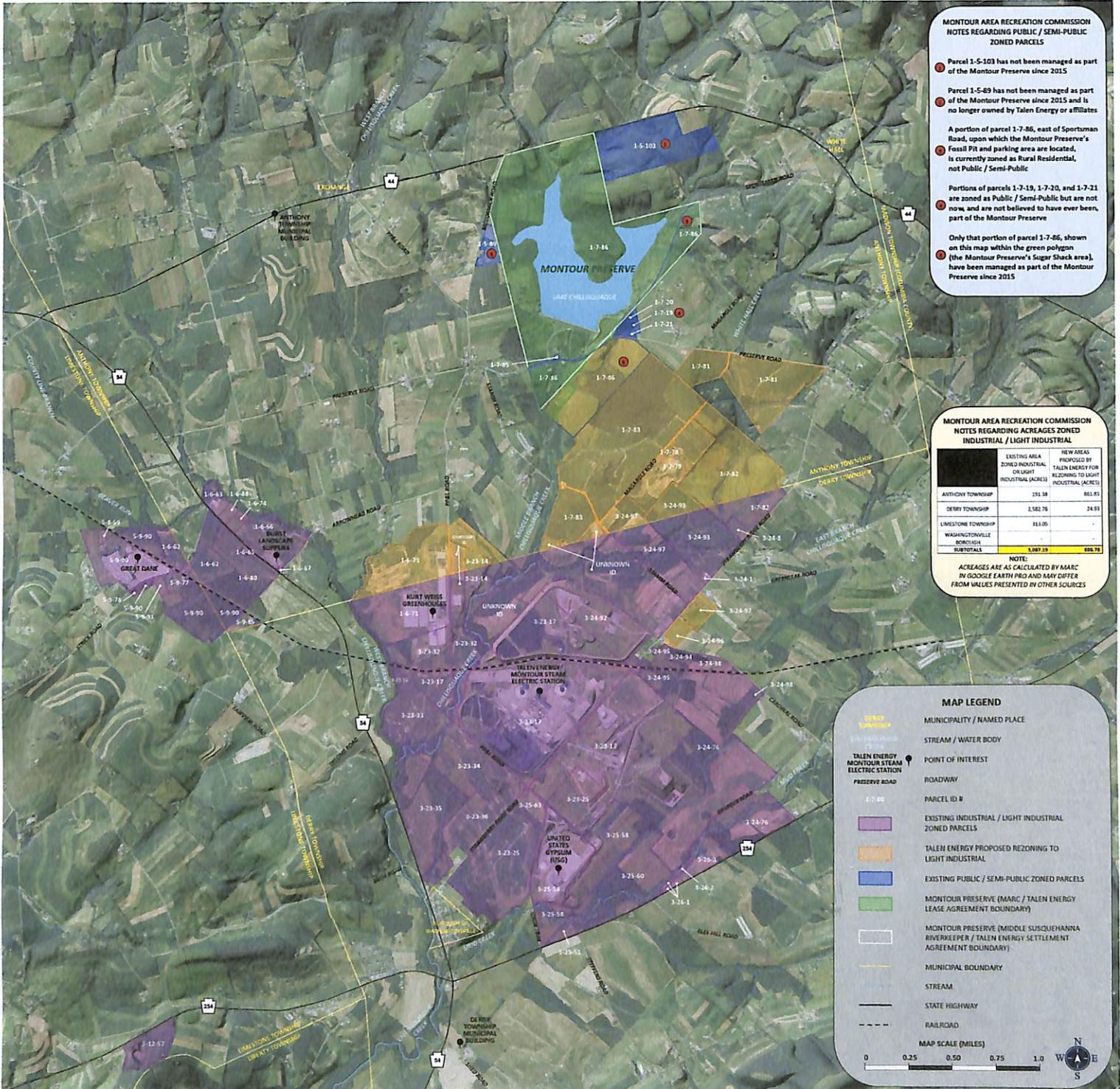


EXISTING AND PROPOSED INDUSTRIAL AND LIGHT INDUSTRIAL ZONING IN NORTHERN MONTOUR COUNTY (ANTHONY TOWNSHIP, DERRY TOWNSHIP, LIMESTONE TOWNSHIP, AND WASHINGTONVILLE BOROUGH) WITH MONTOUR PRESERVE AND ADJACENT PUBLIC / SEMI-PUBLIC PARCELS



MONTOUR AREA RECREATION COMMISSION NOTES REGARDING PUBLIC / SEMI-PUBLIC ZONED PARCELS

- Parcel 1-5-103 has not been managed as part of the Montour Preserve since 2015
- Parcel 1-5-89 has not been managed as part of the Montour Preserve since 2015 and is no longer owned by Talen Energy or affiliates
- A portion of parcel 1-7-86, east of Sportsman Road, upon which the Montour Preserve's Fossil Pit and parking area are located, is currently zoned as Rural Residential, not Public / Semi-Public
- Portions of parcels 1-7-19, 1-7-20, and 1-7-21 are zoned as Public / Semi-Public but are not now, and are not believed to have ever been, part of the Montour Preserve
- Only that portion of parcel 1-7-86, shown on this map within the green polygon (the Montour Preserve's Sugar Shack area), have been managed as part of the Montour Preserve since 2015

MONTOUR AREA RECREATION COMMISSION NOTES REGARDING ACREAGES ZONED INDUSTRIAL / LIGHT INDUSTRIAL

EXISTING AREA ZONED INDUSTRIAL OR LIGHT INDUSTRIAL (ACRES)	NEW ACREAS PROPOSED BY TALEN ENERGY FOR REZONING TO LIGHT INDUSTRIAL (ACRES)
ANTHONY TOWNSHIP	351.38
DERRY TOWNSHIP	2,582.76
LIMESTONE TOWNSHIP	311.05
WASHINGTONVILLE BOROUGH	-
TOTALS	3,245.19

NOTE: ACREAGES ARE AS CALCULATED BY MARC IN GOOGLE EARTH PRO AND MAY DIFFER FROM VALUES PRESENTED IN OTHER SOURCES

MAP LEGEND

- ANTHONY TOWNSHIP
- DERRY TOWNSHIP
- LIMESTONE TOWNSHIP
- WASHINGTONVILLE BOROUGH
- MUNICIPALITY / NAMED PLACE
- STREAM / WATER BODY
- POINT OF INTEREST
- ROADWAY
- 1-7-86
- PARCEL ID #
- EXISTING INDUSTRIAL / LIGHT INDUSTRIAL ZONED PARCELS
- TALEN ENERGY PROPOSED REZONING TO LIGHT INDUSTRIAL
- EXISTING PUBLIC / SEMI-PUBLIC ZONED PARCELS
- MONTOUR PRESERVE (MARC / TALEN ENERGY LEASE AGREEMENT BOUNDARY)
- MONTOUR PRESERVE (MIDDLE SUSQUEHANNA RIVERKEEPER / TALEN ENERGY SETTLEMENT AGREEMENT BOUNDARY)
- MUNICIPAL BOUNDARY
- STREAM
- STATE HIGHWAY
- RAILROAD
- MAP SCALE (MILES)

MAP INFORMATION SOURCES:

- Shaded relief and basemap imagery: © CalTopo (2025)
- Municipal boundaries and state roadways: Pennsylvania Spatial Data Access (PASDA) (2025)
- Streams and water bodies: Pennsylvania Spatial Data Access (PASDA) (2025), corrected to LIDAR by Robert Stoudt, Montour Area Recreation Commission (2025)
- Parcel boundaries and parcel IDs: Columbia County, PA Geographic Information Systems Department (2025)
- Existing Industrial and Light Industrial zoning designations: Anthony Township Zoning Map (2019), Derry Township Zoning Map (2010), Limestone Township Zoning Map (2010), and Washingtonville Borough Zoning Map (2016)
- Talen Energy requested zoning changes: Talen Energy Anthony Township—Proposed Rezoning Talen Lands & Other Lands After Proposed Rezoning map (2025)
- Montour Preserve boundaries: Montour Area Recreation Commission / Talen Energy Lease Agreement (2015) and Middle Susquehanna Riverkeeper Association / Talen Energy Corporation / Talen Generation, LLC / Montour, LLC Settlement Agreement (2021)

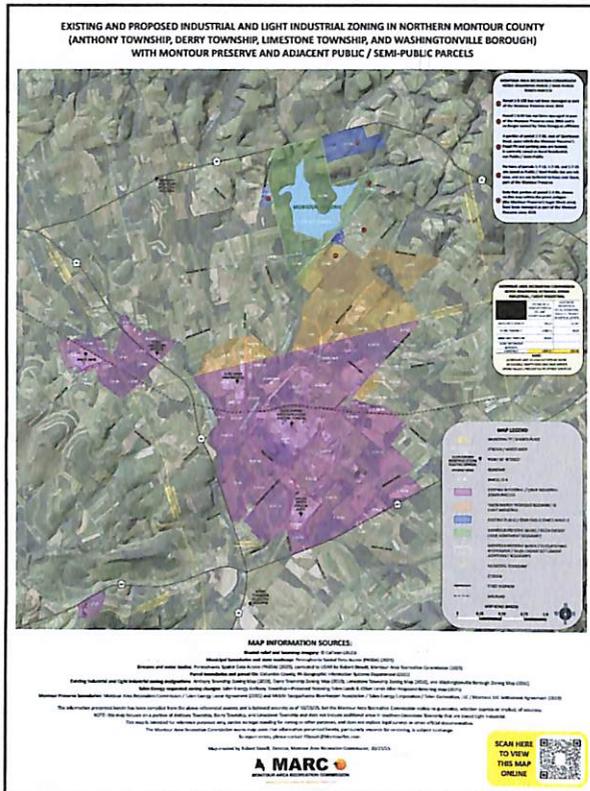
The information presented herein has been compiled from the above referenced sources and is believed accurate as of 10/23/25, but the Montour Area Recreation Commission makes no guarantee, whether express or implied, of accuracy.
NOTE: This map focuses on a portion of Anthony Township, Derry Township, and Limestone Township and does not include additional areas in southern Limestone Township that are zoned Light Industrial.
This map is intended for reference purposes only, carries no legal standing for zoning or other purposes, and does not replace legal surveys or other official documentation.
The Montour Area Recreation Commission warns map users that information presented herein, particularly requests for re-zoning, is subject to change.
To report errors, please contact RStoudt@MontourRec.com.

Map created by Robert Stoudt, Director, Montour Area Recreation Commission, 10/23/25.

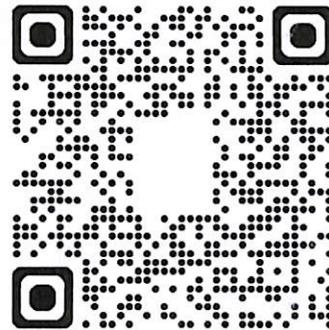


SCAN HERE TO VIEW THIS MAP ONLINE

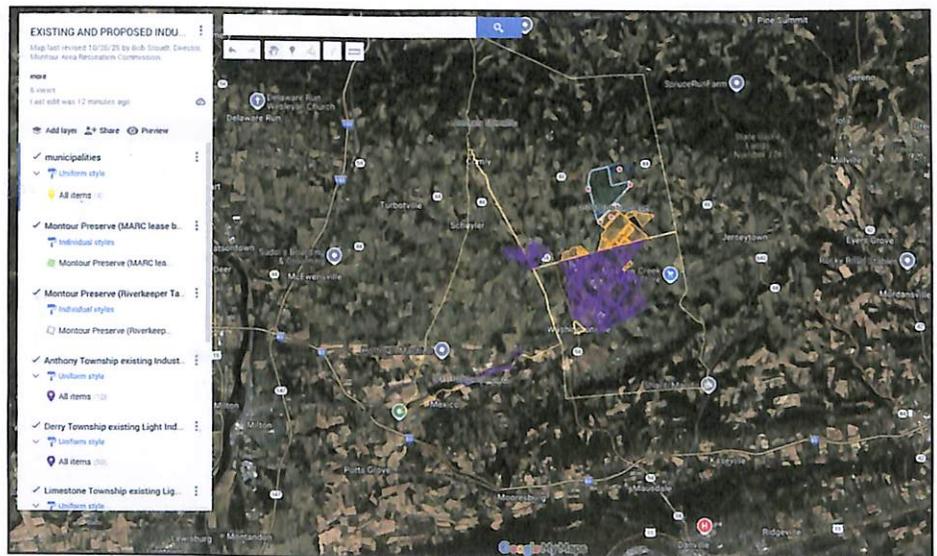
EXISTING AND PROPOSED INDUSTRIAL AND LIGHT INDUSTRIAL ZONING IN NORTHERN MONTOUR COUNTY (ANTHONY TOWNSHIP, DERRY TOWNSHIP, LIMESTONE TOWNSHIP, AND WASHINGTONVILLE BOROUGH) WITH MONTOUR PRESERVE AND ADJACENT PUBLIC / SEMI-PUBLIC PARCELS



SCAN HERE FOR
THE PRINTABLE
PDF MAP



SCAN HERE FOR
THE INTERACTIVE
GOOGLE MAP



**MONTOUR AREA RECREATION COMMISSION
EXISTING AND PROPOSED INDUSTRIAL AND LIGHT INDUSTRIAL ZONING
IN NORTHERN MONTOUR COUNTY (ANTHONY TOWNSHIP, DERRY TOWNSHIP,
LIMESTONE TOWNSHIP, AND WASHINGTONVILLE BOROUGH)
WITH MONTOUR PRESERVE AND ADJACENT PUBLIC / SEMI-PUBLIC PARCELS
MAPPING INFORMATION SOURCES**



Columbia County Geographic Information Systems
<https://gis.columbiapa.org/mapsonline>



Anthony Township Zoning Map (2019)
<https://www.montourcounty.gov/getmedia/01800b4d-f511-44a4-84a8-07ee1b391f36/Anthony-Twp-11x17-Zoning.pdf>



Washingtonville Borough Zoning Map (2019)
<https://www.montourcounty.gov/getmedia/3e684730-74ee-4d15-a725-8cfac04250d2/Washingtonville-Boro-18x24-Zoning.pdf>



**Derry Township Zoning Map (2010), Talen Energy Proposed Rezoning Maps (2025),
and Middle Susquehanna Riverkeeper Association / Talen Energy Settlement
Agreement Map (2021)**
<https://www.middlesusquehannariverkeeper.org/montour.html>



FEMA National Flood Hazard Mapping
<https://www.fema.gov/flood-maps>



Pennsylvania Spatial Data Access (PASDA) Open GIS (roadways, boundaries, etc.)
<https://www.pasda.psu.edu/>