

TURNER FLEISCHER

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STATISTICS			
TOTAL SITE AREA	± 66.39 AC.	± 26.87 HA.	
SITE AREA A	± 26.25 AC.	± 10.62 HA.	
SITE AREA B	± 38.51 AC.	± 15.70 HA.	
SITE AREA C	± 0.72 AC.	± 0.29 HA.	
CONSERVATION LIMIT AREA	± 5.92 AC.	± 2.41 HA.	

RETAIL A	± 167,135 S.F.	± 15,527 S.M.
INDUSTRIAL B	± 241,155 S.F.	± 24,155 S.M.
INDUSTRIAL C	± 143,000 S.F.	± 13,285 S.M.
INDUSTRIAL D	± 165,000 S.F.	± 15,329 S.M.
RETAIL E	± 3,600 S.F.	± 334 S.M.
RETAIL F	± 17,900 S.F.	± 1,663 S.M.
RETAIL G	± 5,400 S.F.	± 500 S.M.
RETAIL H	± 4,500 S.F.	± 423 S.M.
RETAIL I	± 4,500 S.F.	± 418 S.M.
RETAIL J	± 5,300 S.F.	± 585 S.M.
RETAIL K	± 9,600 S.F.	± 892 S.M.

TOTAL GFA	± 786,965 S.F.	± 73,113 S.M.
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PARKING RETAIL (A+J+K)	1039 CARS
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SITE A	5.68 / 1000 S.F.	6.11 / 100 S.M.
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PARKING INDUSTRIAL (B+C+D)	600 CARS
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SITE B	1.07 / 1000 S.F.	1.15 / 100 S.M.
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PARKING RETAIL (E+F+G+H+I)	200 CARS
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SITE A	5.56 / 1000 S.F.	5.99 / 100 S.M.
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TOTAL BICYCLE PARKING REQUIRED	39 SPACES
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INDUSTRIAL (2+3+4+5+6+7+8+9+10+11+12)	18 SPACES
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RETAIL (2+11+10+5+6+7+8+9+10+11+12)	21 SPACES
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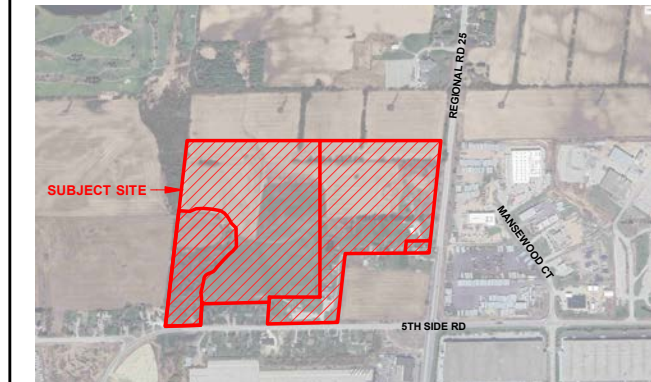
TOTAL BICYCLE PARKING PROVIDED	51 SPACES
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INDUSTRIAL	18 SPACES
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RETAIL	33 SPACES
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COVERAGE	27.21%
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SITE PLAN LEGEND	
	PROPOSED ENTRANCE ARROW
	PROPOSED EXIT ARROW
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAINTED LINES



CONTEXT PLAN

4	2025-09-16	ISSUED FOR COORDINATION	AMC
3	2025-08-28	ISSUED FOR COORDINATION	AMC
2	2025-08-21	ISSUED FOR ZBA	AMC
1	2025-08-14	ISSUED FOR COORDINATION	AMC
#	DATE	DESCRIPTION	BY



PROJECT
9094 REGIONAL RD 25

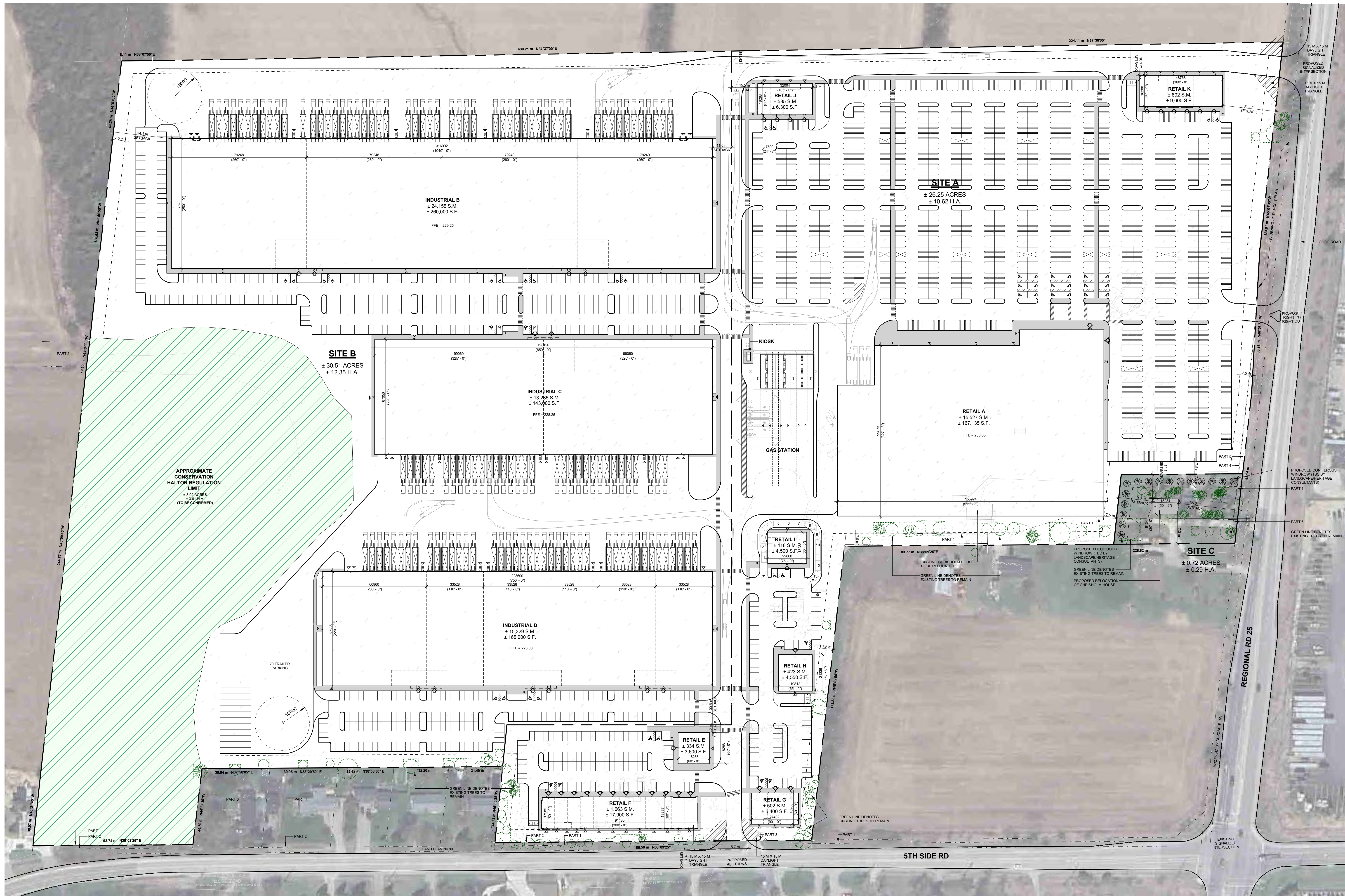
HALTON HILLS, ON

DRAWINGS

SITE PLAN

PROJECT NO. 25.117P01	PROJECT DATE 2025-08-08
DRAWN BY JKW	CHECKED BY RLA
SCALE As indicated	

DRAWING NO. ZBA-A100	REV. 4
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ZONING REQUIREMENT

TOWN OF HALTON HILLS
ZONING BY LAW 2015-0800

CURRENT ZONING

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE A

MIN. LOT FRONTAGE

180 M

MIN. LOT AREA

4.9 HA

MIN. FRONT YARD

15.0 M

MIN. REAR YARD

15.0 M

MIN. INT. SIDE YARD

15.0 M

MIN. EXT. SIDE YARD

15.0 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

900 S.M.

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE B

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE C

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE D

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE E

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE F

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE G

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE H

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE I

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE J

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,527 S.M.*

AGRI-AGRICULTURAL

PROPOSED ZONING

SITE K

MIN. LOT FRONTAGE

20.0 M

MIN. LOT AREA

11.0 M

MIN. FRONT YARD

7.5 M

MIN. REAR YARD

7.5 M

MIN. INT. SIDE YARD

7.5 M

MIN. EXT. SIDE YARD

7.5 M

MAX. HEIGHT

11.0 M

MAX. NET FLOOR AREA

11.0 M

PER PREMISE

15,