

TURNER FLEISCHER

Turner Fleischer Architects Inc.
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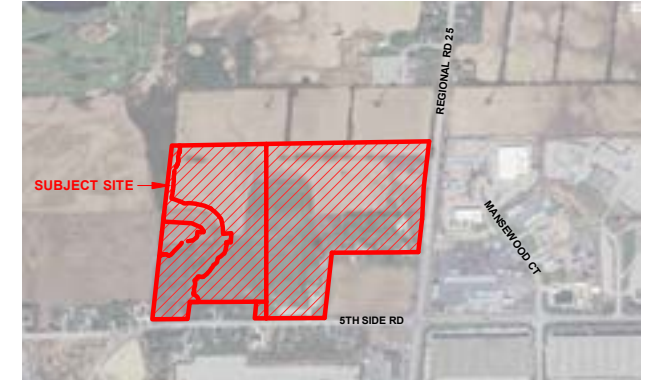
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STATISTICS

STATISTICS	± 66.40 AC.	± 26.87 HA.
TOTAL SITE AREA	± 26.27 AC.	± 10.70 HA.
SITE AREA A	± 14.11 AC.	± 5.71 HA.
SITE AREA B	± 26.55 AC.	± 10.70 HA.
FUTURE EMPLOYMENT AREA	± 4.96 AC.	± 2.00 HA.
HERITAGE SITE AREA	± 10.11 AC.	± 4.09 HA.
EX. NATURAL HERITAGE SYSTEM	± 0.80 AC.	± 0.32 HA.
COMPENSATION AREA	± 10.11 AC.	± 4.09 HA.
KIOSK	± 228 S.F.	± 21 S.M.
RETAIL A	± 15,527 S.F.	± 1,528 S.M.
RETAIL B	± 17,200 S.F.	± 1,698 S.M.
RETAIL C	± 34,100 S.F.	± 3,168 S.M.
RETAIL D	± 22,750 S.F.	± 2,114 S.M.
RETAIL E	± 15,600 S.F.	± 1,480 S.M.
RETAIL F	± 20,800 S.F.	± 1,932 S.M.
RETAIL G	± 4,590 S.F.	± 427 S.M.
RETAIL H	± 4,550 S.F.	± 423 S.M.
TOTAL GFA	± 286,958 S.F.	± 26,659 S.M.
PARKING RETAIL (A)	6.48/1000 S.F.	1083 CARS
PARKING RETAIL (B-C-D-E-F-G-H)	5.91/1000 S.F.	6.97/100 S.M.
		707 CARS
		6.36/100 S.M.
TOTAL BICYCLE PARKING REQUIRED		18 SPACES
SITE A (2-11000S.M.)		14 SPACES
SITE B (2-11000S.M.)		4 SPACES
COVERAGE SITE A		18.90%
COVERAGE SITE B		19.46%

SITE PLAN LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED LINES



CONTEXT PLAN

#	DATE	DESCRIPTION	BY
14	2025-03-31	ISSUED FOR ZBA (A1-25)	MRB
13	2025-03-30	ISSUED FOR REVIEW (A1-24)	MRB
12	2025-03-19	ISSUED FOR REVIEW (A1-23)	JKW
11	2025-03-18	ISSUED FOR REVIEW (A1-22)	AMC
10	2025-03-03	ISSUED FOR REVIEW (A1-21)	AMC
9	2025-02-23	ISSUED FOR REVIEW (A1-20)	AMC
8	2025-02-17	ISSUED FOR REVIEW (A1-19)	MRB
7	2025-02-12	ISSUED FOR REVIEW (A1-18)	MRB
6	2025-11-12	ISSUED FOR REVIEW (A1-16)	AMC
5	2025-11-04	ISSUED FOR REVIEW (A1-16)	AMC
4	2025-09-18	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



PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

DRAWING
SITE PLAN

PROJECT NO.
25.117P01

PROJECT DATE
2025-08-08

DRAWN BY
JKW

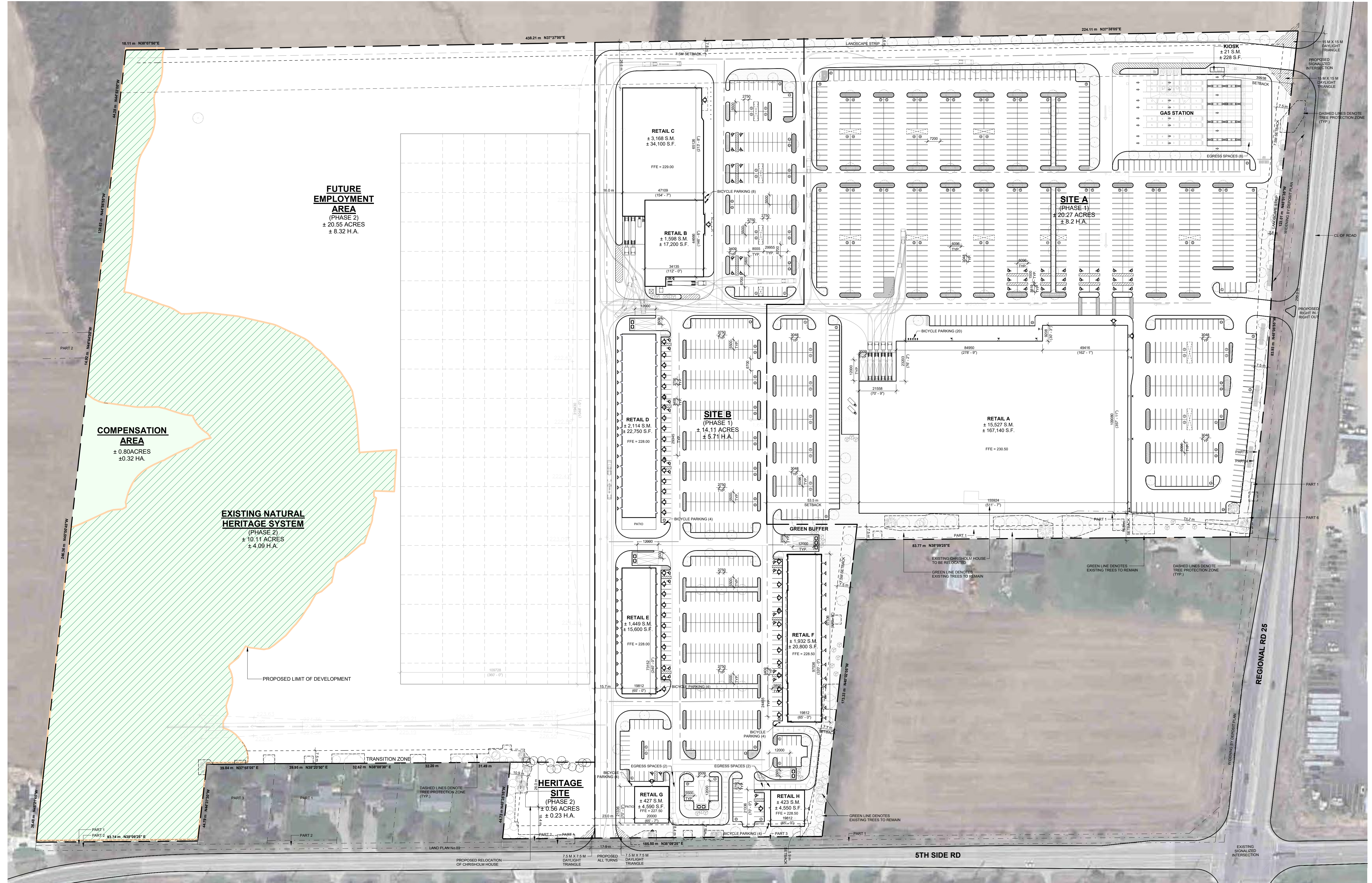
CHECKED BY
RLA

SCALE
As indicated



PROJECT NO.
ZBA-A100

REV
14



ZONING REQUIREMENT

TOWN OF HALTON HILLS
ZONING BY-LAW 2015-090

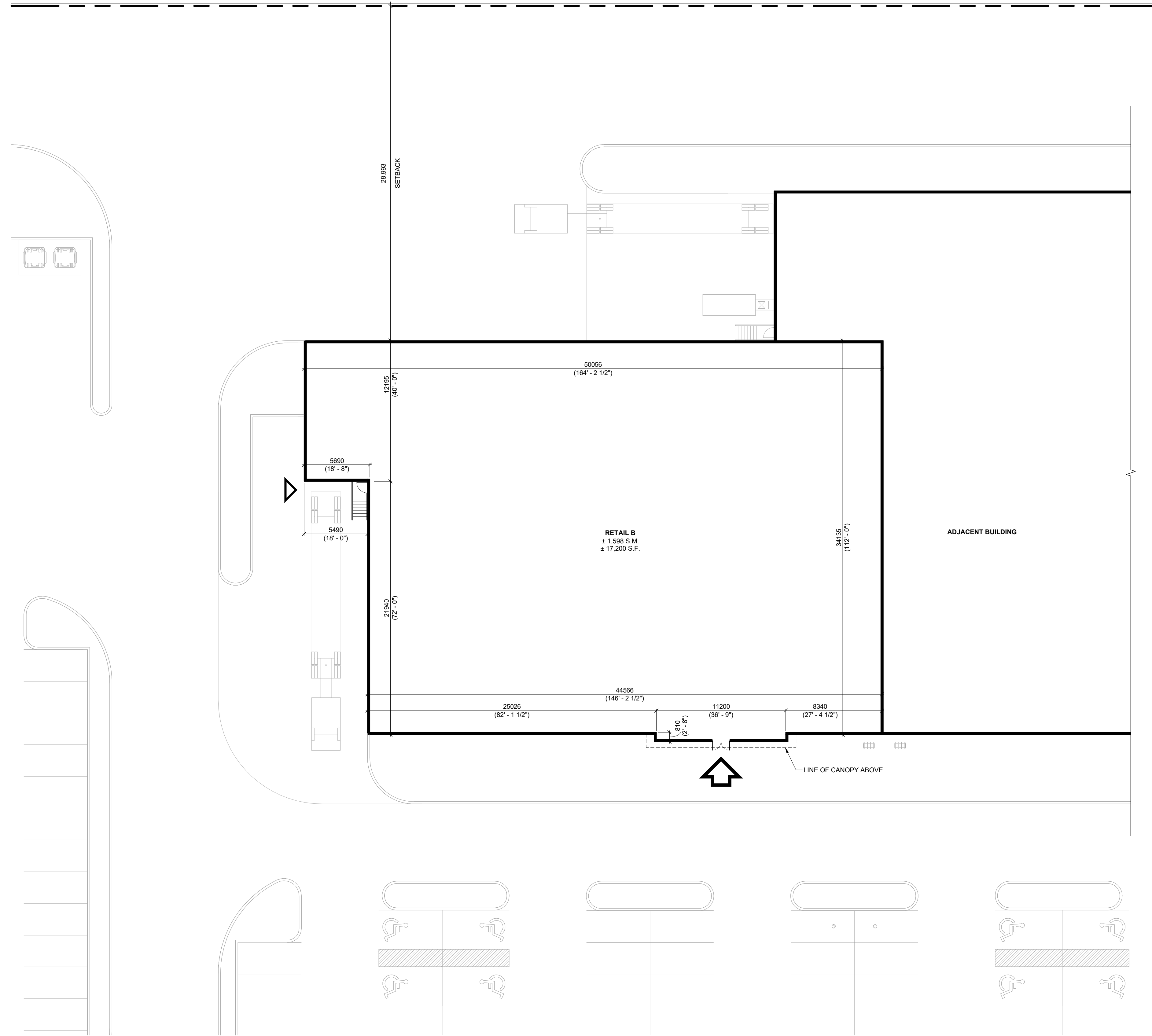
CURRENT ZONING	PROPOSED ZONING	PROPOSED ZONING	PROPOSED ZONING	PROPOSED ZONING
A9-AGRICULTURAL	401 CORRIDOR GATEWAY ZONE (G)	401 CORRIDOR GATEWAY ZONE (G)	401 CORRIDOR GATEWAY ZONE (G)	RCC-RURAL CLUSTER COMMERCIAL
MIN. LOT FRONTAGE	180 M	30.0 M	30.0 M	120 M MIN. LOT FRONTAGE
MIN. LOT AREA	4.0 HA	0.4 HA	0.4 HA	1.571 HA MIN. LOT AREA
MIN. FRONT YARD	15.0 M	3.0 M	3.0 M	7.5 M MIN. FRONT YARD
MIN. REAR YARD	15.0 M	3.0 M	3.0 M	25.0 M MIN. REAR YARD
MIN. INT. SIDE YARD	15.0 M	3.0 M	3.0 M	15.0 M MIN. INT. SIDE YARD
MIN. EXT. SIDE YARD	15.0 M	3.0 M	3.0 M	7.5 M MIN. EXT. SIDE YARD
MAX. HEIGHT	11.0 M	25%	25%	18.46% MAX. HEIGHT
MAX. FLOOR SPACE (RETAIL)	2,750 S.M.	15,528 S.M.	2,750 S.M.	4,316 S.M.
MIN. LANDSCAPED OPEN SPACE	10%	10%	10%	5% MIN. LANDSCAPED OPEN SPACE
MIN. PLANTING STRIP WIDTH	3.0 M	3.0 M	3.0 M	3.0 M
MIN. SIZE OF LOADING SPACE	3.5 M x 10.0 M	3.5 M x 10.0 M	3.5 M x 10.0 M	3.5 M x 10.0 M
MIN. NUMBER OF LOADING SPACES	5 SPACES	5 SPACES	5 SPACES	5 SPACES
BICYCLE PARKING SPACES	18 SPACES	18 SPACES	18 SPACES	24 SPACES
CAR PARKING SPACES	776 SPACES	100 SPACES	100 SPACES	564 SPACES
BARRETT FREE PROG (11 SPACES +1%)	22 SPACES	24 SPACES	24 SPACES	25 SPACES
PER PREMISE				
MIN. DRIVE THROUGH INGRESS SPACES	12 SPACES	12 SPACES	12 SPACES	12 SPACES
MIN. DRIVE THROUGH EGRESS SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES

SITE SPECIFIC EXCEPTION: LARGE RETAIL FORMAT

1 SITE PLAN
ZBA-A100
1:1000

2025-04-01 4:09:39 PM

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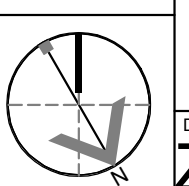
#	DATE	DESCRIPTION	BY
4	2023-03-31	ISSUED FOR ZBA (A1-25)	MMB
3	2023-03-30	ISSUED FOR REVIEW (A1-24)	MMB
2	2023-08-21	ISSUED FOR ZBA	AMC
1	2023-08-14	ISSUED FOR COORDINATION	AMC



PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

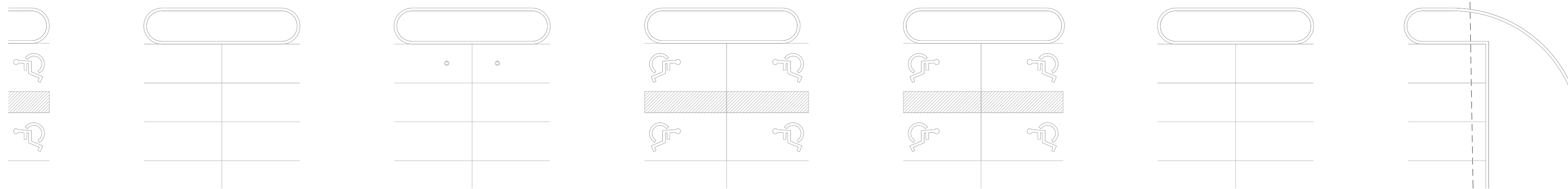
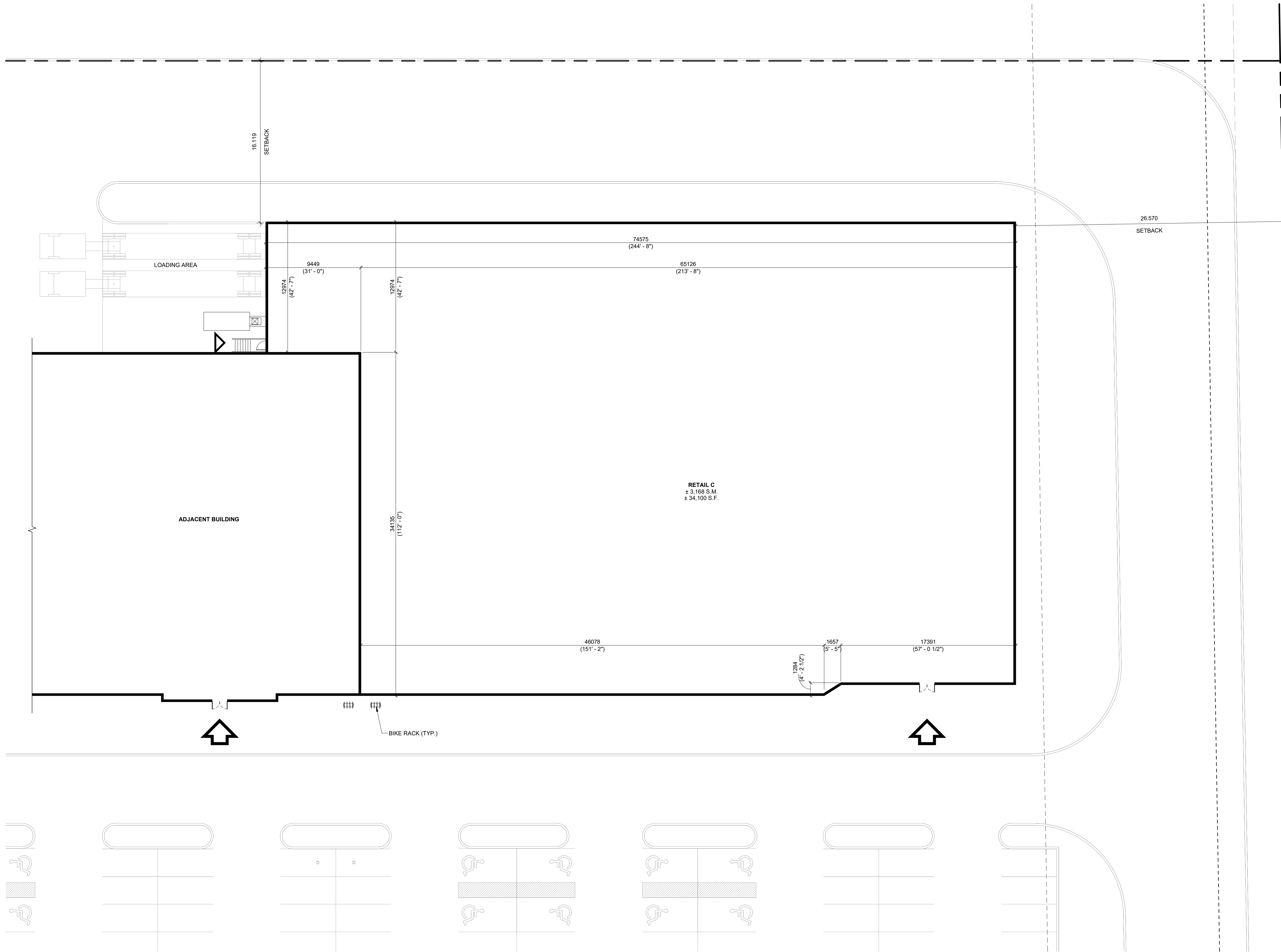
DRAWING
INDUSTRIAL - ZBA TYPICAL GROUND FLOOR PLAN (BUILDING B)

PROJECT NO.
25.117P01
PROJECT DATE
2025-08-08
DRAWN BY
AMC
CHECKED BY
RLA
SCALE
1 : 200



DRAWING NO.
ZBA-A101
REV
4

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4	2023-03-31	ISSUED FOR ZBA (A1-25)	MHB
3	2023-03-30	ISSUED FOR REVIEW (A1-24)	MHB
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1	2023-08-14	ISSUED FOR COORDINATION	AMC



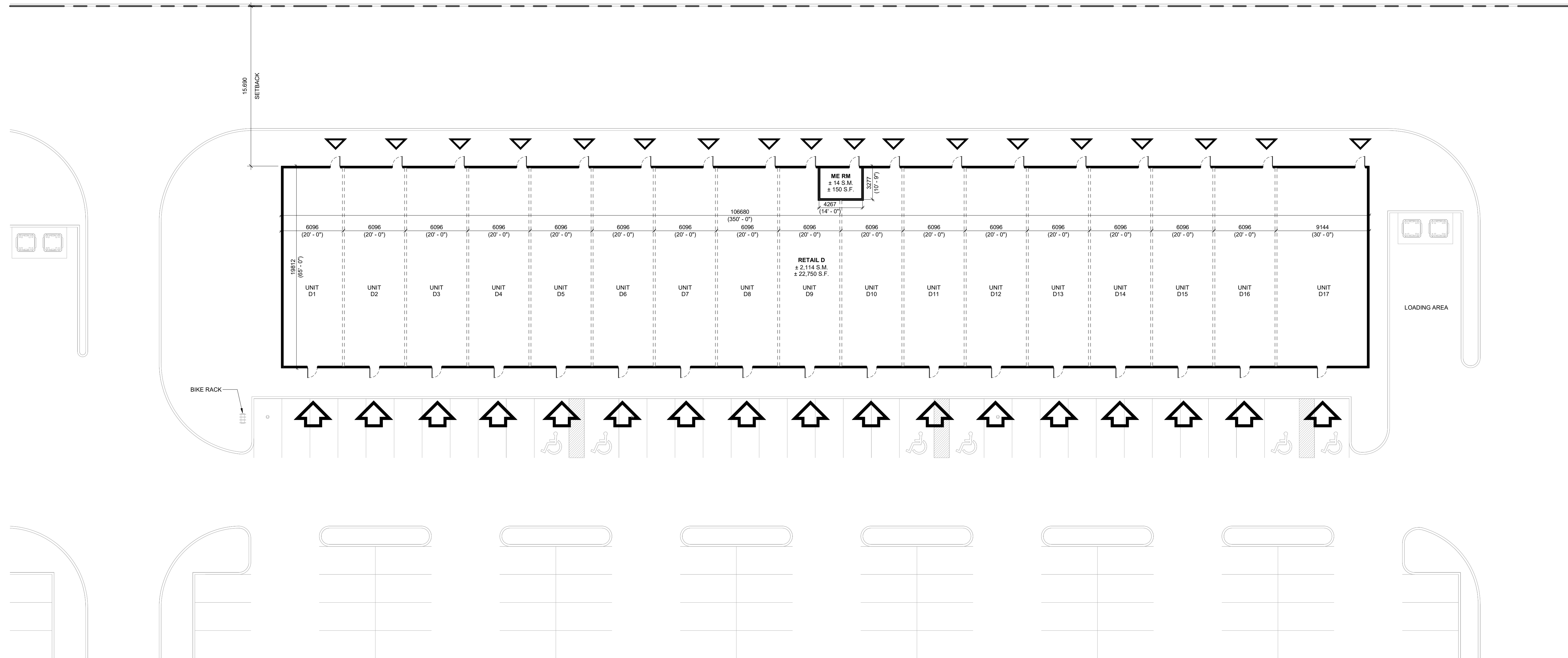
PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

DRAWING
INDUSTRIAL - ZBA GROUND FLOOR PLAN (BUILDING C)

PROJECT NO. 25.117P01	
PROJECT DATE 2025-08-08	
DRAWN BY AMC	
CHECKED BY RLA	
SCALE 1 : 200	

DRAWING NO. **ZBA-A102** REV. **4**

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3	2023-03-30	ISSUED FOR REVIEW (A1-24)	MHB
2	2025-08-21	ISSUED FOR ZBA	ANC
1	2025-08-14	ISSUED FOR COORDINATION	ANC
#	DATE	DESCRIPTION	BY



PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

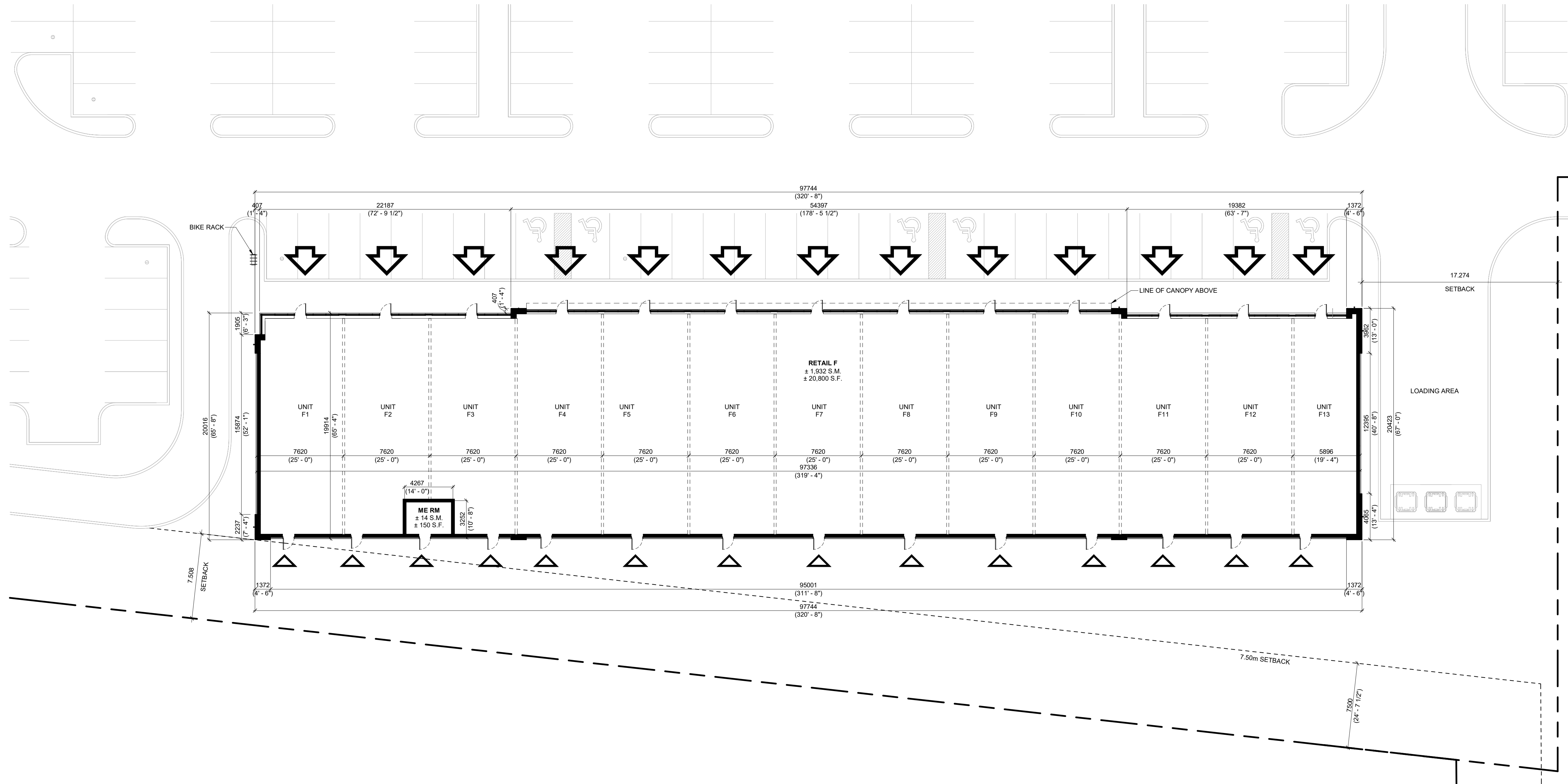
DRAWING
INDUSTRIAL - ZBA GROUND FLOOR PLAN (BUILDING D)

PROJECT NO.	25.117P01
PROJECT DATE	2025-08-08
DRAWN BY	MHB
CHECKED BY	RLA
SCALE	1 : 200



DRAWING NO.	ZBA-A103	REV.	4
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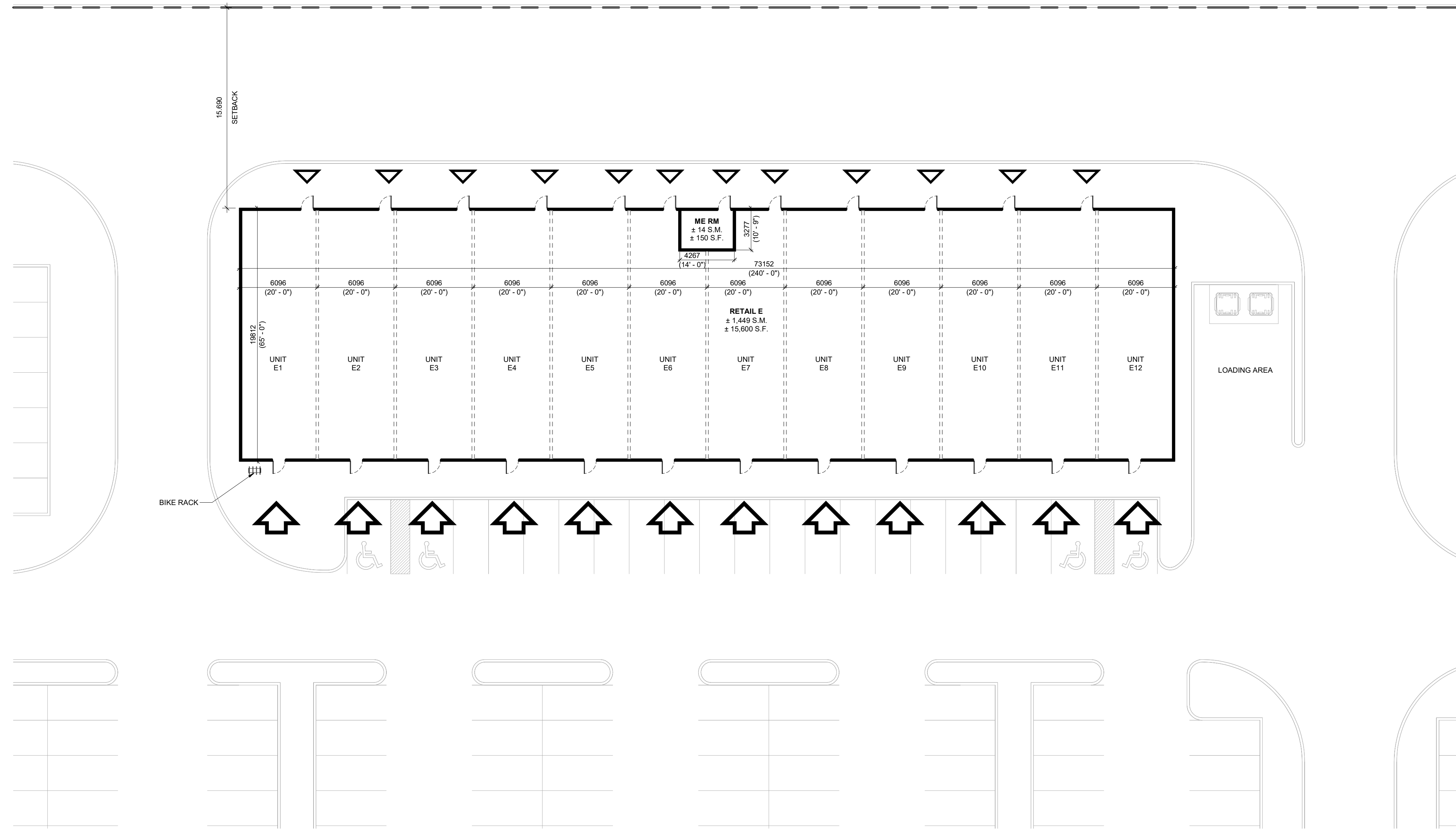
PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

DRAWING
RETAIL - ZBA TYPICAL GROUND FLOOR PLAN (BUILDING F)

PROJECT NO. 25.117P01	
PROJECT DATE 2025-08-08	
DRAWN BY AMC	
CHECKED BY Checker	
SCALE 1 : 200	

DRAWING NO. **ZBA-A104** REV. **4**

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2	2025-08-21	ISSUED FOR ZBA	JMC
1	2025-08-14	ISSUED FOR COORDINATION	JMC



PROJECT
9094 REGIONAL RD 25
 HALTON HILLS, ON

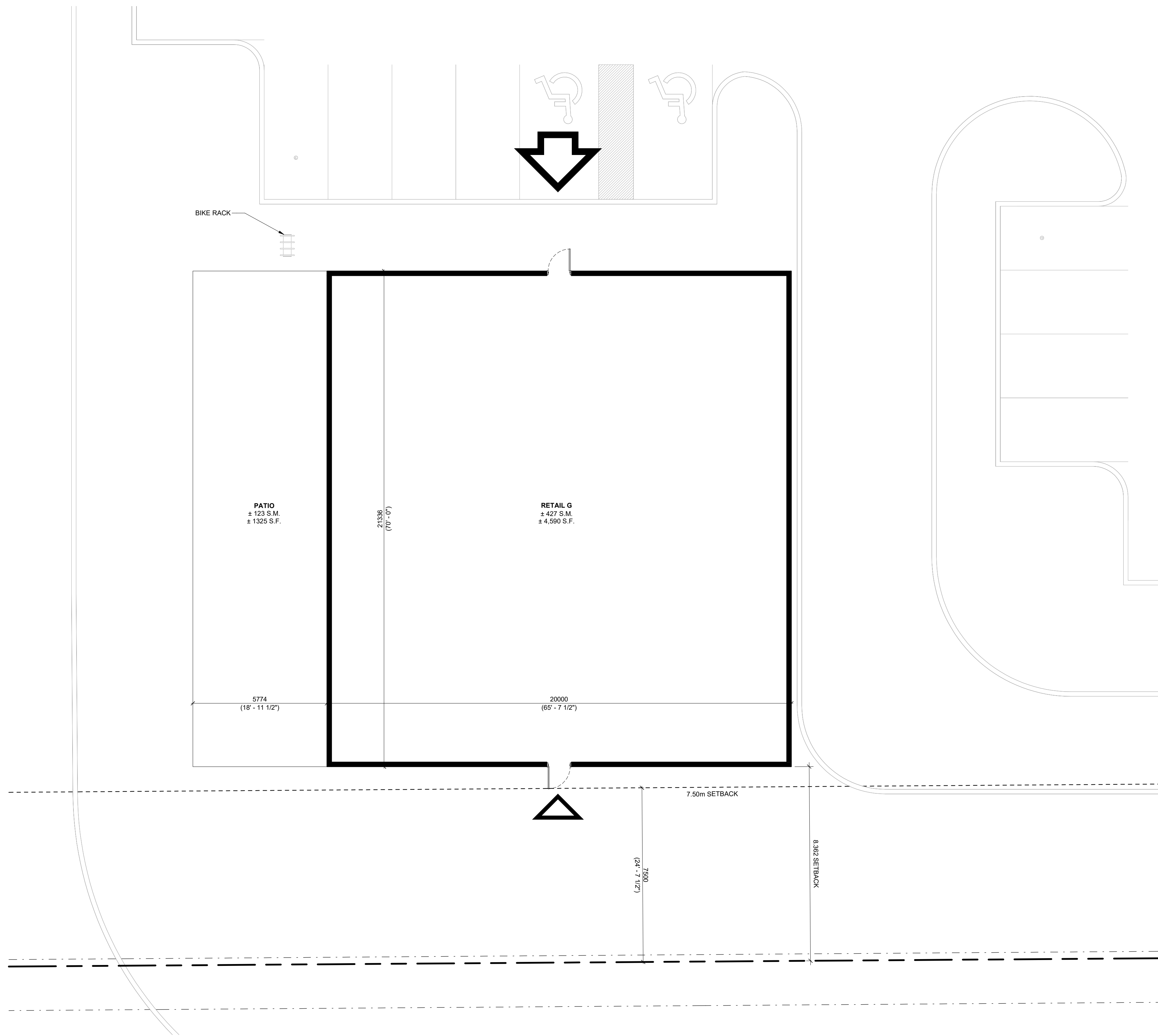
DRAWING
RETAIL - ZBA GROUND FLOOR PLAN (BUILDING E)

PROJECT NO.
25.117P01
 PROJECT DATE
2025-08-08
 DRAWN BY
Author
 CHECKED BY
Checker
 SCALE
1 : 200



DRAWING NO.
ZBA-A105
 REV.
4

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1	2025-08-14	ISSUED FOR COORDINATION	AMC



PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

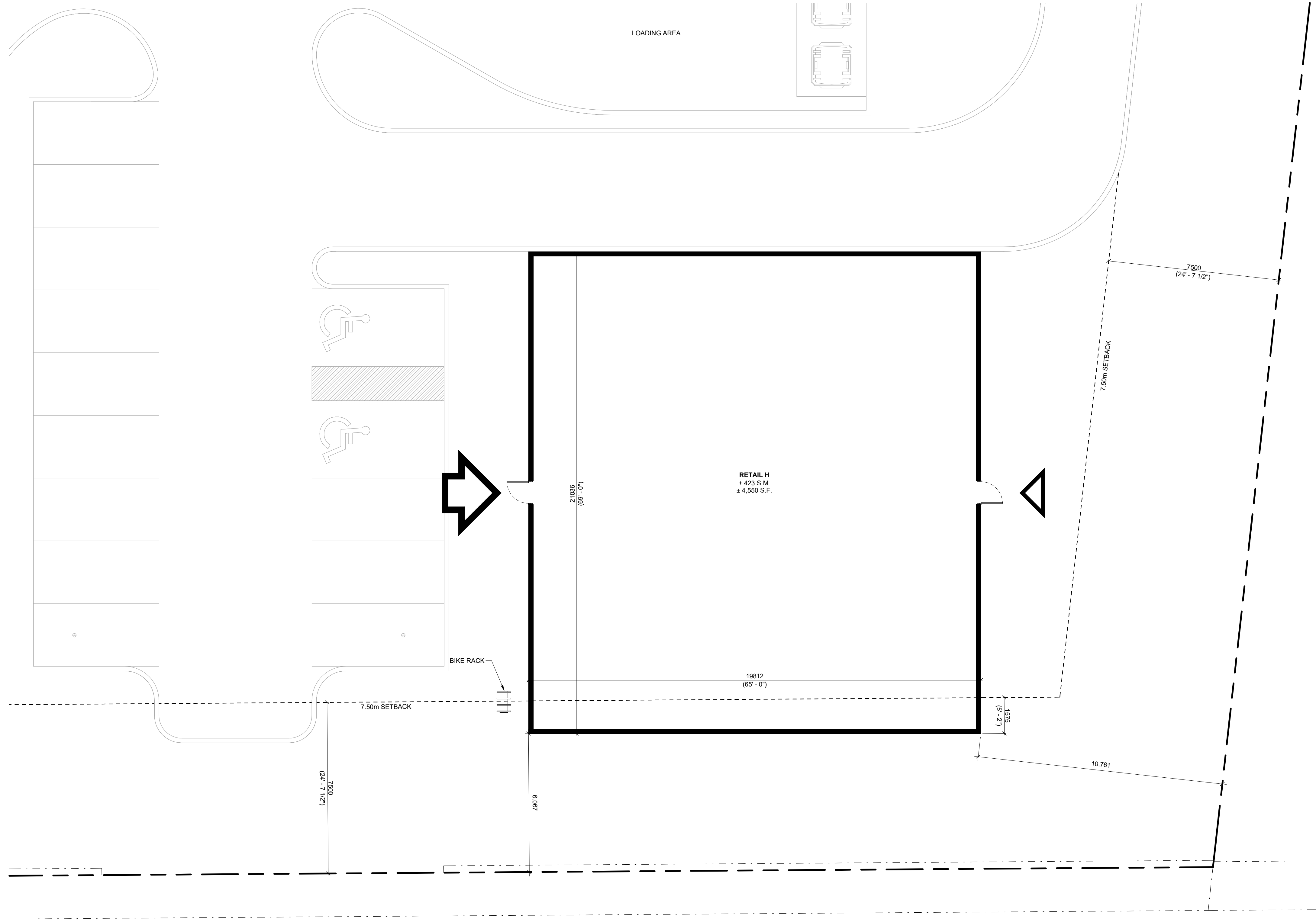
DRAWING
**RETAIL - ZBA GROUND FLOOR PLAN
(BUILDING G)**

PROJECT NO.
25.117P01
PROJECT DATE
2025-08-08
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DRAWING NO.
ZBA-A106
REV
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PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

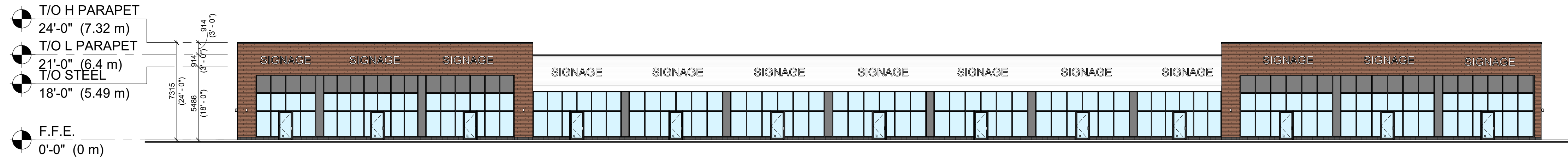
DRAWING
RETAIL - ZBA GROUND FLOOR PLAN (BUILDING H)

PROJECT NO.
25.117P01
PROJECT DATE
2025-08-08
DRAWN BY
AMC
CHECKED BY
Checker
SCALE
1 : 100

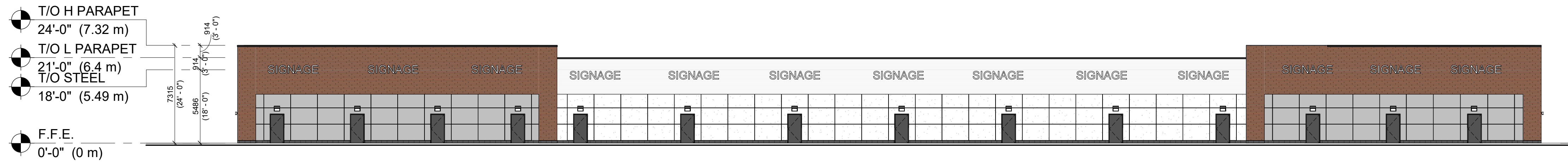


DRAWING NO.
ZBA-A107
REV.
4

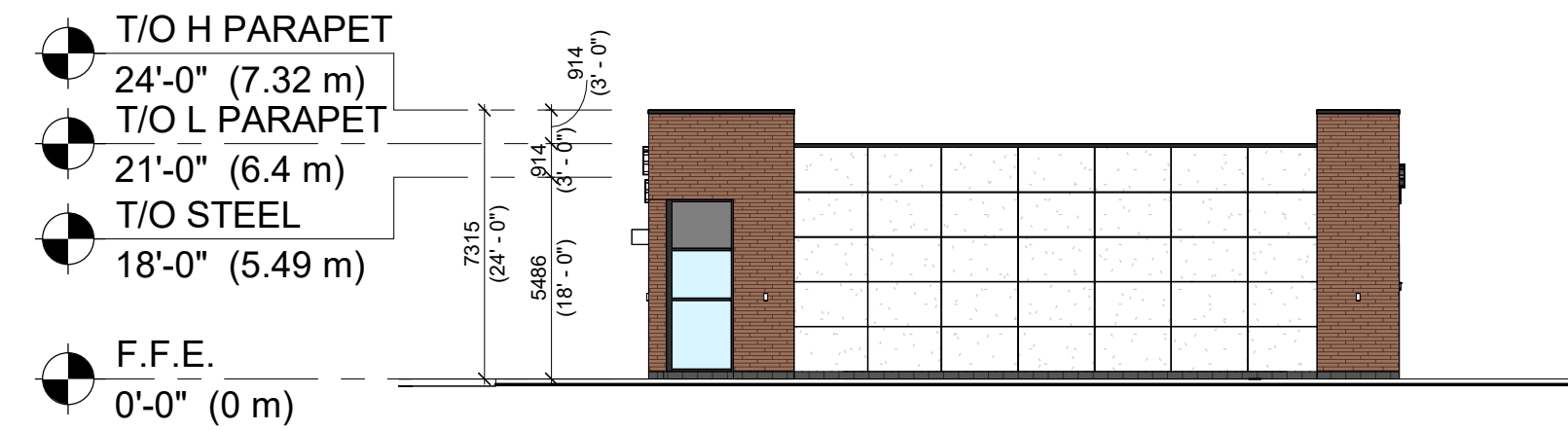
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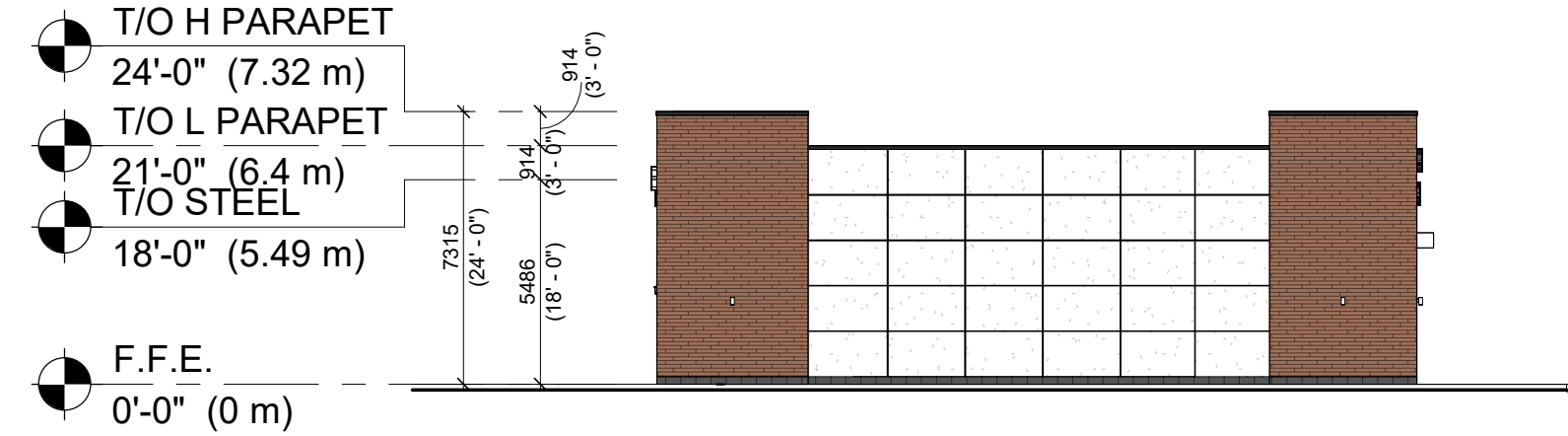
1 BUILDING F - EAST ELEVATION
ZBA-A301 1 : 200



2 BUILDING F - WEST ELEVATION
ZBA-A301 1 : 200



3 BUILDING F - SOUTH ELEVATION
ZBA-A301 1 : 200



4 BUILDING F - NORTH ELEVATION
ZBA-A301 1 : 200

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1	2025-08-14	ISSUED FOR COORDINATION	AMC
#	DATE	DESCRIPTION	BY



PROJECT
9094 REGIONAL RD 25
HALTON HILLS, ON

DRAWING
RETAIL - ZBA TYPICAL ELEVATIONS (BUILDING F)

PROJECT NO.
25.117P01

PROJECT DATE
2025-08-08

DRAWN BY
AMC

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Checker

SCALE
1 : 200



DRAWING NO. ZBA-A301 REV. 4