



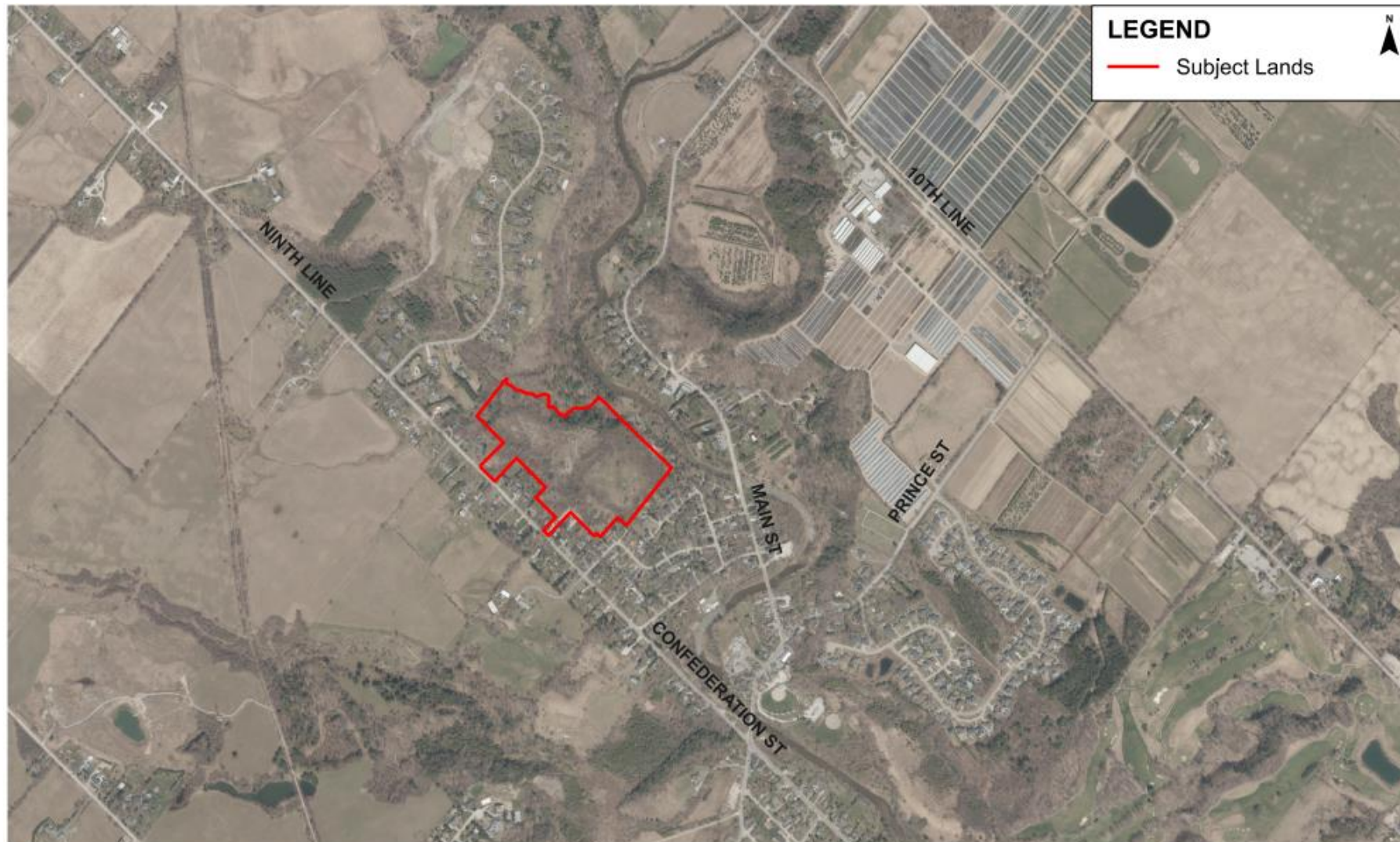
Town of Halton Hills Public Meeting

**OFFICIAL PLAN, ZONING BY-
LAW AMENDMENT
APPLICATIONS**

159 Confederation St, Halton Hills

March 24, 2025

Subject Property



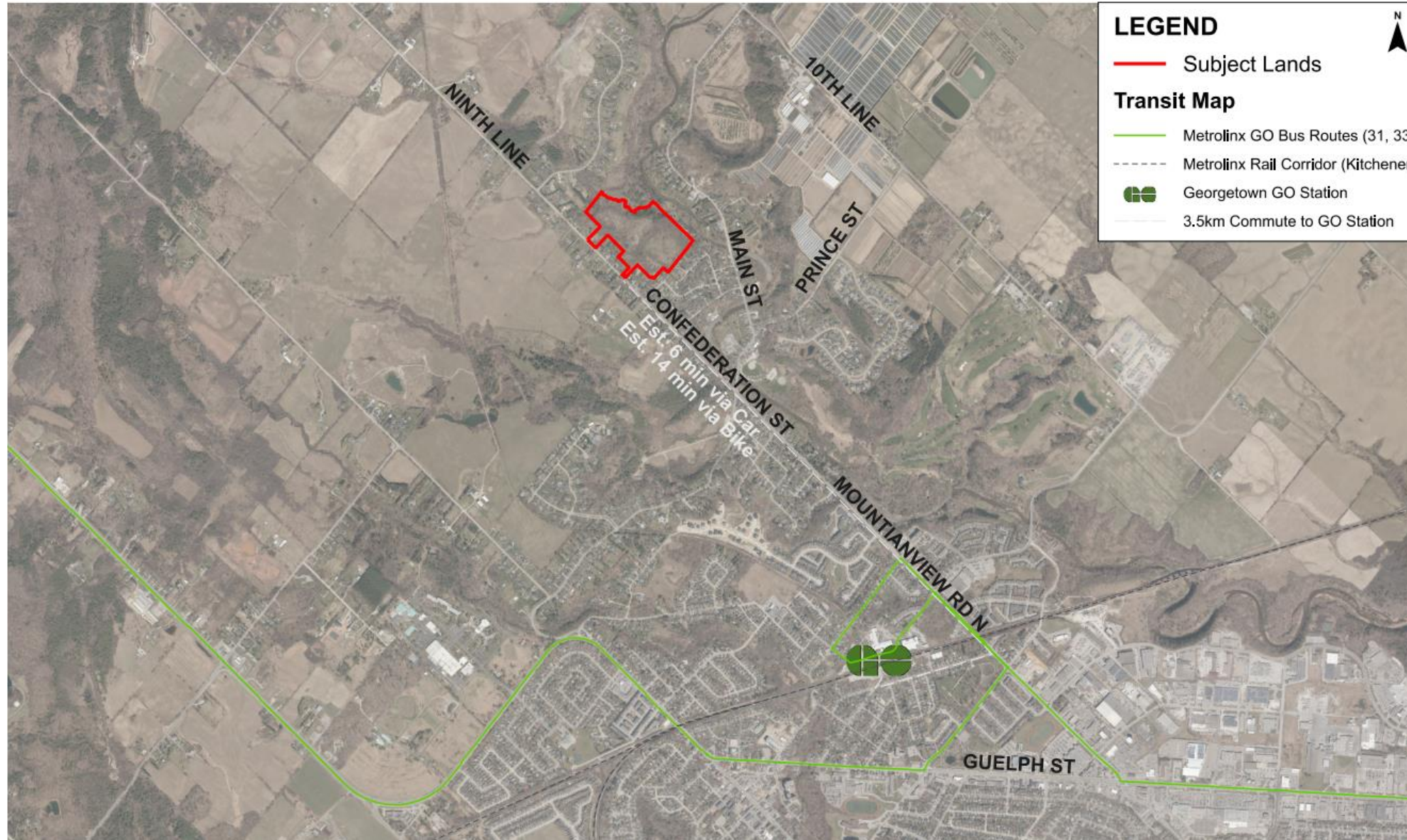
Location: 159 Confederation Street, Halton Hills, Ontario

Property Size: 12.26 hectares

Current Use: Open space containing portions of the Natural Heritage System, with buffers associated with the adjacent watercourse of the Credit River

Aerial Photo of the Subject Property

Transit Connectivity Map



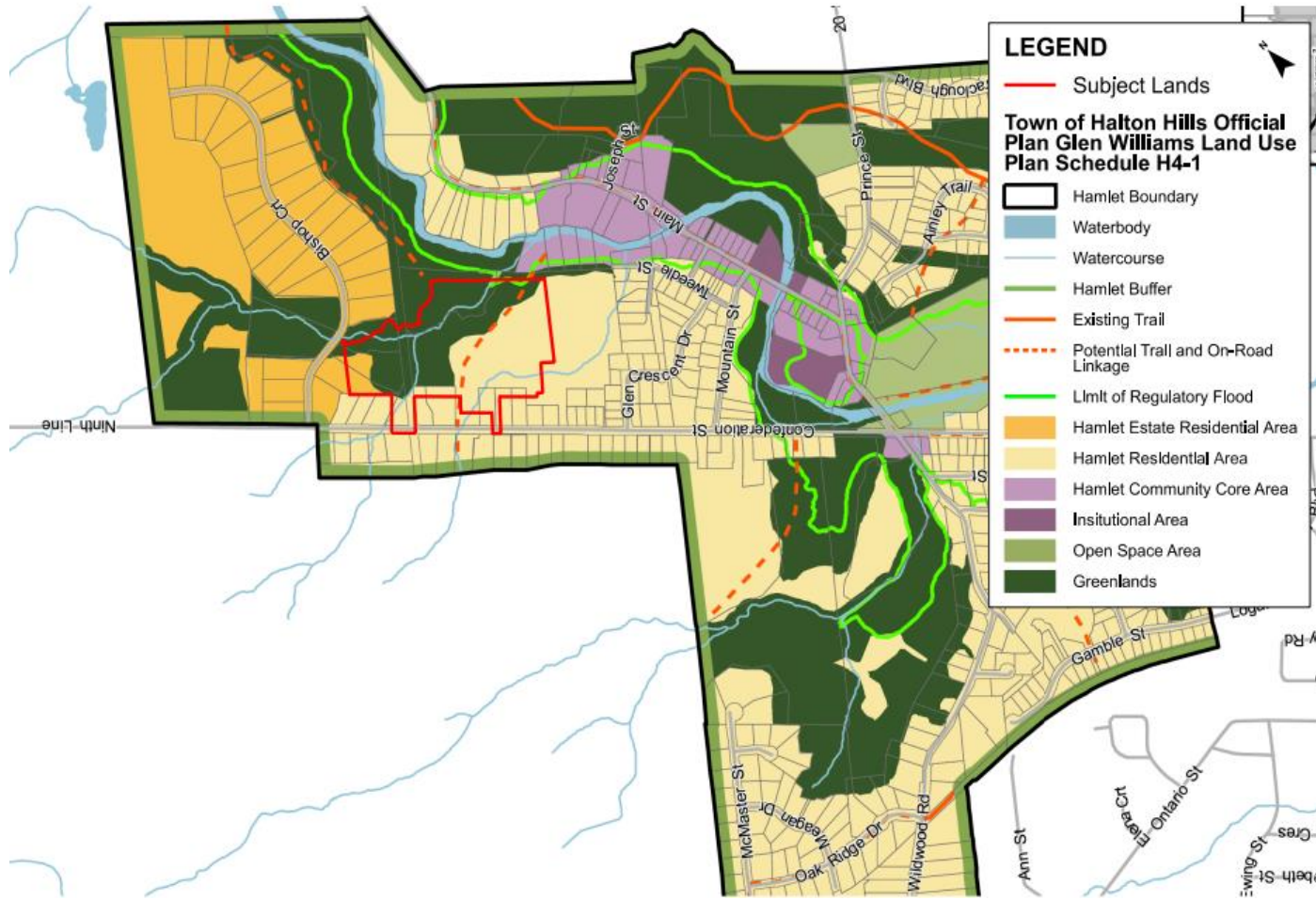
Located approximately 2km from Georgetown GO.

Georgetown GO is estimated to take 6 minutes by car, or 14 minutes by bike.

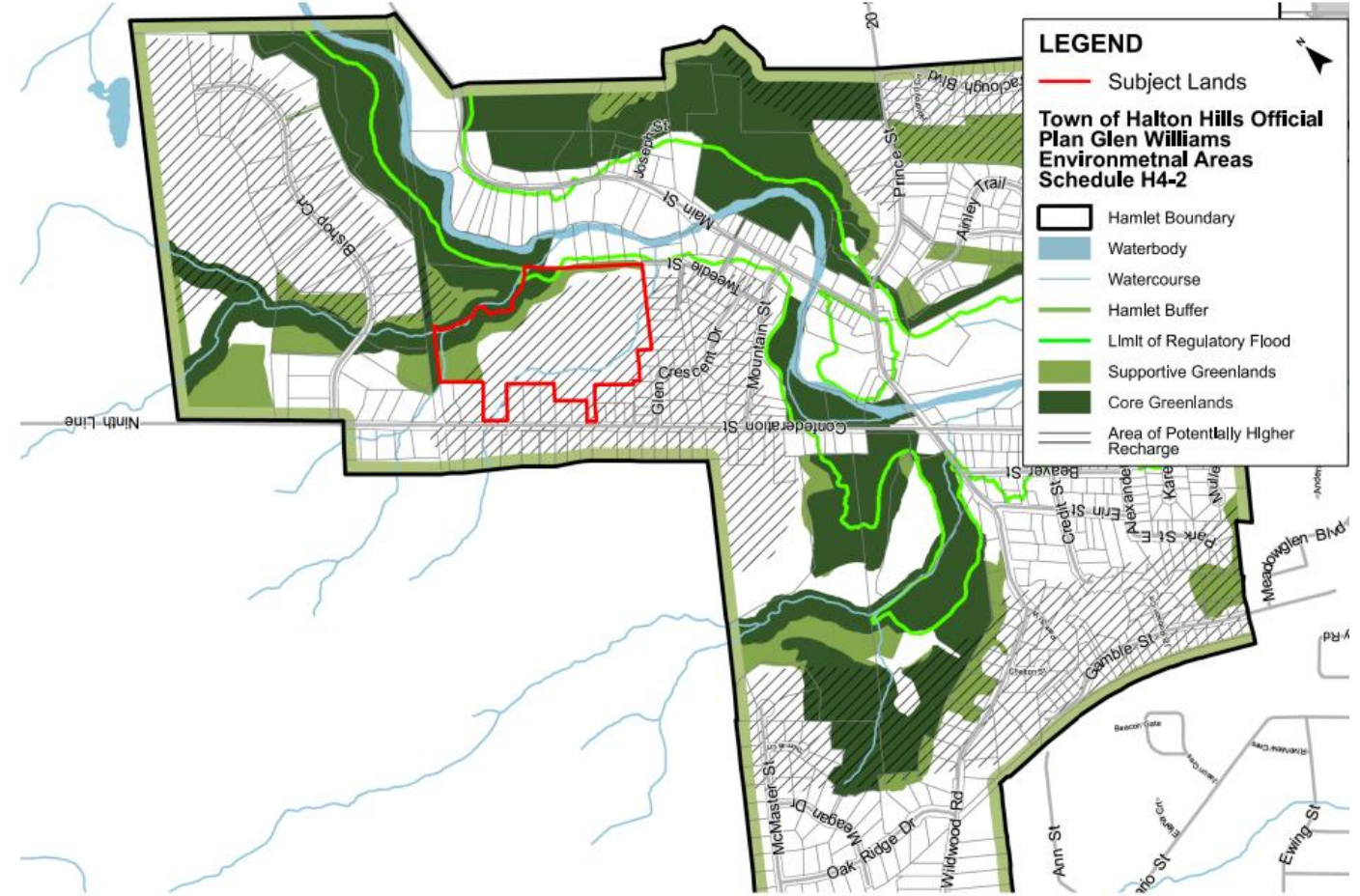
The proposal contemplates a walkable and active transportation design.

Map of Regional Transit Connections

Planning Context – Town of Halton Hills Official Plan

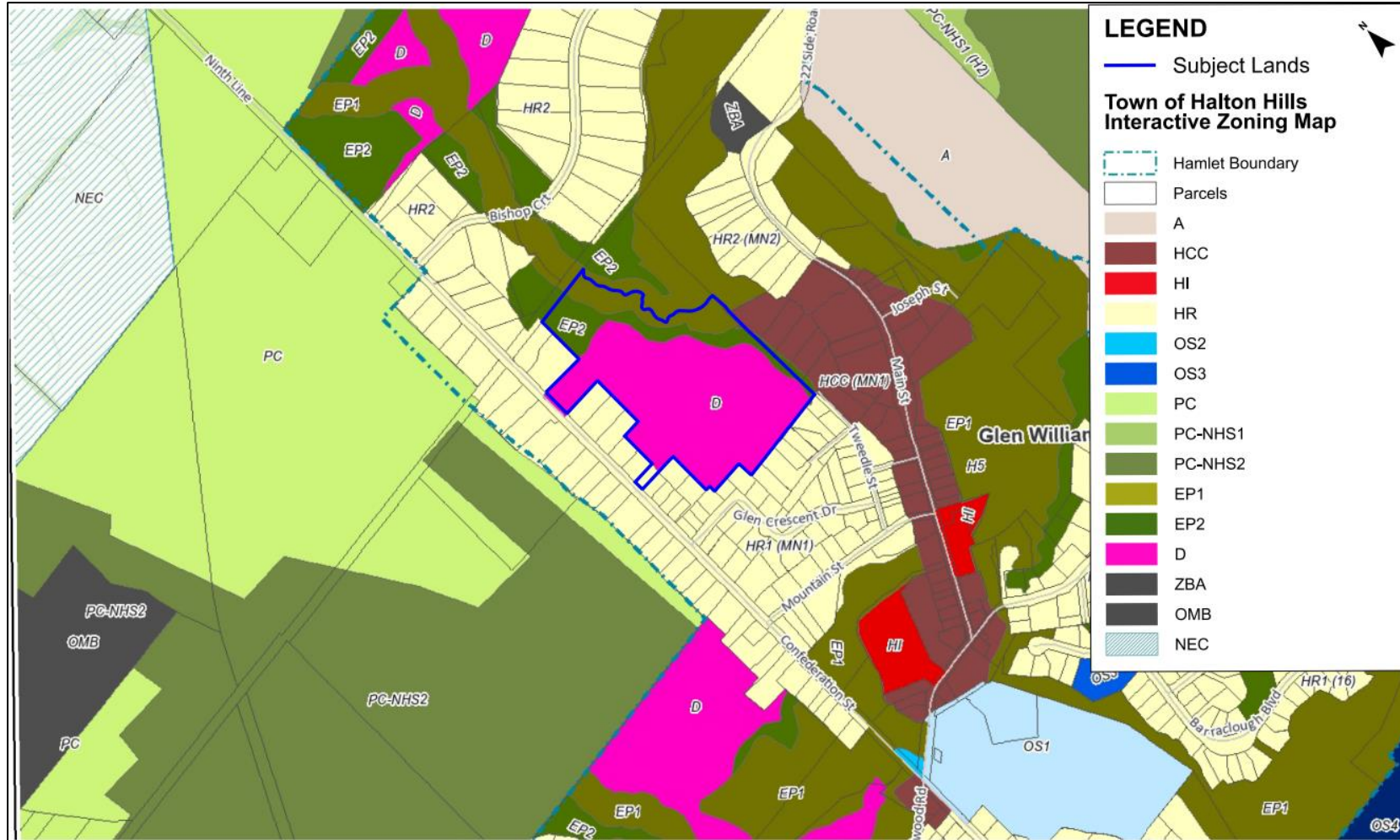


Halton Hills OP (2020) Glen Williams Land-Use Plan



Halton Hill Secondary Plan (2020) Glen Williams Environmental Areas

Planning Context – Halton Hills Zoning By-law 2020



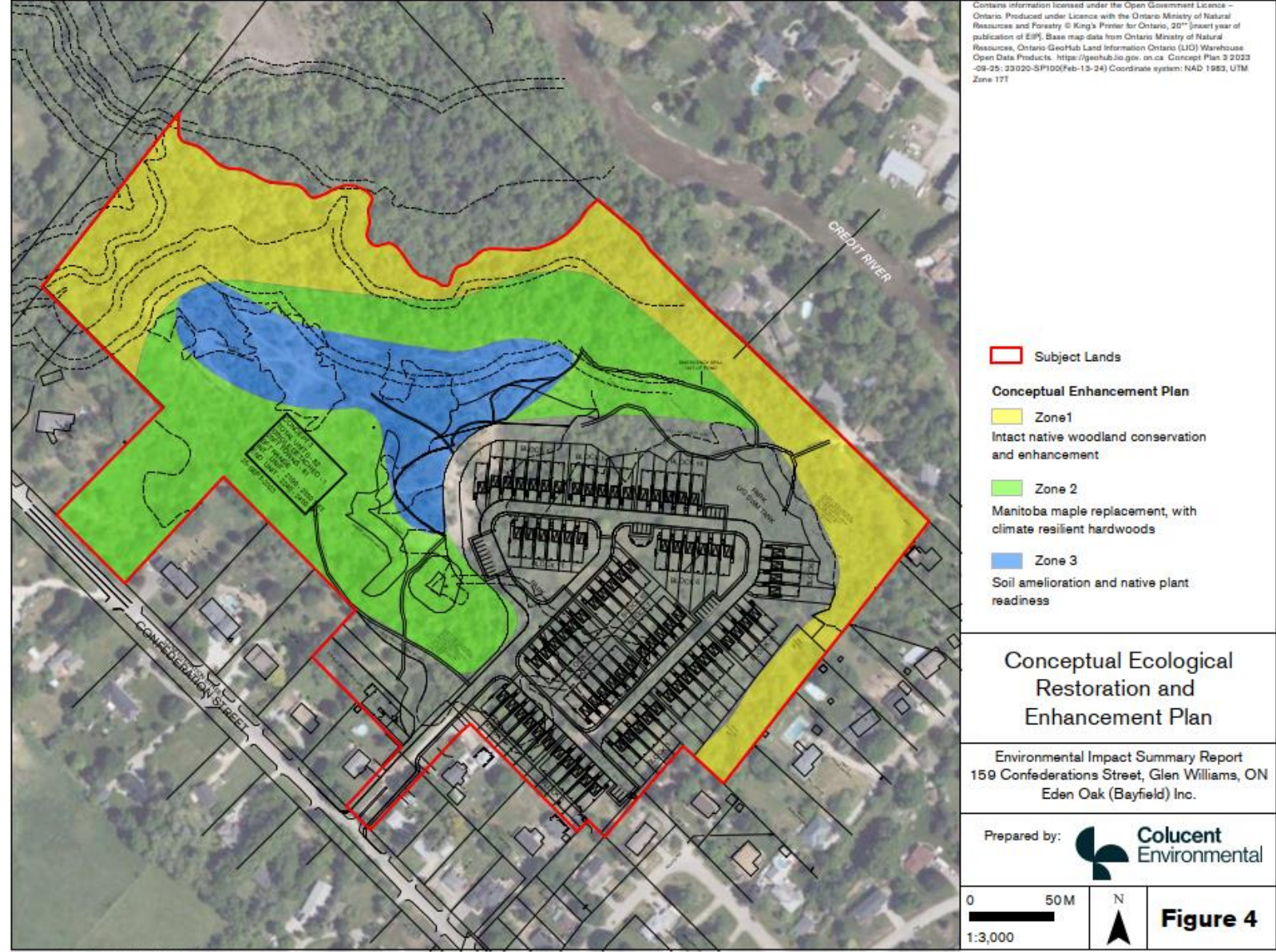
Environmental Protection 1 (EP1)

Environmental Protection 2 (EP2)

Development (D)

Halton Hills Zoning By-law 2020 Mapping

Conceptual Ecological Restoration and Enhancement Plan



Concept Plan



Proposed development consists of:

- 81 two-storey townhouse units
- 1 two-storey detached dwelling

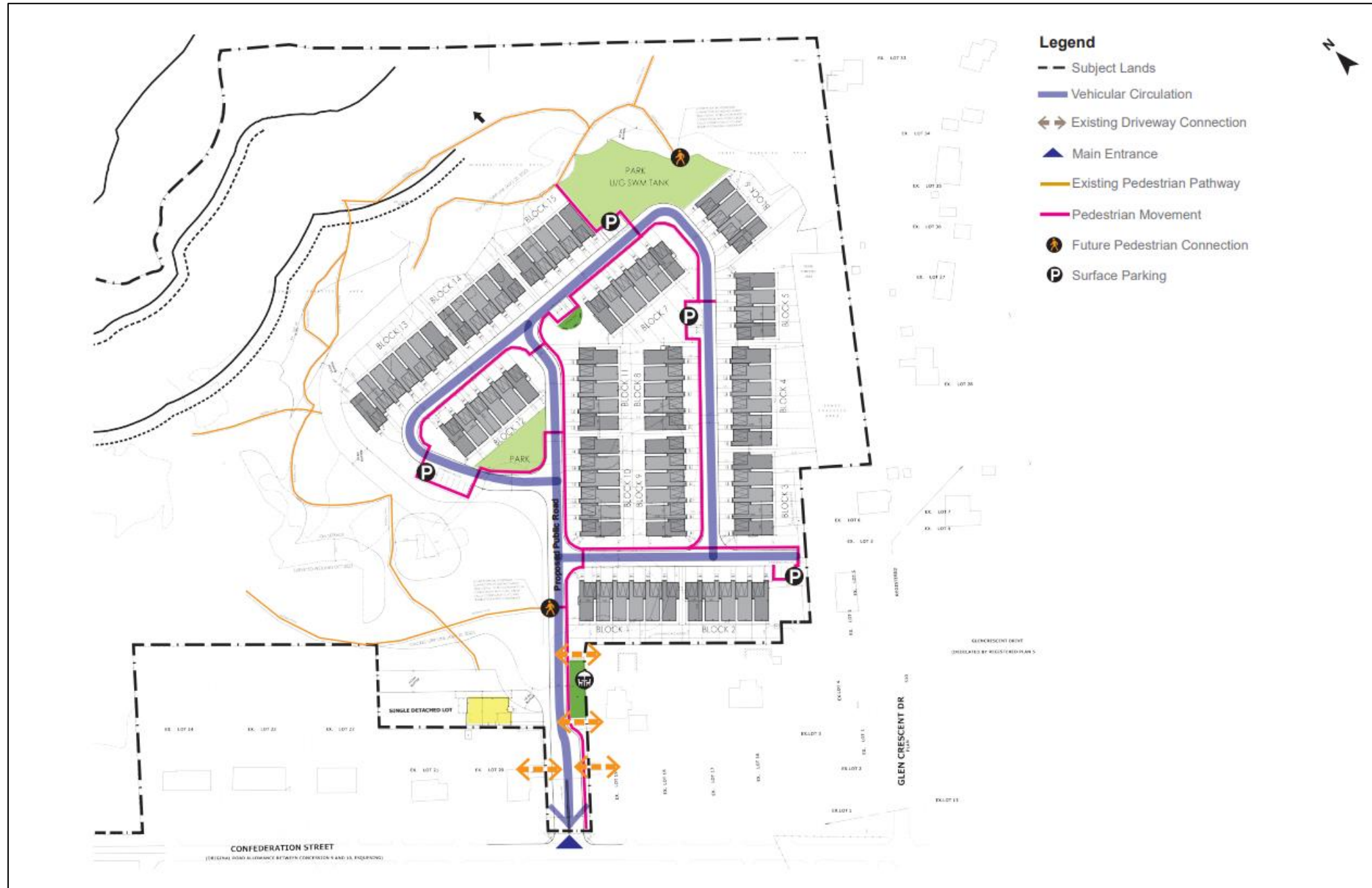
To be serviced by a private condominium road

Each unit will include 4 parking spaces (2 garage, 2 driveway)

26 visitor-parking spaces

Two new parks

Access, Circulation and Parking

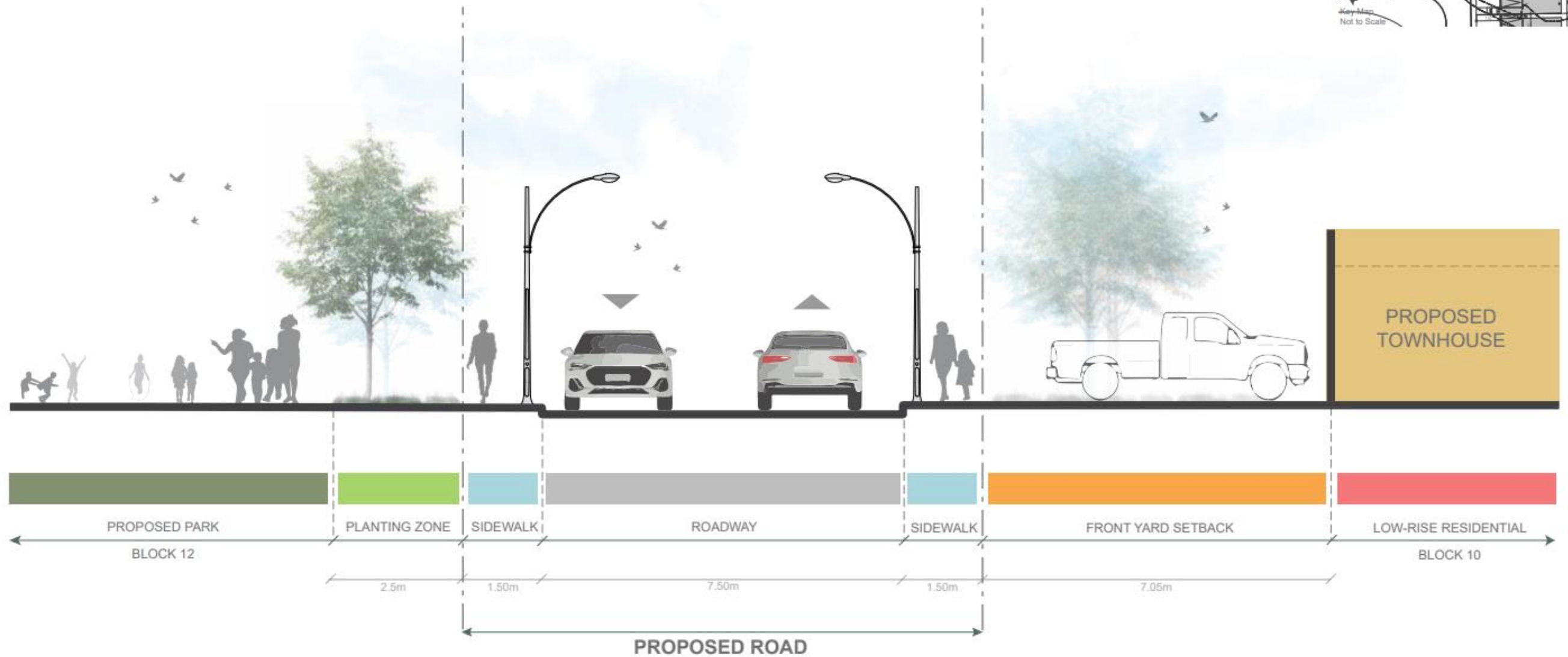
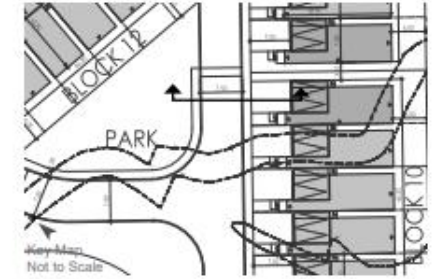


The proposed development will be serviced by a **20m driveway**, that will provide ingress and egress access via Confederation Street. Existing lots will continue to have formal access.

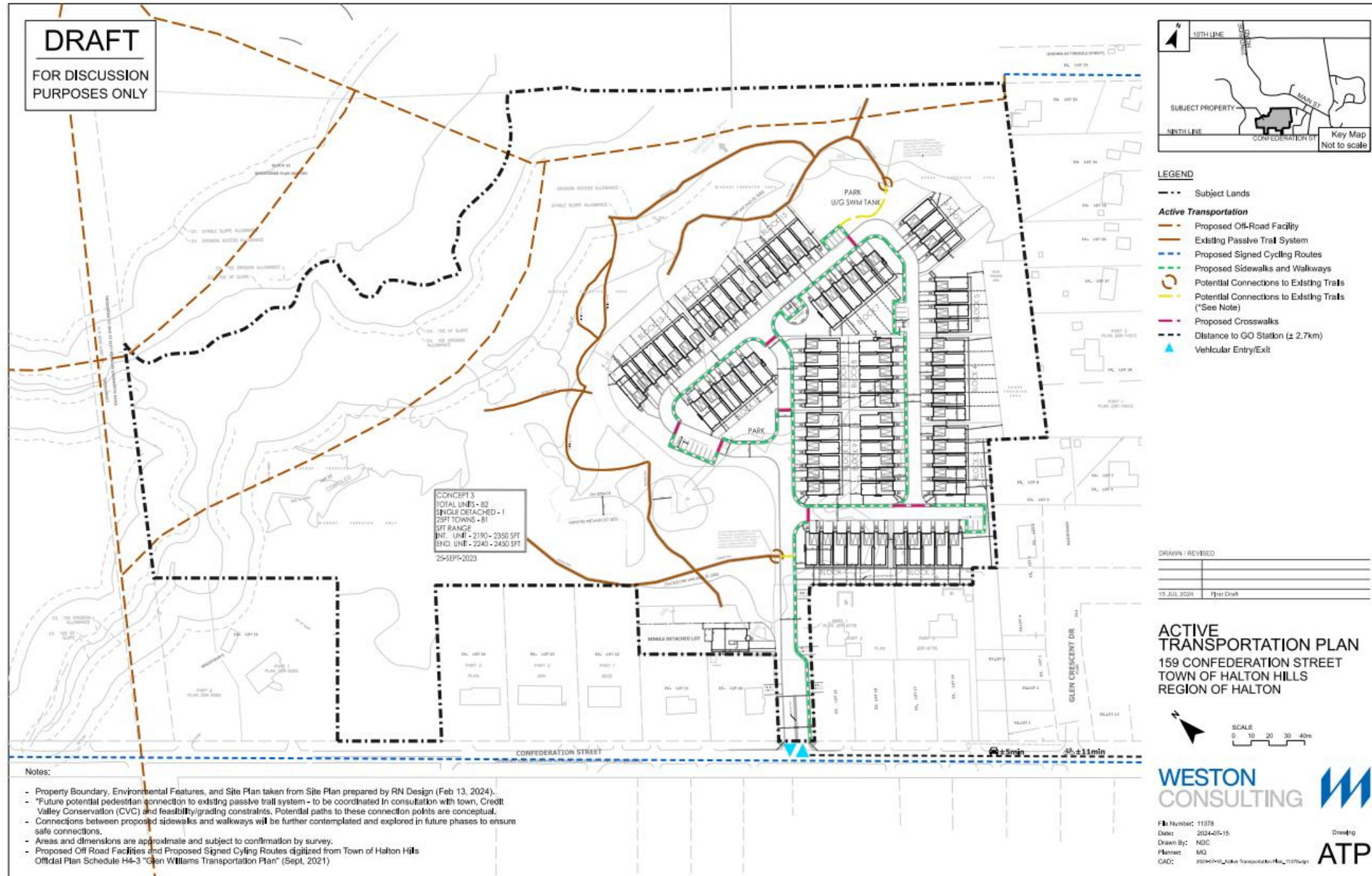
The entry will be divided by a **1.2m rumble strip**, ensuring safe access for emergency vehicles and waste management vehicles.

A 7.5m laneway will provide internal access to proposed units, parking areas, and park block.

Conceptual Street Cross Section



Active Transportation Plan



Pedestrian pathways provide safe and active transportation options.

Connection to existing trails have been provided for public use.

Proposed parks will be connected to sidewalks.

Heritage Protection – Design Guidelines

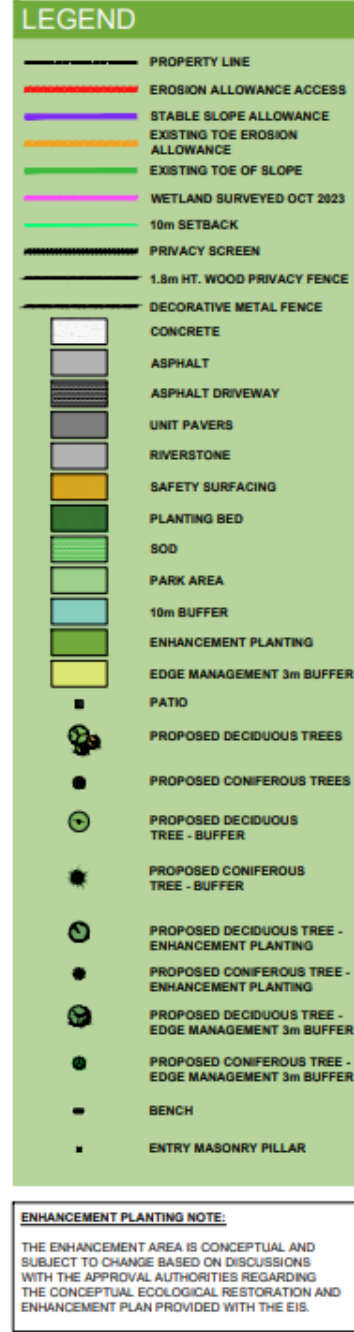


Site plan should be designed to take aspiration from the heritage guidelines to maintain the Town's historical and social character

The proposed design should respect the street pattern, lot configuration, setbacks, and pedestrian connectivity, creating a transition from the existing character to the anticipated growth.

Future design stages will refine the architectural principles.

Landscape Plan



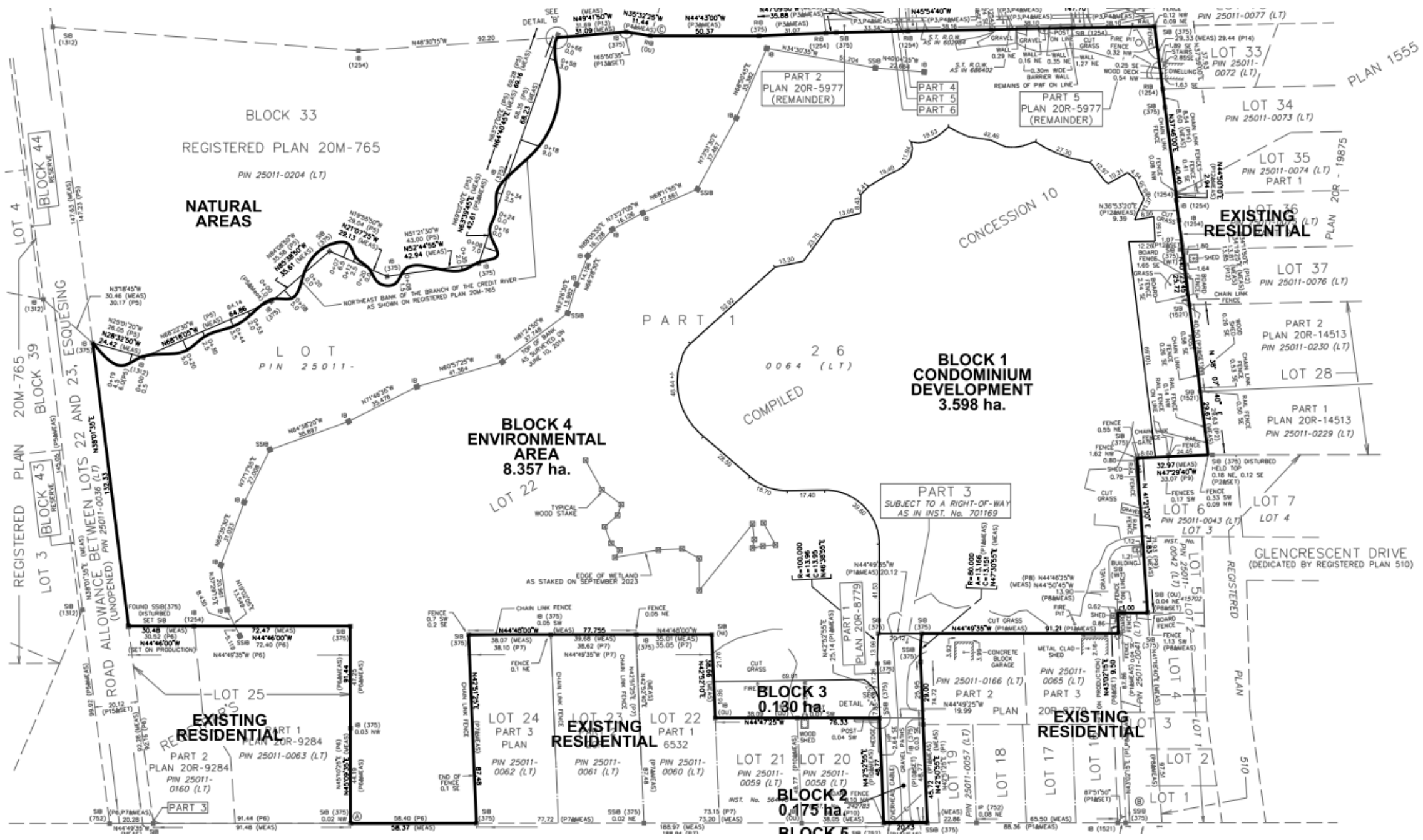
The Plan identifies existing trees impacted by development and outlines specifications for tree preservation.

Enhanced landscaping treatments along street frontages and building entrances designed to reflect the local natural landscape.

Built Form Precedents



Draft Plan of Subdivision



Block 1 (3.598 ha) –
Condo 81 Townhouses,
Roadways, Parking,
Sidewalks, Parks,
Underground SWM

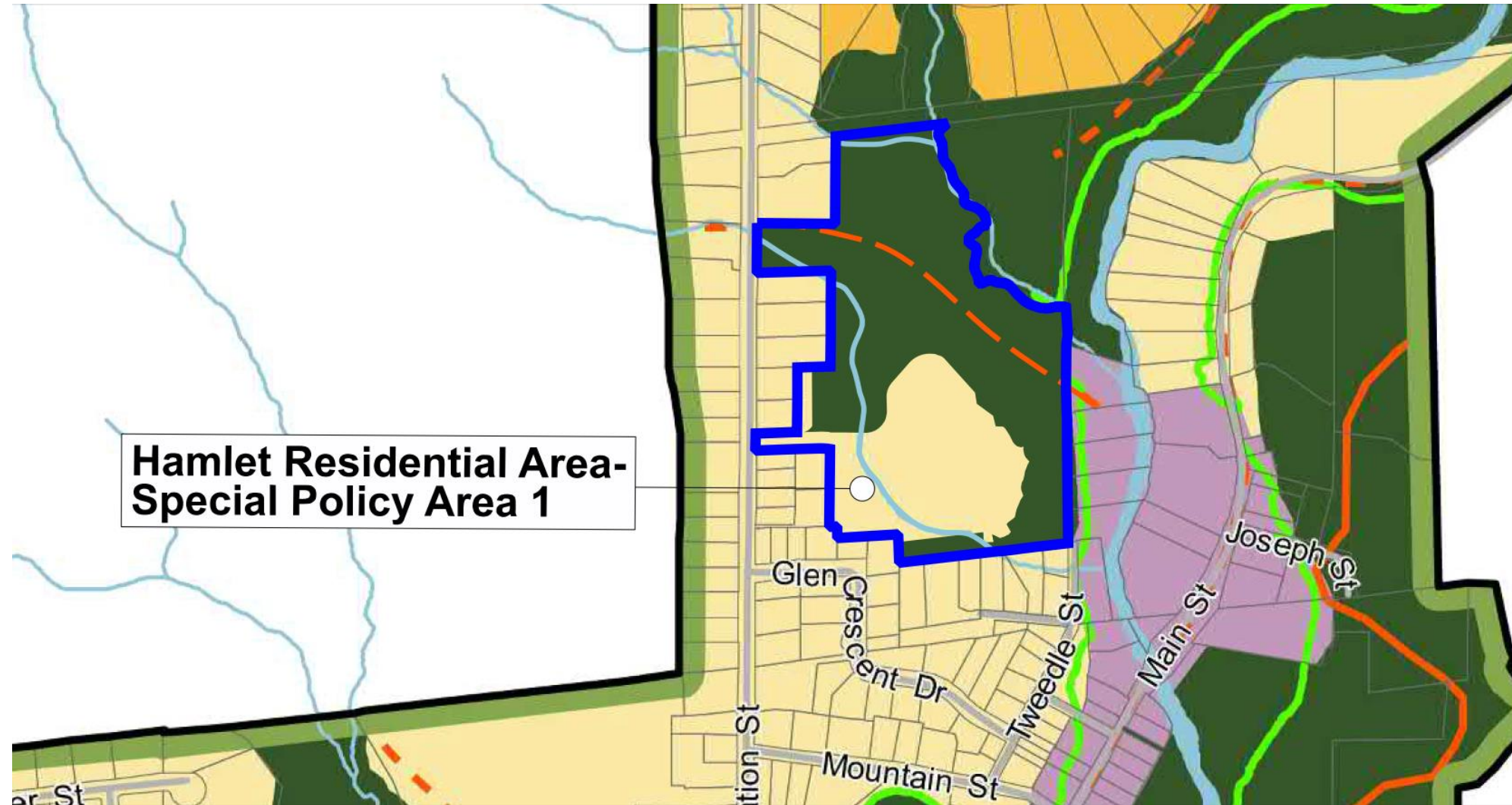
Block 2 (0.175 ha)–
Private Lane shared
access

Block 3 (0.130 ha) –
One Single-Detached
Dwelling

Block 4 (8.357 ha)–
Environmental
Restorative Area

Block 5 (0.001 ha) –
0.3m Reserve

Official Plan Amendment



Schedule H4-1 amended to include Residential Area – Special Policy Area 1 and Greenlands

H4-2 amended to refine limits of Greenlands Supportive Greenlands Designation

H4.11 – amended to add “A residential subdivision consisting of 81 Block Townhouse Dwellings, and 1 Single-Detached at a net density of 21 units per hectare”

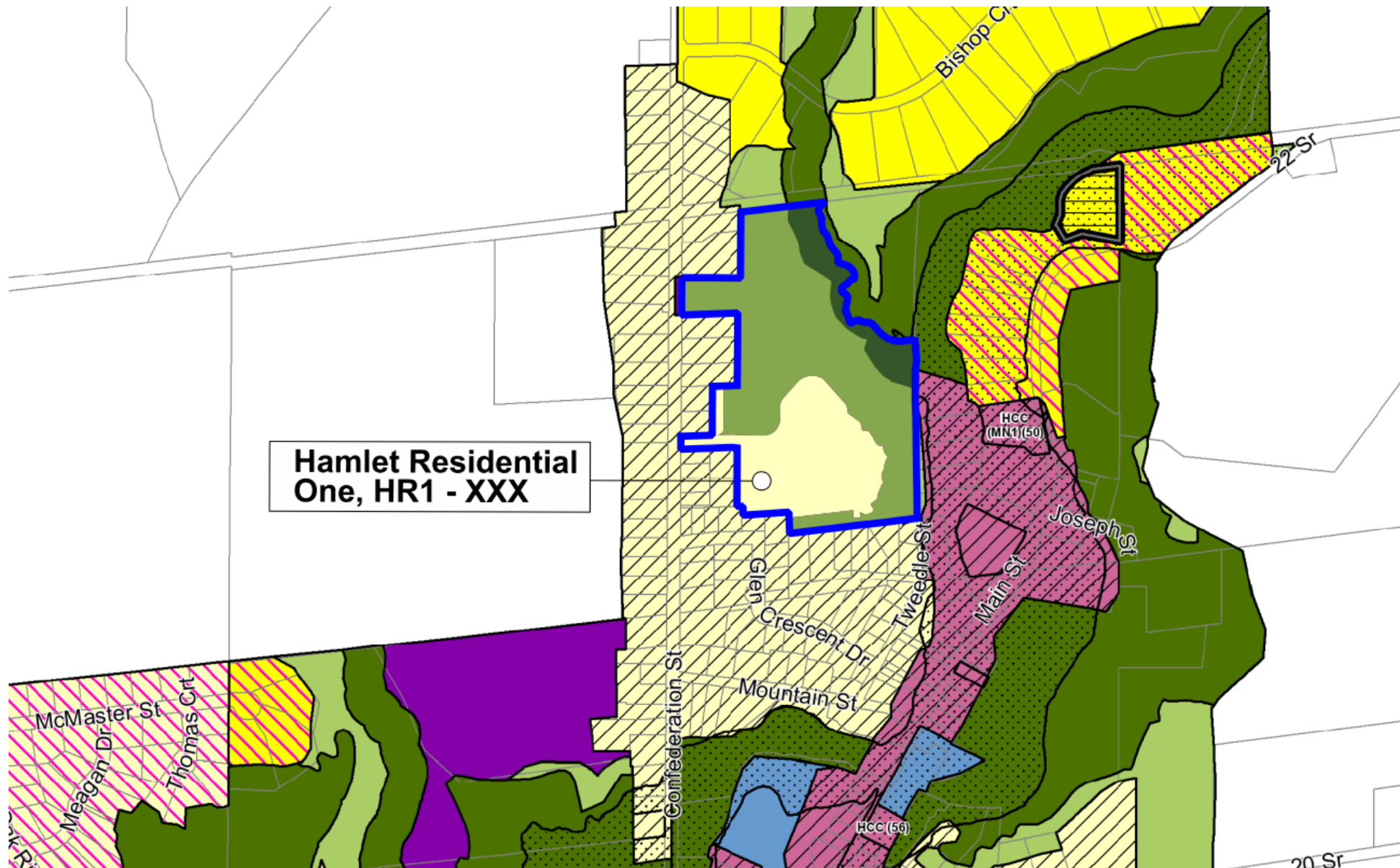
Zoning By-law Amendment

Schedule A19 amended from Development (D) to HR1-XX and Refined EP2

Site Specific Exception Provisions:

Permit Block Townhouses and Single-Detached Dwellings and to permit:

- (i) Maximum number of dwelling units –
 - a) Single detached dwelling – 1 unit
 - b) Townhouse dwellings – 81 units;
- (ii) Minimum required lot area – 0.02 hectares (0.05 acres)
- (iii) Maximum number of storeys for the townhouse dwellings – 2;
- (iv) Minimum required lot frontage – 7.6 metres;
- (v) Minimum required front yard – 4.5 metres
- (vi) Minimum required rear yard – 4.2 metres.
- (vii) Minimum required interior side yard – 1.5 metres.
- (viii) Minimum required exterior side yard – 1.5 metres
- (ix) Maximum height – 11.5 metres;
- (xi) Minimum required number of guest parking spaces – 26 parking spaces;



Thank You

Comments & Questions?

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