

November 13, 2025

ATTN: Eleni Mermigas
City of Mississauga Planning and Building Department
Mississauga Civic Centre
300 City Centre Dr.
Mississauga, ON L5B 3C1

**RE: Official Plan Amendment and Zoning By-law Amendment Application
580 Hazelhurst Road, Mississauga**

Armstrong Planning and Project Management ('Armstrong') is acting on behalf of York1 ('Owner' or 'client'), in support of the Official Plan Amendment and Zoning By-law Amendment Application submission for 580 Hazelhurst Road, Mississauga ('Site').

Site Overview

The Site is located at 580 Hazelhurst Road in the Southdown District in southwest Mississauga. The Site is designated Industrial by the City of Mississauga Official Plan (Schedule 10 - Land Use Designations) and zoned Industrial (E3-12). Exception E3-12 allows for all permitted uses within the E3 zoning except for:

- Transportation Facility
- Truck Terminal
- Waste Processing Station
- Waste Transfer Station
- Composting Facility

The Client

Headquartered in Mississauga, Ontario, York1 is among North America's most forward-thinking and innovative environmental companies, with a fully integrated infrastructure division. York1 acquired Rumble Foundations including its property located at 580 Hazelhurst Road, in Mississauga.

The Proposal

Our client is proposing to develop the Site into a recyclable materials processing and transfer facility that will, in part, produce alternative low carbon fuel (ALCF). The proposed development requires site-specific policies to the Southdown Local Area Plan, and site-specific zoning, which would allow for a waste transfer and processing facility on the site.

York1 is an industry leader in the recycling and repurposing of recoverable materials for Ontario's circular economy. York1 operates several recyclable materials processing and transfer facilities throughout Southern Ontario. ALCF is a sustainable, recycled product, produced from construction and demolition (C&D) wood waste and is used as a replacement for coal. Typical users of ALCF are steel mills and cement factories. ALCF is recognized as a "green" fuel and enables the issuance of carbon credits to users of ALCF.

The Ash Grove cement manufacturing operation adjacent to the Site is intended to be the primary recipient of the ALCF produced at this location. The plant currently uses coal and petroleum coke as a primary fuel source, meaning ALCF would lead to a direct reduction in greenhouse gas (GHG) emissions, a net benefit to the City of Mississauga and neighbouring communities. The use of ALCF diverts waste from landfill, recovers resources from this waste and provides a low carbon alternative to coal. In addition to these typical benefits, the unique location of this York1 facility provides significant GHG emission reductions related to both transport of C&D waste generated in Mississauga to distant landfills and importation of coal from far-off mines.

It should be noted that York1 is a leader in the production of ALCF, currently supplying two other major cement manufacturers in Ontario and has been supporting Ash Grove in their future plans to incorporate the use of ALCF in their Mississauga operations.

York1 plans to use this facility to process C&D waste only.

Pre-Consultation and Previous Discussions

A formal Pre-Consultation Meeting was held with City of Mississauga Staff and Armstrong Planning and Project Management on April 30, 2024. Staff provided formal comments and confirmed that an Official Plan Amendment and Zoning By-law Amendment were needed for the site to amend the Southdown Local Area Plan Policies and the site-specific zoning.

On June 27, 2025, a DARC request was re-submitted to the City of Mississauga development portal. Staff confirmed that although the 1-year mandated validity period had ended on the original DARC, that the concept and comments had not changed and therefore another DARC was not needed as the concept remained the same.

Enclosed are the following materials which make up part of the formal submission:

- Official Plan Amendment Application Form;
- Zoning By-law Amendment Application Form;
- All associated development application Schedules;

- Cover Letter prepared by Armstrong Planning and Project Management;
- Context Plan/Map prepared by Armstrong Planning and Project Management;
- Site Plan prepared by Armstrong Planning and Project Management;
- Grading and Site Servicing Plan prepared by EnVision Consultants Ltd;
- Survey prepared by R-PE Surveying Ltd;
- Building Elevations prepared by York1;
- Official Plan Amendment;
- Zoning By-law Amendment;
- Draft Notice Sign Mock-up and Proof of Notice Sign;
- Storm Sewer Use By-law Acknowledgement Form;
- Planning Justification Report prepared by Armstrong Planning and Project Management;
- Arborist Report prepared by EnVision Consultants Ltd;
- Tree Inventory and Preservation Report prepared by EnVision Consultants Ltd;
- Parcel Register;
- Traffic Impact Study prepared by LEA Consultants;
- Natural Feature Dripline Staking prepared by J.D Barnes;
- Stormwater Management Report prepared by EnVision Consultants Ltd;
- Functional Servicing Report prepared by EnVision Consultants Ltd;
- Environmental Impact Statement Report prepared by EnVision Consultants Ltd;
- Environmental Site Screen Questionnaire;
- Phase 1 and Phase 2 ESA prepared by G2S Environmental Consulting Inc.; and

We look forward to working with the City of Mississauga Staff on this application. If you have any questions, please do not hesitate to contact the undersigned at davin@armstrongplan.ca.

Regards,



Davin McCully, RPP
Manager, Planning & Project Management