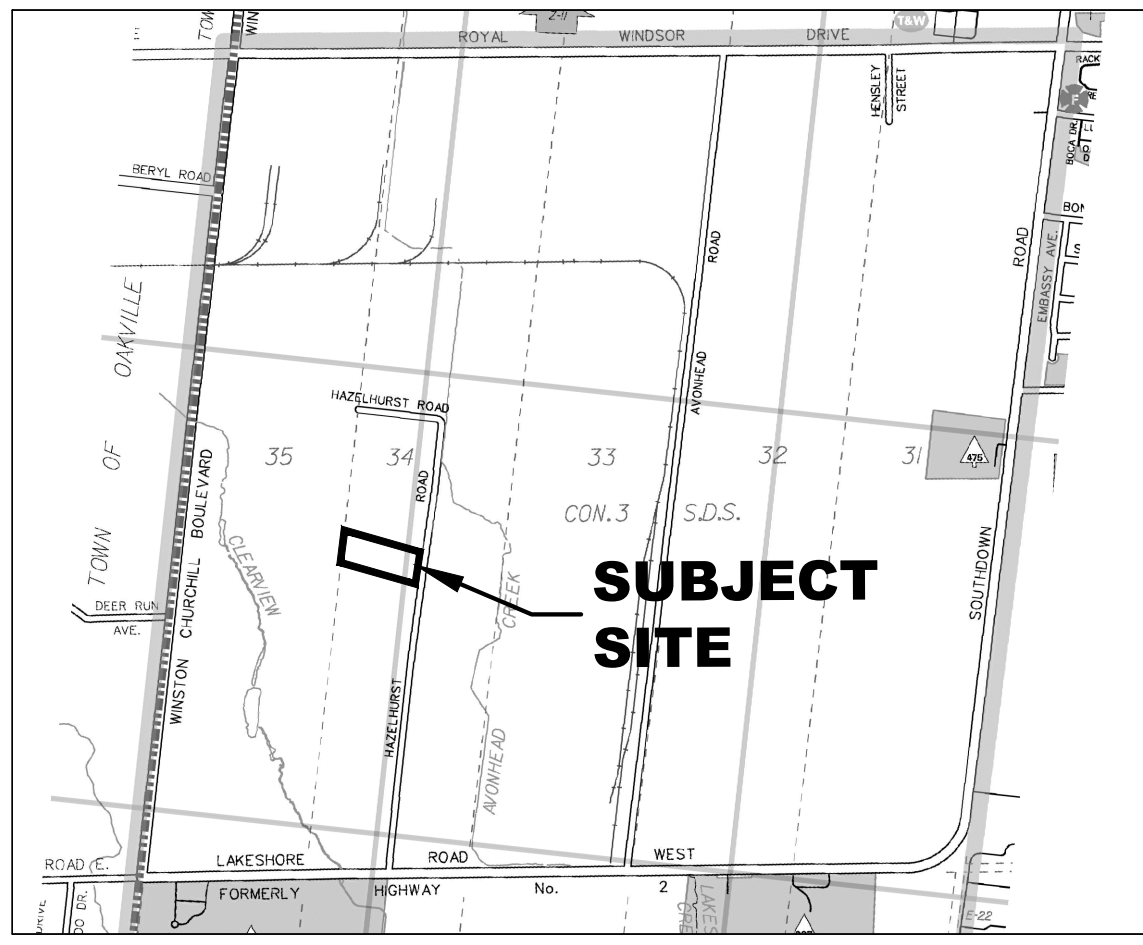


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No.	REVISIONS	DATE



KEY PLAN SUBJECT SITE N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LANDSCAPING
- PROPOSED PLANTING AREA
- EXISTING SIDEWALK
- GRAVEL SURFACE
- PROPOSED ASPHALT SURFACE
- STAKED DRIP LINE BY CITY of MISSISSAUGA SEPTEMBER 16, 2025
- 10m BUFFER from STAKED DRIPLINE
- PROPOSED 1.8m HEIGHT CHAIN-LINK FENCE

SCALE 1:300

0 5 10 20 30 40 50

REGISTERED OWNER:
YORK1

PLANNER:
ARMSTRONG PLANNING & PROJECT MANAGEMENT
1600 STEELES AVENUE WEST, SUITE 318
VAUGHAN, ONTARIO
L4K 4M2

SURVEYOR:
R-PE SURVEYING LTD.
643 CHRISLEA ROAD, SUITE 7
WOODBRIDGE, ONTARIO
L4L 8A3

ZONING BY-LAW MATRIX: INDUSTRIAL ZONE (E3-12)		
PROPOSED WASTE PROCESSING STATION		
Description	Required	Provided
Lot Area	N/A	15,245.14m² (1.524 ha) (3.767 ac)
Minimum Lot Frontage	30m	81.41m
Minimum Front Yard Setback	7.5m	8.47m
Minimum Interior Side Yard	7.5m	5.50m - Existing 7.80m - Proposed
Minimum Rear Yard Setback	7.5m	7.80m - Proposed
Existing Building Area (Floor Area)	N/A	Building A - 321.25m² (3,457.90ft²)
Proposed Building Areas (Floor Area)	N/A	Building B - 2,802m² (30,160ft²) Building C - 24m² (258.33ft²) Building D - 24m² (258.33ft²) Total Proposed: 2,850ft² (30,677ft²)
Total Building Area (Existing and Proposed)	N/A	3,171.25m² (34,135.05ft²)
Building Coverage	N/A	20.80%
Maximum Building Height	N/A	TBD
Landscaped Area	N/A	2,032.44m² (13.33%)
Minimum depth of a landscape buffer measured from a lot line that is a street line	3.0m	5.73m
Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0m	1.50m
Minimum depth of a landscape buffer measured from any other lot line	4.50m	4.50m
Paved Area	N/A	Gravel Surface - 7,112.49m² (46.65%) Asphalt Surface - 2,928.96m² (19.22%) Total - 9,999.91m² (65.87%)
Parking and Loading		
spaces per 100m² GFA - non-residential up to 2,325m² GFA - non-residential;	1.6 spaces	37 spaces
spaces per 100 m2 GFA - non-residential between 2,325m² and 9,300m² GFA - non-residential;	1.1 spaces	9 spaces
Total Parking	46 Required	52 spaces
Accessible Parking (4% of the Total)	3 spaces	3 spaces (1- Type A, 2 - Type B)
Loading Spaces	N/A	1 space

PROPOSED SITE PLAN

YORK1 HAZELHURST RECYCLING FACILITY

580 HAZELHURST ROAD

PART of LOT 34, CONCESSION 3
SOUTH of DUNDAS STREET
(GEOGRAPHIC TOWNSHIP of TORONTO)
CITY of MISSISSAUGA
REGIONAL MUNICIPALITY of PEEL
SITE PLAN FILE No. _____

Project No.	Date: November 11, 2025	DWG No.
Scale: 1:300 (24x36)	Revised:	SP-100
Drawn By:	File No.: WPS_11_11_2025	

armstrong

planning | project management