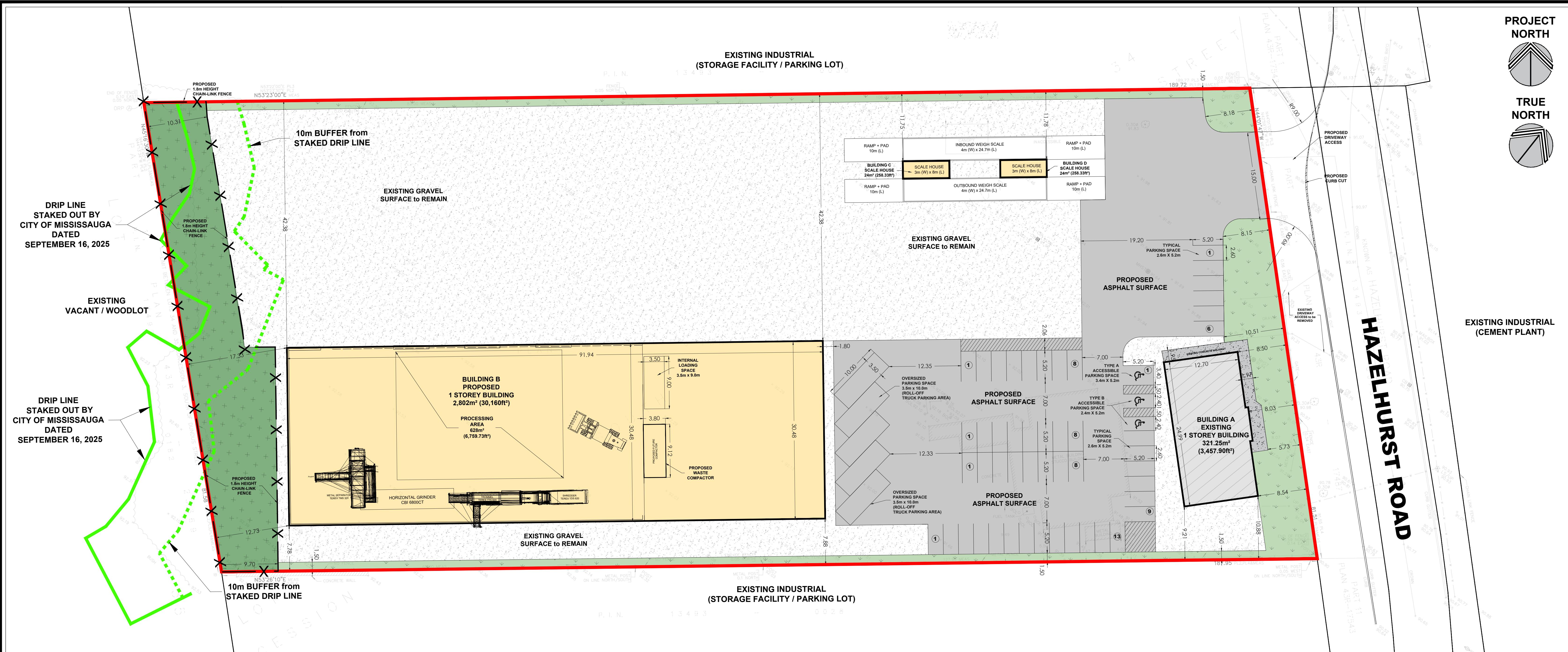
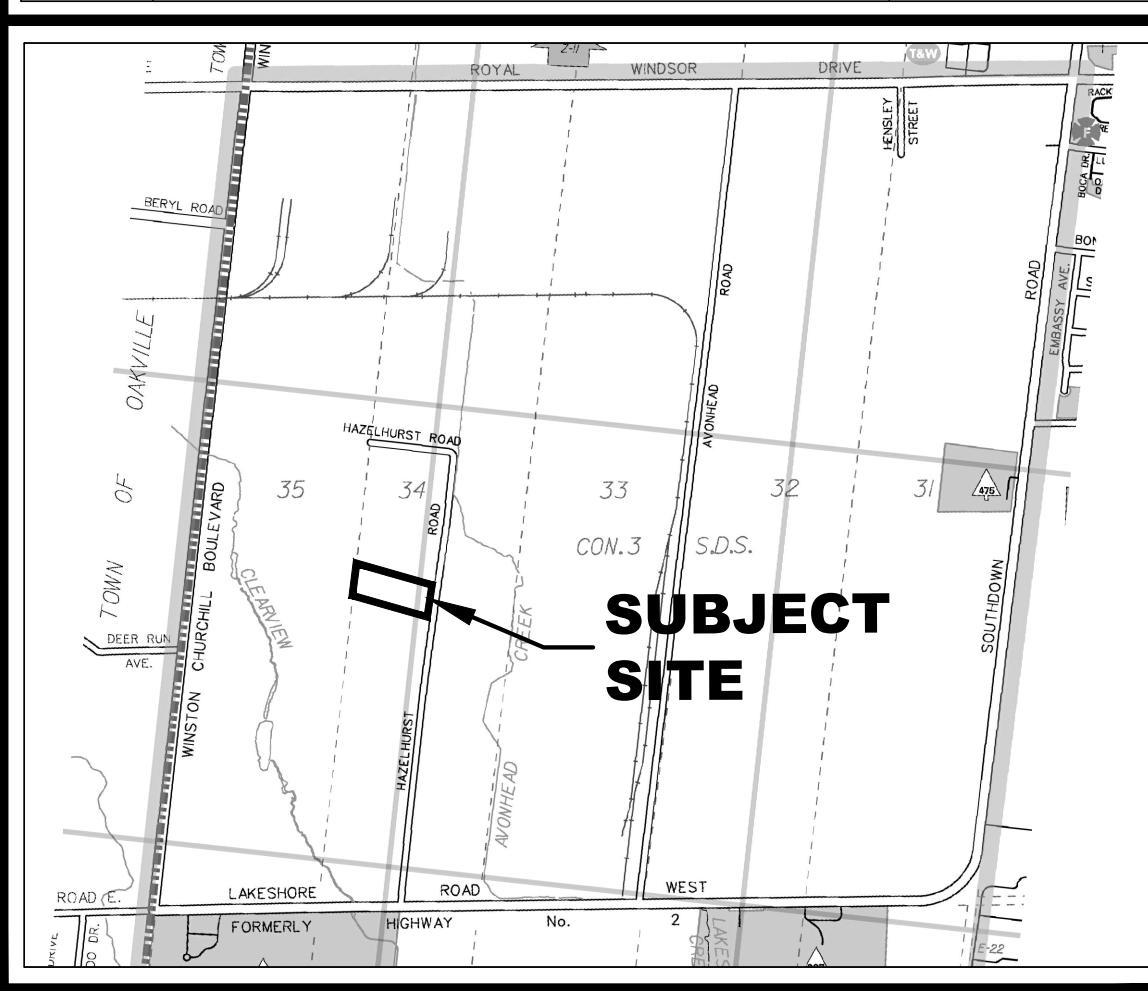


## PROJECT NORTH

# TRUE NORTH



9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	REVISIONS	DATE



## 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

**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	15,245.14m <sup>2</sup> (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 - 321.25m <sup>2</sup> (3,457.90ft <sup>2</sup> )	
Proposed Building Areas (Floor Area)	N/A	Building B - 2,802m <sup>2</sup> (30,160ft <sup>2</sup> ) Building C - 24m <sup>2</sup> (258.33ft <sup>2</sup> ) Building D - 24m <sup>2</sup> (258.33ft <sup>2</sup> ) Total Proposed: 2,850ft <sup>2</sup> (30,677ft <sup>2</sup> )	
Total Building Area (Existing and Proposed)	N/A	3,171.25m <sup>2</sup> (34,135.05ft <sup>2</sup> )	
Building Coverage	N/A	20.80%	
Maximum Building Height	N/A	TBD	
Landscaped Area	N/A	2,032.44m <sup>2</sup> (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 - 7,112.49m <sup>2</sup> (46.65%) Asphalt Surface - 2,928.96m <sup>2</sup> (19.22%) Total - 9,999.91m <sup>2</sup> (65.87%)	
<b>Parking and Loading</b>			
spaces per 100m <sup>2</sup> GFA - non-residential up to 2,325m <sup>2</sup> GFA - non-residential;	1.6 spaces	37 spaces	
spaces per 100 m <sup>2</sup> GFA - non-residential between 2,325m <sup>2</sup> and 9,300m <sup>2</sup> GFA - non- residential;	1.1 spaces	9 spaces	
Total Parking	46 Required	52 spaces	
Acessible 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:	<b>SP-100</b>
Drawn By:	File No.: WPS_11_11_2025	

# armstrong

planning | project management