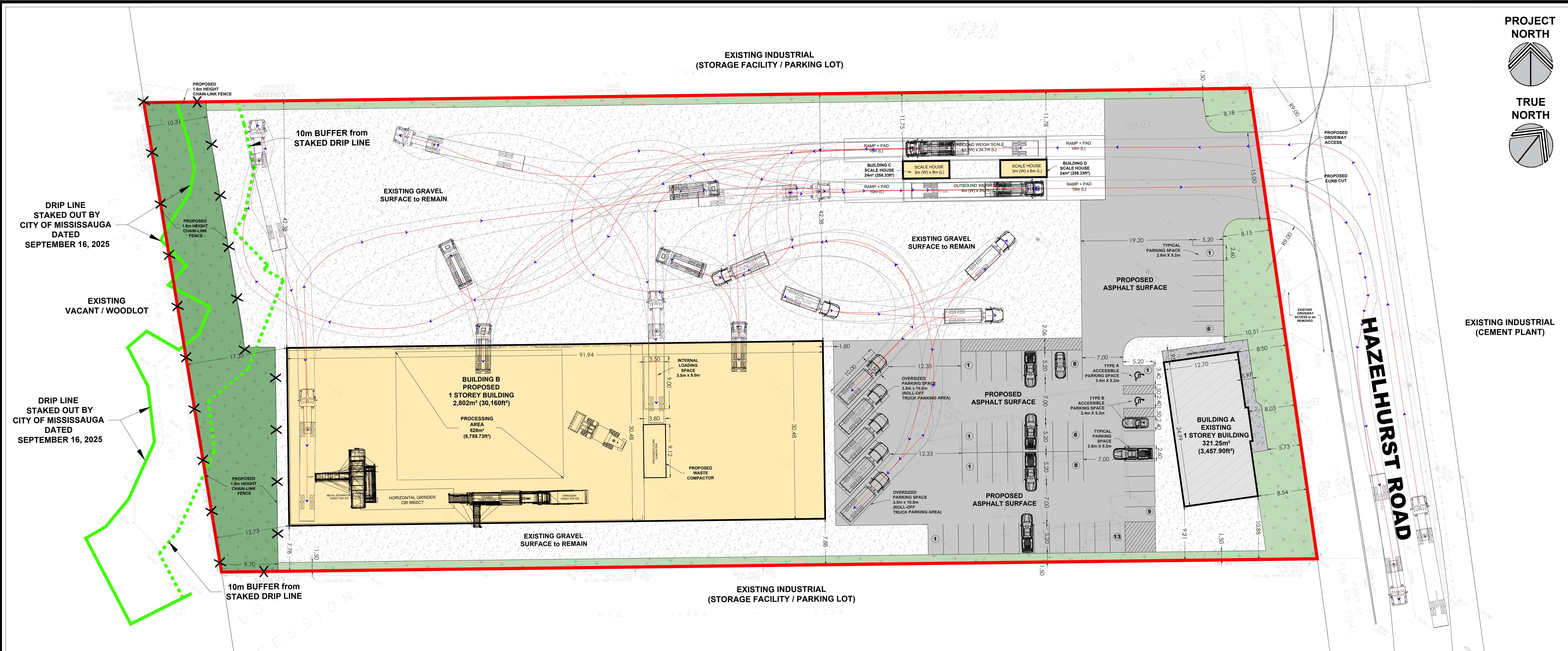
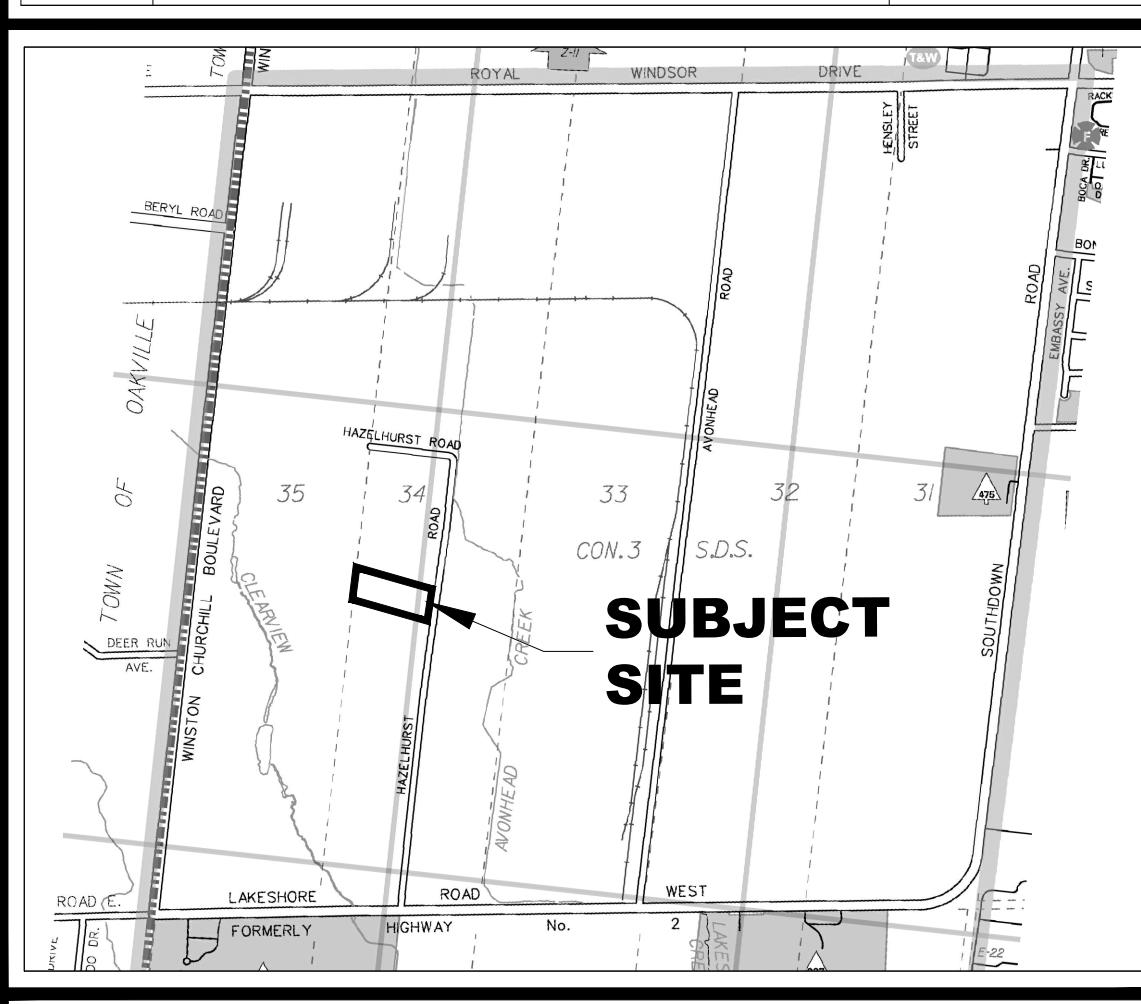


PROJECT NORTH

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

armstrong

planning | project management