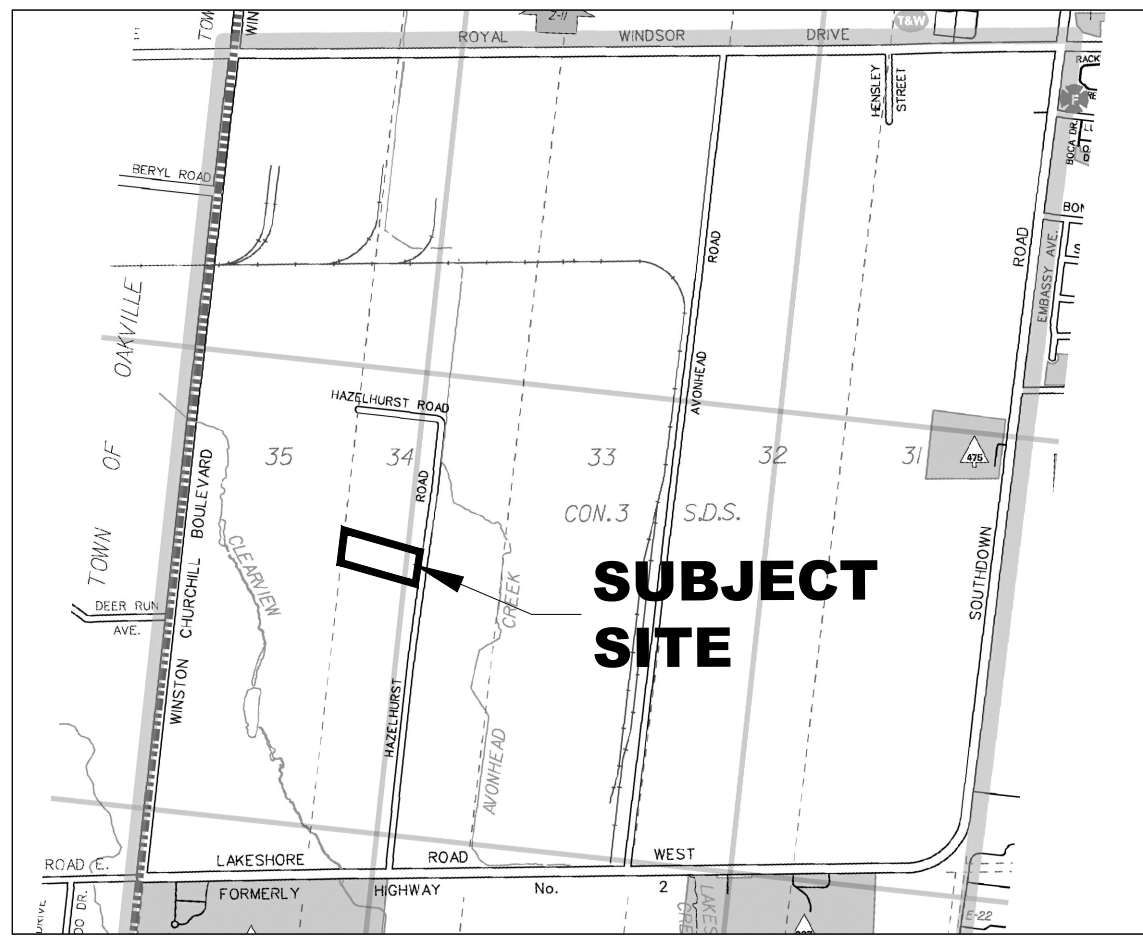


9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	REVISIONS	DATE



KEY PLAN

### 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  
WOODBIDGE, 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> ) 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> )
Proposed Building Areas (Floor Area)	N/A	
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%)
Parking and Loading		
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 m2 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
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