



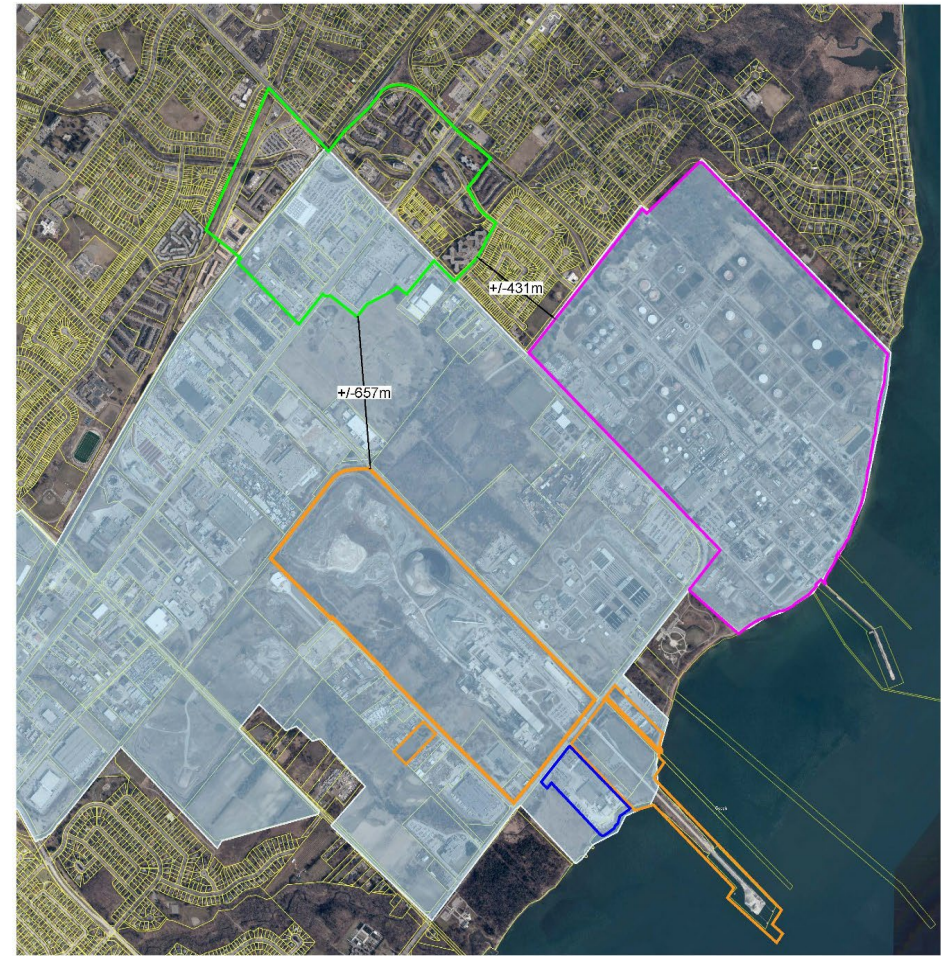
# Southdown Industrial Landowner Group – Clarkson MTSA

(Ashgrove, a division of CRH Canada Group + Petro-Canada Lubricants Inc. +  
CertainTeed Canada Inc.)

# CONTEXT

## 1. Southdown Industrial Landowner Group: 3 prominent industrial landowners - ±175 ha (430 acres):

1. Ashgrove (CRH) – cement plant
2. Petro-Canada Lubricants Inc.
3. CertainTeed Canada Inc.



Data Source: First Base Solutions Aerial Flown 2018

Figure 1

### Draft Clarkson GO MTSA Boundary

Mississauga, Ontario

#### LEGEND

-  Lands Owned By CRH Canada
-  Lands Owned by CeratinTeed Canada
-  Petro-Canada Lubricants Inc.
-  Draft Clarkson GO MTSA Boundary
-  Provincially Significant Employment Zone

DATE: April 28, 2021

SCALE 1:20000



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# Provincial Objectives

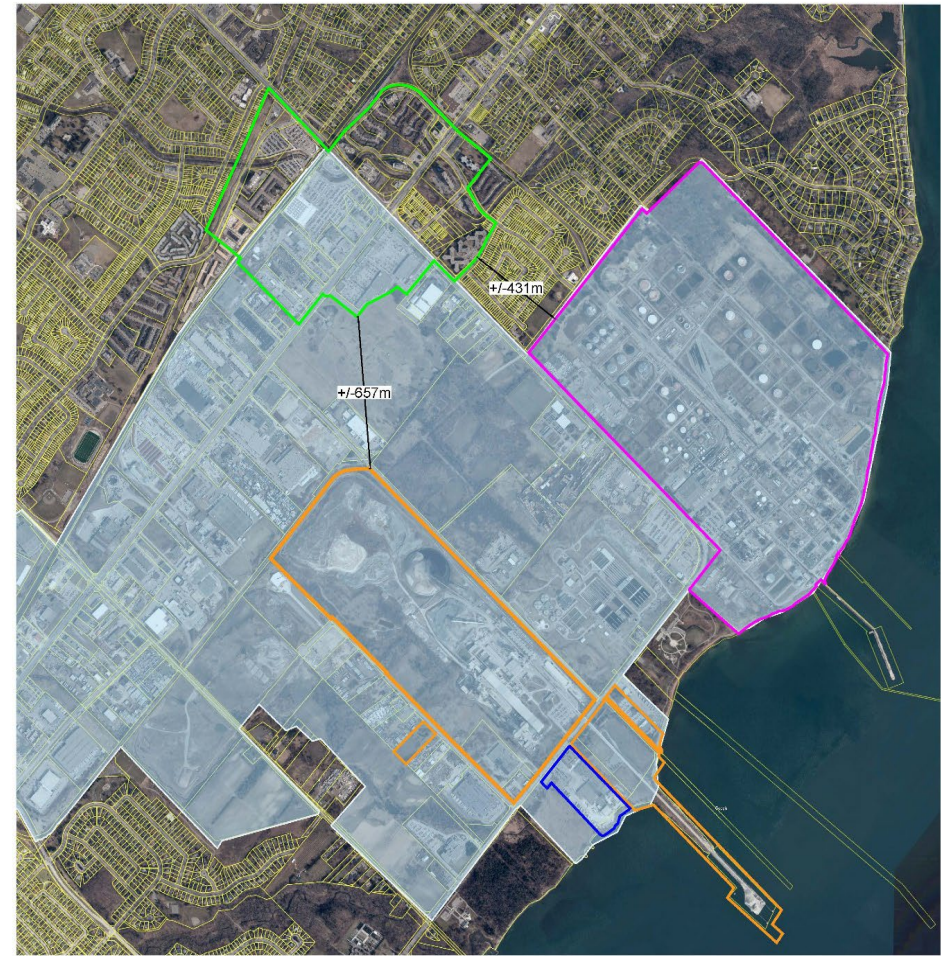
1.Thank you to Staff

2.Balance of Provincial Objectives:

1.Protecting provincially-significant employment areas

2.Accommodating intensification in MTSA

3.Land use compatibility



Data Source: First Base Solutions Aerial Flown 2018

Figure 1

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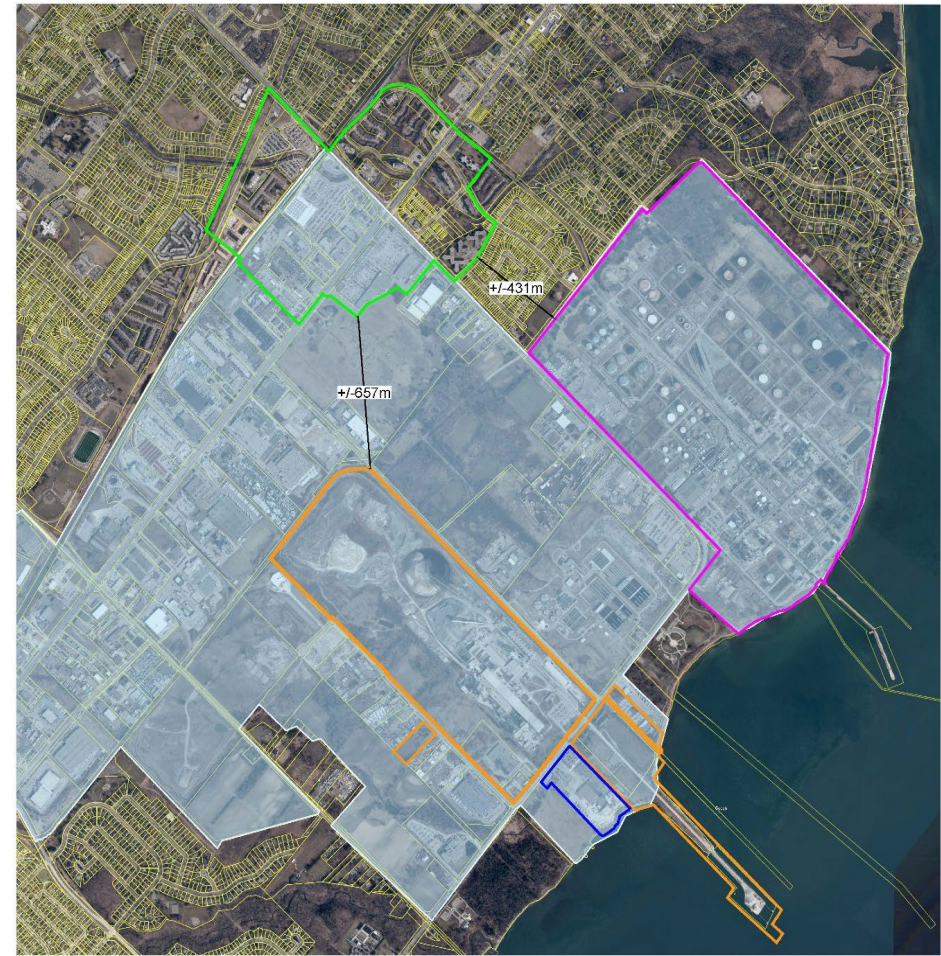


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# PROTECTING CRITICAL INDUSTRY

1. A Provincially Significant Employment Zone
2. Provincial guidelines, requires a minimum 300 m separation distance and a 1,000 m area of influence – cement plant



Data Source: First Base Solutions Aerial Flown 2018

Figure 1  
Draft Clarkson GO  
MTSA Boundary

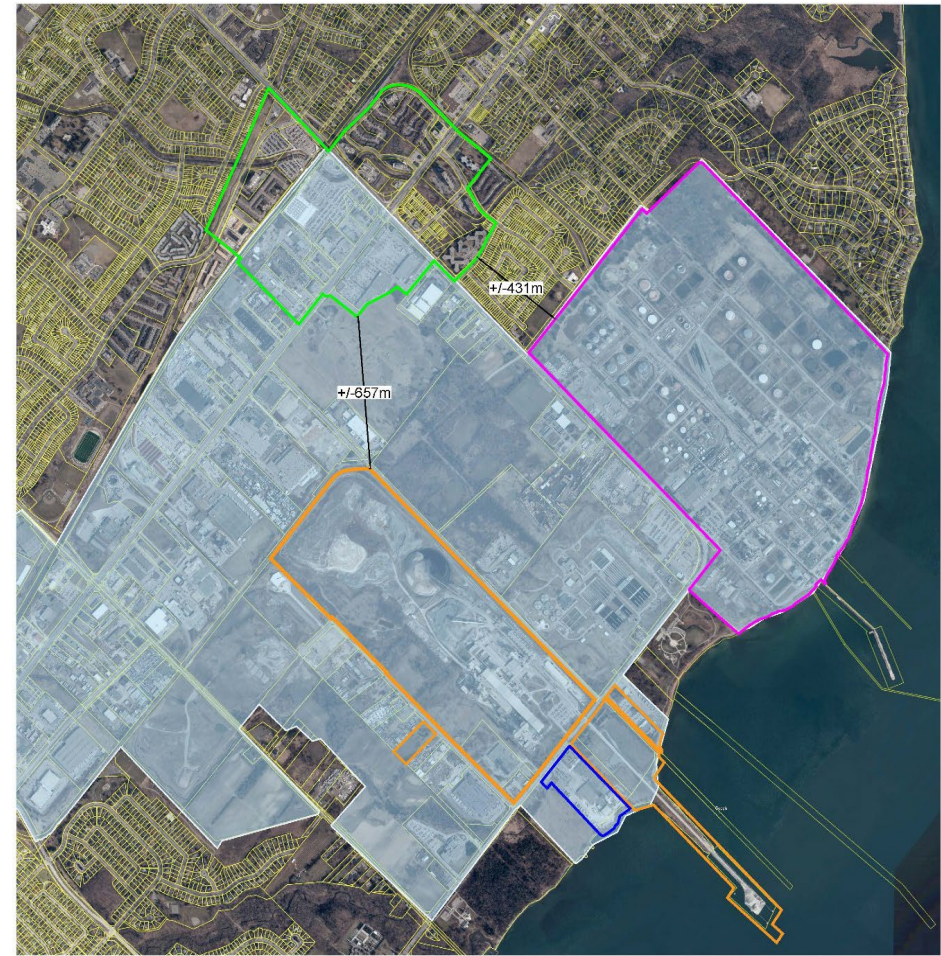
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# CONCERNS

## 1. Land Use Compatibility

- Demonstrate no adverse affect on viability of this employment area
- Avoidance as a first principle
- Onus of mitigation on residential developer proposing to encroach into area of influence



Data Source: First Base Solutions Aerial Flown 2018

Figure 1

### Draft Clarkson GO MTSA Boundary

#### LEGEND

- Orange outline: Lands Owned By CRH Canada
- Blue outline: Lands Owned by CeratinTeed Canada
- Pink outline: Petro-Canada Lubricants Inc.
- Green outline: Draft Clarkson GO MTSA Boundary
- Light blue shaded area: Provincially Significant Employment Zone

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Mississauga, Ontario

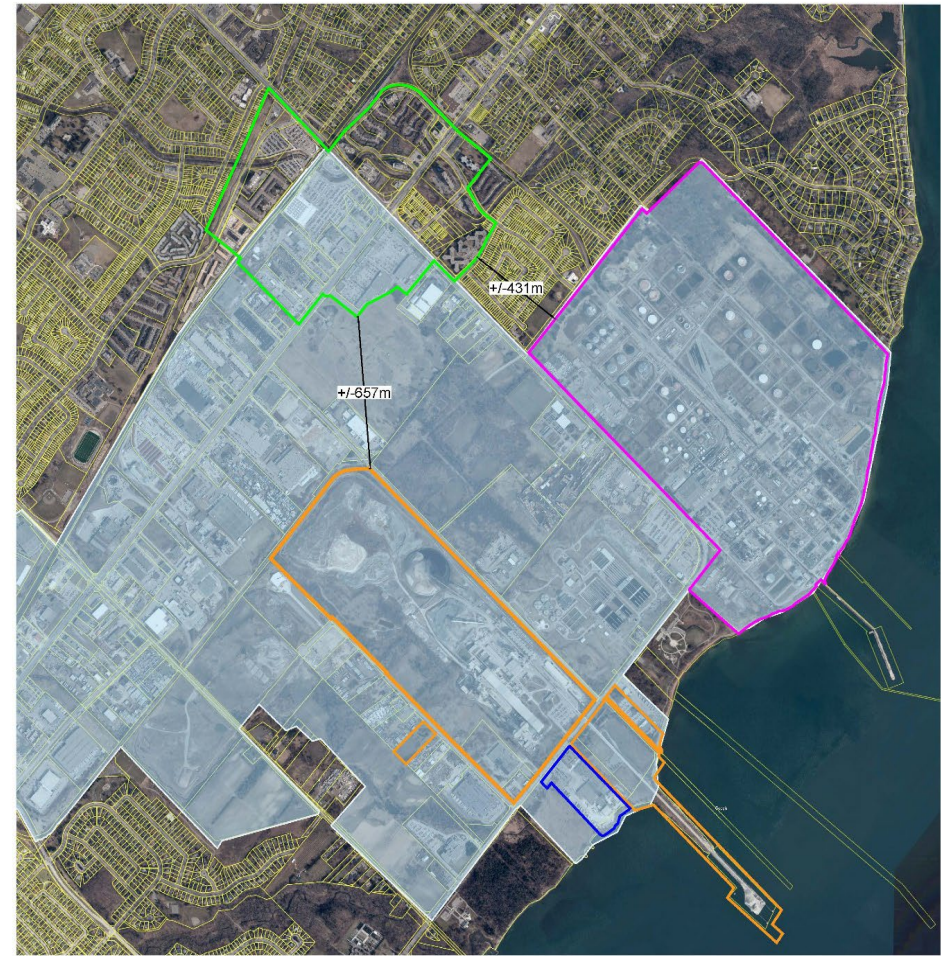
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# CONCERNS

## 2. Industry being held to a 'higher modelling standard' for AQ

- Significant discrepancy in AQ modelling - current standard being replaced with a more accurate model (shoreline fumigation)
- Province not currently requiring City and/or developers to use the more accurate model
- At same time, Province requiring industries through their ECAs to use it
- Planning decisions should be based on same model as industry to minimize potential for unacceptable land use conflict in the future



Data Source: First Base Solutions Aerial Flown 2018

Figure 1

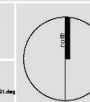
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Mississauga, Ontario

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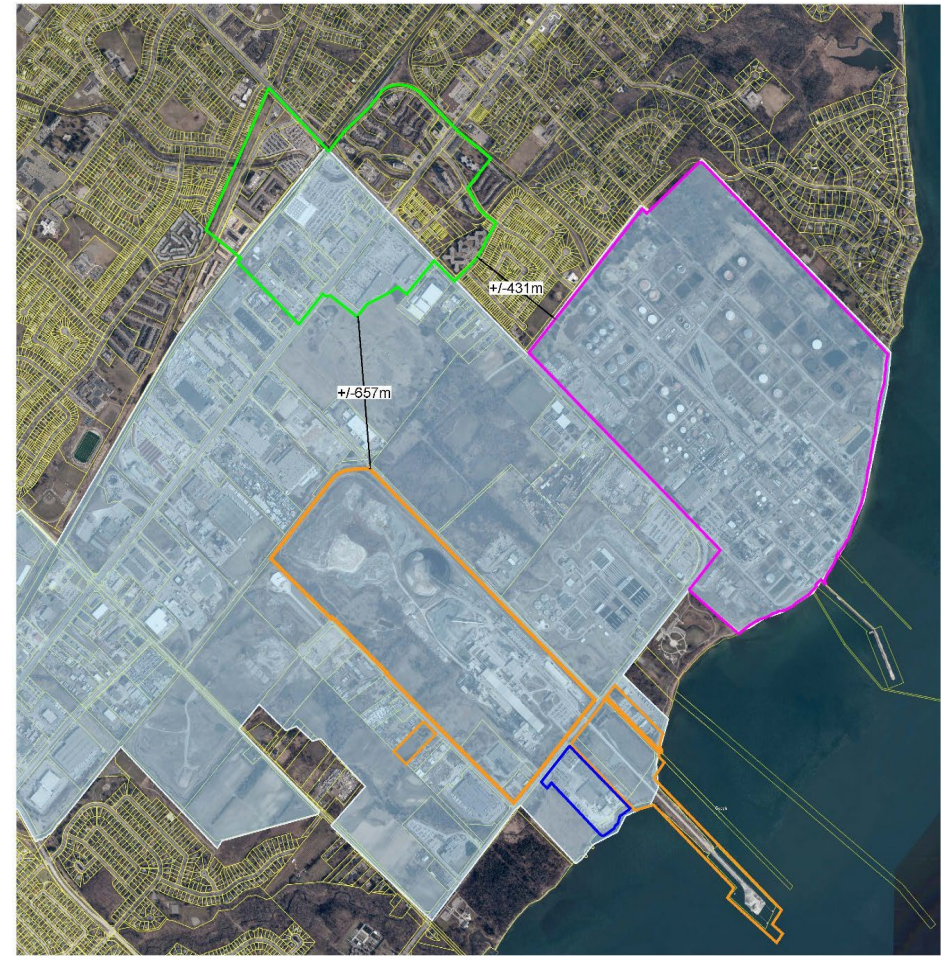
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# Next Steps

## 1. Incorporate strong Land Use Compatibility policies

- Avoidance – not all areas in MTSA may allow sensitive land uses
- Set out which areas may warrant further Assessment (prior to rezoning):
  - Establish Terms of Reference Upfront
  - Nuisance Impact Studies
  - Air Quality Assessments
  - Noise Impact Assessments
- Designate certain areas as Class 4 (MECP)
- Onus of mitigation on developer encroaching

## 2. Require that any site specific applications (employment conversions in PSEZ) be deferred until Comprehensive Review and Policy in place for overall MTSA



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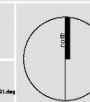
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