

Summary of Land Use Compatibility Findings

A peer review of SmartCentres reports by GHD Ltd. identified the need for a more detailed review of land use compatibility for each site based on the Province's D-6 Guideline *Compatibility between Industrial Facilities*. Table 1 is a summary of staff's findings based on analysis completed by GHD Ltd. that has identified surrounding businesses by Class (i.e. Class I, Class II and Class III). Class I businesses have the fewest impacts based on air quality, odour, dust, noise and vibration, while Class III businesses have the greatest impact.

The Province recommends minimum separation distances between sensitive land uses (e.g. residential) and businesses as follows: Class I – 20 metres; Class II – 70 metres; and Class III – 300 metres

Table 1: Summary of Land Use Compatibility Findings	
Site 1	<ul style="list-style-type: none"> Surrounding businesses would generally exceed the Province's recommended minimum separation distance if sensitive land uses were introduced. Sensitive land uses can be introduced on the site with minimal likelihood of adverse effects from surrounding businesses. Further study of noise would be required, including specifying any mitigation measures as necessary.
Site 2	<ul style="list-style-type: none"> Sensitive land uses on the western portion of the Site would generally exceed the Province's recommended separation distance. Removal of the eastern portion of the Site may impact the viability of surrounding employment lands. Heavier industrial uses are permitted on surrounding lands to the south and east. Given the existence of Class II and a Class III businesses to the south and east respectively, further analysis would be required to identify where residential uses can be located on the western portion of the Site. This would include assessment of the following: air quality, dust, odour, noise and vibration.
Site 3	<ul style="list-style-type: none"> Conversion would result in a reduction and fragmentation of the employment area based on nearby existing heavier industrial uses and current zoning permissions for nearby properties. Class II and Class III businesses exist near the site that would fall within the Province's recommended separation distance to residential land uses. In particular, the entirety of the Site is located within either the 300 or 600 metre influence areas of a chemical plant (Fielding Chemical) located southeast of the Mavis Rd. and Burnhamthorpe Rd. W. intersection.

	<p>Existing Mississauga Official Plan policies do not permit sensitive land uses within the 300 metre influence area.</p> <ul style="list-style-type: none">• In addition, the overall viability of the Employment Area may be affected as zoning permissions for properties to the south of the Site allow for other manufacturing/industrial uses than what exists today.
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