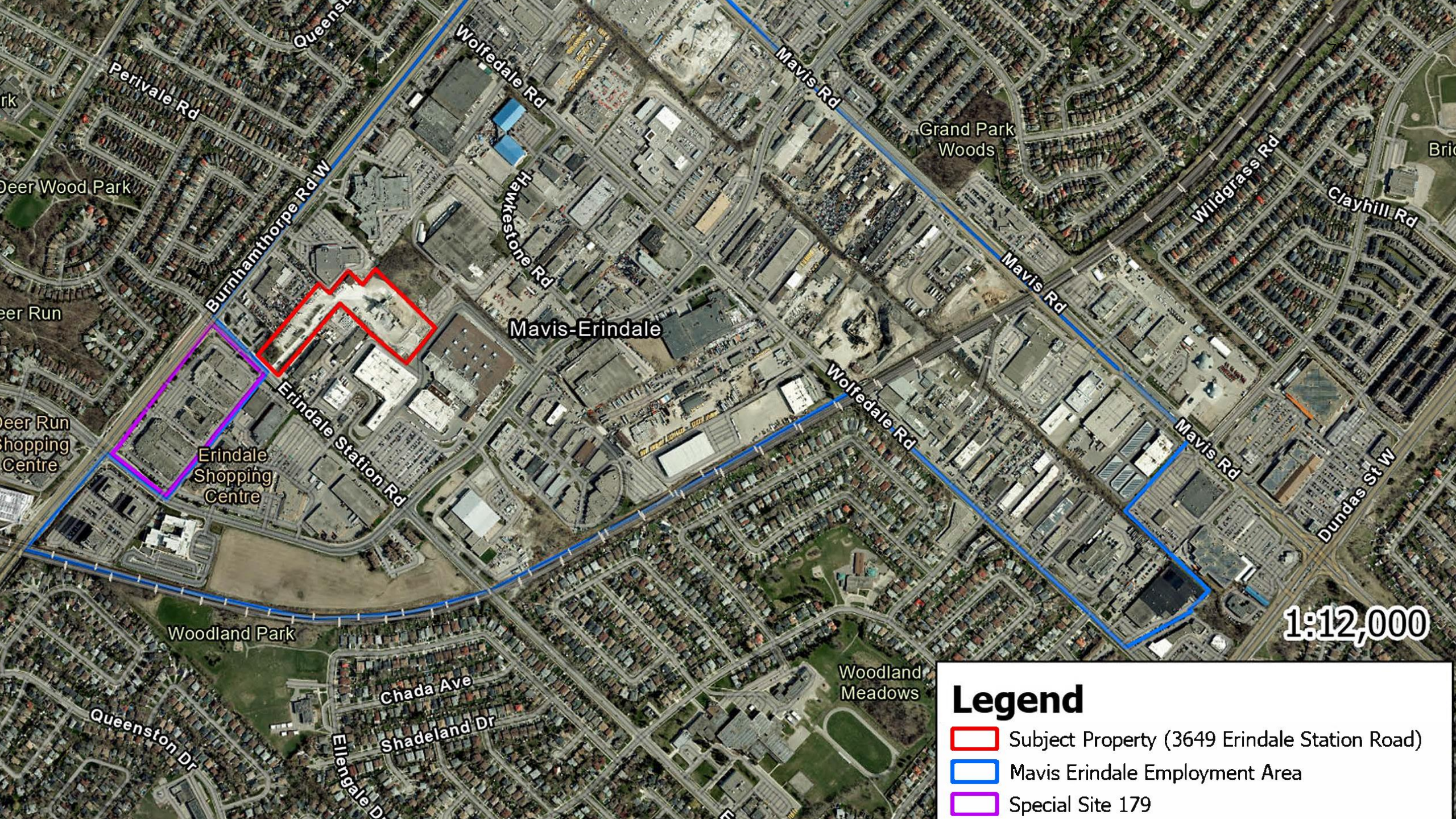


Dufferin Concrete Mississauga Plant




Date: April 2, 2025



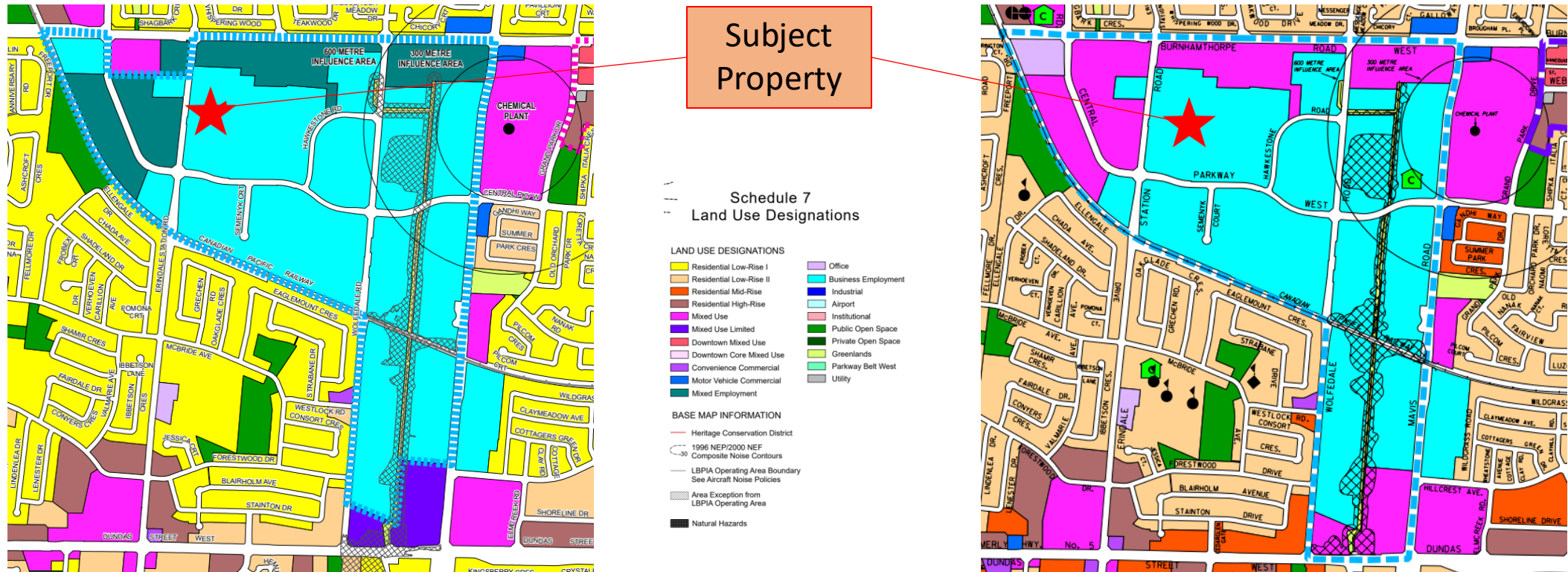


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Legend

-  Subject Property (3649 Erindale Station Road)
-  Mavis Erindale Employment Area
-  Special Site 179

Land Use Designation



- Draft Mississauga Official Plan 2051
- Proposed Schedule 7 Land Use Designation

- In effect Mississauga Official Plan 2012
- Existing Schedule 10 Land Use Designation



Our Proposed Amendment

- 16.12.2.1 Notwithstanding the Business Employment policies of this Plan, existing manufacturing and warehousing, distributing, and wholesaling uses that require extensive outdoor processing and storage will be permitted, **and may expand subject to the development objectives of this Plan** and current site plan control requirements.

Currently Proposed Mavis-Erindale EA policy

- Mavis-Erindale EA: 16.12.2.3 Within the lands identified as the “Dufferin Property” in Schedule ‘A’, within the Mavis-Erindale Employment area, in addition to the uses permitted by the Business Employment policies of this Plan, the following uses will be permitted:
 - 1. A concrete batching plant;
 - 2. Recycling of used concrete; and
 - 3. Outdoor storage.

Our Proposed Mavis-Erindale EA policy



Site 179 Policies – Our Proposed Amendment

- 17.179.3 Zoning by-law amendments will be required for new Residential and/or sensitive land uses and may be permitted where it can be demonstrated that the proposed use(s):
 - (i) are appropriately separated from nearby employment uses and industrial operators located on the east side of Erindale Station Road; and
 - (ii) conform to policies 4.8, 4.13, and 4.13.1 of this Plan as well as the policies of NPC-300 and the D-Series Guidelines. Such applications may be permitted in circumstances where:
 - (i) Hold provisions are implemented to ensure that prior to occupancy of buildings, structures, or other improvements on Special Site 179 it is demonstrated that compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the industrial land uses is maintained. Where compliance for the industrial land uses cannot be demonstrated, remedial measures shall be implemented by the developer of the Residential and/or sensitive land use prior to occupancy of any buildings, structures, or other improvements; and
 - (ii) Appropriate design measures and other requirements including restrictions on the permission, occupancy, location, and/or orientation of any proposed building or other potential Point(s) of Reception, including the location of Outdoor Living Spaces and amenity space within buildings, buffering and screening of potential Point(s) of Reception, requirement(s) for Warning Clauses and, where feasible, appropriate agreements, are implemented through the zoning by-law and as a condition of site plan approval to ensure that the objectives of NPC-300 and the D-6 guidelines, (as amended or replaced from time to time), are achieved.

