



# Dufferin Concrete - 1940 McCowan Rd

## EMPLOYMENT AREA CONVERSIONS

# REQUEST

We request that the following policy provision be inserted into the Site and Area Specific Policy No. 793:

**“Notwithstanding any other policy, including d, j and l above, no sensitive land use shall be permitted on Area “A” and/or Area “B” prior to the approval of an Official Plan Amendment in accordance with the following:**

- 1. A compatibility analysis be completed to demonstrate no adverse impact will result on surrounding industrial land uses and compliance to all Provincial and municipal policies, guidelines (including the D-Series Guidelines and Environmental Noise Guideline NPC-300, as amended or replaced), and law(s) is maintained for surrounding industrial land uses. The compatibility analysis shall include (i) noise, (ii) air quality, (iii) lighting, and (iv) overlook studies; and**
- 2. The Official Plan Amendment shall delineate the influence area of all stationary sources and include appropriate policies to implement identified mitigation measures both as identified in the studies listed in Policy m(1).”**