



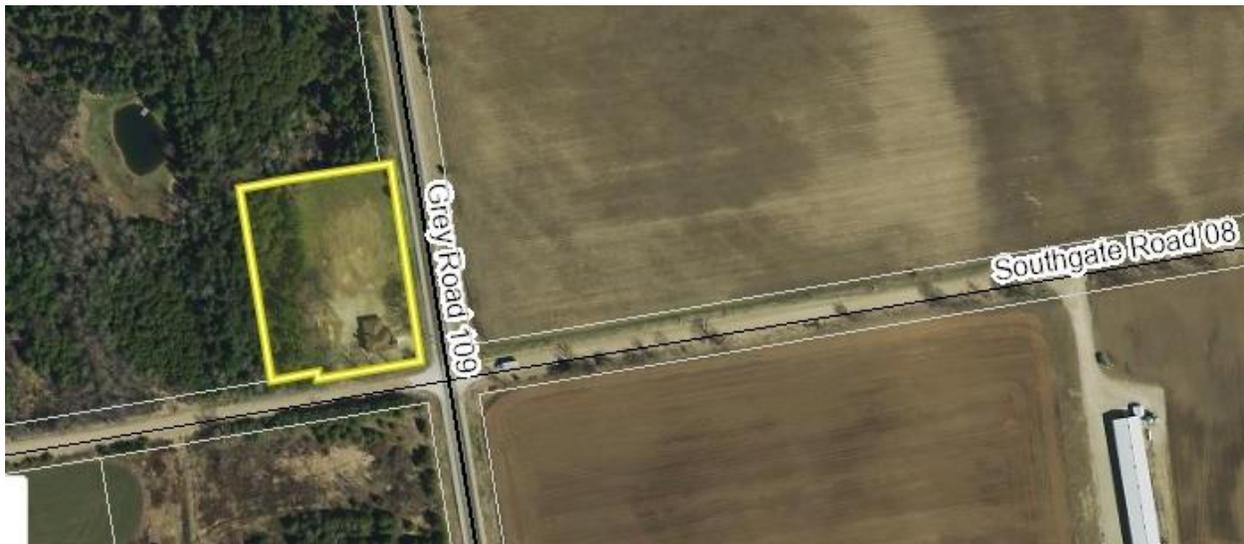
## **Staff Report PL2020-022**

**Title of Report:** PL2020-022-SP5-20 South Bend School  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** August 5, 2020

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2020-022 for information; and  
**That** Council consider approval of By-law 2020-081 authorizing the entering into a Site Plan Agreement.

**Property Location: 391486 Grey Road 109**



### **Proposal**

The South Bend School wishes to put on an addition to the existing school. The current school is 163m<sup>2</sup> and the school is proposing to add another 67.3m<sup>2</sup> to the north of the structure. To obtain a building permit for the addition, the project must go through site plan control as per the Site Plan Control Bylaw 47-2007.

The proposed addition would be no closer to the road. The site plan outlines where the well, septic system, vehicle and buggy parking, and bike racking will be located. The two elevation drawings also show how the addition will look once constructed.

**Staff Comments:**

The Site Plan and Site Plan Agreement address a number of issues to mitigate potential conflicts with neighbouring land uses. The agreement attempts to mitigate concerns associated with the use and includes the following:

1. Applying dust control measures at the Townships discretion.
2. Any lighting is to be dark sky compliant
3. Requiring road safety signage at the owners expense if deemed necessary by the Township to mitigate traffic concerns.

The above provisions will ensure that the school functions in a way to minimally impact the surrounding area and also address safety concerns as they arise. It is therefore, the recommendation of Township staff to approve the Site Plan and authorize the mayor and clerk to sign the attached Site Plan Agreement.

**Financial Implications:**

None

**Concluding Comments:**

Based on the above it is recommended that the Council receive this staff report and consider approval of by-law 2020-081 authorizing the agreement.

Respectfully Submitted,

**Municipal Planner:** Original Signed By  
 Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** Original Signed By  
 Dave Milliner, CAO

**Attachments:**