

Township of Southgate
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Staff Report PL2020-029

Title of Report: PL2020-029-SP8-20 Wil-Mar Inc.
Department: Clerks
Branch: Planning Services
Council Date: August 5, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-029 for information; and
That Council consider approval of By-law 2020-084 authorizing the entering into a Site Plan Agreement.

Property Location: 146045 Southgate Road 14



Background:

This Site Plan Agreement implements Zoning Bylaw amendment Application C25-19.

A public meeting was held on February 19, 2020 for the zoning and the application was approved by by-law 2020-064 at the June 17th, 2020 Council Meeting.

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 raised by on farm shops and it includes the following:

1. Providing landscaping and screening to blend it in with the Surrounding Area. The screening trees are to be a minimum 1.5m in height and coniferous in order to provide screening of the outdoor storage areas and to blend the building in with the landscape.
2. Ensuring that in the event of a complaint all doors and windows will remain closed during operation. The large garage and loading doors are oriented away from the Road.
3. Hours of Operation have been included as 7am to 7pm Monday to Friday and 7am to noon on Saturday with the business remaining closed on Sundays and all statutory holidays.
4. Applying dust control measures at the Townships discretion.
5. Dark Sky Compliant lighting.

The closest residence is approximately 246m to the south of the area zoned for the workshop. The large garage doors are oriented away from the road. A key map of the area has been provided for your review.

The above provisions will ensure that surrounding land uses are minimally impacted by the proposed development. 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 2020-084 authorizing the agreement.

Respectfully Submitted,

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



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: