



## **Staff Report PL2020-027**

**Title of Report:** PL2020-027-SP6-20 Powdermax Inc.  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** August 5, 2020

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2020-027 for information; and  
**That Council** consider approval of By-law 2020-082 authorizing the entering into a Site Plan Agreement.

**Property Location: 086682 Southgate Road 08**



This Site Plan Agreement implements Zoning Bylaw amendment Application C20-19. A public meeting was held on December 4th, 2019 for the zoning and the application was approved by by-law 2020-017 at the Feb. 5<sup>th</sup>, 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. Windows facing the road will remain closed
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.

The closest residential lot is approximately 140m to the east of the area zoned for the workshop. A key map of the area has been provided for your review above.

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 2020-082 authorizing the agreement.

Respectfully Submitted,

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



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

**Attachments:**