

**Township of Southgate**  
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## **Staff Report PL2020-037**

**Title of Report:** PL2020-037-SP11-20- Levi Frey  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** September 2, 2020

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2020-037 for information; and  
**That Council** consider approval of By-law 2020-095 authorizing the entering into a Site Plan Agreement.

### **Property Location: 043873 Southgate Road 04**



### **Background**

This Site Plan Agreement implements Zoning Bylaw amendment Application C2-20. A public meeting was held on June 10th, 2020 for the zoning and the application was approved by by-law the August 5th, 2020 Council Meeting. The Zoning file link is below.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C2-20-Levi-Edna-and-Joshua-Frey-and-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B1-20-B2-20->

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. Ensuring that in the event of a complaint all doors and windows will remain closed during operation. Windows facing the road will remain closed
2. 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.
3. 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 2020-095 authorizing the agreement.

Respectfully Submitted,

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



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

**Attachments:**