

Township of Southgate
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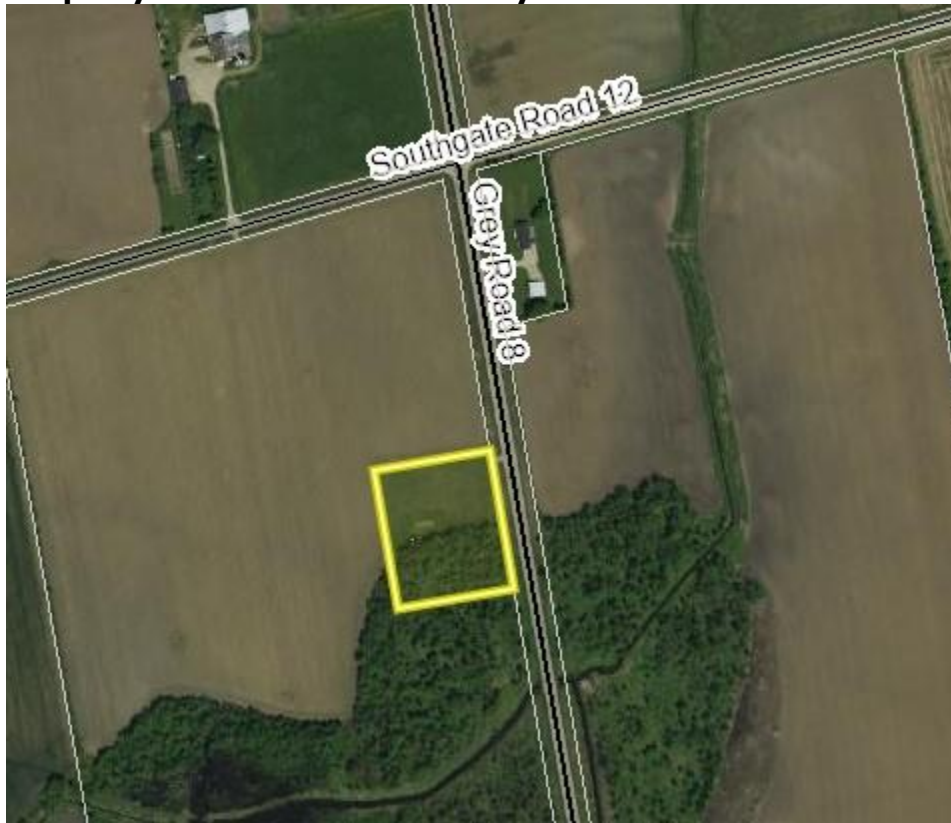
Staff Report PL2020-036

Title of Report: PL2020-036-SP9-20 Meeting House
Department: Clerks
Branch: Planning Services
Council Date: September 2, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-036 for information; and
That Council consider approval of By-law 2020-094 authorizing the entering into a Site Plan Agreement.

Property Location: 311796 Grey Road 8



Background:

Zoning Application C24-19 was submitted and a Public Meeting was held on Jan 15th 2020. Zoning By-law 2020-049 was passed by Council on June 3, 2020 zoning the property to a Community facility Zone (CF) and authorizing the use of the subject lands as a meeting house and cemetery.

Staff Comments:

The Site Plan Agreement does a number of things to promote the orderly development of the lands in accordance with the zoning by-law. In correspondence with the Fire Chief and Chief building Official a number of clauses were requested to address fire suppression and the Ontario building code. One such clause is below:

"The owner agrees to install all necessary servicing and equipment on the property for firefighting and fire suppression, at the owners expense. The owner further agrees that prior to being granted occupancy, a water reservoir for firefighting purposes is available either on the property or a neighbouring property, for use. The owner further agrees that an agreement in registered were by the Township is given access to use and inspect the reservoir and that all maintenance and snow clearing will be done by the owner at their expense, to the satisfaction of the Township."

There is also a clause requesting that all lighting on sight be dark sky compliant and pointed downward and internal to the sight.

Finally, there is also a clause that requires the Bereavement Authority of Ontario to be notified of the cemetery use. The Health Unit has already been notified and provided comment on the cemetery use.

Concluding Comments:

Based on the above additional conditions in the agreement it addresses the fire and building code concerns and should be approved.

Respectfully Submitted,

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



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

Attachments: