

Township of Southgate
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Staff Report PL2020-046

Title of Report: PL2020-046-SP10-20 Joseph Hoover
Department: Clerks
Branch: Planning Services
Council Date: October 7, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-046 for information; and
That Council consider approval of By-law 2020-106 authorizing the entering into a Site Plan Agreement.

Property Location:



Background:

This Site Plan Agreement implements a Zoning Bylaw amendment for a rural industrial shop. The subject lands are currently zoned as Agricultural Exception A1-95 and Agricultural exception A1-431 for the shop along with portions of Environmental Protection (EP).

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. Applying dust control measures at the Townships discretion.

The closest residential lot is approximately 400m to the north across Highway 10 in the neighbouring Township. The large garage doors are oriented away from the road. The agreement also requires the owner to provide proof of application to the MOE for the Certificates of Approval for air, noise and dust emissions if required. 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 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 2020-106 authorizing the agreement.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



CAO Approval:

Original Signed By

Dave Milliner, CAO

Attachments: None