

Township of Southgate
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Staff Report PL2020-064

Title of Report: PL2020-064-SP11-18
Department: Clerks
Branch: Planning Services
Council Date: October 7, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-064 for information; and
That Council consider approval of By-law 2020-118 authorizing the entering into a Site Plan Agreement.

Property Location: Plan 480 BLK E Pt Lot 19 Proton E



Background:

The subject property was rezoned by the Township on May 2, 2018 to C2-411 which permits a pharmacy and provides relief for the parking provisions and allows for the reduced setbacks on the property. This by-law is in full force and effect.

Staff Comments:

A Site Plan application was submitted in 2018 however, the owner was not ready to move ahead with the project at that time and put a pause on the development. In July of this year additional drawings were prepared and submitted to the Township for review. Staff have reviewed the drawings and prepared a draft site plan agreement for Council's consideration. These plans are available with the site plan agreement and by-law.

It is staff's opinion that this proposed site plan will provide for a much need refresh of that particular area of Downtown Dundalk. The architecture and façade of the proposed building will help it blend in with other structures in the downtown.

The site plan agreement requires that stormwater, and services be connected to the site prior to occupancy. It also encourages active transportation by requiring a bike rack or locking post to be made available on the site.

The lighting for the site is to be dark sky compliant including the building signage.

Financial Implications:

There are no negative financial implications for this project.

Concluding Comments:

Based on the above staff are excited to see this new development within Downtown Dundalk and look forward to seeing it completed. Staff are supportive of the proposal and are recommending approval of the site plan agreement.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



CAO Approval:

Original Signed By

Dave Milliner, CAO

Attachments: None