

**Township of Southgate**  
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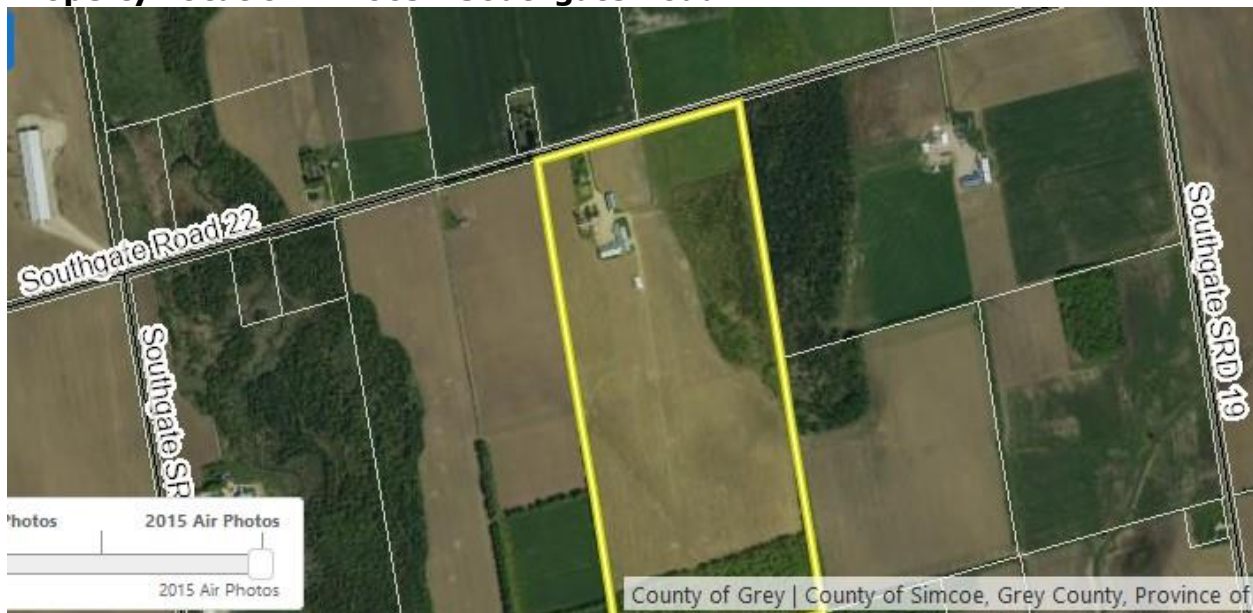
## **Staff Report PL2020-047**

**Title of Report:** PL2020-047-SP12-20 Aaron and Catherine Bauman  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** November 4, 2020

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2020-047 for information; and  
**That Council** consider approval of By-law 2020-117 authorizing the entering into a Site Plan Agreement.

### **Property Location: 226094 Southgate Road 22**



### **Background:**

A Zoning Amendment was approved for the property on December 4, 2019. The zoning permitted a shop to be located on the property within the A1-450 zoning exception.

Following this a Site Application was submitted in August of this year. A Site Plan agreement has now been prepared for Council's consideration. This Site Plan Agreement implements the Zoning Bylaw amendment for the rural industrial shop.

**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 150m to the north across Southgate Road 22. 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 2020-117 authorizing the agreement.

Respectfully Submitted,

**Municipal Planner:**

***Original Signed By***

Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** ***Original Signed By***

Dave Milliner, CAO

**Attachments:**