

**Township of Southgate**  
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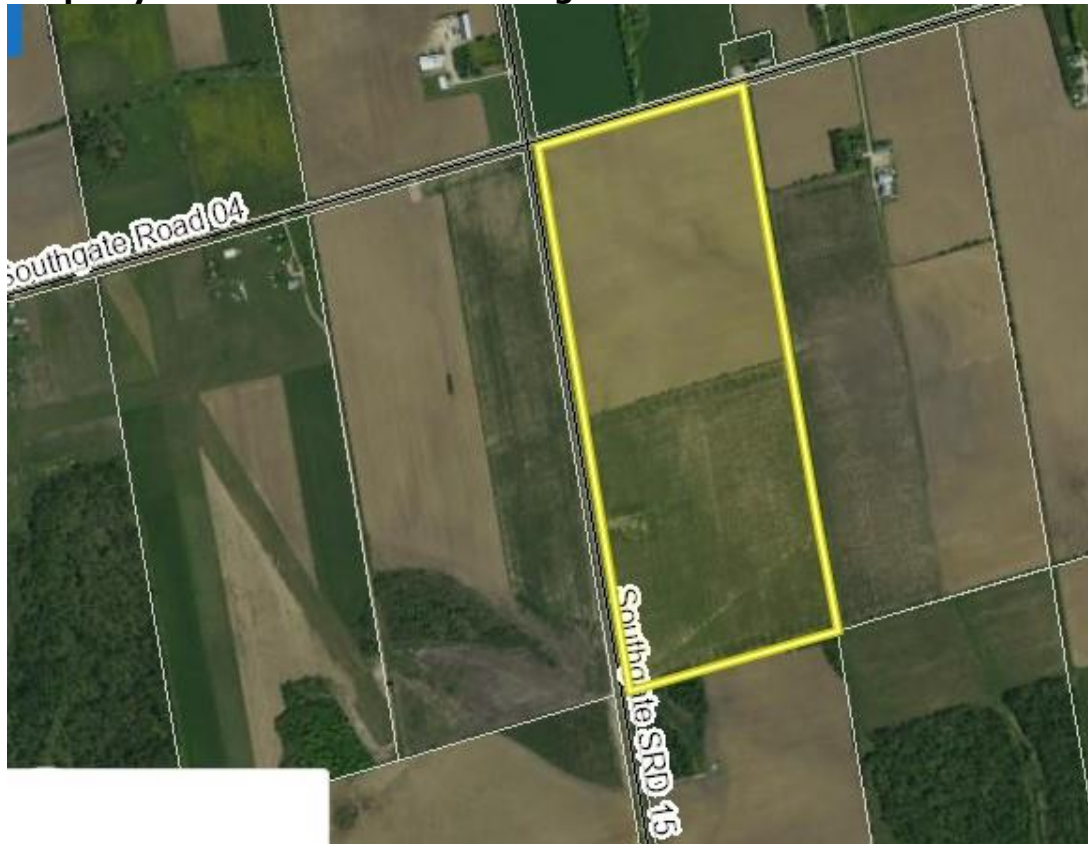
## **Staff Report PL2021-046**

**Title of Report:** PL2021-046-SP 2-21 Conn 15 Enterprise Inc.  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** June 2, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-046 for information; and  
**That** Council consider approval of By-law 2021-070 authorizing the entering into a Site Plan Agreement.

**Property Location: 151133 Southgate Road 15**



**Background:** This Site Plan Agreement implements Zoning Bylaw amendment Application C2-21. The application is being considered for approved by By-law 2021-075 at this Council meeting June 2, 2021.

**Staff Comments:** Provided Council approves the Zoning By-law amendment the Site Plan and Site Plan Agreement will 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.
3. Applying dust control measures at the Townships discretion.
4. Requiring a commercial entrance and paved apron.
5. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.
6. Ensuring all new lighting is dark sky compliant lighting.

The closest residence is over 400m away. 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 attached Site Plan Agreement.

**Financial Implications:** None.

**Concluding Comments:** Based on the above it is recommended that the Council receive this staff report for information and consider approval of By-law 2021-070 authorizing 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.