

Township of Southgate
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Staff Report PL2021-048

Title of Report: PL2021-048-Development Agreement-Lawrence Martin
Department: Clerks
Branch: Planning Services
Council Date: June 2, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-048 for information; and
That Council Consider approval of by-law 2021-081

Property Location: 551003 Southgate Sideroad 55



Subject Lands:

The subject lands are described as Con 4 Pt Lot 16 in the Geographic Township of Egremont, Township of Southgate. They have frontage on both highway 89 and Sideroad 55.

Background:

The initial proposal by the applicants was to sever the grain business of approximately 2ha from the larger agricultural parcel and merge the retained lot with the 6 ha lot to the north. Application B6-20 was approved on September 23, 2020. And Official Plan Amendment and Zoning Amendment was also required for the severance which was approved by the Township on November 18, 2020. The County approved the OPA on March 2, 2021.

The Proposal:

As a condition of the consent (attachment #1) A development agreement is required to be entered into and registered to ensure that the recommendations of the noise assessment are implemented for the Grain Elevator.

Staff Review:

Staff have worked with the applicants Lawyer, to draft a Development Agreement that ensures that the recommendations of the noise study are complied with and registered on title.

Staff believe the agreement as presented meets the intent of the condition as well as the Official Plan and Zoning Amendments that have previously been approved with the understanding that this agreement would come forward.

Concluding Comments:

It is staff's opinion that the proposed Development Agreement addresses the conditions of the Consent and should therefore be approved. Staff recommend Council consider approval of the authorization by-law.

Respectfully Submitted,

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



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments:

1. Consent B6-20 Decision