

Township of Southgate
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Staff Report PL2021-031

Title of Report: PL2021-31-SP 8-21 772186 Highway 10 Ltd
Department: Clerks
Branch: Planning Services
Council Date: April 21, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-031 for information; and
That Council consider approval of By-law 2021-057 authorizing the entering into a Site Plan Agreement.

Property Location: 772186 Highway 10



Background: This Site Plan Amending Agreement amends the current agreement that was approved July 8, 2020 and registered on title. During the final review of plans by the applicants Architects it was discovered that

the spacing between the two story building and the other buildings was not sufficient to accommodate requirements in the Ontario Building Code for Fire Access and Fire Separation.

These changes will result in a slightly wider site entrance to Highway 10 and a reduction in the number of storage units which will be replaced by paved surface.

In addition to the spacing of structures, the front parking apron is being reduced from 12m to 10m in width. This will reduce the overall impervious coverage on the site by approximately 37 sq.m. Given that the revised site plan reduces the amount of impervious surface, there are no adverse impacts on the overall stormwater management design for the project. As such, we propose no changes to the site stormwater and servicing design.

Staff Comments: The Site Plan and Site Plan Agreement amends the existing site plan to replace the existing schedules in the agreement with new ones to reflect the changes noted above.

There are no other changes proposed and if Council agrees this agreement can be registered on title and the property owners can apply for their building permits.

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 2021-057 authorizing the Site Plan Amending Agreement.

Respectfully Submitted,

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



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments: None.