



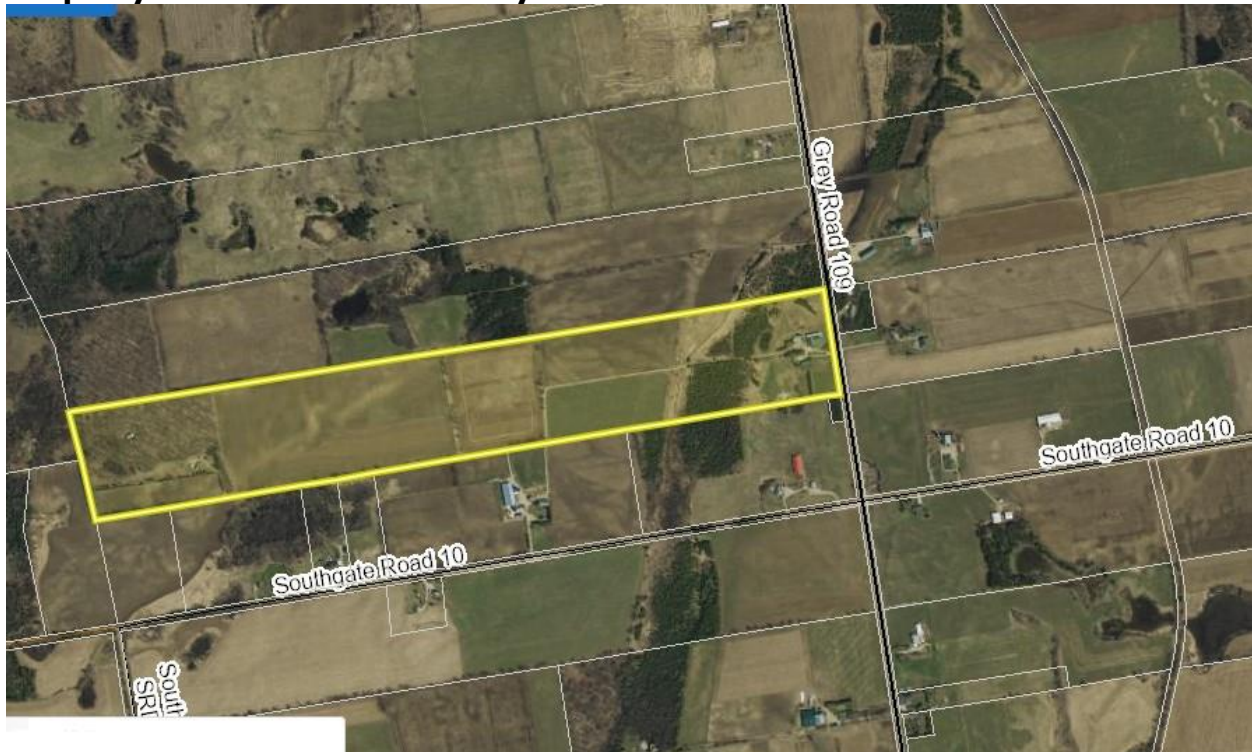
## **Staff Report PL2021-069**

**Title of Report:** PL2021-69-SP 10-21 Clarence and Carolyn Martin  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** May 5, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-069 for information; and  
**That** Council consider approval of By-law 2021-114 authorizing the entering into a Site Plan Agreement.

**Property Location: 391708 Grey Road 109**



**Background:** This Site Plan Agreement implements Zoning Bylaw amendment Application C11-21. The application was approved by By-law 2021-113 at the August 4, 2021 Council Meeting.

**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.
3. Applying dust control measures at the Townships discretion.
4. Requiring a water reservoir be installed should the Township Fire Chief or Chief Building Official deem it necessary.

The closest residence is over 160m away to the East across Grey Road 109. 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 2021-114 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.