

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

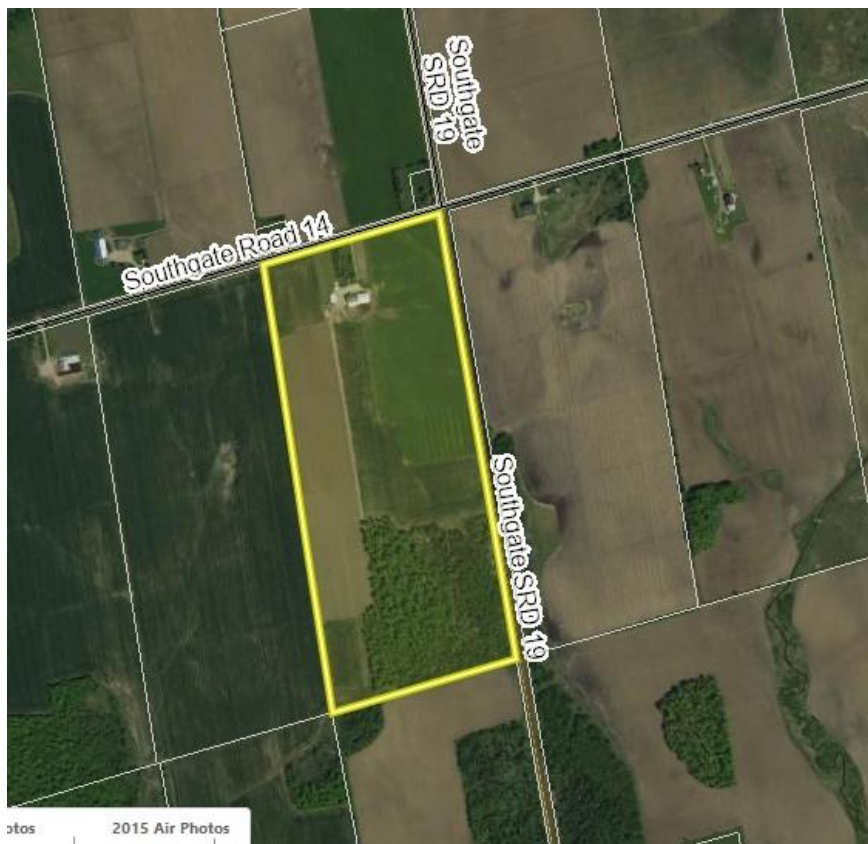
Staff Report PL2021-076

Title of Report: PL2021-076-SP 18-21 Enoch Bauman
Department: Clerks
Branch: Planning Services
Council Date: September 1, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-076 for information; and
That Council consider approval of By-law 2021-130 authorizing the entering into a Site Plan Amending Agreement.

Property Location: 146190 Southgate Road 14, legally described as Con 10, Lot 27, Geographic Township of Proton, Township of Southgate



Background: The zoning amendment application C14-20 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C14-21-Enoch-Bauman>

The official public meeting for the Zoning By-law was held on August 25, 2021 of this year. A site plan application has also been received. The zoning amendment application C14-21 has been reviewed and if it is approved at this meeting, a site plan agreement can be considered.

Staff Comments: The Site Plan and Site Plan Agreement addresses a number of issues to mitigate potential conflicts with neighbouring land uses. The agreement attempts to mitigate concerns raised by similar rural uses and it includes the following:

1. Requiring 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.
5. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest neighbouring residence is over 200m away to the north across Southgate Road 14. 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 2021-130 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.