

**Township of Southgate**  
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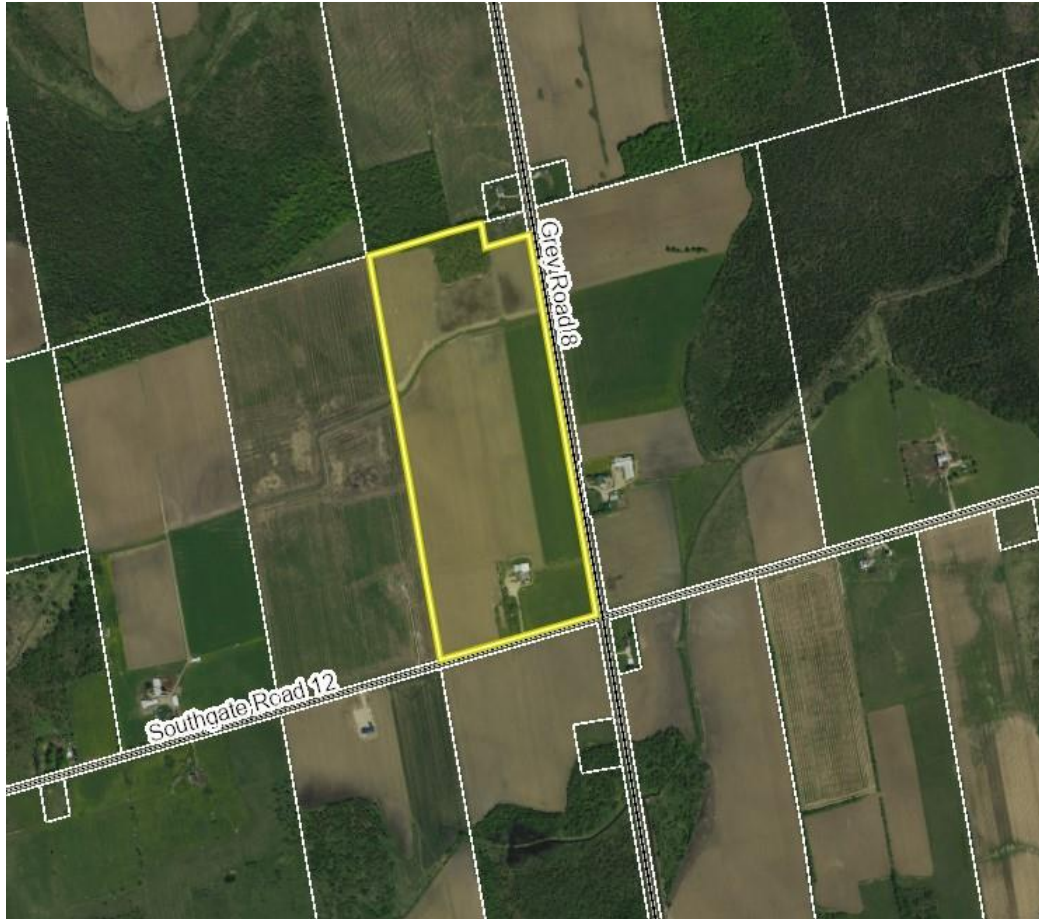
## **Staff Report PL2021-085**

**Title of Report:** PL2021-085-SP 14-21 Manoah Martin  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** October 6, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-085 for information; and  
**That** Council consider approval of By-law 2021-136 authorizing the entering into a Site Plan Agreement.

**Property Location:** 126611 Southgate Road 12, legally described as Con 9, Lot 37, Geographic Township of Proton, Township of Southgate



**Background:** The zoning amendment application C19-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C19-21-Manoah-and-Naomi-Martin>

The official public meeting for the Zoning By-law was held on July 25, 2021 of this year. A site plan application has also been received. The zoning amendment application C19-21 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. It is noted that the screening does not currently extend along the northern edge of the Outside Storage area. It is recommended that the drawings be revised to extend the visual screen of trees along the northern edge of the outside storage to comply with the by-law
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 with a paved apron.
5. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest neighbouring residence is over 220m 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 subject to the minor modification to the landscape screening noted in this report and authorize the Mayor and Clerk to sign the 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 2021-136 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

