



## **Staff Report PL2021-086**

**Title of Report:** PL2021-086-SP 15-21 Menno Hoover  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** October 6, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-086 for information; and  
**That** Council consider approval of By-law 2021-145 authorizing the entering into a Site Plan Amending Agreement.

**Property Location:** 265483 Southgate Road 26, legally described as Con 19, Pt lot 12, Geographic Township of Proton, Township of Southgate



**Background:** The zoning amendment application C18-20 was approved on December 2<sup>nd</sup>, 2020 with bylaw 2020-135.

A site plan application has now been received.

**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. A fence is also an acceptable screening device.
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 320m away to the west. 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 2021-145 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.