

Township of Southgate
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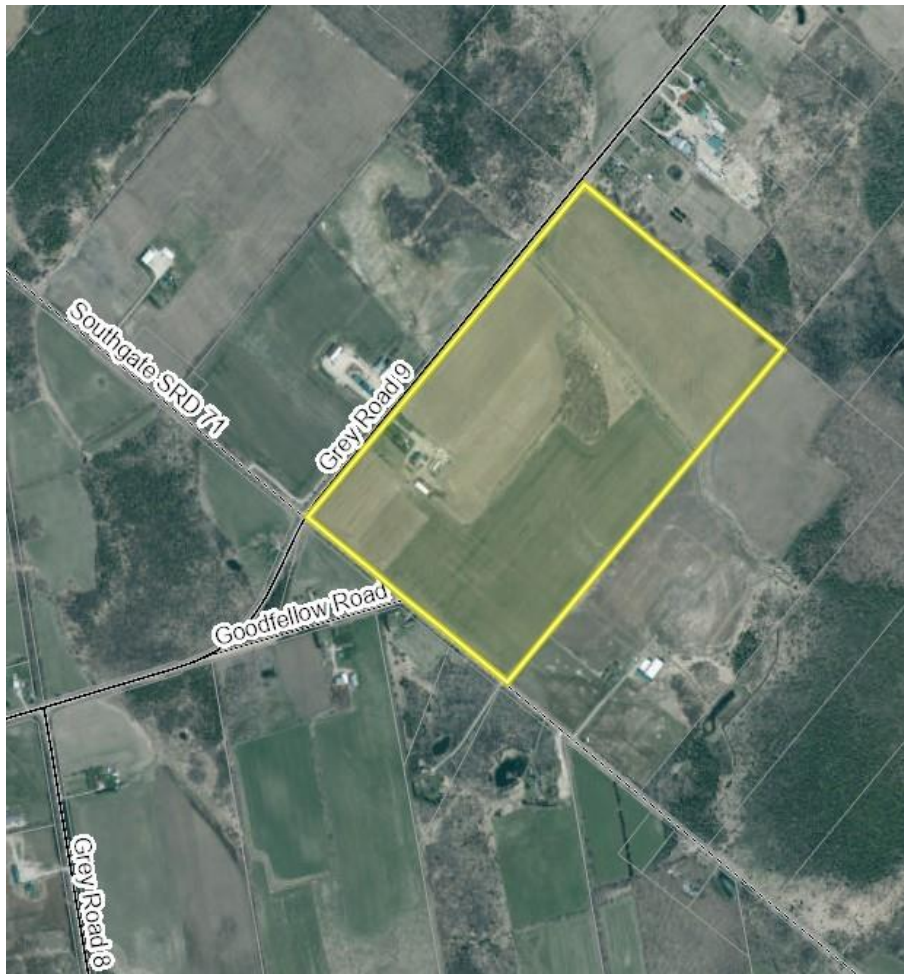
Staff Report PL2021-091

Title of Report: PL2021-091-SP 16-21 Manassa Martin
Department: Clerks
Branch: Planning Services
Council Date: November 3, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-091 for information; and
That Council consider approval of By-law 2021-163 authorizing the entering into a Site Plan Agreement.

Property Location: Concession 4 SWTSR, LOT 231 TO 233, Geographic Township of Proton, Township of Southgate alternatively described as 180032 GREY ROAD 9.



Background: The zoning amendment application C1-21 was approved on May 19th, 2020 by by-law 2021-074.

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. Screen of the Outside Storage area is not currently shown on the plans provided however we have requested that the owner amend the schedule to include screening for the outdoor storage area. Once this is provided it will comply with the Site Plan agreement as provided.
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 140m away on the neighbouring farm across County Road 9. 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 2021-163 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

