



## **Staff Report PL2021-102**

**Title of Report:** PL2021-102-SP 23-21 Elvin Martin  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** December 1, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-1026 for information; and  
**That** Council consider approval of By-law 2021-177 authorizing the entering into a Site Plan Amending Agreement.

**Property Location: 411190 Southgate Sideroad 41**



**Background:** The zoning amendment application C5-21 and OPA 1-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C5-21-and-OPA1-21-Elvin-Martin-Complete>

The official public meeting for the Zoning By-law was held on May 26, 2021 of this year and approved on September 1<sup>st</sup>, 2021. A site plan application was received September 30<sup>th</sup>, 2021. With the OPA and Zoning amendment approved and in effect the site plan can be approved if it meets the by-law requirements.

**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. Ensuring that in the event of a complaint all doors and windows will remain closed during operation.
2. Applying dust control measures at the Townships discretion.
3. Requiring a water reservoir be installed should the Township fire department deem it necessary.
4. Addressing parking on the subject lands.
- 5.No Outside Storage is proposed at this time.

The closest neighbouring residences are the residential lots on the north side of Southgate Road 04 which are approximately 130m 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 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 2021-177 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:**