



Staff Report PL2021-104

Title of Report: PL2021-104 - SP25-21 Edwin Martin
Department: Clerks
Branch: Planning Services
Council Date: December 15, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-104 for information; and
That Council consider approval of By-law 2021-183 authorizing the entering into a Site Plan Agreement.

**Property Location: CON 2, PT LOT 16 RP;16R11512 PARTS 8 TO 12,
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#C14-20-Edwin-J-Martin>

The official public meeting for the Zoning By-law was held on September 22, 2021 of this year. A site plan application has also now 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 150m away to the East on the adjacent farm parcel. 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 2021-183 authorizing the Site Plan Agreement.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: None.