



Staff Report PL2022-005

Title of Report: PL2022-005-SP20-21-Daniel and Rachel Bauman
Department: Clerks
Branch: Planning Services
Council Date: January 19, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-005 for information; and
That Council consider approval of By-law 2022-010 authorizing the entering into a Site Plan Agreement.

Property Location: 280264 Artemesia-Southgate Townline



Background: This Site Plan Agreement implements Zoning Bylaw amendment that was passed a number of years ago zoning a portion of the property A1-193 which permits a metal fabrication and welding shop not to exceed 250m².

Staff Comments: The Site Plan and Site Plan Agreement address a number of issues to mitigate potential conflicts with neighbouring land uses. The agreement attempts to mitigate concerns raised by on farm shops and it includes the following:

1. Providing 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 Township's discretion.
4. Requiring an entrance permit and a paved apron if required by the Township.
6. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest residence is over 186m away to the north. 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 Council receive this staff report and consider approval of by-law 2022-010 authorizing the agreement.

Respectfully Submitted,

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



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments: