

**Township of Southgate**  
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## **Staff Report PL2022-007**

**Title of Report:** PL2022-007-SP22-21-Clea-Mar Machining Inc  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** January 19, 2022

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-007 for information; and  
**That Council** consider approval of By-law 2022-012 authorizing the entering into a Site Plan Agreement.

### **Property Location: 773130 Highway 10**



**Background:** This Site Plan Agreement implements Zoning Bylaw amendment application C13-21. The bylaw was passed on October 6, 2021 by by-law 2021-128. The by-law rezones a portion of the property to A1-493 which permits a dry industrial use up to 750m<sup>2</sup>.

**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 50m away to the south on the adjacent lot but also owned by the applicant. 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 2022-012 authorizing the agreement.

Respectfully Submitted,

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



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

**Attachments:**