



## **Staff Report PL2022-006**

**Title of Report:** PL2022-006-SP 21-21 Elias Martin  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** February 2, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-006 for information; and  
**That** Council consider approval of By-law 2022-011 authorizing the entering into a Site Plan Amending Agreement.

**Property Location:** Concession 2 SWTSR PT lot 193 to PT lot 195 and Lot 196 to 197, Geographic Township of Proton, Township of Southgate alternatively described as 733081 Southgate Sideroad 73.



**Background:** The property was previously zoned A1-327 which permits a Metal work shop up to 750m<sup>2</sup> and outside storage of up to 500m<sup>2</sup>. A Site Plan was similarly approved and registered on title.

This application would amend the Site Plan agreement to convert some of the outside storage as indoor storage. The total amount of storage will not be increased. See attachment #1

**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, as necessary, to blend it in with the surrounding area.
2. Requiring that the outside and inside storage areas only be located in the areas identified on the plan and they are not to be used for any other purpose related to the on farm diversified use other than storage.

The shop is a metal shop and therefore leaving raw or unfinished product outside leads to rusting of the product. The proposal would move some of the outside storage indoors and relocate some of the outside storage areas. All other provisions of the agreement will continue to apply.

It is, therefore, the recommendation of Township staff to approve the Site Plan Amending agreement by-law and authorize the Mayor and Clerk to sign the Site Plan amending 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 2022-011 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

### 1. Site Plan