



Staff Report PL2022-011

Title of Report: PL2022-011 - SP26-22 Manassa Bowman
Department: Clerks
Branch: Planning Services
Council Date: February 16, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-011 for information; and
That Council consider approval of By-law 2022-025 authorizing the entering into a Site Plan Agreement.

Property Location: 245254 Southgate Road 24



Background: The zoning amendment application C12-21 was approved on September 1st 2021 by by-law 2021-127 to permit a small scale industrial use on the property.

A site plan application has also now been received.

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 paved 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 3400m away to the northeast 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 2022-025 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.