

**Township of Southgate**  
**Administration Office**  
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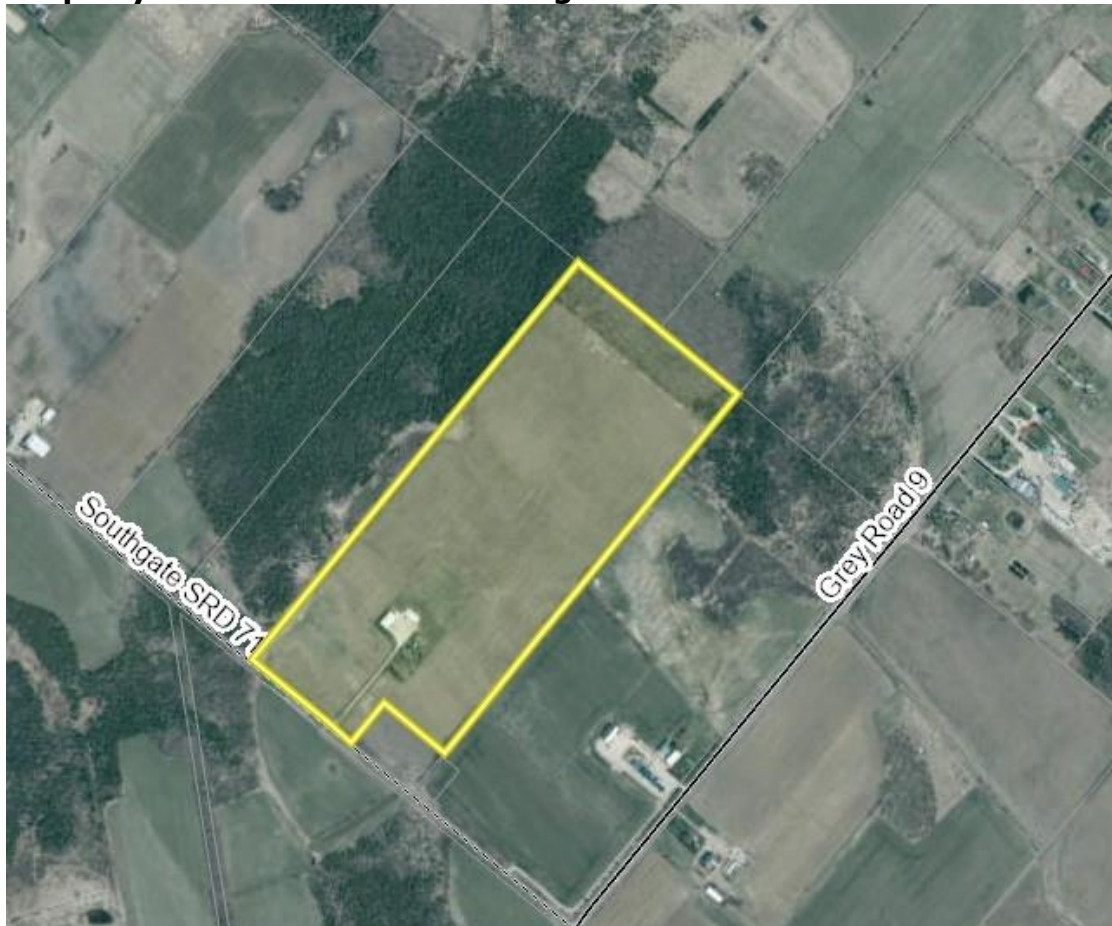
## **Staff Report PL2022-014**

**Title of Report:** PL2022-014-SP 1-22 LJ Martin Enterprises Inc.  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** March 16, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-014 for information; and  
**That** Council consider approval of By-law 2022-035 authorizing the entering into a Site Plan Amending Agreement.

**Property Location: 712271 Southgate Sideroad 71**



**Background:** The Zoning By-law was approved on March 26, 2014 by By-law 2014-18. A site plan application was received January 24<sup>th</sup>, 2022 and has been circulated for comments.

Comments were received from the County of Grey which state that provided positive comments are received from the Conservation Authority, the County has no further concerns with the proposed use.

**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. Ensuring that in the event of a complaint all doors and windows will remain closed during operation.
2. Applying dust control measures at the Townships discretion.
3. Requiring a water reservoir be installed should the Township fire department deem it necessary.
4. Addressing tree planning for screening purposes.

The closest neighbouring residential lot is to the south of the shop approximately 140m away. 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 2022-035 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:**