

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report PL2022-015

Title of Report: PL2022-015-SP 24-21 Egremont School
Department: Clerks
Branch: Planning Services
Council Date: March 16, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-015 for information; and
That Council consider approval of By-law 2022-034 authorizing the entering into a Site Plan Amending Agreement.

Property Location: 392141 Grey Road 109



Background:

The application proposes to develop a new daycare (549m²), as well as a new parking area and outdoor play area for daycare children. As part of the proposal, a new septic system would be added to the site and the existing septic system is proposed to be decommissioned. A stormwater management report, Wastewater Treatment Report has been submitted with the application.

The zoning for the property is Community Facility (CF) which permits a school and daycare facility.

The application has been circulated and comments have been received. The comments include:

The County indicates that provided drainage concerns are addressed, and the 5.18m road widening is transferred to the County, the County has no further comments on the subject application.

Enbridge Gas Inc, notes that they do have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

The fire department requires a designated fire lane that allows unobstructed access to the dry hydrant within 8 feet of the dry hydrant. The fire reservoir hose connection must be 0.76m (30") above grade measured from the designated fire lane if there are any differences in grade from the fire lane and location of the fire reservoir. Any height above 0.76m (30") will not allow for an adequate draft from fire apparatus. Before occupancy is granted the fire safety plan must be updated to reflect the changes and approved by the Chief Fire Official.

Hydro One has no concerns or objections

The Saugeen Ojibway Nation's Environment Office does not have the resources to engage in consultation on this project. We have no further comments on this project. If at any point anything of archeological interest is revealed on site, please contact the SON Environment Office immediately.

SVCA staff indicate that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Township of Southgate Official Plan.

Triton Engineering also provided technical comments on the plans which have been addressed by the applicant.

Staff Comments: All of the above comments have been addressed by the applicant or included in the site plan agreement. The Site Plan and Site Plan Agreement addresses a number of issues to mitigate potential conflicts with respect to traffic congestion and servicing. The agreement has specific provisions addressing the following:

1. Ensuring that all necessary fire fighting and fire suppression matters are addressed.
2. Requiring that the 5.18m road widening be deeded to the County of Grey.

3. Requiring a water reservoir be installed should the Township fire department deem it necessary.
4. Addressing parking and fire route issues.
5. Stormwater management and wastewater servicing.

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 and the development can be sustained over the long term. 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 2022-034 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: