



Staff Report PL2022-041

Title of Report: PL2022-070-SP14-22-Ammon Bauman
Department: Planning Services
Council Date: September 21, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-070 for information; and
That Council consider approval of By-law 2022-142 authorizing the entering into a Site Plan Agreement.

Property Location: 265068 Southgate Road 26



Background: This Site Plan Agreement implements Zoning Bylaw amendment 2022-0141 which was passed earlier today, September 21, 2022 zoning a portion of the property A1-525 which permits the industrial use shop and outside storage.

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 Townships discretion.

4. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest residence is over 333m away to the west. 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 and consider approval of by-law 2022-142 authorizing the agreement.

Respectfully Submitted,

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



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

Attachments: