

Township of Southgate
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Staff Report PL2022-064

Title of Report: PL2022-064-SP12-22-Grey Ridge Metals
Department: Planning Services
Council Date: September 21, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-064 for information; and
That Council consider approval of By-law 2022-132 authorizing the entering into a Site Plan Agreement.

Property Location: 185673 Grey Road 9



Background: This Site Plan Agreement implements Zoning Bylaw amendment 2022-131 which was passed on September 7, 2022 zoning a portion of the property A1-530 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.
5. A grading and drainage plan prepared has also be included to address neighbour concerns regarding drainage.

The closest sensitive land use is the Township office which is 150m 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 2022-132 authorizing the agreement.

Respectfully Submitted,

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



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: