



Staff Report PL2022-071

Title of Report: PL2022-071-SP18-22-Blue Mountain Covers
Department: Planning Services
Council Date: September 21, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-071 for information; and
That Council consider approval of By-law 2022-139 authorizing the entering into a Site Plan Agreement.

Property Location: Eco Park



Background:

Blue Mountain Covers wishes to construct a building in order to manufacture fabric covers for buildings. An Engineer was retained to complete stormwater management and Site Plan drawings. This Site Plan Agreement will permit the construction of building and identify a future building site for a second building. The Application was received August 30, 2022 and was sent for review by commenting agencies.

Comments received include the following:

The GRCA recommend deferral of the application pending addressing concerns and deficiencies with the drawings.

The Township Engineers, Triton have provided extensive comments on the site plan and drainage plans.

Public works indicates that municipal servicing is to be peer reviewed by Triton Engineering.

Staff Comments:

To address the comments from the Conservation Authority and the Township Engineers the applicants made changes to the plans and provided a response letter which is attached. In staffs' opinion, these comments address the township and GRCA concerns.

The Site Plan and Site Plan Agreement address a number of issues to mitigate potential conflicts with neighbouring land uses as well insure proper development of the site. Some of the relevant provisions include

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 for all gravel areas.
3. Requiring a water reservoir be installed should the Township fire department deem it necessary in future as a result of insufficient fire flow.
4. A stormwater management plan and report has been included to treat runoff for quality and quantity.
5. Ensuring that all lighting installed is Dark sky Compliant and directed downward and internal to the site.
6. Requiring outside storage if later identified to be screened.

The closest sensitive land use a residence located to the west across Ida street which is 243m 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 2022-139 authorizing the agreement.

Respectfully Submitted,

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



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

Attachments:

1. Response letter from GM Blue Plan.