



## **Staff Report PL2022-076**

**Title of Report:** PL2022-076-SP20-22-Dundalk Medical Centre  
**Department:** Planning Services  
**Council Date:** October 5, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-076 for information; and  
**That Council** consider approval of By-law 2022-150 authorizing the entering into a Site Plan Agreement.

**Property Location:**



**Background:** This Site Plan Agreement implements Zoning Bylaw amendment 2022-006 which was passed earlier in the year zoning a portion of the property C2-500 which permits the Building to be constructed with reduced setbacks and specifically permits the medical centre use.

**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 uses of this type and it includes the following:

1. Providing landscaping and to blend it in with the Surrounding Area and trail. Trail modifications will be required to insure pedestrian safety when crossing the chair.
2. Ensuring that all lighting is dark sky compliant.
3. Applying dust control measures at the Townships discretion.
4. Prohibiting outdoor storage.
5. Requiring buildings parking grading and drainage to be constructed in accordance with the approved plans.

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 2022-150 authorizing the agreement.

Respectfully Submitted,

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



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

**Attachments:**