

**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](http://www.southgate.ca)

## **Staff Report PL2022-085**

**Title of Report:** PL2022-085-SP15-22-Elizabeth and Jesse Martin  
**Department:** Planning Services  
**Council Date:** December 21, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-085 for information; and  
**That Council** consider approval of By-law 2022-177 authorizing the entering into a Site Plan Agreement.

**Property Location:** 260069 Sg Rd 26



**Background:** This Site Plan Agreement implements Zoning Bylaw amendment 2022-176 which was passed earlier today, December 21, 2022 zoning a portion of the property A1-533 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 that the existing shop apply for a change of use permit and only be used for agricultural purposes.
5. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest residence is over 200m away to the south. 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 2022-177 authorizing the agreement.

Respectfully Submitted,

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



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

**Attachments:**