

Township of Southgate
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Staff Report PL2024-024

Title of Report: Amending Site Plan Agreement SP19/23, 2137569 Ontario Inc. Greenlid & C.C. Plastic Products, 101 Eco Parkway
Department: Clerks
Branch: Planning Services
Council Date: April 3, 2024

Recommendation:

Be it resolved that Council receive Staff Report PL2024-024 for information; and
That Council consider By-law 2024-032 to authorize entering to an amending site plan agreement with 2137569 Ontario Inc. Greenlid & C.C. Plastic Products; and
That Council consider By-law 2024-033 to authorize entering into a final capacity allocation agreement with 2137569 Ontario Inc. Greenlid & C.C. Plastic Products, for lands at 101 Eco Parkway, Lots 235-236, Concession 2 SWTSR geographic Township of Proton.

Property Location: 2137569 Ontario Inc. Greenlid & C.C. Plastic Products 101 Eco Parkway, Lots 235-236, Concession 2 SWTSR geographic Township of Proton

Subject Lands:

Bylaw 2022-031 of March 2, 2022, authorized the Mayor and Clerk to sign the original site plan agreement with the applicant to build the first 5,550 square meter warehouse building within the Dundalk Industrial Park. The Phase 1 water allocation was 6 Equivalent Residential Units while the sewer allocation was one ERU.

Phase 2 of the development is another 5,550 square meter building addition to the back of Phase 1. The Phase 2 water allocation is 188 ERU's and allocation for sanitary sewer 7 ERU. The significantly lower sanitary sewer allocation is due to water retention and recycling efforts within the processing lines. The amending site plan agreement provides for installing a remote electronic flow measuring device that allows the Township and Owner to monitor discharge into the sewage system.

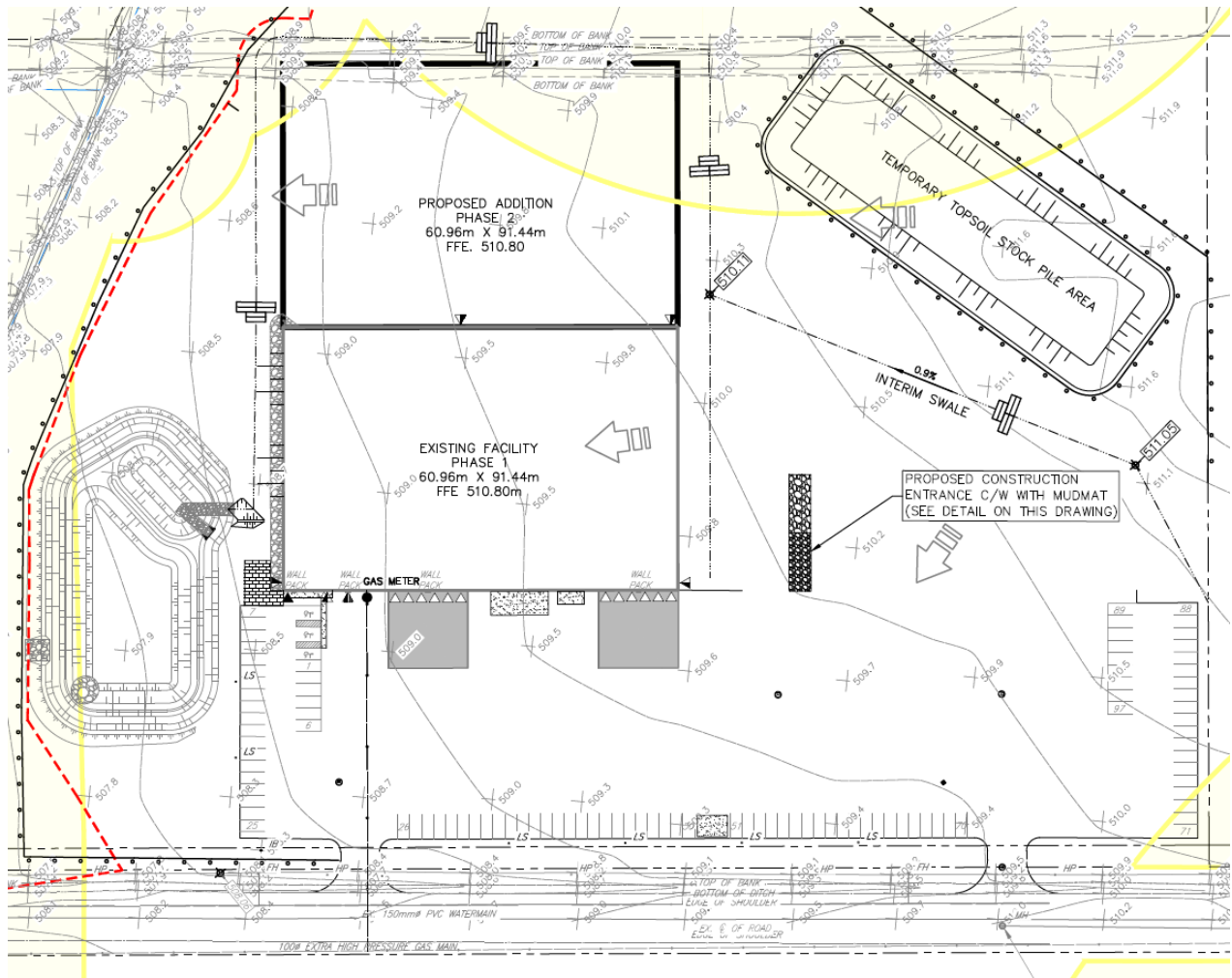
One of the site plans for Phase 2 is shown on the following page.

The Proposal:

The following provisions are included in the amending site plan agreement attached to By-law 2024-032:

- The owner installing and maintaining all lateral connections to Township water, sewer, and storm connections for the building.
- \$50,000 security to ensure completion of required work (in CAO's possession)

- Approval of drawings showing grading, servicing, site layout, sediment and erosion control, storm water facility plan, and a Functional Servicing and Stormwater Management Report.
- Provisional allocation of 188 ERU water and 7 ERU sanitary sewer with flow monitoring so that water retention and recycling ensure low sanitary volumes.
- Monitoring and billing program for reduced sanitary flows, and requirement that ERU allocation is used by December 1, 2025.
- Completion date for Phase 2 April 23, 2026, terms in the original agreement continue to apply unless amended.



Background:

The Site Plan Control Area Bylaw 2021-111 designates all of the Township as a site plan control area and requires plans and drawings to be submitted for approval. Under [Bill 109](#) (April 14, 2022) Council delegated authority to approve plans and drawings to the Township Clerk with appropriate technical advice. The Chief Building Official, Public Works, Fire Department, Planning and Triton Engineering Services advised the Clerk that the various plans and technical study could be approved.

Staff Review:

Council is to consider authorizing the Mayor and Clerk to sign the standard amending site plan agreement and final capacity allocation agreement. While the Clerk is delegated the authority to approve the plans and drawings, technically Council must authorize the resulting site plan agreement in a directing by-law.

A standard form amending site plan agreement is attached to By-law 2024-032 with three schedules customized to reflect details of the development as follows:

- Schedule "A" legal description of the lands (agreement registered on title).
- Schedule "B" plans approved by the Township's authorized person (Clerk)
- Schedule "C" special conditions applicable to the site.

Because the site is connected to water and sanitary sewer, Schedule C includes the Provisional Allocation of Water and Sanitary Sewer. This implements the process outlined in the [Southgate Servicing Capacity Allocation & Retention Policy](#) and the [Township Sewer Use Bylaw](#). Before a building permit is issued a standard form final allocation agreement is signed (at the end of the Policy). The authorizing bylaw will allow the Mayor and Clerk to sign the final capacity allocation agreement.

Provincial Policy Statement: Section 1.1.4.1 promoting healthy and viable rural areas, diversification of the economy and supporting the agricultural land base.

Township Official Plan: Industrial and Hazard Land

Zoning By-law: General Industrial-1 (M1) and Environmental Protection

Concluding Comments:

Triton's Senior Planner recommends Council approve a bylaw to authorize the Mayor and Clerk to sign the following:

- Amending Site Plan Agreement dated April 3, 2024.
- Final Capacity Allocation Agreement dated April 3, 2024.

The applicant/owner will be responsible for providing all needed information to obtain any necessary approval from the Grand River Conservation Authority, and to file all plans and fees needed for a building permit with the Chief Building Official.

Respectfully Submitted,

**Triton Engineering
Services Senior Planner:**

Original Signed By

[Bill White, MCIP RPP]

CAO Approval:

Original Signed By

Dina Lundy, CAO

Attachments: None.