Staff Report PL2019-056

Title of Report: PL2019-056-Norman Bowman
Department: Clerks
Branch: Planning Services
Council Date: September 18, 2019

Recommendation:
Be it resolved that Council receive Staff Report PL2019-056 for information; and
That Council consider approval of By-law 2019-137 authorizing the entering into a Site Plan Agreement in substantially the form as that set out in Schedule A to the by-law.

Property Location: 192790 Southgate Sideroad 19

Background: This Site Plan Agreement implements Zoning Bylaw amendment Application C30-18. The Link to the zoning planning report is below: [https://pub-southgate.escribemeetings.com/filestream.ashx?DocumentId=4419](https://pub-southgate.escribemeetings.com/filestream.ashx?DocumentId=4419)

A public meeting was held on January 23, 2019 for the zoning and the application was approved by by-law 2019-0050 at the April 3, 2019 Council Meeting.
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. The large garage and loading doors are oriented away from the neighbouring residence to the south toward Southgate SRD 19.
3. Hours of Operation have been included as 7am to 7pm Monday to Friday and 7am to noon on Saturday with the business remaining closed on Sundays and all statutory holidays.
4. Applying dust control measures at the Townships discretion.
5. Requiring a Commercial Entrance Permit.
6. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest residence is approximately 150m 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 2019-137 authorizing the agreement.

Respectfully Submitted,

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

Dept. Head: __________________________ Original Signed By __________________________
Joanne Hyde, Clerk

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

Attachments: