

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

Staff Report PL2020-008

Title of Report: PL2020-008-SP16-19
Department: Clerks
Branch: Planning Services
Council Date: June 3, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-008 for information; and
That Council provide direction to staff as to the amount and location of outside storage.

Property Location:



Subject Lands:

The lands are legally described as Con 3 SWTSR PT Lot 230, Geographic Township of Proton, Township of Southgate , alternately described as 180175 Grey Road 9, Dundalk Ontario.

Background:

The property owner is trying to resolve a by-law compliance issue associated with the outside storage that is located all over the property. As part of these efforts to bring the property into compliance, it is being proposed by the owners, that a 70ft X 100ft shed be constructed at the back of the property to house the outside storage currently on the property.

A recent change to the proposed drawings (attachment 1) has been submitted for council's consideration. The owner wishes to continue to utilize the existing area to the west of the small shed at the front of the property for open storage. A second change was made which significantly increased the size of the outside storage behind the proposed building at the back of the property. This storage space is now larger than the proposed building.

Staff Comments:

The Subject property falls under the M2-94 zone provisions which stipulate the following with regard to outside storage.

23.3 Regulations for Open Storage Uses Permitted in Clause b) of Subsection 23.1

The provisions of Subsection 22.3 shall apply.

Section 22.3 stipulates as follows:

22.3 Regulations for Open Storage Permitted in Clause (o) of Subsection 22.1

- (a) *The open storage of goods and materials shall be permitted in a side or rear yard only and shall be screened by a fence not less than 2.0 metres (6.6 ft) in height.*
- (b) *Notwithstanding the provisions of Clause (a) above, no side yard or rear yard shall be used for open storage if such side or rear yard is opposite to or abutting a residential, institutional or commercial use or zone.*
- (c) *Notwithstanding the provisions of Clauses (a) and (b) above, no open storage shall be permitted within 2 metres (6.6 ft) of an improved public street.*

Based on these provisions the outside storage area to the west of the small existing shed can not remain. It is therefore recommended that this area be removed from the site plan drawing as an area for open storage.

Since the purpose of the proposed shed is to place indoors the various items currently on the property it seems counter productive to at the same time allow for an outside storage area even larger than the building itself.

If properly fenced there is no reason why an outside storage area could not be permitted behind the proposed 70 X 100 shed, but it should not be larger then the shed footprint which is currently being proposed. In my opinion, the outside storage area at the back of the property should be no more than 75% of the foot print of the proposed shed and it should be stipulated in the agreement that it can not be utilized until the proposed 70 X 100 shed is constructed and the existing outside storage area is cleaned up and any old perimeter fencing if it exists.

These suggestions noted above would bring the property into compliance with the by-law and resolve a longstanding compliance issue.

Financial Implications:

There are no financial implications as a result of this report.

Concluding Comments:

Based on the above comments I would ask that Council accept this report as information and that Council provide direction on the issue of size and location of outside storage for the site.

Respectfully Submitted,

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



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

Attachments:

1. Kinsley Revised Drawing