

## Staff Report

Council Meeting Date: July 14, 2025

Subject: PLAN-2025-03-Site Plan Agreement – Sprucedale Agromart 291 Yonge St S, Tara

Report from: Emily Dance, Chief Administrative Officer

Attachment: Site Plan Drawings

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### **Recommendation**

Be It Resolved that Council hereby approves Report PLAN-2025-03;

AND approves entering into a Site Plan Agreement with Sprucedale Agromart for 291 Yonge Street S, Tara

AND FURTHER authorizes the appropriate By-law coming forward on today's agenda to allow the development to continue to move forward.

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### **Background**

The [Planning Act](#) (Section 41), allows municipalities to regulate development by requiring review and approval of detailed [site plans](#) before construction can begin. This ensures that development meets certain standards, including those related to design, access, and environmental protection.

The Municipality of Arran-Elderslie passed [By-law 43-2018](#) being a By-law to Establish Site Plan Control placing all lands within the Municipality under Site Plan Control. For the most part, the By-law relates to Commercial, Institutional, Industrial and Multi-Family residential development. (Single family and 10 or fewer units exempt)

A site plan agreement is a required component of the site plan approval process and must be in place before a building permit can be issued. This legally binding contract between the Municipality and the developer establishes the specific terms and conditions for site development, ensuring compliance with approved plans and municipal standards. The agreement is registered on title, reinforcing its role in regulating the project's execution.

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## **Analysis**

291 Yonge Street S in Tara is zoned Business Park 'BP', Environmentally Protected 'EP' and Future Development 'PD' and is subject to Site Plan Control.

Sprucedale Agromart is proposing to add an addition to their existing fertilizer building measuring 40 x 120 to accommodate equipment. The Site Plan application and associated drawings were circulated to the commenting agencies with only minor adjustments requested.

Staff recommend that the Municipality enter into a Site Plan Agreement with Sprucedale Agromart for 291 Young Street S, Tara and request that due to the Council schedule that the corresponding By-law be brought forward for consideration on today's agenda to allow the development to move forward.

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## **Link to Strategic/Master Plan**

6.3 Facilitating Community Growth

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## **Financial Impacts/Source of Funding/Link to Procurement Policy**

The developer shall be responsible for all legal fees associated with registering the agreement on title.

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Approved by: Emily Dance, Chief Administrative Officer