

**From:** [Lindsey Green](#)  
**To:** [REDACTED]  
**Cc:** [Elisha Milne](#)  
**Subject:** RE: File - C22-24 Re: proposed Zoning By-law Amendment  
**Date:** October 21, 2024 4:43:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Afternoon Doug,

I have forwarded your comments onto the planning department and someone will be in touch with you.

Thank you,

Lindsey

**Lindsey Green, Dipl.M.A.**

Municipal Clerk

**Township of Southgate**

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 230 | Fax 519-923-9262

✉ [lgreen@southgate.ca](mailto:lgreen@southgate.ca) | 🌐 [www.southgate.ca](http://www.southgate.ca)



---

**From:** Doug Welch [REDACTED]  
**Sent:** Friday, October 18, 2024 6:02 PM  
**To:** Lindsey Green <[lgreen@southgate.ca](mailto:lgreen@southgate.ca)>  
**Subject:** File - C22-24 Re: proposed Zoning By-law Amendment

Hey Lindsey, I hope all is well!

We received a notice regarding file number C22-24, and I did have some questions / comments that I wanted to bring forward to the township. I haven't been involved with anything like this before, so we would like to know more about it.

We are not against the development, I'm not here to stop it, just more wanting to make sure being located where we are, that our family is not negatively impacted by the decision should it be approved and what our rights are in this scenario.

I would like to request a meeting with the planner to see where the location is in proximity to our property with the site plan.

We would like to know what buffers ( i.e. trees, berms) will be in place to mitigate noise from the operation, and that things like doors, windows, don't face our direction. The power room is another question, will it be located on the other side of the property away from us? Has there been any studies done to support this application for noise and increased use ?

What working hours are for this sort of operation, and is there any flexibility so that it's done in a reasonable time during the day and not in operation on weekends?

The truck traffic is another concern, in terms of the volume / traffic being the driveway to that property is beside us as it is now, what limits are on that and for dust control.

Looking at OMAFRA's guidance on permitted uses for prime ag lands it looks like the 4832 sq meters is more than the 2 acres area permitted based on the 50 acres of land we thought that parcel was.

Will this impact our property value being located where we are? We do pay almost \$8000 a year going off my memory for taxes and have put a lot of time and effort into the property making it our forever home, and I just don't want any problems down the road with an operation being more than an agricultural use, which is all it was when we moved here before the farm was sold to Elias.

We are open to any feedback and appreciate being notified.

The meeting being next Wednesday, I will be working, is it something I need to attend or watch virtually or does this email work to get the conversation started?

**Douglas Welch**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-  
[REDACTED]