

**Karen A. Cybulski MD FRCPC
Andris Bite BAsC P.Eng**



June 21, 2024

Lindsey Green, Dipl.M.A.
Municipal Clerk
Township of Southgate

Re: C8-24 - Enoch Bauman, Con 3 SWTSR Pt Lots 218, 219 & 220 RP 16R7303 Part 2,
Geographic Township of Proton, Township of Southgate

Dear Ms. Green:

We received the comments from the applicant's agent regarding Southgate Zoning Bylaw Amendment applications C7-24 Ian S Martin, and C8-24 Enoch Bauman and C7-24 – Ian Martin, Con 4 SWTSR Lots 218 and 219, Geographic Township of Proton, Township of Southgate (712457 Southgate SRD 71

The following is our response to those comments:

The applicants agents states that the primary power source will be solar with backup provided by a propane/natural gas generator. Our observation is that the majority of these on farm uses are powered by diesel generators. The power source should be part of the site plan agreement and maximum noise limits as well the operating hours should also be included. Our observation is that currently the majority of these on farm uses are diesel generators. While the town ship looks at these installations individually, it is the cumulative effect of close to 40 of these operating in a relatively small area that makes the noise and emissions obnoxious.

Mr. Bauman's agent claims the traffic will primarily be from Southgate Road 75. There is no way he can control the truck traffic. There are a number of these shops on the dead-end part of Southgate Road 22. While one would logically think that the traffic to these shops would be from Southgate Road 75 it is not the case. The trucks come up County Rd 8 from Waterloo region and the GPS takes then north on Southgate Road 71 and the east on our gravel road Southgate Road 22. Once again its not the individual shops with one or two trucks a day but the cumulative effect and intensification of 40 installations in a small area generating traffic of 40 to 80 trucks per day. We already have a major dust problem on Southgate Road 22 and further deterioration of this unpaved is almost certain to occur from heavy truck traffic as has happened on myriad roads in Southgate these roads were never design for this type of traffic. This council has already been stretched to adequately deal with existing road decay.

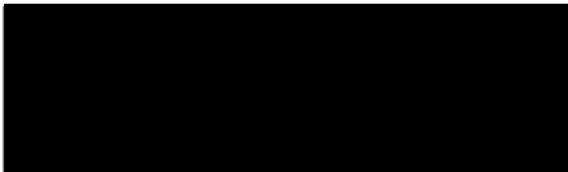
The applicant claims that the because the buildings are going to be constructed of concrete blocks thereby reducing the fire hazard. Currently most of the industrial use buildings (not the residence or the small barns) are metal clad steel frame buildings. The fire hazard is not reduced by the type of building. It is the contents that create the risk of fire. Wood of course is

the primary fire hazard in the woodworking operations and welding gases and the welding operation itself that are the primary hazards in the metal working shops.

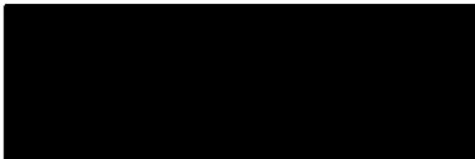
The applicant claims that they will operate the industrial facility in accordance with Department of Labour and Ministry of Environment requirements. It should be part of the site plan agreement that the facility obtain all Ministry of Labour approvals and licences and operate in accordance with them. Similarly, the facility should obtain all Ministry of the Environment, Conservation and Parks approvals and licences and operate in accordance with them.

The real issue is not the amount of building on the property and the coverages but the overall intensification of industrial activity within Southgate and more particularly in this area of Southgate. Mr. Bauman already has two similar facilities in the area, another approved in 2016 down the road and now has applied for another. All of these industrial uses that contribute minimally to the tax base are damaging the rural roads and the rural landscape. The industrial and commercial uses of this nature (welding shops, wood working shops, metal fabrication shops) should be located in their rightful place – the industrial park which the taxpayers of Southgate paid for.

Sincerely,



Karen A. Cybulski MD FRCPC



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