

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

May 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:

Andris Bite and Karen Cybulski would like to register opposition to the proposed zoning bylaw amendment for the above parcel of land.

The reasons for opposing this amendment are as follows:

1. It is apparent that although Enoch Bauman owns farm land he is not a farmer, rather an industrialist owning many "small scale dry manufacturing and metal work shops" throughout Southgate so the premise of supporting a family farm is false. I quote from a Business View Magazine interview of Philip Horst, Vice President of Wallenstein Equipment Inc (previously owned by Mr. Bauman). "the business grew into an octopus. Instead of building a large facility he (Enoch Bauman) just started setting up smaller shops of 3,000 to 6,000 sq ft with a couple employees at each." We note that there is another request for the same zoning bylaw amendment within 500 m of our farm at this meeting.
2. The proposed power source of this shop is dirty energy from diesel generators rather than from the hydro electric grid resulting in unnecessary emission of air pollutants, green house gases and carcinogens into the atmosphere. Have there been any environmental studies performed on this issue?
3. The resultant increase in large truck traffic is unacceptable. We have approached the road superintendent for Southgate almost yearly complaining of the dust problem on the only gravel section of Southgate 22. Certainly a degradation of the Road condition is almost certain to occur from heavy truck traffic as has happened on myriad roads in Southgate as Southgate Road 22 was never design for this type of traffic. This council has already been stretched to adequately deal with existing road decay. Neighbours to the west and across the road would be exposed to additional noise from the truck traffic and diesel power room.
4. Southgate Council made a significant investment in the development of an Industrial Park but now promote these "small" but not "small" factories on farmland by continuing to rubber stamp these zoning bylaw amendment requests. Within a 8 square mile area of our farm there are now 35 to 40 factories totaling approximately 320,000 sq feet of factory space which in our opinion is not good use of prime agricultural land.

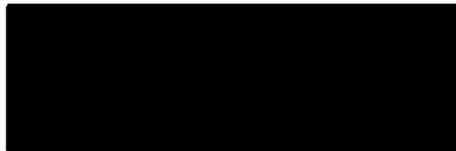
5. These factories are often operated outside of normal work hours and there are no local noise rules that are required to be followed.

6. What safety risk management plans are in place? The local fire departments would likely be inadequate to manage a fire in any of these factories. We have noted that the Fire Department does not get an opportunity to comment on these facilities. Many of these factories have on site flammable welding gases as well as diesel and propane fuel storage on site and these facilities have minimal water available for fire suppression. Volunteer fire fighters as well as neighbouring properties will be put at risk by increasing the total number and the density of these factories.

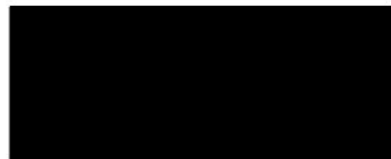
Furthermore Mr. Enoch Bauman already has approval for a similar facility on the neighboring property at 220183 Southgate Road 22 in 2016. There will now be two of his facilities approved within a short distance from each other.

The proposed use and zoning bylaw amendment would further intensify industrial uses in the area. Attached is a map showing the factories in the area. The industrialization of Southgate needs to stop. 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.

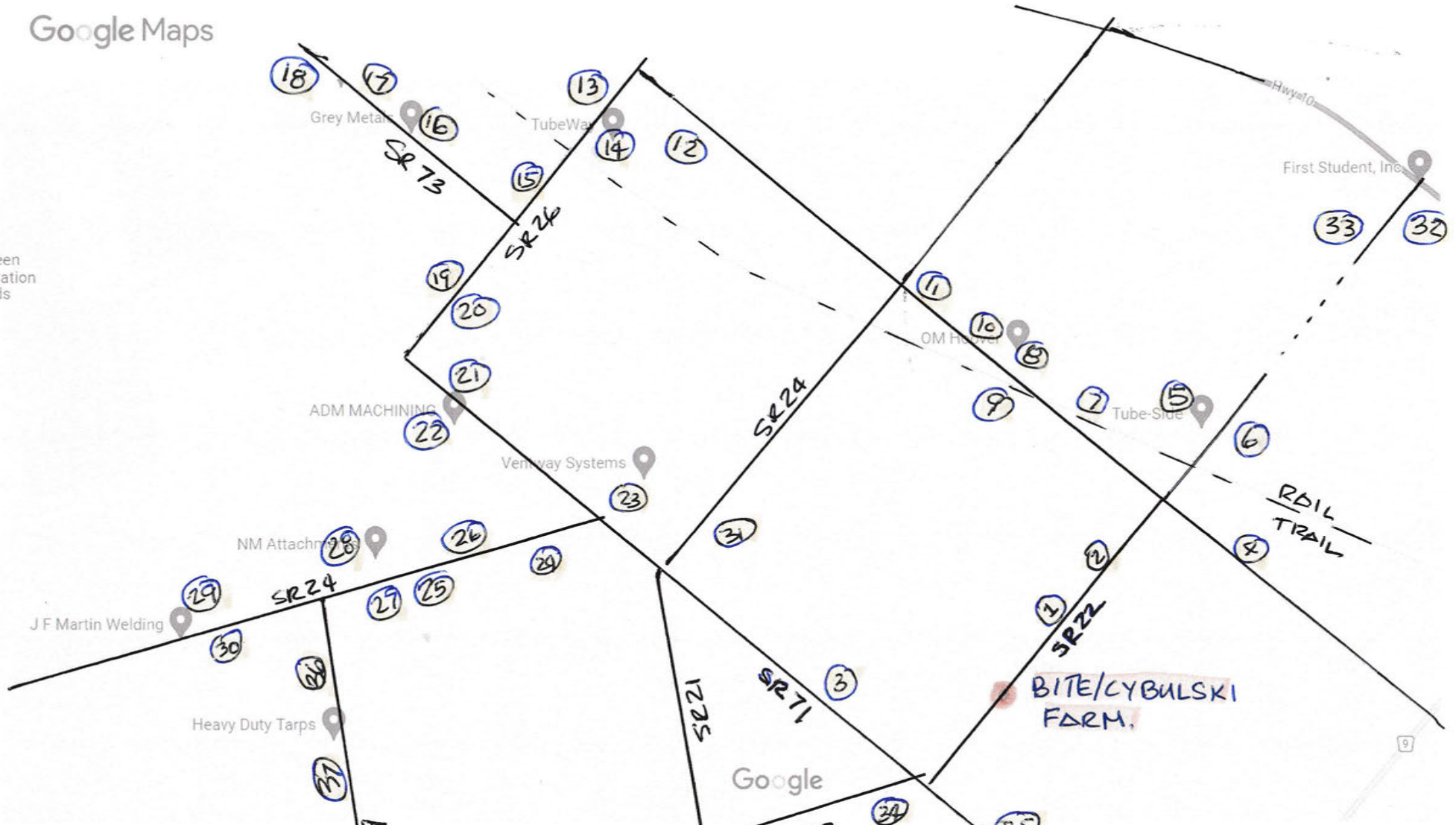
Sincerely,



Karen A. Cybulski MD FRCP



Andris Bite BAsC P. Eng



- ① Proposed Enoch Bauman
- ② Approved Enoch Bauman (2016)
- ③ Proposed Ian Martin
- ④ 75 2395 Factory
- ⑤ Tube-Side Inc
- ⑥ Cutway Inc.
- ⑦ Greenline Metals Inc.
- ⑧ OM Hoover
- ⑨ Hoover 752540
- ⑩ 752581 Factory
- ⑪ 752617 Factory
- ⑫ 752760 Factory
- ⑬ SSBM Inc.
- ⑭ Tubeway
- ⑮ 260145 Factory
- ⑯ Grey Metals Inc
- ⑰ 733121 Factory
- ⑱ Port Welding Inc.
- ⑲ 260069 Factory
- ⑳ 266070 Factory
- ㉑ NJM Machining
- ㉒ ADM Maching
- ㉓ Vent way Systems
- ㉔ 246352 Factory
- ㉕ 246290 Factory
- ㉖ 246273 Factory
- ㉗ 246254 Factory
- ㉘ NM Attachments
- ㉙ JF Martin Welding
- ㉚ 246124 Factory
- ㉛ 240048 Factory
- ㉜ 772410 Factory
- ㉝ 220425 Factory
- ㉞ 226540 Factory
- ㉟ Ben-Jay Enterprises
- ㊱ 192790 Factory
- ㊲ NB Martin Mfg.