

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



May 21, 2024

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

Re: C7-24 – Ian Martin, Con 4 SWTSR Lots 218 and 219, Geographic Township of Proton,
Township of Southgate (712457 Southgate SRD 71)

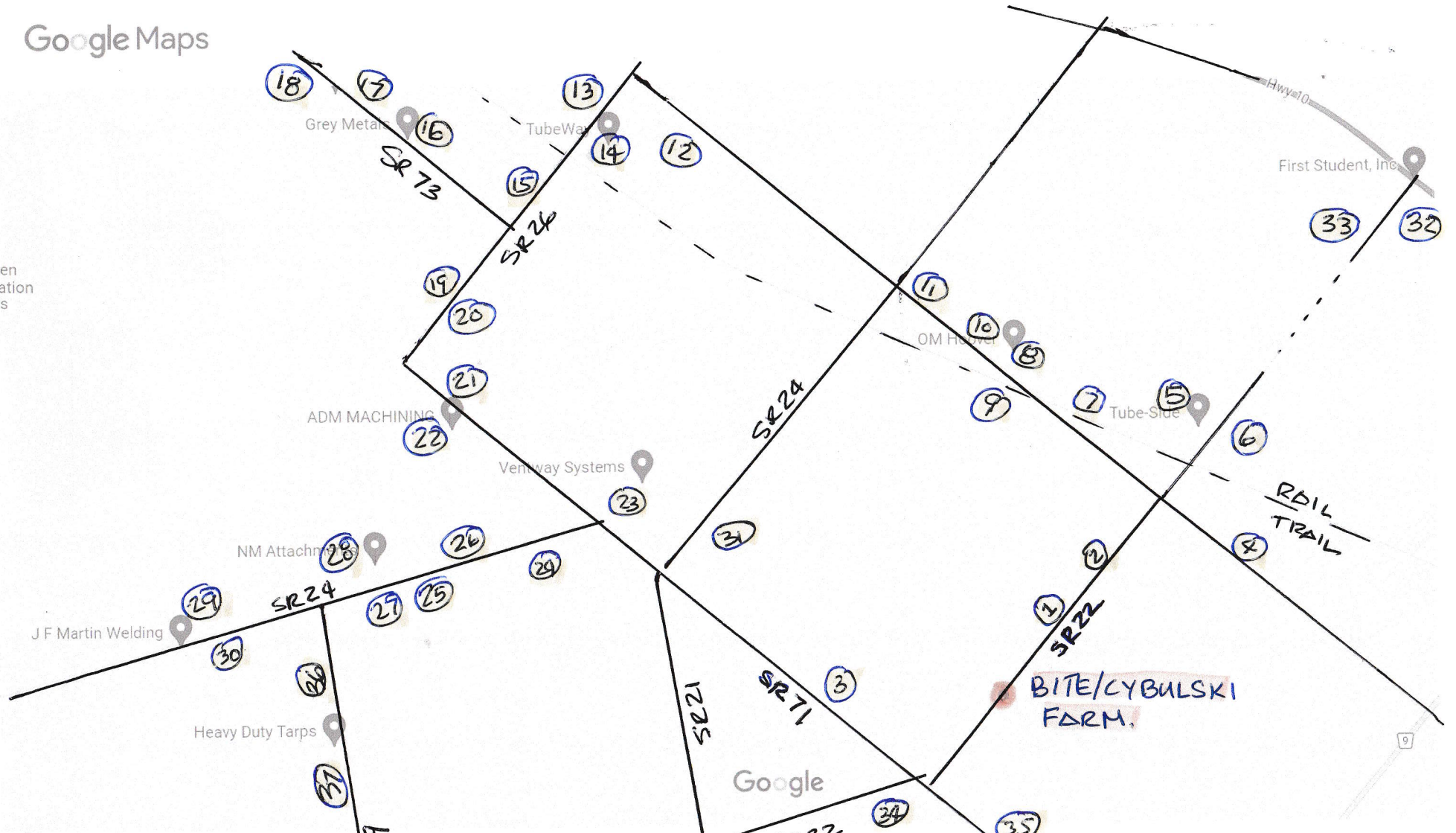
Dear Ms. Green:

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:

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.

1. Mr. Martin has another farm property just a short distance from the proposed facility. There will now be two of his facilities approved with in close proximity to each other. While he may argue that the factory building proposed is to supplement his farm income, with the buildings and infrastructure proposed and the capital investment one could consider the factory buildings a primary source of income which is not the intent of the provincial policies.
2. The proposed power source of the factory building 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. 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 71 was never designed for this type of traffic. This council has already been stretched to adequately deal with existing road decay. Neighbours to the east and south 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 farm land 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.



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|--------------------------------|------------------|---------------------|---------------------|-----------------------|
| ① Proposed Enoch Bauman | ⑧ OM Hoover | ⑭ Tubeway | ⑳ NJM Machining | ⑳ 246124 Factory |
| ② Approved Enoch Bauman (2016) | ⑨ Hoover 752540 | ⑮ 260145 Factory | ㉑ ADM Maching | ㉑ 240048 Factory |
| ③ Proposed Ian Martin | ⑩ 752581 Factory | ⑯ Grey Metals Inc | ㉒ Vent way Systems | ㉒ 772410 Factory |
| ④ 752395 Factory | ⑪ 752017 Factory | ⑰ 733121 Factory | ㉓ 246352 Factory | ㉓ 220425 Factory |
| ⑤ Tube-Side Inc | ⑫ 752760 Factory | ⑱ Port Welding Inc. | ㉔ 246290 Factory | ㉔ 226540 Factory |
| ⑥ Cutway Inc | ⑬ SSBM Inc. | ⑲ 260069 Factory | ㉕ 246273 Factory | ㉕ Ben-Jay Enterprises |
| ⑦ Greenline Metals Inc. | | ㉚ 260070 Factory | ㉖ 246254 Factory | ㉖ 192790 Factory |
| | | | ㉗ NM Attachments | ㉗ NB Martin Mfg. |
| | | | ㉘ JF Martin Welding | |