

Ms Lindsey Green  
Clerk  
Township of Southgate, On

January 20, 2025

Re: File No. C37-24

I own & live two (2) properties south on Southgate SDR 41, of the property subject to the proposed Zoning By-Law Amendment before Council and Township staff. My property is on the west side of Sideroad 41 on a slope/hill which currently creates a “blind spot” for vehicles proceeding in a southerly direction. This section of road is also designated as a 60 km zone, which is often, by my observation and experience, currently ignored and as such there is a need to use extreme caution when exiting my driveway. I have lived at this address for twenty-eight years. My concern reflects the issue of safety with the identified added truck traffic associated with the proposed new businesses associated with the proposed by-law amendment. A number of children walk and bicycle to school along this section of road, as well there is significant traffic usage by horse and buggy operators.

Additionally, beyond safety concerns, the surface condition of this Township Road will be negatively impacted by added truck traffic, necessitating ongoing or earlier than anticipated resurfacing upgrades.

While the Planning consultant has indicated in their report, that “**a Traffic Impact Study is not warranted...**” I would strongly encourage and support the fact that a Traffic Impact Study be completed prior to any decision by the Council and Township Planning staff.

In conclusion, once again, I strongly feel that this study be completed.

Respectfully submitted.

*ADLEACH*

Al Leach  
