

**From:** [Victoria Mance](#)  
**To:** [REDACTED]  
**Cc:** [Elisha Milne](#); [Lindsey Green](#)  
**Subject:** Re: C37-24 Proposed zoning change  
**Date:** January 9, 2025 12:32:19 PM  
**Attachments:** [Outlook-https\\_68.png](#)  
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Hi Kathleen,

Thank you for reaching out. The public meeting on January 22nd is for information to be received, and questions answered by the applicant or agent. Township Staff do not have additional information beyond what is currently available in the application submission package. Please [see here](#) to review the application submission under 2024 Public Planning Applications, File C37-24 (Mark and Irene Frey). A [Planning Justification Report](#) was included in the submission, which may help address some of your concerns.

Following the public meeting, Township Staff will prepare a report to Council which will address the concerns expressed, any new information provided in the public meeting, the potential impact on nearby properties, and compliance with Township, County and Provincial policies for these kinds of On-Farm Diversified Uses. This will include the review of D-6 guidelines to mitigate noise impacts to surrounding residential properties.

If the rezoning is approved by Council, a final site plan will be required with more details on how the use can integrate with adjacent lands. Property value is determined by MPAC independent of the Township and has not been a determining factor for or against land use planning applications in the past.

We would encourage you to participate in the public meeting and to ask questions to express your concerns directly to Council and/or the applicant.

Thanks,

**Victoria Mance, MA**  
**Junior Planner | Township of Southgate**  
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**From:** Lindsey Green <[lgreen@southgate.ca](mailto:lgreen@southgate.ca)>  
**Sent:** Thursday, January 9, 2025 9:52 AM  
**To:** Kathleen Fink [REDACTED]  
**Cc:** Elisha Milne <[emilne@southgate.ca](mailto:emilne@southgate.ca)>; Victoria Mance <[vmance@southgate.ca](mailto:vmance@southgate.ca)>  
**Subject:** RE: C37-24 Proposed zoning change

Good morning, Kathleen,

Your comments have been received and will become part of the public record and available for Council to review.

I have forwarded to the Planning Department for response.

Thank you,

Lindsey

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

-----Original Message-----

From: Kathleen Fink [REDACTED]  
Sent: Wednesday, January 8, 2025 7:21 PM  
To: Lindsey Green <lgreen@southgate.ca>  
Subject: C37-24 Proposed zoning change

Sent from my iPhone

Good morning. Myself and a lot of my neighbours are very concerned about this change. We have all spent hundreds of thousands of dollars to live on a quiet street in the country. I myself worked in Arthur near Alltreat and it affects much more than a 300 meter area surrounding the plant. The traffic, water, noise and smell just to name a few things will affect a large number of people.

We would like much more information, such as building blueprints, water noise and traffic studies as well as how this will affect our property value before the meeting on January 22nd so we can be prepared .

Thank you for your help.  
Sincerely,  
Kathleen Fink.