

From: Jeff Johnston
To: Lindsay Jones
Subject: C14-25
Date: August 26, 2025 3:35:55 PM

Good Afternoon Lindsey

I plan on joining zoom call regarding C14-25.
I wish to be notified of the decision.
I would like a recorded vote also.

I am **not** in favour of amending the by-law for the following reasons.

- 1) It doesn't seem logical to put that volume of people on what is mostly hazard land and floodplain. Our well water is sitting at only 30' below grade, even in this dry weather and would be at risk when digging down for underground parking. I would assume there would have to be pumps running in perpetuity because of the high water table in the already classified hazard land. If that's then case, Who would pay for the electricity or rehabilitating the site if the company was to go bankrupt? Who pays if our well goes dry or gets contaminated?
- 2) It sounds like a long build process (stretching 10 years likely). That results in unreasonable timelines of noise, dust and litter concerns.
- 3) neighbourhood compatibility: existing single family dwellings on acreage in all directions, now with 376 units on 1 parcel seems extreme. No sidewalks or lighting which is fine by us but that won't work for that volume of people. Lystek, glaringly is (still) deemed too close for compatibility as it was when it was built (the nauseating odours we've experienced regularly)

**CON 2 SWTSR PT LOT 234, Township of Southgate
Land Use Compatibility Study**

**November 18, 2024
SE #: 1272.001**

Facility	Address	Distance (m)	Operations	ECA/EASR (Year)	MECP Industrial Class	Comments
Dundalk Auto Glass	40 Artemesia St N, Dundalk	885	Auto Glass Shop	-	I	Acceptable Range
Canadian Fence & Hardware Inc.	151 Eco Pk Wy, Dundalk	205	Fence Supply Store	-	I	Acceptable Range
Lystek	191 Eco Pk Wy, Dundalk	0	Organic Materials Recovery Center	R-002-3505452735 (2015) 1401-8P4M7S (2012) 8850-8V6S7Z (2022) 5510-CVVMZC (2024)	II	Recommended Min Not Met
Jaguar	180134, Grey Rd 9, Southgate	893	Trucking Company	-	II	Acceptable Range
Jaguar Mfg	180130, Grey Rd 9, Southgate	940	Truck Repair and Servicing	-	I	Acceptable Range
Compost Site	173 Eco Pk Wy, Dundalk	0	Dump/Compost Site	-	-	Addressed under D-4 Study (separate cover) per County/Township

- 4) who will pay for the sewage pump station and ongoing future maintenance?
- 5) a simple google search of the owner and company show numerous concerns.

Knowing that this will likely get approved, here is some other food for thought.

- 1) if it was to go ahead, a fence would need to go up 1st thing to keep people and litter on their own property.
- 2) if it was to go ahead, I would hope there would be a deposit and timelines to keep the project from looking like the other unfinished projects around town.
- 3) some assurances protecting the aquifer we all rely on.

Thank You
Jeff Johnston
Ida St
Dundalk