

**From:** [Lindsey Green](#)  
**To:** [Elisha Milne](#)  
**Subject:** FW: Mark and Irene Frey Zoning By law Amendement  
**Date:** January 19, 2025 7:20:39 PM  
**Attachments:** [Mark Frey Amendement 2025.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you,

Lindsey

**Lindsey Green, Dipl.M.A.**

Municipal Clerk

**Township of Southgate**

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

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**From:** Jane Boisvenue [REDACTED]  
**Sent:** Saturday, January 18, 2025 2:06 PM  
**To:** Council <council@southgate.ca>  
**Subject:** Mark and Irene Frey Zoning By law Amendement

Good Afternoon Mayor and Council Members,

Please find attached a letter with concerns regarding the Zoning By law amendment for 411575 Southgate Sideroad 41 to be considered at the council meeting January 22, 2025. We would appreciate your attention to our concerns before any consideration of passing the amendment requested.

Regards,

Jane And Reg Boisvenue  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Township of Southgate  
185667 Grey Road 9  
Dundalk, ON N0C 1B0

Attention: Mayor and All Council Members  
Ms L. Green, Township Clerk

Dear Ms. Green,

Re: Application for Zoning By-law Amendment  
Part Gore Lot A, Concession 9  
Township of Southgate, County of Grey  
411575 Southgate Sideroad 41  
Owner: Mark and Irene Frey

After a brief conversation with Mr. Mark Frey on the evening of January 16<sup>th</sup> 2025 we have multiple grave concerns about the rezoning of the above property for the stated purposes (fertilizer production or grain drying) in the application.

1. Lack of information about the fertilizer product – Mr. Frey cannot provide an answer as to what the raw material is that he would be receiving to process. He cannot answer where the raw product is coming from except for about three hours away from here. He stated that the raw materials would have to be thrown away if not processed into fertilizer. He claims the product is organic in nature but has no proof to support that claim. He is trusting the supplier's word that the product is not contaminated. Can he confirm that there will be not be a tremendous odor coming from the product, especially in the summer? He stated that he would have to sign a non-disclosure agreement to take part in this business venture. How can this be trusted to be safe with such a lack of information?
2. Water supply safety – The township of Southgate zoned a residential subdivision directly to the south of the subject property over 14 years ago and it exists today. Mr. Frey's property contains a considerable amount of Environmentally protected areas. While the building is not being built on an EP area the location of the building is on higher ground. Water runs down to lower areas and therefore could easily carry runoff to the Environmentally protected areas. We can see on the drawing in Mr. Ron Davidson's report that the Environmentally protected areas on Mr. Frey's property extend behind the properties on Aunt Mary Blvd. If there is any runoff of this product (which apparently, we cannot get information about to support its safety) to the surrounding aquifers or residential wells is Mr. Frey going to be responsible for the rehabilitation of the water table/wells?
3. Traffic/Noise Impact - The application and conversation with Mr. Frey suggest about 60 transport truck loads would be required to fill the processing area and the same to remove the product once processed. That equates to 120 trucks on a road that is currently in substandard condition. Nowhere does it state that that is for only one occasion of processing per year. There is the potential to be many more trucks. Even if one considers 5 batches of the product produced in a season the number of tractor trailer loads in an out multiplies to 600 in a very short season. The noise impact of this many trucks arriving and leaving will be enormous!  
The trucks cannot come in before the half-load is lifted off the roads in the spring. This compacts the number of trucks coming in to a shorter time-frame in the spring. The road is well travelled by multiple school buses, horse and buggies, cars, bicycles and pedestrians. The road has

multiple knolls that are blind spots. To enter the facility the large tractor trailers would have to take the whole road to navigate into the driveway at the Frey's. Will the township be checking on the number of trucks that eventually enter the premises? Will they do anything if it becomes considerably more trucks?

4. Grain drying – The application also states the possibility of grain drying in the future. This activity also will involve SO MANY trucks. I don't believe that Mr. Frey even grows grain. So again, multiple vehicles to bring in a product and multiple vehicles to remove the processed product. The University of Guelph did a study showing the damage that the high decibel level of grain drying does to human beings. On the edge of a residential area is not the place for this type of activity. It should be on a highway such as highway 6 or 89. In between farms or industrial areas.
5. Road Construction costs and property tax effect – As stated above, the condition of Southgate Sideroad 41 in the area being discussed is substandard at present. Mr. Frey will be making a considerable amount of money on this venture one would think to make this venture worth the time. Is Mr. Frey going to be contributing to the cost of reconstruction of Southgate Sideroad 41 due to the increased traffic caused by his business venture? Property Taxes have already gone up 17% in the last 3 years alone and are one of the highest rates in the province! As a farm, Mr. Frey does not pay his fair share of the road construction costs already. This only works if he is using the road for tractors not transport trucks.

So, in summary, the first step before any approval is considered should be a TRAFFIC IMPACT STUDY AND A NOISE IMPACT STUDY.

We believe that this is not a farm activity but a warehousing activity with more of an industrial component due to the trucking aspect(fertilizer) and truck/noise aspect (grain drying). This is not the correct location for these business activities!

Looking forward to formal response to our concerns,

Jane and Reg Boisvenue

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