



INNOVATIVE PLANNING SOLUTIONS

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Township of Southgate
185667 Grey Cty Rd 9
Dundalk, ON
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October 16, 2026

Attention: Cassandra Dillman, Intermediate Planner, County of Grey
Victoria Mance, Junior Planner, Township of Southgate

Re: Official Plan Amendment and Zoning By-law Amendment 2nd Submission
Part of Lot 234 Concession 2 (Southwest of the Toronto Sydenham Road),
Geographic Township of Proton, Now in the Township of Southgate, County
of Grey
Briarwood Homes Residential Development

On behalf of Briarwood (Dundalk) Ltd., Innovative Planning Solutions is pleased to submit this second submission for the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property legally known as Part of Lot 234 Concession 2 (Southwest of the Toronto Sydenham Road), Geographic Township of Proton, Now in the Township of Southgate, County of Grey ("subject lands"). The property does not currently have a municipal address.

The proposed development has been revised from four three-storey buildings, with a mix of for-sale and for-rent units, to two five-storey purpose-built rental apartment buildings containing a total of 240 residential units. The main reason for the change in design is to avoid existing natural heritage features and hazard lands. The underground parking component has been removed and all parking is now at surface level.

The purpose of this second submission is to provide updated plans and technical studies in support of the revised development concept.

We trust the enclosed materials are satisfactory and look forward to continuing to work with Township staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Dafne Gokcen, RPP, MCIP
Senior Planner

Official Plan Amendment & Zoning By-law Amendment Application
2nd Submission Table

October 2026

IPS File No. 23-1304

#	Document or Report and Plans	Prepared by	Date
	Link: 2nd Submission		
1.	Comment Response Matrix	Innovative Planning Solutions	October 16, 2026
2.	Updated Planning Justification Report - Updated Draft Zoning By-law Amendment - Updated Draft Official Plan Amendment	Innovative Planning Solutions	October 2026
3.	Revised Architectural Site Plan	S&C Architects Inc.	October 14, 2026
4.	Revised Environmental Impact Study	Birks Natural Heritage Consultants Inc.	October 2026
5.	Updated Floodplain Analysis	Valdor Engineering Inc.	September 2026
6.	Updated Functional Servicing and Stormwater Management Report	Valdor Engineering Inc.	September 2026
7.	Updated Landscape Plan	Adesso Design Inc.	September 11, 2026
8.	Updated Land Use Compatibility Study (D-2 & D-6)	SONAIR Environmental Inc.	September 2, 2026
9.	Updated D-4 Landfill Impact Assessment	SLR	October 15, 2026
10.	Updated Geotechnical Investigation	Soil Engineers Ltd.	October 1, 2026
11.	Updated Hydrogeological	Soil Engineers Ltd.	September 25, 2026
12.	Traffic Impact Study Addendum	Paradigm	October 1, 2026
13.	Stage 3 Archaeological Assessment	Earthworks	October 16, 2026

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