INNOVATIVE PLANNING SOLUTIONS

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June 3, 2025

County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

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

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

Re: Official Plan Amendment and Zoning By-law Amendment Application
1st 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 an application for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) 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 intent of the proposed OPA and ZBA applications is to amend the Township of Southgate Official Plan and Zoning By-law to permit a three-storey residential apartment/condominium development on the subject lands. A Draft Plan of Condominium is also required to permit the proposed development and will be submitted at a later date. The subject requests will be processed by the Township of Southgate while the Draft Plan of Condominium will be processed by the County of Grey.

The proposed development consists of four (4) three-storey multi-family residential buildings. Parking is proposed above and below grade. Of the four buildings, three (3)

are proposed to be for-sale condominium units while one (1) is proposed as purpose-built rental apartment units.

The lands are currently designated '*Primary Settlement Area*' by the County of Grey Official Plan and '*Future Development*' and '*Hazard Lands*' by the Township of Southgate Official Plan. The proposed development complies with the County Official Plan but an Official Plan Amendment is required to the Township Official Plan. The proposed land use designation is '*Neighbourhood Area*' for the developable portion of the property only.

The subject lands are currently zoned '*Restricted Agriculture (A2)*' and '*Environmental Protection*' by the Township of Southgate Zoning By-law. A Zoning By-law is required to permit the proposed development. The requested zoning is '*Residential Type 4 (R4),*' which would apply to the developable portion of the property only.

The attached Requirements Table outlines the supporting documents included with the application.

We look forward to the circulation and review of this application. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Dafne Gokcen, MPL, RPP, MCIP
Senior Planner

Official Plan Amendment & Zoning By-law Amendment Application

1st Submission Requirements Table

Link to items: SUBMISSION MATERIALS (Shared folder)

#	Item	Date	By
1	Cover Letter and Requirements Table	May 30, 2025	IPS
2	Architectural Plan Set	January 9, 2025	S&C Architects Inc.
3	Survey	June 7, 2018	J.D. Barnes Ltd
4	Planning Justification Report	May 2025	IPS
5	Functional Servicing & Stormwater Management Report	January 2025	Valdor
6	Sanitary Collection System	October 2024	Valdor
7	Hydrogeological Report incl. analysis of groundwater & dewatering for underground parking	January 29 2025	Soils Engineering Ltd.
8	Phase 1 & 2 Archeological Study	January 29, 2019	Earthworks Archeological Services Inc.
9	Geotechnical Study	December 2024	Soils Engineering Ltd.
10	Traffic Impact Study	January 2025	Paradigm
11	Environmental Impact Study	May 2025	Birks
12	D-4 Study to address any impacts of the nearby historic landfill and waste transfer station	November 18, 2024	Palmer
13	D-2 Study to address abutting wastewater treatment facility D-6 Study to address any impacts of the nearby industrial lands	November 18, 2024	Sonair
14	Floodplain analysis	December 2024	Valdor
15	Comment Response Matrix	May 2025	IPS
16	Landscape Plan	December 6, 2024	Adesso

Application			
1A	OPA/ZBA Application Form	April 2025	IPS / Briarwood Homes
	Fees: OPA Application Fee - $12,500 (incl. $6,000 contingency fee) ZBA Application Fee - $9,000 (incl. $5,000 contingency fee) Public Notice Sign Fee - $145 Conservation Authority Fee - $260 County of Grey Municipal Review Fee - $400	Per application form, payment is due after the application is deemed complete	Applicant