

November 4, 2025

Lindsey Green, Clerk
Township of Southgate
185667 Grey Rd 9, Dundalk, ON N0C 1B0
lgreen@southgate.ca

Re: Official Plan Amendment OPA3-25 and Zoning By-law Amendment C14-25 - Briarwood (Dundalk) Ltd. Con 2 SWTSR, PT Lot 234, Geographic Township of Proton, Township of Southgate Roll: 420709000505800 (the “Briarwood Development”)

Dear Sirs,

Invest Corp. (“**Invest**”) is currently developing the anaerobic digester project (the “**Southgate Renewables Project**”) located in Dundalk’s Industrial Eco-Park at 160 Eco Parkway, Dundalk. The Southgate Renewables Project is located close to the proposed Briarwood Development.

It is noted that proposed buildings for the Briarwood Development are in the existing regional floodplain as shown in the Birks EIS report dated May 28, 2025, Appendix F. Construction within the floodplain area may cause significant effects on water levels both upstream and downstream of the proposed Briarwood Development. It is unclear if future phases of the Briarwood Development would propose additional buildings in other floodplain areas of the property. The Southgate Renewables Project, downstream of watercourses traversing the site, may be adversely affected by any development within the floodplain. There is no discussion of these possible adverse effects or the mitigations proposed in the documentation submitted.

Invest further believes that the Briarwood Development will interfere with the industrial and employment areas of the Township of Southgate which are to be protected and preserved for current and future employment uses according to the PPS, Grey County and Township of Southgate Official Plans. Appropriate setbacks between Township of Southgate industrial lands with traffic, noise, and odour effects, and residential developments should be maintained, and these setbacks do not appear to be in place.

Invest agrees with the conclusion of the Grey County Planning and Development letter dated August 19, 2025, that the Official Plan Amendment OPA3-25 and Zoning By-law Amendment C14-25 – Briarwood (Dundalk) Ltd. proposals be deferred until further analysis of the proposed development is undertaken. Our team remains available to discuss any concerns further.

Yours sincerely,



, CPA, CFA
President & CEO