

From: Anil Bhasin

Director of 2821921 Ontario Inc.



September 20, 2025

To: The Corporation of the Township of Southgate

Lindsey Green & Dina Lundy;

Via Their Solicitors - Kraemer LLP; Attn: Patrick J. Kraemer

904-50 Queen St. N.

Kitchener, ON N2H 6P4

**Request for Extension on Development Deadlines for Property at
Block 58-59 PL 852 Dundalk; Southgate**

Dear Lindsey & Dina,

I hope this letter finds you well. I am writing to formally request an extension of the deadlines related to the development conditions outlined in the Purchase and Sale Agreement (By-law 2024-057) for the property located at Block 58-59 PL 852, which our company, 2821921 Ontario Inc., is currently working on.

Unfortunately, due to delays in receiving necessary reports and responses from the Grand River Conservation Authority (GRCA), we will be unable to meet the deadlines as originally agreed upon. We received feedback from the GRCA regarding the courses of action that could be taken regarding the drainage ditch on the north side of the property, only after two months of waiting, leaving insufficient time to comply with the remaining steps by the given deadline.

Additionally, with the new information from the GRCA, we can only now engage a firm to conduct an Environmental Impact Study (EIS). The EIS is expected to take 9-10 months in order for a multi-seasonal study to be formed – only after which we can then apply for Site Plan Approval (SPA).

We respectfully request an extension to complete the necessary requirements and ensure full compliance with the agreement. Our suggested new deadlines would be as follows:

- Rezoning and Site Plan Approval - 550 days from the date of APS
- Municipal Services Capacity - 360 days from the APS
- Satisfactory Soil Testing Report - 550 days from the APS
- Completion Date: On or before March 14, 2026

We assure you that we are committed to meeting the township's expectations as efficiently as possible. We kindly request your approval of this extension. Should any further information or documentation be required to support this request, please do not hesitate to reach out.

Thank you for your understanding and consideration. We look forward to your favourable response.

Sincerely,

A black rectangular redaction box covers the signature area. The box is slightly irregular, with a small white mark on the left side and a small white mark on the right side.

Anil Bhasin

Director, 2821921 Ontario Inc.