

AMENDMENT NUMBER 5  
TO THE OFFICIAL PLAN FOR THE  
TOWNSHIP OF SOUTHGATE

July 2025

**The Corporation of the Township of Southgate**

**By-law Number 2025-080**

**Being a By-law to adopt Amendment No. 5 to the  
Township of Southgate Official Plan**

**Whereas** the Council of the Corporation of the Township of Southgate pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, deems it necessary to amend its Official Plan; and

**Whereas** the said amendment to the Township Official Plan corresponds with a proposed amendment to the County of Grey Official Plan and complies with the terms of the County Plan; and

**Whereas** the amendment to the Township of Southgate Official Plan is consistent with the Provincial Policy Statement 2024.

**Now therefore be it resolved** that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **THAT** Amendment Number 5 to the Official Plan for the Township of Southgate, consisting of the explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the day of the final day of passing by the County of Grey as approval authority, subject to the provisions of the Planning Act, R. S. O., 1990 as amended

Read a first, second, and third time and finally passed this 2nd day of July 2025.

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Brian Milne - Mayor

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Lindsay Green - Clerk

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**PART A - THE PREAMBLE**

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

**PART B - THE AMENDMENT**

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan, which constitutes Official Plan Amendment No. 5.

**PART C - THE APPENDICES**

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

## **PART A - THE PREAMBLE**

### **PURPOSE**

Southgate Township proposes to amend its Official Plan and Zoning By-law regarding renewable energy facilities to implement Ontario's Affordable Energy Future (October 2024), Provincial Interest in Section 2 of the Planning Act, Provincial Planning Statement 2024, Grey County Official Plan, and Grey County Climate Change Action Plan (2022).

The Official Plan amendment allows renewable energy projects that require a Provincial Renewable Energy Approval through the Environmental Protection Act in a Rural designation only and establishes certain general location criteria and required technical studies. All such renewable energy projects that generate or store renewable energy for the grid will require a zoning by-law amendment and site plan approval.

The amendment also defines process requirements for renewable energy rezonings, required content for the zoning by-law amendment, and clarifies where renewable energy facilities and battery storage might be permitted as a local private utility providing electricity for individual on-site use. The amendment recognizes the environmental benefit of on-site electrical generation by the horse and buggy community to reduce demand for electricity of the power grid.

### **LOCATION**

The lands subject to Official Plan Amendment 5 are all lands within the municipal limits of the Township of Southgate and in particular lands designated Rural in the Schedule A Map 1 Land Use. As a result, there is no map attached.

### **BASIS**

Ontario's Affordable Energy Future, Section 2 of the Planning Act, and Provincial Planning Statement 2024 support renewable energy facilities as one means of meeting residential and business electricity needs predicted to increase 75% by 2050. While nuclear and hydroelectric supply are the key supply components, competitive procurement for renewable sources and battery storage are important to Ontario's overall generation strategy. This amendment proposes policy to assist the Township and procurement entities to consider renewable energy and battery energy storage systems in the municipality for the following reasons:

- Enhanced conformity with the County Official Plan.
- Improved Policy direction in the Township Official Plan.

- Clearer regulation in the Township Zoning By-law regarding private green energy utilities and projects requiring Renewable Energy Approvals.

The resulting zoning by-law amendment will define renewable energy projects and battery storage systems and outline regulations for site specific projects to supply electricity on private lands. The amendment will clarify utilities permitted as of right in all zones and confirm that large scale renewable energy facilities or battery energy storage that require a Renewable Energy Permit can only proceed through zoning amendment. The initiative will ensure building permit fees for windmills providing electricity on private lands in line with fees for private solar panel.

### **OTHER APPLICATIONS**

Township of Southgate Zoning By-law Amendment 2025-081.

## **PART B - THE AMENDMENT**

All this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes **Amendment No. 5** to the Official Plan for the Township of Southgate.

### **DETAILS OF THE AMENDMENT**

The Township of Southgate Official Plan, as amended, is hereby further amended as follows and added to the end of Section 3.9:

1. "4) The Township will consider Renewable Energy Facilities and Battery Energy Storage Facilities as defined in Provincial Legislation as means to support Provincial initiatives to improve the environment and meet long term electricity demand as set out in Provincial Affordable Energy Strategy, the County Official Plan and Climate Action Plan and the Township Strategic Plan.
  - a) Where the Township is requested to consider a Planning Act application for a renewable energy facility or a battery energy storage system and/or a Provincial Renewable Energy Approval under applicable legislation the following shall apply:
    - i) Renewable energy facilities may be considered without amendment to this plan in the Rural Land Use only. Proposals will not be considered in any other land use designation without amendment to this Plan.
    - ii) Renewable energy facilities and battery energy storage systems will be defined in the Township zoning bylaw and will be considered through site specific zoning bylaw amendment.
    - iii) Any application under subsection 4a) shall not be considered complete without applicable technical studies required under Section 7.13 of the official plan and any other applicable studies and information that may be needed to obtain Provincial approval under applicable legislation.
    - iv) Subject to information provided in technical studies and guidelines the Township may require site specific setbacks and location criteria that exceed minimum standards for any renewable energy facility or battery energy storage system where such increased setback is warranted to minimize adverse impacts on sensitive lands use.
    - v) A renewable energy facility or battery energy storage system proposed as an accessory use to supply and manage electricity for one private property only may be permitted as a utility under

Section 5.19 of the Township zoning by-law subject to the building regulations applicable to accessory uses in the by-law.

vi) Site Plan Approval shall apply to any renewable energy facility or battery energy storage system except those considered a private utility under Section 5.19 of the zoning by-law.

b) Subject to the provisions of this plan and the zoning by-law, on-site electricity generation initiatives of "horse and buggy communities" in the Township are recognized as environmentally compatible and significant contributors to reducing local demand for electricity supplied by the power grid.

c) The Township supports regional and local planning initiatives that support Provincial electricity generation goals, transmission needs, competitive private procurement."

2. This Official Plan Amendment comes into force and effect upon the approval of County of Grey.

## **PART C - THE APPENDICES**

Township Staff Report PL2024-026 Renewable Energy Projects April 30, 2024

County of Grey Staff Comments August 26, 2024

Public Planning Committee Minutes August 28, 2024

Township Staff Report PL2025-058 Renewable Energy Projects July 2, 2025