

Amendment No. 11
to the Township of Southgate
Official Plan

ALTERNATIVE MEASURES
(Township wide amendment)

OCTOBER 2025

The Corporation of the Township of Southgate

By-law 2025-XXX

Being a by-law to adopt Amendment No. 11 to the Township of Southgate Official Plan affecting all lands in the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 11 to the Township of Southgate Official Plan is hereby adopted.
2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this 21st day of December, 2025.

Brian Milne, Mayor

Lindsey Green, Clerk

Amendment No. 11
to the
Township of Southgate Official Plan

Index

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 Number 11.

Part C – The Appendices

The Appendices attached hereto do not constitute part of this amendment. These Appendices contain background data, planning considerations and public involvement associated with this amendment.

PART A – THE PREAMBLE

1. Purpose of the Amendment:

The purpose of the proposed amendment is to provide policies related to the use of Alternative Measures for notification of various *Planning Act* applications including a Community Improvement Plan.

Alternative Measures recognizes that many municipalities have lost local newspapers where public notices of applications were published in the past. This has limited options for municipalities to give notice of applications. Given the rise of internet tools to obtain feedback through Municipal websites and other electronic means and the impacts of regular disruptions to local mail delivery – enabling Alternative Measures policies give the Township options and ensures consistent operations giving notice to the public. It also provides the Township flexibility of using other tools, recognizing the diversity of our community and that some may not have easy access to the internet.

2. Location:

This amendment applies to all lands within the Township of Southgate.

3. Basis:

This amendment is proposed based on Part III Section 17 (19.3) (Official Plans Approvals), Part IV Section 28 (5.2) (Community Improvement Project Areas), Part V Section 34 (14.3) (Zoning By-laws), Part V - Section 45) (Minor Variances) and Part VI Section 53 (4.3) (Consents) of the *Planning Act S.O. 1990 c. P. 13*.

3.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (2024) has been reviewed for this amendment. While there is no specific policy in the PPS that provides direction or support for this amendment. However, ensuring that notice is provided of various planning applications is crucial to ensure public feedback is obtained (where necessary).

3.2 Official Plan of the County of Grey, 2019

The County of Grey Official Plan does not specifically address Alternative Measures. However, the Grey County Official Plan provides policies that support streamlining the planning process with respect to delegation of decisions. Given the language of policy 9.5 (7) and the intent to support streamlining of processes – this Official Plan Amendment is generally consistent with this intent.

3.3 Township of Southgate Official Plan, 2022

The Township Official Plan is currently silent to streamlining of the planning process. There is language in the Official Plan on the various types of planning applications – but the Plan is silent on the process.

The proposed amendment will provide direction on Alternative Measures of giving notice to ensure options are available in the event any means of regulated notice is disrupted, and to encourage valid feedback alternatives are available to the public and agencies.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and schedule map constitutes Amendment No. 11 to the Township of Southgate Official Plan.

DETAILS OF THE AMENDMENT

The Township of Southgate Official Plan, as amended, is hereby further amended as follows:

Add a new policy 7.XX as follows:

“7.XX – Alternative Measures

- (1) It is desirable for the Township to ensure that Alternative Measures for obtaining public input on a variety of *Planning Act* related matters is established given the generally diminishing availability of print media, increasing availability of digital tools and disruptions and reductions in local mail delivery.

Alternative Measures will apply to Township Official Plan (new or amendments thereto) (Part III), Community Improvement Plans (new or amendments thereto) (Part IV), Zoning By-laws (new or amendments thereto) (Part V), Minor Variances (Part V - Section 45) and Consents (Part VI – Section 53) made pursuant to the *Planning Act*.

- (2) Alternative Measures do not apply to any application where the County of Grey is the Approval Authority.
- (3)
 - a. Pursuant to Section 34 (14.4) and 53 (4.5) of the *Planning Act* – The Township does not find it desirable to utilize Alternative Measures for notice to prescribed Persons or Public Bodies at this time. The Township will continue to circulate applications via digital email.
 - b. The Township may pursue the use of a digital workflow or approvals system (permit system) in the future. If this occurs, no amendment to this plan is required to pursue this option for circulation of *Planning Act* applications. It will be the responsibility of the Township to ensure that all prescribed Persons and Public Bodies can be circulated applications via this software. The Township will also ensure that email, as an alternative, remains available.
- (4) Pursuant to the applicable sections of the *Planning Act*, all information for any application will be available for inspection by the public during regular business hours at the Township Administration Office.
- (5)
 - a. Council may eliminate notice to the public and a public meeting for a minor Official Plan, Zoning By-law Amendment or Community Improvement Plan Amendment that:

- i. Changes the numbers of sections or the order of sections in the Plan or By-law but does not add or delete sections.
 - ii. Consolidates previously approved Official Plan, Zoning By-law or Community Improvement Plan Amendments in a new document without altering the approved policies, provisions or maps.
 - iii. Corrects grammatical or typographical errors in the Plan or By-law that do not affect the intent of the policies, provisions or maps.
 - iv. Rewords policies or provisions or re-illustrates mapping to clarify the intent and purpose of the Plan or By-law, without affecting the intent or purpose of the policies, provisions or maps.
 - b. Where changes are made pursuant to 7.XX (5) (a.), a record of those changes will be maintained in the Official Plan, Zoning By-law and the Community Improvement Plan.
- (6) a. Notice for all *Planning Act* applications will be given as follows:
- i. by means of a notice sign on the lands subject to an application, an advertisement in the applicable newspaper(s) and posting on the Township website.
 - ii. Notwithstanding Section 7.XX (6) (a) (i.), if the application or amendment affects a significant area of land, or affects lands in the entire Township, notice will be given in a digital and/or print newspaper(s) and the Township website, to the satisfaction of the Township Clerk.
 - iii. If individual notice is provided to the owners of land in addition to the requirements of subsection (i.) above, pursuant to Ontario Regulation 200/96, Section 3 (6), individual notice for a Minor Variance will be provided to owners within 30 metres provided the Zoning By-law restricts the use of land to Single Detached, Semi-detached or duplex housing and is serviced by municipal water and sewer services.
 - iv. If an open house is required by the *Planning Act*, notice will be given by advertisement in a digital and/or print newspaper(s) and the Township website, to the satisfaction

of the Township Clerk.

- b. The Township may also employ any other means to obtain public views on planning applications or issues, which may include but are not limited to:
 - i. Use of public opinion software (such as “speak up”).
 - ii. Survey websites (such as Survey Monkey).
 - iii. Public meetings/open houses.
 - iv. Any public polling website.
 - v. Township social media sites.
 - vi. A central notice posting at a publicly accessible location designated by the Township.
 - c. Where the Township is seeking public feedback for planning applications or issues, the Township will ensure that the ability to submit hard copy feedback (letters, written opinions) is accommodated.
 - d. Where an On-farm Diversified Use (OFDU) is approved through as-of-right rules in the Township Zoning By-law, the applicant shall erect a notice sign outlining the specifics of development, when construction will commence and the applicant’s contact information (mail, email and phone number). This sign must be erected prior to commencement of construction and must also include a copy of the approved Building Permit, issued by the Building Department of the Township.
- (7) For any amendments to the Community Improvement Plan, the Township will provide a minimum of seven (7) days notice via the Township website, rather than a public meeting. The notice will include any applicable appeal rights, pursuant to the *Planning Act*.
- (8) Notwithstanding Section 7.XX (6) above, a public meeting is not required for a Zoning amendment that is or will be required as a condition of a provisional consent for lot creation for a residence surplus to a farming operation under Section 5.4.1.3 of this Plan provided that the information required under Section 34(14.5) of the *Planning Act* is provided in the notice of the proposed consent application.
- (9) Where the Township Clerk determines that there has been a loss in coverage of newspaper(s) for the Township, notice provided in Section 7.XX (6) (a) (i.) can cease using any newspaper advertisement without an amendment to this section of the Township Official Plan.

- (10) As part of any notice for applications under Section 7.XX (6), Township staff will determine a deadline for submission of any comments on any application, if necessary.

DRAFT