

Amendment No. 9
to the Township of Southgate
Official Plan

CONDITIONAL ZONING
(Township wide amendment)

SEPTEMBER 2025

The Corporation of the Township of Southgate

By-law 2025-XXX

Being a by-law to adopt Amendment No. 9 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. 9 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. 9
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 9.

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 Amendment to add enabling policy for the use of Conditional Zoning which is permitted per section 34(16) of the *Planning Act*.

The proposed amendment will provide the framework for which conditions can be applied to a Zoning By-law amendment, which can be considered by Council. The policies also address the process of changing conditions, once Council has adopted a Zoning By-law amendment with conditions. The applicant would need to undertake a new amendment application to change conditions.

The goal of these amendments is to further expand the toolkit for the Planning Department when considering Zoning By-law amendment applications and ensure both the Provincial and Township interests in good planning are achieved.

2. Location:

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

3. Basis:

This amendment is proposed based on section 34(16) of the *Planning Act*.

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, the PPS speaks to an efficient and effective planning system. By providing the option to apply conditions to Zoning By-law Amendments, the Township has another tool to ensure the Provincial and Township Interest in Planning is ensured.

3.2 Official Plan of the County of Grey, 2019

The County of Grey Official Plan does not specifically address conditional zoning. However, the Grey County Official Plan provides policies that support streamlining the planning process.

3.3 Township of Southgate Official Plan, 2006 Consolidation

The Township Official Plan is currently silent to streamlining of the planning process.

The proposed amendment will add enabling policy for Council to consider recommended conditions for Zoning By-law Amendments, which would be used to ensure both the Provincial and Township interest in good planning. These conditions could include entering into agreements to implement proposed conditions, setting a sunset clause for a rezoning and other conditions protect natural resources, built environments or for sustainability.

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.9 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 7.19 as follows:

"7.19 Conditional Zoning

- 1) In accordance with Section 34 of the Planning Act, Council may, through a zoning amendment, impose one or more conditions on the use, erection or location of lands and/or buildings and structures that may be fulfilled subsequent to approval of the amendment and must be fulfilled prior to the issuance of a building permit for development.

Conditions that may be imposed through a zoning by-law amendment shall be consistent with prescribed Provincial regulations and applicable County or Township policy and may include but not be limited to: a requirement to implement measures identified through the zoning amendment review, the provision of services and infrastructure and the protection of natural resources, built environments, sustainability, energy efficiency and public health and safety, or the application of site plan control.

- 2) Council may require the owner of land subject to a zoning amendment to enter into an agreement to implement, maintain and/or enforce a condition of zoning approval or to provide a time limit for completion of such conditions. Should the time limit for completion of any conditions lapse, the agreement will provide that the zoning of the subject lands revert to the previous zoning. The agreement will be registered on title against the lands and will be enforced against the present and subsequent owners.
- 3) Unless otherwise stated in the By-law for the zoning amendment, proposed changes to conditions subsequent to the decision of Council shall require a further zoning amendment."