

## The Corporation of the Township of Southgate

### By-law Number 2025-081

#### Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

**Whereas** the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

**Whereas** pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

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

1. That the following definition be added to Section 3:

**“Energy Storage System:”** shall mean a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

**“Renewable Energy Facility”** shall mean a Renewable Energy System and/or an Energy Storage System where a Renewable Energy Approval or similar is mandated under the Environmental Protection Act or subsequent legislation.

**“Renewable Energy System”** shall mean a system that generates electricity, heat and/or cooling from a renewable source.

2. That **Section 5.3** be amended by replacing the words “A windmill” with the words “a private solar panel, private windmill or private energy storage system permitted accessory to the main use of a property under Section 5.19 (e) of this By-law”.
3. That **Section 5.19** of the Zoning By-law be retitled to “Uses Permitted in All Zones, Utilities and Renewable Energy Facilities” and that the following be added to the end of the newly re-titled Section 5.19:

“(d) A private renewable energy facility or private energy storage system designed to provide or store power for an individual property owner on a site specific basis shall be permitted as an accessory use only as permitted in this by-law and shall be subject to the same regulations as set out for an accessory use in the respective zones for the main permitted use except for building height which shall be in accordance with Section 5.3.

No renewable energy facility or energy storage system as defined in this by-law that requires a Provincial Renewable Energy Permit or approval shall be permitted in any zone and may only be established through site specific zoning by-law amendment, except for a private energy facility or storage system used on a single property for an individual private user established under 5.19 (d) of this By-law.”

4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended and the coming into force and effect of Township of Southgate Official Plan Amendment 5.

**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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Lindsey Green – Clerk

### **Explanatory Note**

Southgate Township proposes to amend its Official Plan and Zoning By-law regarding renewable energy facilities and battery energy storage systems 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, Grey County Climate Change Action Plan (2022), and the Township Official Plan.

Official Plan Amendment #5 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 zoning amendment defines energy storage systems, renewable energy facility, renewable energy systems, adds private windmills as exempt from height requirements in Section 3, includes provisions permitting facilities and energy storage for private use on a single property in any zone as an accessory use, and requires all other renewable energy facilities and battery storage systems supply power to the grid to be considered through zoning by-law amendment.