

Amendment No. 11
to the Township of Southgate
Official Plan

ALTERNATIVE MEASURES
(Township Wide Amendment)

MARCH 2026

The Corporation of the Township of Southgate

By-law 2026-028

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

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 amendment to the Township of Southgate Official Plan is consistent with the Provincial Planning Statement 2024;

Now therefore be it resolved that the Council of the Corporation 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:

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. **That** Amendment No. 11 to the Township of Southgate Official Plan 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.

Enacted and passed this 18th day of March, 2026.

Brian Milne, Mayor

Lindsey Green, Clerk

**Amendment No. 11
to the
Township of Southgate Official Plan**

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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 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 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.

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) and Part VI Section 53 (4.3) (Consents) of the *Planning Act S.O. 1990 c. P. 13*.

This amendment also fulfills Part I Section 1.1 (d) of the *Planning Act* by providing an efficient planning system (emphasis added) and policy 2.2 (Goals) of the Southgate Official Plan by valuing “...our responsive local decision making”.

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 7.20 as follows:

"7.20 – Alternative Measures

- (1) It is desirable for the Township to ensure that Alternative Measures are in place for informing and obtaining the views of the public on a variety of *Planning Act* related matters given the generally diminishing availability of print media, increasing availability of digital tools and disruptions and reductions in local mail delivery. As such, the Alternative Measures set out in this Policy 7.20 will apply to proposed amendments to the Township Official Plan (pursuant to s.17 (19.3)), new Community Improvement Plans (and amendments thereto) (pursuant to s.28(5.2)), new Zoning By-laws (and amendments thereto) (pursuant to s.34(14.3)) and Consents (pursuant to s.53(4.3)), with all of the foregoing statutory provisions made in reference to the *Planning Act*.
- (2) Exceptions
 - a. Until such time as the Township adopts the software in (b.) below, the Township does not find it desirable to utilize Alternative Measures for the purposes of providing notice to prescribed Persons or Public Bodies that are already permitted to receive notice via email pursuant to O. Reg. 543/06 (Official Plans), O. Reg. 545/06 (Zoning By-law) and O. Reg. 197/66 (Consent Applications). 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 and all prescribed Persons and Public Bodies shall be circulated applications via this software. The Township will also ensure that email, as an alternative to the software, where requested.
 - c. Alternative Measures do not apply to any application where the County of Grey is the approval authority.
 - d. Unless otherwise specified in policy 7.20 of this Plan, public meetings shall continue to be held in accordance with the *Planning Act*.

- (3) 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 at least 30 days prior to any public meeting or hearing, where one is to be held.
- (4)
 - a. No public meetings shall be held and notice to the public shall not be required provided through one or more of the following options 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, or
 - 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 7.20 (4) (a.) above, a record of those changes will be maintained in the Official Plan, Zoning By-law and the Community Improvement Plan, as applicable.
 - c. Where changes are made to the Township Official Plan pursuant to 7.20 (4) (a.) above, a record of those changes will be provided to the County of Grey.
- (5)
 - a. Where notice is required for any *Planning Act* application under section 7.20 (1) and unless an exception in 7.20 (2) applies, notice will be given as follows:
 - i. by means of personal service or ordinary mail to every owner of land, by posting a notice sign on the lands subject to the application, an advertisement in a digital or print newspaper and the Township website at least 30 days prior to a public meeting or Committee of Adjustment hearing date. Personal service or ordinary mail notice will be provided to owners

within 120 metres for an Official Plan or Zoning By-law (and amendment thereto), or 60 metres for a Consent. Notice will be at least 30 days prior to a public meeting or Committee of Adjustment Hearing date, to the satisfaction of the Township Clerk.

- ii. Notwithstanding subsection 7.20 (5) (a.) above, if the application or amendment pertains to two (2) or more parcels of land, notice may be given by personal service or ordinary mail to every owner at distances outlined in 7.20 (5) (a.) (i.) above, by posting in a digital or print newspaper, or multiple notice signs, and the Township website, at least 30 days prior to a public meeting or Committee of Adjustment hearing date, to the satisfaction of the Township Clerk.
 - iii. Notwithstanding section 7.20 (2) (a) (ii.) above, if an application or amendment applies to all lands in the Township, personal service or ordinary mail to every owner of land will not apply.
 - iv. If an open house would otherwise be required by the *Planning Act*, notice will be given by advertisement in a digital or print newspaper and the Township website at least 30 days prior to the Open House, to the satisfaction of the Township Clerk.
- b. For the purposes of any notices provided by personal service or ordinary mail, the owner of land shall conform to definitions found in O. Reg. 197/96 (Consents), O. Reg. 543/06 (Official Plans) and O. Reg. 545/06 (Zoning By-law).
 - c. The Township may also employ any means it deems appropriate to obtain public views on planning applications or issues, which may include but are not limited to, one of the following:
 - 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.
 - d. Where the Township is seeking public feedback for planning applications or issues, in electronic format, requests to submit hard copy feedback (letters, written opinions) will be accommodated so long as feedback is received by the Township

within the time specified by the Township Clerk.

- (6) For any amendments to a Community Improvement Plan, notice will be provided via the Township website seven (7) days prior to a Council meeting for decision on any amendment, rather than a public meeting. The notice will include any applicable appeal rights, pursuant to the *Planning Act*.
- (7) A public meeting is not required for a Zoning amendment application 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.
- (8) Where the Township Clerk (or designate) determines that Canada Post service for ordinary mail is no longer viable for the Township, notice provided in accordance with 7.20 (5) (a) (i.) above is deemed satisfied by posting notices on the Township website.
- (9) Where the Township Clerk (or designate) determines that there has been a loss in coverage of newspaper(s) for the Township, notice provided in accordance with 7.20 (5) (a) (i.) above is deemed satisfied by posting notices on the Township website.
- (10) As part of any notice for applications under Section 7.20 (5), the Township Clerk (or designate) will determine a deadline for submission of any comments on any application, if necessary.