



# Committee Report

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	October 27, 2022
<b>Subject / Report No:</b>	Township of Southgate Official Plan / PDR-CW-32-22
<b>Title:</b>	Approval of Township of Southgate Official Plan
<b>Prepared by:</b>	Liz Buckton, Senior Planner
<b>Reviewed by:</b>	Scott Taylor, Director of Planning
<b>Lower Tier(s) Affected:</b>	Township of Southgate
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW142-22; Endorsed by County Council November 10, 2022, per Resolution CC98-22.

## Recommendation

1. That report PDR-CW-32-22 regarding the approval of the Township of Southgate Official Plan be received; and
2. That the Committee of the Whole hereby approves the new Township of Southgate Official Plan as adopted by By-law No. 2022-067, subject to the following modifications attached as Schedule 1 and dated October 2022.

## Executive Summary

In May 2022, the Township of Southgate adopted a new Official Plan. This new Plan considers recent changes to the *Planning Act*, the Provincial Policy Statement (2020), the County Official Plan (2019), as well as input from members of the public and agencies. County staff are recommending several minor and/or typographic changes to the adopted Plan, together with other changes specifically intended to incorporate updated policy requirements and permissions of the County's Official Plan, as reflected within Official Plan Amendment #11. The modifications were shared in advance with the Township and were accepted by resolution of Township of Southgate Council # 2022-687 dated October 5<sup>th</sup>, 2022. Certain draft modifications to the Township plan relating to On-Farm Diversified Use permissions proposed via County OPA#11 have been subsequently adjusted to reflect the content of that amendment as adopted by County Council on October 13<sup>th</sup>, 2022. County OPA11 is within the 20-day appeal period at the time of writing this report.

## Background and Discussion

The Township of Southgate adopted a new Official Plan (OP) on May 4<sup>th</sup>, 2022. A link to the adopted 2022 Official Plan has been included in the Attachments section of this report.

As part of the development of the Official Plan, the Township hosted public consultation sessions and circulated the Draft OP to the required agencies. The OP was changed between the initial drafts and the adopted version to reflect the feedback received.

The County of Grey is the delegated authority for approving new Township Official Plans. Since its adoption in May 2022, County and Township staff have been working together to explore some minor changes to the adopted Plan. Proposed modifications to the Plan are being recommended to ensure conformity and consistency with planning legislation and policy, including several matters from OPA#11 to the County of Grey's Official Plan. Township staff, their consultant, and Council were apprised of the County's proposed modifications, prior to the drafting of this report.

Should the County approve the Township Plan, notice would be given to agencies and the public who requested notice, and there would be a 20-day appeal period, as per the provisions of the *Planning Act*. Approval of the Plan would also have the effect of formally repealing the former 2006 Township OP.

## Public and Agency Comments

There were a number of public and agency comments submitted as part of the development of the new Township OP. These comments can be found at the link provided within Township Staff Report PL2022-29, included within the Attachments section of this report.

Staff note that the majority of input received appears to have informed the content of the adopted Plan, with the exception of one comment provided by Saugeen Valley Conservation Authority (SVCA) regarding lands subject to a Minister's Zoning Order, to the immediate north of Dundalk. The SVCA identifies several locations upon those lands where they propose expanded Hazard mapping within the Schedules of the Official Plan. While such mapping could be incorporated within the Official Plan upon advice of the Conservation Authority, in this case no change has been reflected within the adopted nor modified Schedules, to prevent any confusion as site development proceeds in keeping with the approved MZO. Staff refer to Section 9.1 (1) of the County Plan (and similarly worded Section 5.5.2.2(5) of the Southgate OP) which identify that the mapped boundaries between land use types on the schedules are approximate and may be refined through future planning processes without amendment required to the Official Plan. Further, Section 7.2 (11) 'Hazard Lands' of the GCOP identifies that "precise delineation of Hazard Lands will be shown in the local zoning by-laws. An amendment to the Official Plan will not be required to permit redefining of a Hazard Land boundary...".

It is expected that the detailed site review process required for development/subdivision of the MZO lands will include further agency, municipal and engineering review and that this process will facilitate a more precise understanding of the extent of on-site hazards, in further consultation with SVCA.

## Analysis of Planning Issues – Legislation, Provincial Policy Statement, and Niagara Escarpment Plan

Planning Authorities must have regard for matters of Provincial interest, as set out under the *Planning Act*, and must be consistent with the Provincial Policy Statement (PPS) 2020. Decisions must also conform to the County of Grey Official Plan and any Provincial Plans that are in force and effect.

The Township Official Plan policies have been drafted to reflect recent changes to the *Planning Act* related to additional residential units and the removal of bonusing provisions, among other pertinent matters.

Section 2 of the *Planning Act* sets out the matters of Provincial interest, which all land use decisions shall have regard for. The matters under this section of the Act cover a broad spectrum of interests, which will not be explored in detail in this report but form the basis for many of the policies within the Township's Official Plan.

Section 1 of the PPS promotes development within settlement areas that can be serviced by municipal water and sewer systems. Dundalk is designated as a Primary Settlement Area, which provides the greatest opportunity for new growth, as it has full municipal services. Section 1 further promotes the efficient use of land, resources, and infrastructure, and promotes infill, intensification, and the redevelopment of former brownfield sites. The Township OP provides policy that requires all new development to be serviced appropriately, at densities that provide for the efficient use of land and infrastructure.

Section 2.1 of the PPS provides for the protection of significant natural heritage features within the province. The Township OP contains similar policies and mapping to the County Plan in this regard.

Section 2.6 of the PPS provides for the protection of built and cultural heritage resources. The Township OP includes a policy framework for the protection of said resources including referencing the role of Indigenous people's consultation in the planning process.

Section 3.1 of the PPS speaks to directing land away from areas of natural hazard. The Grand River Conservation Authority (GRCA) and Saugeen Valley Conservation Authority (SVCA) have reviewed the policies and mapping and have provided their comments to the Township on the Plan. As noted above, these comments have been incorporated, with the exception of expanded Hazard mapping applicable to MZO lands, abutting Dundalk. Staff are satisfied that the detailed site review process required for the development/subdivision of the MZO lands will include sufficient agency, municipal, and engineering review to detail the extent of on-site hazards and to ensure development will be maintained outside of these areas.

County Planning staff are satisfied that the Township OP, with the proposed modifications in Schedule 1 to this report;

- has regard for matters of Provincial Interest under the *Planning Act*, and,
- is consistent with the Provincial Policy Statement.

## Analysis of Planning Issues – County Official Plan

The Township OP must conform to the purposes and policies of the County Official Plan; however, the Plan may also provide more detailed policies than would be provided for in an upper-tier plan.

The Township OP successfully implements a number of policies from Recolour Grey, the County Official Plan, and supports other County initiatives such as housing, transportation, and climate change.

A number of the modifications recommended in Schedule 1 to this report are minor in nature. Some reflect clarification of a policy, while others are in relation to recent changes to the *Planning Act*, PPS, and the County Plan, including a number of modifications relating to Official Plan Amendment #11 to the GCOP. The modifications have been shared in advance with the Township and have been accepted by resolution of Township of Southgate Council # 2022-687.

Subject to the detailed modifications in Schedule 1 to this report, County staff consider the Township Official Plan to conform to the County of Grey Official Plan.

## Legal and Legislated Requirements

Should the Plan be approved, County staff will give notice of the decision in accordance with the requirements in the *Planning Act*.

## Financial and Resource Implications

At this time, there are no expected financial or staffing considerations beyond those normally encountered in processing a new Official Plan. While there is always the possibility that the Plan could be appealed to the Ontario Land Tribunal, County staff are of the opinion that the Township has done an excellent job of addressing those concerns and comments that have been brought forward.

## Relevant Consultation

- Internal: Planning
- External: Township of Southgate, the Public, and required agencies under the *Planning Act*

## Appendices and Attachments

[Adopted 2022 Township of Southgate Official Plan](#)

[Township Staff Report PL2022-22](#)

[Modified Schedule A, Map 1, Land Use](#)

[Modified Schedule A, Maps 2-9](#)

[Modified Schedule B](#)

Modified Schedule E

Schedule 1: Proposed Modifications to the Township of Southgate Official Plan (October 2022)

Modification #	Section or Schedule #	Proposed Modification	Rationale
1	1.4	The final sentence in paragraph 1 of this section is expanded by adding the word “ <b>Plan</b> ” following the word ‘Official’ prior to the period.	Typographic.
2	1.5	The third sentence of this section is amended by adding the text “, <b>interim use permissions such as in the case of Mineral Aggregate Extraction areas,</b> ” between ‘constraints’ and ‘and other...’.	<p>This wording is inserted to reflect the fact that the PPS permits Mineral Aggregate Extraction only as an interim use of lands.</p> <p>These mapped, licensed extraction areas have been moved to ‘Schedule B’ of the Southgate OP, with underlying Agricultural/Rural/Etc. land use designations to remain on ‘Schedule A’.</p>
3	1.8	The words “to year 2042” are deleted and replaced with “ <b>over the planning horizon</b> ”.	<p>OPA11 extends the County Official Plan planning horizon to 2046, covering a time period concurrent with the recent update to Growth Management forecasts.</p> <p>The intention here is that the Southgate Plan would mirror the 25-year planning horizon of the County Official Plan. Specific date references have been removed.</p>
4	3.2 (1)	An additional sentence is added to the end of this clause, reading “ <b>Expansion of these designated settlement areas will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan.</b> ”	Clarifying wording.
5	3.3 (3)	Clause (3) reading “Limited development of a residential and/or recreational nature will also be considered adjacent to Wilder Lake, within the Inland Lakes designation.” is deleted.	<p>Section 3.2(1) of the Plan identifies Wilder Lake as a Settlement Area, where such limited development is permitted. The reference within Section 3.3(3) is a duplication of this information and given wording of other text within 3.3, may create some confusion as to the ‘Settlement Area’ status of the lands.</p> <p>Deletion is recommended to remove duplication and for clarification purposes.</p>
6	3.4.4	All references within this section noting ‘Secondary dwelling unit’ are amended to read “ <b>Additional Residential Unit</b> ”, along with necessary minor grammatical changes to preserve the same meaning.	This change updates terminology used to be consistent with the County Official Plan. Similar amendments are made throughout the plan.
7	3.4.4 (6)	<p>A new clause (6) is added to this Section, as follows:</p> <p><b><i>“Where Additional Residential Units are contemplated on lots having less than 0.4ha in area and serviced by private individual septic systems, the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto, may be required prior to approval.”</i></b></p>	<p>County OPA11 includes similar updated wording to reflect the potential application of a D-5 Nitrate Study where ARUs are proposed on very small lots.</p> <p>While many lots will easily accommodate an ARU, on those smaller, privately-serviced parcels, particularly those in densely developed areas or located in proximity to environmental features, there may be a need to consider potential off-site or cumulative impacts of the associated private servicing as part of a feasibility evaluation.</p>

Modification #	Section or Schedule #	Proposed Modification	Rationale
8	3.7.1.1 (5)	The section reference to '3.1' of this Official Plan, is deleted, and replaced with reference to "4.1" of the Plan.	Typographic.
	3.7.1.2 (2)	The following text is added after the final sentence of this Section, as follows: <b>"Where an application would permit development on privately owned individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and hydrogeological report will be required, as prescribed."</b>	Clarifying wording.  A Servicing Options Report and Hydrogeological Report are prescribed by O. Reg. 545/06 as necessary components of an application to permit development on individual or communal septic system, producing more than 4500L of effluent daily.
9	3.7.1.2 (4)	The following text is added after the final sentence of this Section, as follows: <b>"New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto."</b>	County OPA11 includes similar wording for lot creation (or development of an ARU) on small lots, being less than 0.4ha in area.  This is similar to Modification #7, above.
10	3.8 (5)	The word 'time' within the last sentence is deleted and replaced with the word " <b>term</b> ".	Typographical.
11	3.8 (6)	The words 'curvy linear' are deleted and replaced with " <b>curvilinear</b> ".	Typographical.
12	3.9 (3)(f)	The text 'and.' between 'new lot' and 'Site Plan' is deleted and replaced with the text " <b>, where feasible.</b> "	This clause indicates that new residential developments "shall" provide at least one tree on every new lot. This modification adds the words 'where feasible' in order to provide Staff and Council minor flexibility to address those situations where the inclusion of a tree on a proposed lot may not be technically appropriate.
13	3.14.2 (1)	The reference to Schedule A is deleted, and replaced with reference to Schedule " <b>B</b> " instead.	Mineral Resource Extraction areas with active licenses will now be shown on Schedule B of the Official Plan as an interim use. Underlying land use designations will appear on Schedule A.
14	3.14.2 (2)	The reference to Schedule A is deleted, and replaced with reference to Schedule " <b>B</b> " instead.	As above.
15	3.15	The third paragraph of this section is amended by deleting the text 'Pans' and replaced with " <b>Plans</b> ".	Typographical.
16	4.1 (2)	The word "development" between 'to' and 'Source' is deleted and replaced with the word " <b>develop</b> ".	Typographical.

Modification #	Section or Schedule #	Proposed Modification	Rationale
17	4.2 (3)(a)	The words "Cleared Sites" are deleted and replaced with " <b>Previously Identified Sites</b> ".	<p>This change reflects updated wording within the County Official Plan. A related change has been made to the legend for Schedule E of the adopted Southgate Plan, updating the labels within the legend.</p> <p>Previously Identified Sites (formerly 'Cleared Sites') are abandoned landfill sites that have either been determined to have no risk, were proven to not exist, or there was a lack of information to locate a site. No further study is required for development proposed either within or adjacent to these locations.</p>
18	5.2.1.1 (1)	The reference to 'A secondary dwelling' in the final sentence of this clause is deleted and replaced with the text " <b>An additional residential unit</b> ".	As per Modification # 6, above.
19	5.2.1.2 (2)	The reference to 'secondary suites' is deleted and replaced with the text " <b>additional residential units</b> ".	As per Modification #6, above.
20	5.2.1.2 (5)	<p>The first sentence is amended by deleting the text '20' and replacing it with "<b>25</b>".</p> <p>The final sentence 'A secondary unit is not to be included in this calculation' is deleted and replaced, as follows:  <b>"Additional residential units are not to be included in this calculation."</b></p> <p>The following new text is added following the above-amended sentence:  <b>"Notwithstanding the foregoing:</b></p> <p><b>a) Densities of less than 25 units per net hectare may be permitted in municipally-identified low density residential areas, provided:</b></p> <p style="padding-left: 20px;"><b>a. municipally-identified medium and high-density areas within the settlement area provide for densities that exceed the minimum; and,</b></p> <p style="padding-left: 20px;"><b>b. such lesser density on a site-specific basis will not undermine the objective to achieve an overall minimum residential density of 25 units/net hectare for new development, within the settlement area.</b></p> <p><b>b) Approval of development at a density of less than 25 units per net hectare may also be considered where at least two of the following three criteria are met:</b></p> <p style="padding-left: 20px;"><b>a. The development includes a range of residential unit types including single-detached, semi-detached townhouses and/or rental apartments;</b></p>	<p>OPA 11 to the Grey County Official Plan increases minimum settlement area densities from 20units/net hectare to 25unit/net hectare. A lesser density may be considered on a site-by-site basis, where high/med/low density areas have been identified in local planning documents. A lesser density may also be considered on a site by site basis, subject to certain criteria/justification around site constraints and lifecycle costs/sustainability for the infrastructure.</p> <p>The adopted Southgate official plan includes new wording which describes low, medium and high-density development, identifying certain criteria for medium and high-density development, where proposed.</p> <p>This proposed modification updates the minimum density requirement to conform to the County Official Plan and is intended to provide the Municipality additional discretion to approve site development at a density of less than the standard 25 unit/net hectare, in certain situations, where the overall objectives of the plan are maintained.</p>



Modification #	Section or Schedule #	Proposed Modification	Rationale
		<p><b>b. It is demonstrated that it is not feasible to meet the minimum lot density based on natural features, existing abnormal lot configuration (e.g. limited road frontage), or lack of suitable infrastructure; or,</b></p> <p><b>c. It is demonstrated that the infrastructure is financially sustainable throughout it's life-cycle, including replacement costs. This demonstration should include an analysis of the current costs of the infrastructures, as well as projected maintenance and replacement costs, versus the tax dollars the development will generate. Coordination with municipal or county asset management plans is recommended here."</b></p>	
21	5.2.1.2 (11)  5.2.1.2 (14)(a)	<p>The Section Title and all references to 'secondary dwelling' or 'secondary dwellings' are amended to read "<b>additional residential unit</b>" or "<b>additional residential units</b>", alongside related minor grammatical changes where required to maintain the original meaning.</p> <p>The reference to 'daycare' between 'that' and 'facilities' be deleted and replaced with "<b>childcare</b>".</p>	<p>As per Modification #6, above.</p> <p>Included to reflect wording change recommended by Bluewater District School Board, relating to replacement of Day Nurseries Act, with the Child Care and Early Years Act, 2014.</p>
22	5.2.2.2 (12)	<p>The following text is inserted at the end of the clause, following the words 'parking problems':</p> <p><b>“,such as negative functional impacts on local parking supply, traffic flows, snow storage capacity or winter maintenance activities.”</b></p>	Clarifying wording.
23	5.2.4.2 (7)	<p>The following text is inserted between the words 'due to' and 'odour':</p> <p><b>“the potential for”</b></p> <p>The following text is inserted between the words 'odour' and 'emissions':</p> <p><b>“, pollen, and light”</b></p>	Clarifying wording, expanding upon the listed potential impacts of marijuana/cannabis production facilities as have informed the Township's prohibition on siting of such facilities within the (urban) Industrial Designation.
23b	5.4.1.1(1)	The reference to subsection '5.4.1.2 (2)' is deleted and replaced with reference to "5.4.1.2 (5)".	Typographic.
24	5.4.1.2 (4)(a)	<p><b>Clause (a) is deleted and replaced, as follows:</b></p> <p><b>a) On lots designated Agricultural comprising 20 hectares of land or more:</b></p>	This modification reorganizes Clause (a) by adding sub-clauses, for clarity.

Modification #	Section or Schedule #	Proposed Modification	Rationale
		<p>i. The on-farm diversified use shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres. This shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size.</p> <p>ii. The <b>associated</b> building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use, up to a maximum combined building footprint of 750 square metres.</p>	
25	5.4.1.2 (4)(a)	<p>A new clause is inserted in continuation to the list as item iii, reading as follows:</p> <p><b>iii. The owner of the lands on which the on-farm diversified use is proposed shall be a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms. Notwithstanding the foregoing text, the requirement to be a bona fide farmer shall not apply to bed and breakfasts and/or home rural occupations within the dwelling, or for on-farm diversified uses in the Rural land use type.</b></p>	<p>This modification adds a requirement that the Owner of Agriculturally designated lands where OFD uses are proposed, must be a bona fide farmer. This would not apply to OFD uses within the Rural Designation, nor for small-scale Bed &amp; Breakfast or home rural occupations on Agricultural lands.</p> <p>It is noted that the added clause iii has been drafted in-keeping with amendment wording initially proposed via County OPA11. Although OPA 11 was adopted by County Council, the requirement for a farm business registration number for OFDUs was not included in the version of OPA 11 adopted by County Council. As this modification has been accepted by Township Council (by resolution) and is less (vs. more) permissive than the County Official Plan, it can continue to be included within the Township Plan, without conformity concerns.</p>
26	5.4.1.2 (8)	<p>The word 'secondary' is deleted in each of the first two sentences, and is replaced with the words "<b>additional residential</b>" in both occurrences.</p>	<p>As in Modification #6, above.</p>
27	5.4.1.2 (10)	<p>The following text is added at the start of this clause:</p> <p><b>"With consideration to land use compatibility and the potential for cumulative impacts, including those relating to the use of individual on-site water and sewage services,"</b></p> <p>The final two sentences are deleted and replaced, as follows:</p> <p>"Severances will not be permitted to sever an <b>additional residential unit</b>. The severance of a farmhouse together with <b>an additional residential unit</b> may be</p>	<p>Clarifying wording around those reasons why <i>two</i> residential units has been established as the maximum for farm properties (not including/restricting housing for temporary farm labour). The GCOP permits up to three residential units on farm properties, excluding temporary farm help accommodations.</p> <p>Updated references as in Modification #6, above.</p>

Modification #	Section or Schedule #	Proposed Modification	Rationale
		considered where the severance qualifies under the surplus farmhouse consent policy.	
28	5.4.1.2 (17)	This clause is deleted and replaced, as follows:  "MDS I is not required for agricultural or agricultural-related uses."	Clarifying wording/remove duplication. This clause originally duplicated the subsequent clause #18, in part.
29	5.4.1.2 (24)	This clause is deleted and replaced, as follows:  <b>"On lands shown as Aggregate Resource Area (ARA) on Schedule B, new non-farm sized lot creation (i.e. lots having less than 20ha in area) is prohibited. Within the ARA, new non-agricultural uses that require a Zoning By-law Amendment on existing lots of record, may only be permitted if:</b>  <b>a) The extraction of the aggregate resource is not feasible due to the quality of quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development as well as the adjacent lands within 300m of the aggregate resource area; or that:</b>  <b>b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and,</b>  <b>c) Issues of public health, public safety and environmental impact are addressed."</b>	This section previously prohibited new non-agricultural uses by ZBLA on lots less than 20ha. Grey County's policies (S. 5.6.2(7)) allow for such ZBLA to occur within the ARA in certain circumstances.  This Modification would implement the permissions within the County Plan, allowing for consideration of such Zoning Amendment where it is demonstrated that extraction is not feasible, or where the proposed use serves a greater public interest than extraction.
30	5.4.1.2 (25)	The text " <b>where otherwise allowed by the policies of this Plan</b> " is added between the text '20 hectares)' and 'shall only be'.	In the Agricultural Designation of the County Official Plan, non-farm sized lot creation is prohibited, and new non-agricultural uses would generally require an Official Plan Amendment, where considered.  This related section of the adopted Township Plan would permit new non-agricultural uses that require a Zoning By-law Amendment, or new non-farm sized lot creation within 300m of a Mineral Resource Extraction area, subject to certain justifications. These MAR related policies have been included within Section 5.4.1 of the Southgate Plan which otherwise pertains to Agricultural lands. All development policies in the Agricultural section of the Plan are noted to also apply to Rural lands, to prevent duplication of policy text.  This Modification has been included to make it clear that this specific provision (to allow ZBLA or new non-farm sized lot creation within 300m of a MAR site) only applies where the other permissions of the Official Plan would facilitate such lot creation, or new non-agricultural use.

Modification #	Section or Schedule #	Proposed Modification	Rationale
31	5.4.1.3 (3)(e)	This clause is deleted and replaced, as follows:  <b>“Notwithstanding 3.1.4.1 (3) and 5.4.1.2 (24) to the contrary, a surplus farmhouse severance may be permitted on lands shown as Aggregate Resource Area on Schedule B.</b>	This modification clarifies that despite the prohibition on non-farm lot creation included at 5.4.1.2 (24), creation of a lot specifically for a surplus farmhouse severance can be considered within the Aggregate Resources Area. Presumably the existing farmhouse represents an existing constraint to extraction.
32	5.4.1.3 (4)	The word ‘is’ between ‘hectares’ and ‘size’ is deleted and replaced with “in”.	Typographical.
33	5.4.2.2 (2)	The final sentence ‘ <i>These restrictions on area and building size apply only to on-farm diversified uses.</i> ’ is moved such that it directly follows the second sentence.  The remainder of the paragraph, reading ‘ <i>In all instances, on-farm diversified uses in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres, and the building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square metres</i> ’ is hereby deleted and replaced as follows:  <ul style="list-style-type: none"> <li>i. On-farm diversified uses on lots of 20 hectares or more in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres, and the <b>associated</b> building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square metres.</li> <li>ii. <b>On-farm diversified uses on lots of less than 20 hectares in area in the Rural Designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 2000 square metres. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use.</b></li> <li>iii. <b>On lots less than 10ha in the Rural designation, home rural occupations may be permitted which exceed the size limitations noted in clause ii), above, only where permitted within the municipal zoning by-law, or where adequate justification has been provided in support of a zoning amendment.</b></li> </ul>	Changes to the sizing permissions for On-farm diversified uses were proposed via OPA11 to the County Plan, however were removed by County Council prior to adoption.  Associated proposed modifications to OFD sizing within the adopted Southgate OP, as were reflected within the draft modifications table shared with the Township, have been subsequently removed to reflect conformity with the County Plan. This section of the Southgate OP has been amended to reflect permissions afforded by the existing ‘Table 8’ within the County Official Plan.  New Clause iii) has been further added, in keeping with OPA11, as adopted, providing the local Council with discretion to consider such uses and their appropriate sizing on smaller rural parcels as they may choose to articulate within the Zoning by-law, or may wish to consider by amendment.
34	5.4.2.2 (3)	The second sentence is deleted in its entirety. The following is inserted following the first sentence:	Clarifying wording.

Modification #	Section or Schedule #	Proposed Modification	Rationale
		“Plans of Subdivision and Condominium are not permitted in the Rural designation <b>except where required for the creation of ‘agri-miniums’ or to facilitate residential development associated with resource based recreational uses. Lot creation in excess of the permissions stated 5.4.2.4 (2), shall require an amended to this Plan.</b> ”	Certain uses identified within the Rural permitted uses of the Southgate Official Plan may best proceed by way of Plan of Subdivision or Condominium, which were previously prohibited by the Township’s policies. This Modification specifies that these tools can be used for certain types of development within the Rural area, subject to the usual lot density limitations of the designation.
35	5.4.2.4 (4)	The words “ <b>or larger</b> ” are added at the end of this clause.	Clarifying wording.
36	5.4.2.4 (7)	This clause is deleted and replaced as follows:  “ <b>The creation of a non-farm lot, having an area of less than 20 hectares in size, shall not be permitted on lands shown as Aggregate Resource Area on Schedule B, except where such lot creation relates to the severance of a surplus farm dwelling in accordance with Section 5.4.1.3 (3) of this Plan.</b> ”	Similar to Modification #31, above.
37	5.4.3.2 (2)  5.4.3.2 (14)	The reference to ‘Schedule A’ in the final sentence is deleted and replaced with “ <b>Schedule B</b> ”.  The reference to Section 5.4.3.2 (3)(g) in the sentence following the lettered list, is deleted, and relaced with reference to “5.4.3.2(3)(h)”	As noted within Modification # 13 & 14, above, Mineral Aggregate Extraction areas are now shown on Schedule B of the Southgate OP, reflecting the ‘interim’ status of extraction.  Typographical.
38	5.5.2.2 (3)  5.5.2.2 (4)	The text “habitable” is deleted and replaced with “ <b>habitable</b> ”.  The references to 5.4.2.2 1) and 5.4.2.2 3) are deleted and replaced with 5.5.2.2 1) and 5.5.2.2 3), respectively.	Typographical.
39	6.4	The end parenthesis ‘)’ following the word ‘Interest’ in the title, is deleted.	Typographical.
40	6.13 (1)	The acronym “ <b>(SVCA)</b> ” is inserted following the text ‘Saugeen Valley Conservation Authority’.  The acronym “ <b>(GSCA)</b> ” is inserted following the text ‘Grey Sauble Conservation Authority’.	Clarifying wording.
41	6.13 (2)	This clause is deleted and replaced, as follows:  “ <b>Written permission may be required from the applicable Conservation Authority where development or site grading is proposed within an area where Development, Interference with Wetlands and Alterations to</b>	The adopted Southgate Plan included references to generic Ontario Regulation 97/04. This Modification updates these references to the Conservation Authority-specific Ontario Regulations pertaining to Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Modification #	Section or Schedule #	Proposed Modification	Rationale
		<b>Shorelines and Watercourses is Regulated pursuant to Ontario Regulation 150/06 (GRCA) or Ontario Regulation 169/06 (SVCA)."</b>	
42	7.1 (3)	The word 'the' between 'in which' and 'case' is hereby deleted.	Typographical.
43	7.2.1.1 (5)	The words 'curvy linear' are deleted and replaced with " <b>curvilinear</b> "	Typographical.
44	7.6 (2)	The words 'and no extension shall be permitted' are deleted from the end of this clause and are replaced, as follows:  <b>"with further extensions for periods not exceeding three (3) years available at Council's discretion"</b>	This Modification is intended to reflect the permissions under the Planning Act for extension of temporary use by-laws for Garden Suites, in three-year intervals following an initial period of up to 20 years. Extension of any such temporary use permission remains at the discretion of Council.
45	7.8 (1)	The words 'the problem' in sentence 1 are deleted and replaced with " <b>, prevent or mitigate potential negative outcomes or harms.</b> "  The final sentence is amended by adding the text " <b>or concern</b> " between 'problem' and 'and requires study'.	Clarifying wording.
46	7.9 (1)	This clause is amended by adding the following text as a final sentence:  <b>"As authorized per Section 41 (3.4) of the Ontario Planning Act, as may be amended from time to time, the Township may further require that such application be supported through submission of additional information or materials as it deems necessary to inform decision-making and may refuse to accept or further consider the application until such information is provided. Such materials include but are not limited to those identified at Section 7.13 of this Plan."</b>	Recent amendments to the Planning Act allow for municipalities to establish complete application requirements relating to site plan control. It is County Staff's understanding, however, that general/generic 'complete application' requirements within an Official Plan may not be extended to Site Plan Control applications unless the Plan explicitly references Section 41 (3.4) of the Act.  This Modification is intended to specify that 'complete application' requirements are intended to apply to Site Plan Control applications. This may be of specific importance in relation to other Planning Act changes that apply fee-refunds/penalties where processing of an application does not meet those timelines stated in the Act. Where complete application requirements are in place, the timeline for such application processing does not begin until all necessary information has been provided by the applicant.
47	7.9 (3)	The word 'settlement' in the first sentence is deleted.	Clarifying. Site Plan Control may be applied outside of settlement areas, where the lands have been designated as a Site Plan Control Area.
48	7.12 (1)	The words 'within the 20 year' in sentence 1 are deleted and replaced with " <b>across the</b> ".  The text 'to the year 2047' in the final sentence are deleted and replaced with " <b>over the horizon</b> ".	As noted in Modification #3, above, the intention here is that the Southgate Plan would mirror the 25 year planning horizon of the County Official Plan. Specific date references have been removed.

Modification #	Section or Schedule #	Proposed Modification	Rationale
49	8 Definition of "Abandoned Landfill Sites"	The wording 'cleared sites' is deleted and replaced with " <b>Previously Identified Sites</b> ".	Clarifying wording, to be consistent with wording/labels within the County Official Plan.
50	8 Definition of "Residential Intensification"	Sub-clause 5 is amended by deleting the words 'secondary suites' and replacing them with " <b>additional residential units</b> ".	As in Modification #6, above.
51	Schedule A, Maps 1-9	<a href="#">Schedule A, Map 1</a> is hereby deleted and replaced.  <a href="#">Schedule A, Maps 2-9</a> are hereby deleted and replaced.	Schedule A maps have been edited to remove all mapped occurrences, and legend labels referencing Mineral Aggregate Extraction Areas. These have been relocated to Schedule B, as described at Modification # 13, 14 & 37, above.
52	Schedule B	<a href="#">Schedule B</a> , is hereby deleted and replaced.	Schedule B has been edited to reflect licensed Mineral Aggregate Extraction Areas. These edits further reflect the removal of MAR sites as is pursued via OPA11 for sites where extraction/licenses have ended or lapsed.
53	Schedule E	<a href="#">Schedule E</a> is hereby deleted and replaced.	Schedule E is edited by replacing the label 'cleared sites' within the legend, with 'Previously Identified Sites'. This is in-keeping with Modification #17, above.