

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 “Plan” following the word ‘Official’ prior to the period.	Typographic.
2	1.5	The third sentence of this section is amended by adding the text “, interim use permissions such as in the case of Mineral Aggregate Extraction areas,” 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 Ag/Rural/Etc. land use designations to remain on ‘Schedule A’.</p>
3	1.8	The words “to year 2042” are deleted and replaced with “over the planning horizon” .	<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 “Expansion of these designated settlement areas will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan.”	Clarifying wording.
5	3.3 (3)	This clause is deleted.	Remove duplication.
6	3.4.4	All references within this section noting ‘Secondary dwelling unit’ are amended to read “Additional Residential Unit” , along with necessary minor grammatical changes to preserve the same meaning.	This change updates terminology used to describe to be consistent with the County Official Plan. Similar amendments are made throughout the plan.
7	3.4.4 (6)	A new clause (6) is added to this Section, as follows: <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>	<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	3.7.1.2 (2)	The following text is added after the final sentence of this Section, as follows: “Where an application would permit development on privately owned individual or communal septic systems, and more than 4500 liters 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.”	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: “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.”	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 “term” .	Typographical.
11	3.8 (6)	The words ‘curvy linear’ are deleted and replaced with “curvilinear” .	Typographical.
12	3.9 (3)(f)	The text ‘and.’ between ‘new lot’ and ‘Site Plan’ is deleted and replaced with the text “, where feasible.”	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” 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” instead.	As above.
15	3.15	The third paragraph of this section is amended by deleting the text ‘Pans’ and replaced with “Plans” .	Typographical.

Modification #	Section or Schedule #	Proposed Modification	Rationale
16	4.1 (2)	The word “development” between ‘to’ and ‘Source’ is deleted and replaced with the word “develop” .	Typographical.
17	4.2 (3)(a)	The words “Cleared Sites” are deleted and replaced with “Previously Identified Sites” .	<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 “An additional residential unit” .	As per Modification # 6, above.
19	5.2.1.2 (2)	The reference to ‘secondary suites’ is deleted and replaced with the text “additional residential units” .	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 “25”.</p> <p>The final sentence ‘A secondary unit is not to be included in this calculation’ is deleted and replaced, as follows: “Additional residential units are not to be included in this calculation.”</p> <p>The following new text is added following the above-amended sentence: “Notwithstanding the foregoing: a) Densities of less than 25 units per net hectare may be permitted in municipally-identified low density residential areas, provided: a. municipally-identified medium and high-density areas within the settlement area provide for densities that exceed the minimum; and,</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</p>

Modification #	Section or Schedule #	Proposed Modification	Rationale
		<p>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.</p> <p>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:</p> <p>a. The development includes a range of residential unit types including single-detached, semi-detached townhouses and/or rental apartments;</p> <p>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,</p> <p>c. It is demonstrated that the infrastructure is financially sustainable throughout its 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.</p> <p>Coordination with municipal or county asset management plans is recommended here.”</p>	density of less than the standard 25 unit/net hectare, in certain situations, where the overall objectives of the plan are maintained.
21	5.2.1.2 (11)	The Section Title and all references to ‘secondary dwelling’ or ‘secondary dwellings’ are amended to read “additional residential unit” or “additional residential units” , alongside related minor grammatical changes where required to maintain the original meaning.	As per Modification #6, above.
22	5.2.2.2 (12)	The following text is inserted at the end of the clause, following the words ‘parking problems’: “,such as negative functional impacts on local parking supply, traffic flows, snow storage capacity or winter maintenance activities.”	Clarifying wording.
23	5.2.4.2 (7)	The following text is inserted between the words ‘due to’ and ‘odour’:	Clarifying wording, expanding upon the listed potential impacts of marijuana/cannabis production facilities as have informed the

Modification #	Section or Schedule #	Proposed Modification	Rationale
		<p>“the potential for”</p> <p>The following text is inserted between the words ‘odour’ and ‘emissions’: “, pollen, and light”</p>	Township’s prohibition on siting of such facilities within the (urban) Industrial Designation.
24	5.4.1.2 (4)(a)	<p>Clause (a) is deleted and replaced, as follows:</p> <p>a) On lots designated Agricultural comprising 10 hectares of land or more:</p> <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 10,000 square metres (1ha). 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 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, however in order to promote the reuse of existing buildings, or structures, when calculating the maximum permitted size for an on-farm diversified use, existing buildings or structures being used as part of the on-farm diversified use shall be discounted by a 50% factor (i.e. a 200m² existing building being reused as an on-farm diversified use shall only count as 100m² buildings).”</p>	<p>Table 8 of the Grey County OP is to be replaced via OPA11 to reflect On-farm Diversified (OFD) permissions on lots of 10ha or greater in the Agricultural, Special Agricultural Designations. This was formerly limited to only those Ag/Special Ag lots that were greater than 20ha in area.</p> <p>Further, OFD permissions are extended to smaller lots in the Rural Designation (previously limited to lots greater than 10ha).</p> <p>Sizing of OFD uses is also amended within OPA11, and is permitted up to 2% of the lot area, to a maximum of 10,000m² (previously 8,000m²). Buildings would be capped at 20% of this area.</p> <p>Policies providing for discounting of existing buildings and structures in these footprint calculations are also incorporated via OPA 11.</p> <p>This modification incorporates these updated policy provisions within the GCOP, while maintaining Southgate’s current maximum building footprint of 750m² for OFD use.</p>
25	5.4.1.2 (4)(b)	<p>The reference to ‘20 hectares’ in the first sentence, is replaced with “10 hectares”.</p> <p>The word “all” is added between the words ‘on’ and ‘lots designated’.</p> <p>The words ‘and comprising less than 20 hectares’ are deleted from the final sentence.</p>	As in Modification #24, above.

Modification #	Section or Schedule #	Proposed Modification	Rationale
26	5.4.1.2 (8)	The word 'secondary' is deleted in each of the first two sentences, and is replaced with the words " additional residential " in both occurrences.	As in Modification #6, above.
27	5.4.1.2 (10)	<p>The following text is added at the start of this clause: "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,"</p> <p>The final two sentences are deleted and replaced, as follows: "Severances will not be permitted to sever an additional residential unit. The severance of a farmhouse together with an additional residential unit may be considered where the severance qualifies under the surplus farmhouse consent policy.</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>
28	5.4.1.2 (17)	<p>This clause is deleted and replaced, as follows:</p> <p>"MDS I is not required for agricultural or agricultural-related uses."</p>	Clarifying wording/remove duplication. This clause originally duplicated the subsequent clause #18, in part.
29	5.4.1.2 (24)	<p>This clause is deleted and replaced, as follows:</p> <p>"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:</p> <p>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:</p> <p>b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and,</p>	<p>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.</p> <p>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.</p>

Modification #	Section or Schedule #	Proposed Modification	Rationale
		c) Issues of public health, public safety and environmental impact are addressed.”	
30	5.4.1.2 (25)	The text “ where otherwise allowed by the policies of this Plan ” is added between the text ‘20 hectares’) and ‘shall only be’.	<p>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.</p> <p>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.</p> <p>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.</p>
31	5.4.1.3 (3)(e)	This clause is deleted and replaced, as follows: “Notwithstanding 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.	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 second sentence is amended by replacing the text ‘20’ with “ 10 ”.	Related to Modification #24, above.

Modification #	Section or Schedule #	Proposed Modification	Rationale
		<p>The third sentence is amended by deleting the text ‘in all instances’.</p> <p>The third sentence is further amended by deleting the text ‘8,000’ and replacing it with “10,000”.</p> <p>The following text is added to the end of this clause: “On lots less than 10ha in the Rural designation, home rural occupations may be permitted which exceed the size limitations noted above, only where permitted within the municipal zoning by-law, or where adequate justification has been provided in support of a zoning amendment.”</p>	<p>Via OPA 11 the permissions for On-Farm Diversified (OFD) uses have been extended to Rural parcels of all sizes. Further, new policy text is included to allow for consideration of home rural occupations exceeding the 2% lot area and building footprint limitations, via municipal Zoning Amendment.</p> <p>This Modification has been included to bring the adopted Southgate Plan into conformity with the related County policies, providing the local Council with discretion to consider such uses on smaller rural parcels within the Zoning by-law, or by amendment.</p>
34	5.4.2.2 (3)	<p>The second sentence is deleted in its entirety. The following is inserted following the first sentence: “Plans of Subdivision and Condominium are not permitted in the Rural designation 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.”</p>	<p>Clarifying wording. 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.</p>
35	5.4.2.4 (4)	The words “or larger” are added at the end of this clause.	Clarifying wording.
36	5.4.2.4 (7)	<p>This clause is deleted and replaced as follows: “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.”</p>	Similar to Modification #31, above.
37	5.4.3.2 (2)	The reference to ‘Schedule A’ in the final sentence is deleted and replaced with “Schedule B” .	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.
38	5.5.2.2(3)	The text “habitable” is deleted and replaced with “habitable” .	Typographical.
39	6.4	The end parenthesis ‘)’ following the word ‘Interest’ in the title, is deleted.	Typographical.

Modification #	Section or Schedule #	Proposed Modification	Rationale
40	6.13 (1)	The acronym “ (SVCA) ” is inserted following the text ‘Saugeen Valley Conservation Authority’. The acronym “ (GSCA) ” is inserted following the text ‘Grey Sauble Conservation Authority’.	Clarifying wording.
41	6.13 (2)	This clause is deleted and replaced, as follows: “ 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 Shorelines and Watercourses is Regulated pursuant to Ontario Regulation 150/06 (GRCA) or Ontario Regulation 169/06 (SVCA). ”	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.
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 “ curvilinear ”	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: “ with further extensions for periods not exceeding three (3) years available at Council’s discretion ”	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 “ , prevent or mitigate potential negative outcomes or harms. ” The final sentence is amended by adding the text “ or concern ” 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: “ 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	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.

Modification #	Section or Schedule #	Proposed Modification	Rationale
		information is provided. Such materials include but are not limited to those identified at Section 7.13 of this Plan.”	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 ben 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 “ across the ”. The text ‘to the year 2047’ in the final sentence are deleted and replaced with “ over the horizon ”.	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.
49	8 Definition of “Abandoned Landfill Sites”	The wording ‘cleared sites’ is deleted and replaced with “ Previously Identified Sites ”.	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 “ additional residential units ”.	As in Modification #6, above.
51	Schedule A, Maps 1-9	Schedule A, Maps 1-9 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	Schedule B, 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	Schedule E is hereby deleted and replaced.	Schedule E is edited by replacing the label ‘cleared sites’ within the ledgend, with ‘Previously Identified Sites’. This is in-keeping with Modification #17, above.

DRAFT