



The Corporation of the Township of Southgate Notice of Virtual Public Meeting Concerning a Proposed Official Plan and Zoning By-law Amendment

What: The Township seeks input on proposed Official Plan policies and Zoning provisions for renewable energy facilities and energy storage systems be proposed within the municipality.

Public Meeting Date: August 28, 2024, at 1:00 PM

Location of the Public Meeting: Please join the electronic public meeting from your computer, tablet, or smartphone at the below link:

<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>

You can also dial-in using your phone. **Phone:** [+1 647 374 4685](tel:+16473744685) **Meeting ID:** 953 4138 5964
Passcode: 336403

How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the virtual meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext. 230

What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the Township office, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

[Web Link Official Plan and Zoning Amendment Renewable Energy & Battery Storage](#)

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed policies and zoning rules for renewable energy projects that may be proposed in the Township of Southgate. Attendees can hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

Since 2019 large scale energy ventures, windmills and/or solar projects must meet local municipal planning policies and zoning rules. The Township Official Plan encourages renewable energy facilities, but the zoning bylaw provides no regulations to control these facilities. At its [April 30, 2024 meeting](#) Council considered a [Planning Report on Renewable Energy](#) rules and regulations and possible options to update the Township Official Plan and Zoning Bylaw.

Council passed a resolution that the public be consulted on amending the Township Official Plan and Zoning Bylaw to clarify policy and procedures for renewable energy applications, define renewable energy facilities in the zoning bylaw and clarify rules to ensure renewable energy facilities are not permitted in all zones (Section 5.19).

The proposed Township Official Plan Amendment adds policies to restrict land use designations where renewable energy projects may be allowed, require renewable energy facilities and energy storage systems to be defined, require a site-specific zoning amendment for any new renewable energy facility or energy storage system, and confirm the Township may require setbacks for such projects that exceed minimum standards if warranted.

The Zoning By-Law Amendment will insert definition of Energy Storage System and Renewable Energy Facilities and change section 5.19 so that no renewable energy facility or energy storage system as defined will be permitted in any zone unless by site specific zoning bylaw amendment, unless the facility or storage is for a single property for and individual private user.

The effect of this proposal will be to limit areas in the Township where large scale renewable energy facilities and battery storage facilities are permitted and ensure each new proposal requires a site-specific rezoning with public meeting.

To support this proposal, a [Planning Report on Renewable Energy](#) is available on the [Township Website Link](#).

Why is this Public Meeting being held and what are your rights?

In Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. To change its policies and zoning rules the Township



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must hold a public meeting. This meeting is one of your chances to learn about the proposed changes and offer your opinions. Under the legislation covering this process, you have the following rights:

1. Attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the Township Official Plan and/or zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the Township Official Plan or zoning by-law amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
4. Section 17(36) and Section 34(19) define the parties that are eligible to appeal the decision on the Official Plan or Zoning Bylaw amendment to the Ontario Land Tribunal.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment or Zoning By-law Amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File **OPA 1-24** and/or **C20-24**.

If you have questions, please do not hesitate to contact Township staff, who can answer questions on the proposed changes, or the planning process.

Notice dated this **31st day of July 2024** at the Township of Southgate.

A note about information you may submit to the Township:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Please be aware that the public meeting may be broadcast online and may be recorded.

Lindsey Green, Clerk
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