

Frequently Asked Questions

SDG Official Plan Designation Changes

Updated August 31, 2018

Why did the County mail out letters to landowners?

The County met with landowners to finalize the changes to the rural and agricultural designations within SDG as part of the new Official Plan. The Ministry approved these designations but made many significant changes. If you received a letter, then your property was changed from what the County originally submitted to the Ministry. The County felt it was important to notify those who were affected as there was a limited timeframe to appeal the Ministry's changes.

What is a land-use designation?

Land-use designations broadly describe the types of uses you are allowed on your property (e.g. Commercial, Rural, Agricultural). Specific uses are found in zoning by-laws, which most people are more familiar with. Each designation within the County Official Plan includes uses that are permitted and prohibited. NOTE: The designation of your land does not set your tax rate and does not change the assessed value of your property.

What is the difference between Rural and Agricultural designations?

In general, agricultural designation only allows agricultural-type uses. This designation ensures that agricultural land is protected from development that limits agricultural use and expansion. For example, you cannot use an agriculturally designated property for something like a landscaping or contractor's yard. The Agricultural designation also limits how your property can be severed; there are very few scenarios where severance is permitted in the agricultural designation.

The rural designation allows more general uses including limited severances for new homes, rural commercial business, and public service or institutional uses (i.e. an ambulance station, church, or school).

What can I do if I do not agree with the Ministry's decision?

The Tribunal has scheduled the first of two pre-hearing conferences on December 17, 2018. Pre-hearing conferences are used to organize parties, information, issues, and important dates to simplify the main hearing. If submitted a letter or appeal to the Ministry you must attend the pre-hearing conference to maintain your status in the appeal.

You can also follow the County and local municipalities' appeals through our website:

<https://www.sdgcounties.ca/government/departments/transportation-and-planning/official-plan/area-study/SDGOfficialPlanAppeal>.