

**Pre-Consultation Planning Summary Public Sale of Lands**

<b>Date</b>	March 23, 2024
<b>Name of Owner</b>	Township of Southgate
<b>Email of Applicant</b>	<a href="mailto:lgreen@southgate.ca">lgreen@southgate.ca</a>
<b>Address of Site</b>	225604 Southgate Road 22
<b>Roll Numbers</b>	42-07-090-002-14800-0000 and 42-07-090-003-01110-0000
<b>Legal</b>	Concession 14 Part Lot 16, Concession 13 Part Lot 16
<b>Description of Proposal</b>	44.5 acres combined two properties for Sale by Public Tender
<b>Southgate Official Plan</b>	Rural, Hazard Land
<b>Southgate Zoning Bylaw</b>	Extractive Industry (M4), Environmental Protection (EP)
<b>Planning Contact</b>	Victoria Mance <a href="mailto:vmance@southgate.ca">vmance@southgate.ca</a>



**Notes: (combined parcels)**

- Lot Frontage +-38m on Southgate Road 22,  
Lot Depth +-1440m
- Lot Area +-40 ha irregular
- [Township Official Plan](#) Land Use Designations: Rural, and Hazard Land; partially Aggregate Resource and Mineral Resource Extraction, Wetland & Significant Woodland (small).
- **Redevelopment Potential:** Refer to Section 5.4.1 for general policies and other applicable sections; related to site rehabilitation see 5.4.3.2 (12)(13)(14)
- **Potential for Lot Severance:** Very Limited. Refer to Section 5.4.2.4 in Official Plan
- **Potential For On-Farm Diversified Uses:** Limited as lands not currently farmed. Refer to Section 5.4.2.2. Current procedures require rezoning application under [Section 34 of the Ontario Planning Act](#) .
- [Township Zoning Bylaw](#) A -1 zone permits agricultural uses, commercial greenhouses and other uses set in Section 6.1 subject to applicable site and building regulations in Section 6.2 and other applicable requirements

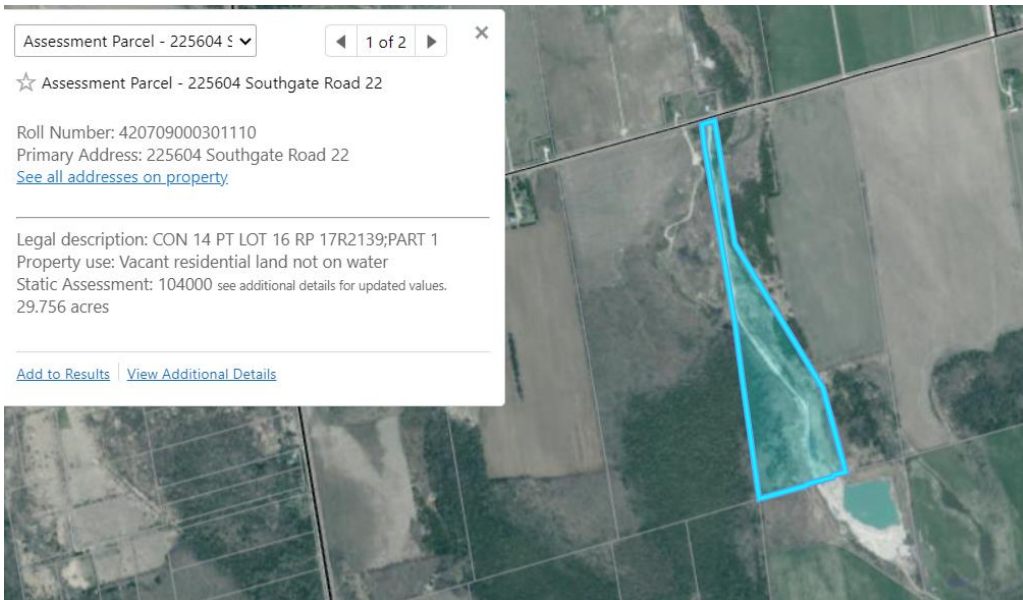
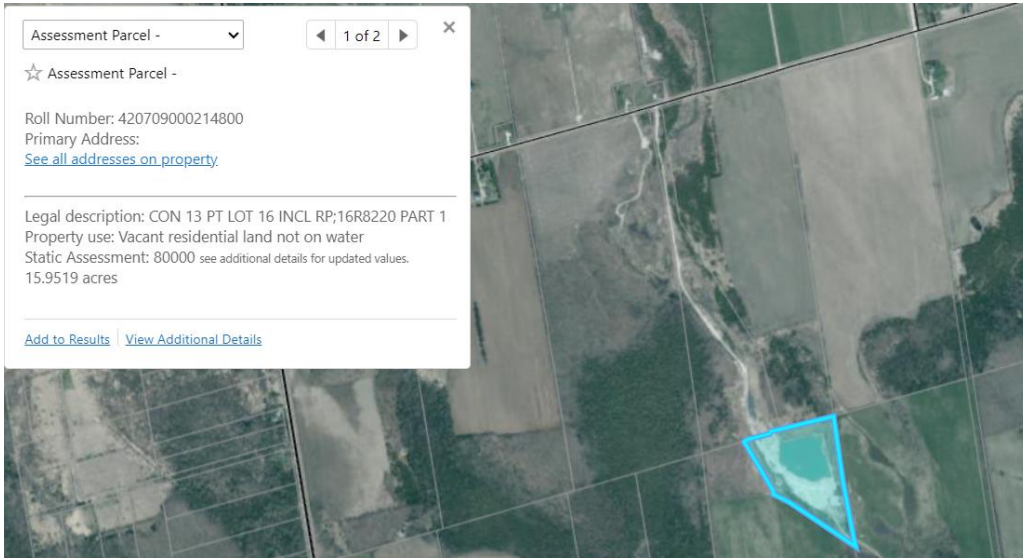
- [Grey County Official Plan](#) policies impact on development of the lands offered for sale. The Rural and Hazard designation in the County Official Plan, and other applicable policies and provisions apply. Grey County is the approval authority for some Planning Act applications in Southgate.

-The [Saugeen Valley Conservation Authority](#) has regulations and policies that apply on the subject lot. Conservation Authority planning and development policies and regulations impact on future development options.

**General Statement:** The Township Planning Department Staff has provided the above information to summarize the development potential of the lands offered for sale. Policies of Grey County and Saugeen Valley Conservation Authority also impact development potential. Policies and zoning provisions are subject to interpretation and confirmation. Purchasers must conduct their own due diligence regarding development potential of the lands offered for sale, including contacting the County and Saugeen Valley Conservation Authority.

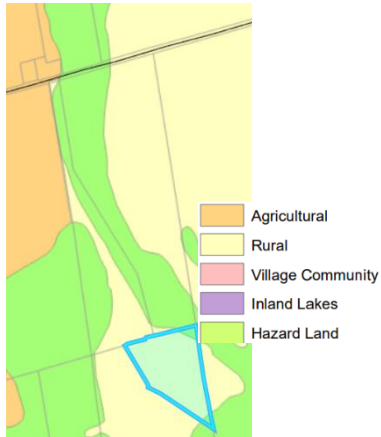
## Background Information

225604 Southgate Road 22, two parcels +40 acres

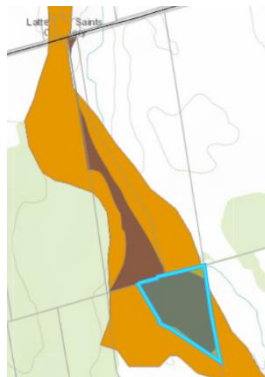


## Township Official Plan

Land Use Agriculture/Hazard



Aggregate Resource & Mineral Resource Extraction

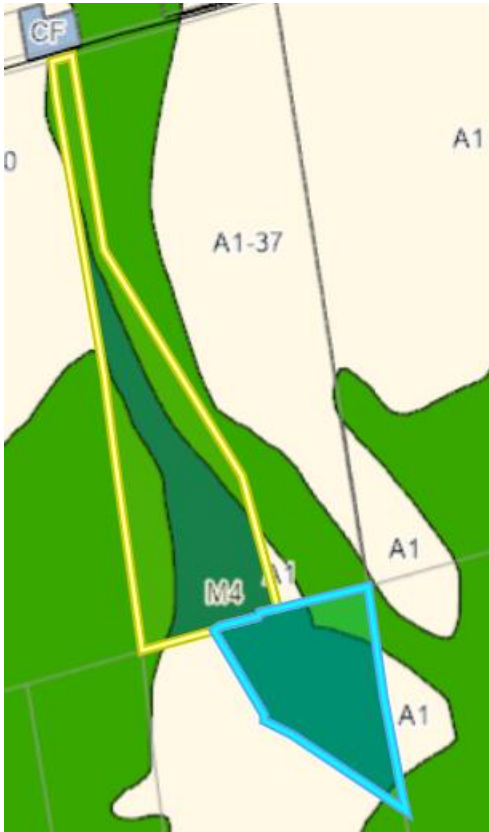


River/Stream, Wetland, Woodlot

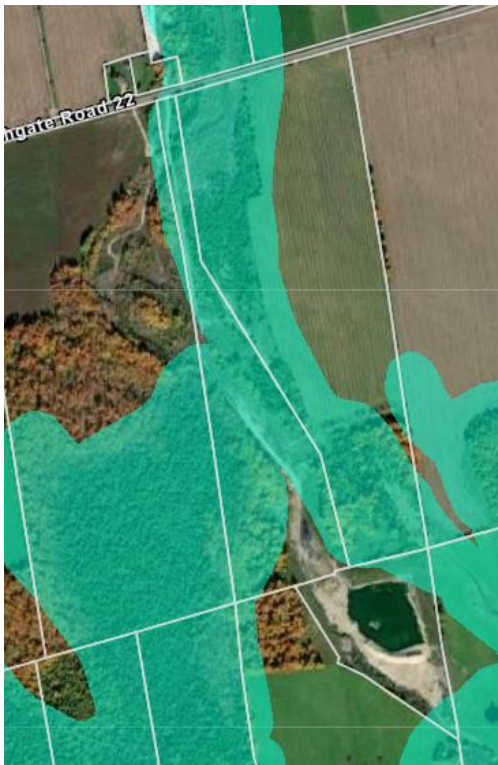


[Township Zoning Bylaw](#)

Extractive Industry (M4), Environmental Protection (EP)



[Saugeen Valley Conservation Authority](#)



[Grey County Official Plan](#)



