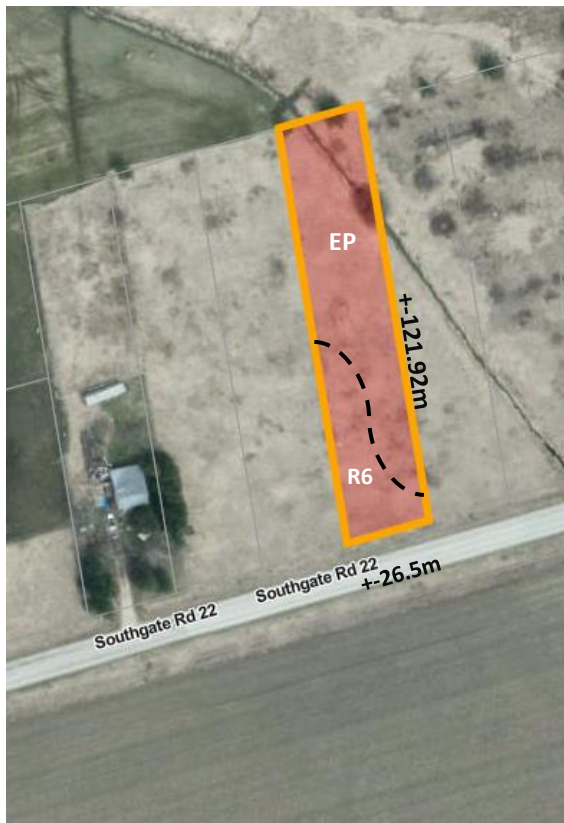


Pre-Consultation Planning Summary Public Sale of Lands

Date	August 19 th , 2025
Name of Owner	Township of Southgate
Email of Applicant	lgreen@southgate.ca
Address of Site	No Civic Address
Roll Numbers	42-07-090-003-03506
Legal	Con 15 PT Lot 18 RP 17R160; Part 7
Description of Proposal	0.77 acre property for Sale by Public Tender
Southgate Official Plan	Hazard Land
Southgate Zoning Bylaw	Residential Type 6 (R6) and Environmental Protection (EP)
Planning Contact	Victoria Mance vmance@southgate.ca



Notes

Lot Frontage +-26.5m on Southgate Road 22
 Lot Depth +-121.92m
 Lot Area +- 7.33 ha

Township Official Plan

Land Use Designations: Hazard Land

Hazard Land Designation: Refer to Section 5.5.2 for permitted uses and development requirements.

Potential for Development: Refer to Section 5.5.2.1 in the Township Official Plan. Other applicable sections in the Township Official Plan including need for technical studies apply.

Potential For On-Farm Diversified Uses: limited or none without a main agricultural use. Some potential for home industry if rural residence can be built subject to Section 3 definition of home industry in the Zoning By-law

Township Zoning Bylaw

Environmental Protection (EP) and Residential Type 6 (R6). Residential Type 6 (R6) zone permits single detached dwellings, accessory buildings/ structures and other uses set in Section 13.1

subject to applicable site and building regulations in Section 13.2 and other applicable requirements. Section 29 further explains permitted uses and special regulations under the Environmental Protection Zone (EP). Section 2.10 of the By-law contains technical requirements regarding EP Zone boundaries.

Grey County Official Plan policies impact on development of the lands offered for sale. The Primary Settlement Area 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.

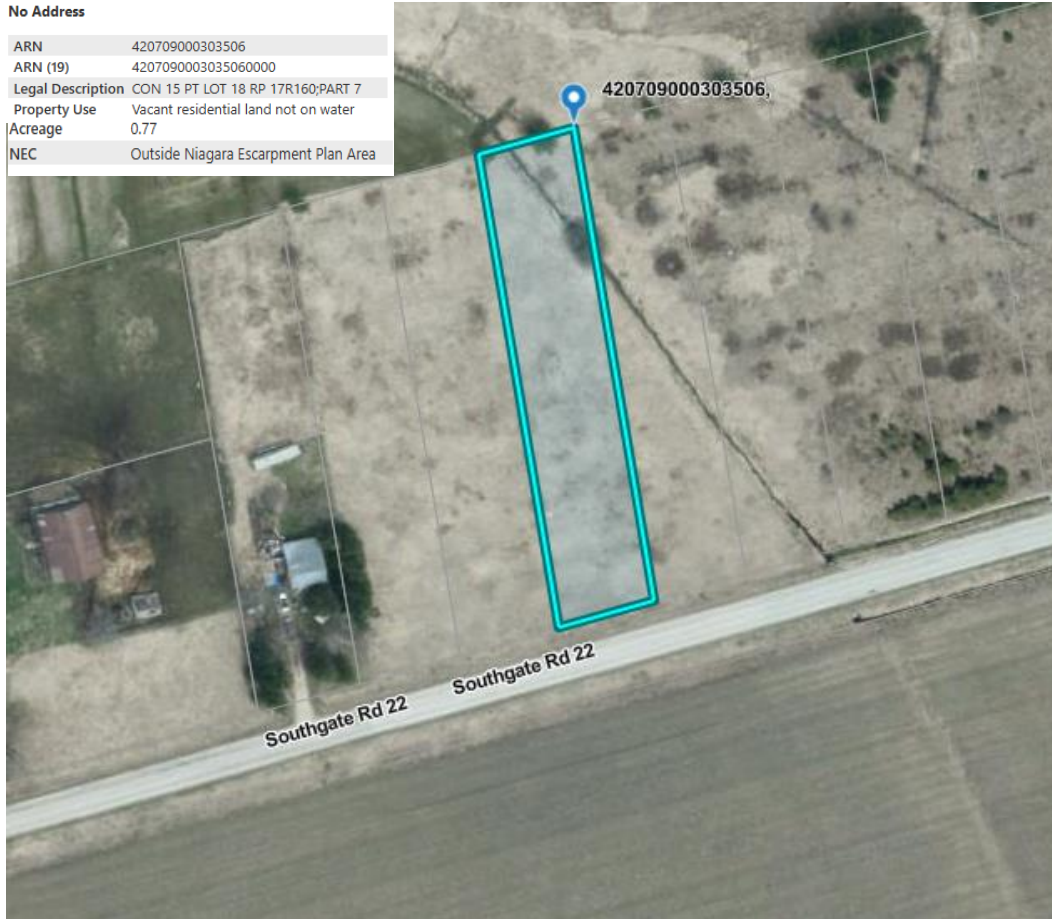
General Statement: The Township Planning Department Staff have provided the above information to summarize the development potential of the lands offered for sale. Policies of Grey County and Saugeen Valley Conservation Authority also impact development potential. Policies and zoning provisions are subject 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

No civic address, one parcel +/-0.77 acres

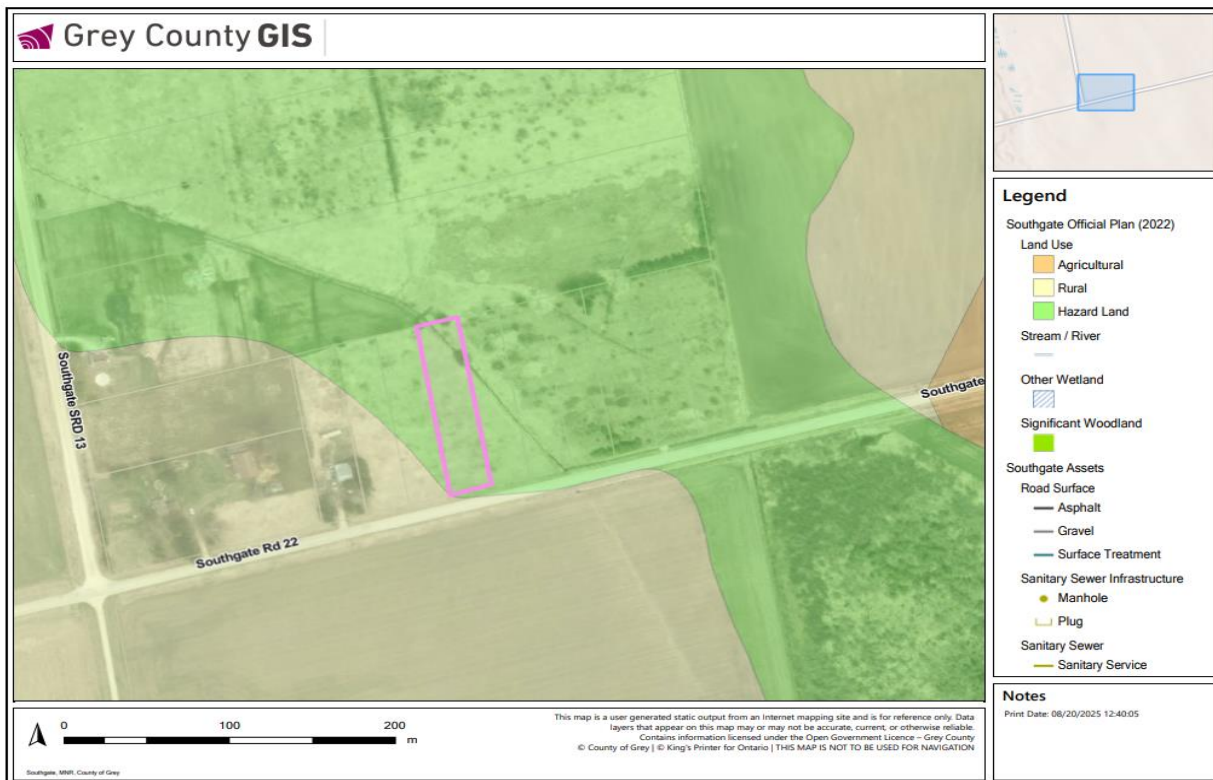
No Address

ARN	420709000303506
ARN (19)	4207090003035060000
Legal Description	CON 15 PT LOT 18 RP 17R160;PART 7
Property Use	Vacant residential land not on water
Acreage	0.77
NEC	Outside Niagara Escarpment Plan Area



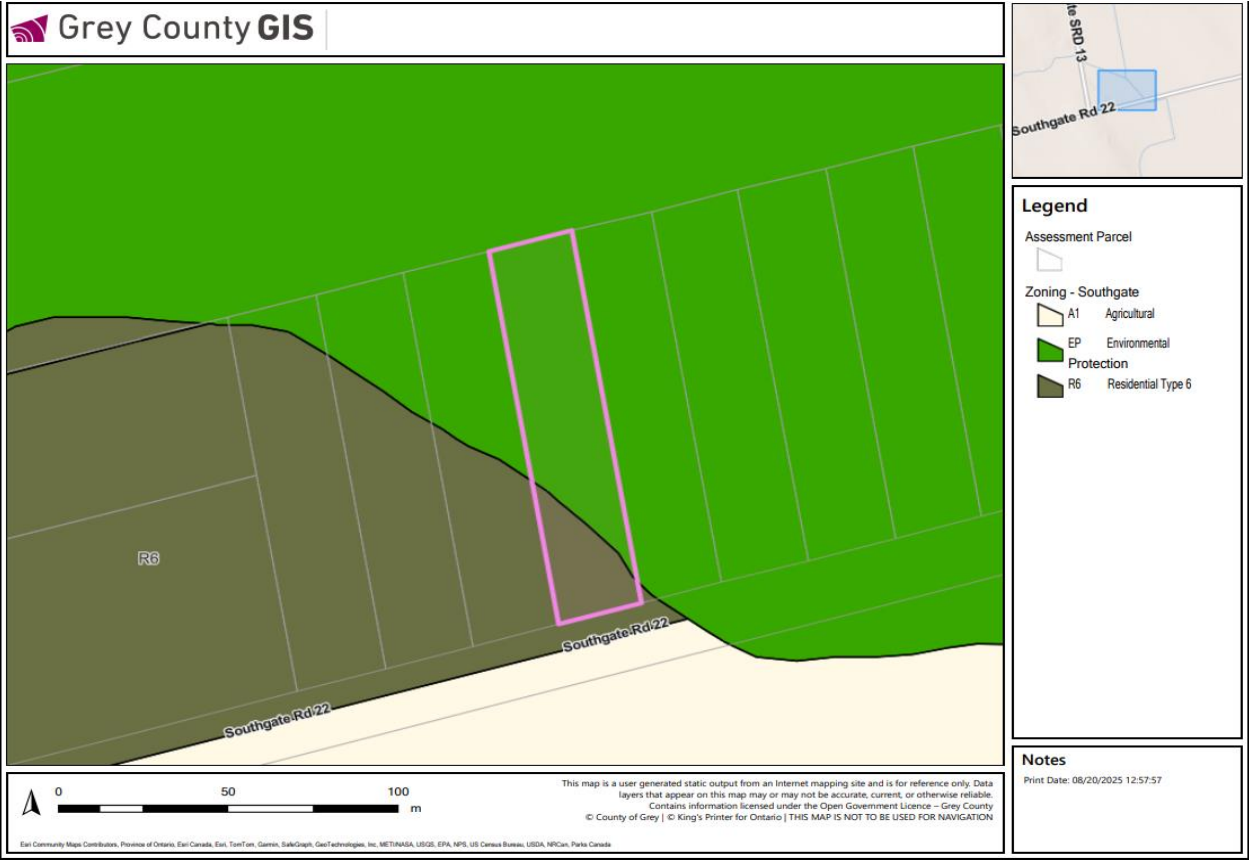
Township Official Plan

Land Use: Hazard Land



Township Zoning Bylaw

Environmental Protection (EP) and Residential Type 6 (R6)



Saugeen Valley Conservation Authority



Grey County Official Plan

