

Pre-Consultation Planning Summary Public Sale of Lands

Date	July 10, 2025
Name of Owner	Township of Southgate
Email of Applicant	lgreen@southgate.ca
Address of Site	271 Victoria Street East
Roll Numbers	42-07-110-001-12500
Legal	Plan 480 Block K Plan Lot 10
Description of Proposal	0.18 acre (0.07ha) property for Sale by Public Tender
Southgate Official Plan	Neighborhood Area
Southgate Zoning Bylaw	Residential Type 2 (R2)
Planning Contact	Victoria Mance vmance@southgate.ca



Notes

Lot Frontage +-15.49m on Victoria Street

Lot Depth +-45.38m on Elm St

Lot Area +- 0.071 ha

Township Official Plan

Land Use Designations: Neighborhood Area

Neighbourhood Area Designation: Refer to Section 5.2.1 for permitted uses and other applicable sections within the Township Official Plan.

Potential for Development: Refer to Section 5.2.1 in the Township Official Plan.

Potential For On-Farm Diversified Uses: Not applicable

-**Township Zoning Bylaw** Residential Type 2 (R2) zone permits single detached dwellings, accessory buildings/ structures and other uses set in Section 9.1 subject to applicable site and building regulations in Section 9.2 and other applicable requirements. General provisions throughout the zoning by-law will also apply.

-**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 Grand River Conservation Authority** has regulations and policies that apply. Conservation Authority planning and development policies and regulations may 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 Grand River Conservation Authority may 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 Grand River Conservation Authority.

Background Information

271 Victoria Street East, one parcel +/-0.18 acre (0.07ha)



Primary Address: 271 VICTORIA ST E	
ARN	420711000112500
ARN (19)	4207110001125000000
Primary Address	271 VICTORIA ST E
Municipality	Southgate
Property Use	Single family detached (not on water)
Legal Description	PLAN 480 BLK P PLAN LOT 10

Township Official Plan

Land Use Neighborhood Area



Township Zoning Bylaw

Residential Type 2 (R2)



Grand River Conservation Authority



Grey County Official Plan



