



2630 Baguley Road
Municipal Roll No. 4351 040 009 44700



PROPERTY INFORMATION

Information provided by the Municipal Property Assessment Corporation is as follows:

2011 Assessment: \$92,250.00

Frontage: Approximately 30.5 m (100 ft) on Baguley Road
(a year round road maintained by the municipality)

Area: Approximately .39 ha (.97 acre)

ZONING INFORMATION

The property at 2630 Baguley Road is legally described as Part of Lot 18, Concession 13, geographic Township of Tay, now in the Township of Severn, County of Simcoe. According to Zoning By-law #2010-65 of the Township of Severn, the subject property is zoned Shoreline Residential Two (SR2) and is designated Settlement Living Area in the Township Official Plan.

NOTE

“Two of the parcel registers for this property indicate that the current description may not be acceptable in the future. All tenderers are advised that the Township will provide a survey reference plan for those portions of the property prior to the Transfer to a successful purchaser”



ZONING INFORMATION (cont'd)

The following are permitted uses in the SR2 Zone:

- Single detached dwelling
- Home occupation

The full text and mapping of the Township's Zoning By-law #2010-65 and Official Plan are on the Township's website at www.townshipofsevern.com.

NOTE: The Corporation of the Township of Severn, its Officers and employees disclaim any liability for providing any of the information contained herein. Prospective tenderers should satisfy themselves as to its accuracy.

Aerial View of Property

