



Township of Southgate
Minutes of Committee of Adjustment

February 26, 2025
9:00 AM
Holstein Council Chambers

Members Present: Member Brian Milne
Member Barbara Dobreen
Member Martin Shipston

Members Absent: Member Jason Rice
Member Jim Ferguson
Member Monica Singh Soares
Member Joan John

Staff Present: Elisha Milne, Secretary-Treasurer
Holly Malynyk, Legislative & Records Coordinator
Victoria Mance, Junior Planner
Kenneth Melanson, Senior Manager, Development &
Community Services
Phil Schram, Chief Building Official

Others Present: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Chair Shipston called the meeting to order at 9:01 AM.

2. Confirmation of Agenda

Moved By Member Milne
Seconded By Member Dobreen

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member Dobreen

Seconded By Member Milne

Be it resolved that the Committee approve the minutes from the January 22, 2025 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A1-25 - Wendy and Eppe Bos, Con 5, Lot 11, Geographic Township of Proton, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for a link to the application documents on the Township website.

5.1.2 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, the Historic Saugeen Metis and the Southgate Public Works Department. There were no comments received from members of the public.

5.1.3 Applicant or Agent

The Applicant, Wendy and Eppe Bos, were in attendance and available for any questions.

5.1.4 Committee Member Questions

Member Dobreen questioned the 120m set back requirement to Wetlands as the Province has reduced the setback requirement and inquired about who is responsible for updating the GIS Mapping per the SVCA comments and Junior Planner Victoria Mance provided a response.

5.1.5 Comments and Planning Report

Junior Planner Victoria Mance reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.1.6 Members of the Public to Speak

Deborah Cochrane was in attendance and spoke in support of the application.

Rebecca Baker was in attendance and spoke in support of the application.

5.1.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

5.1.8 Approval or Refusal

Moved By Member Dobreen

Seconded By Member Milne

Be it resolved that Staff Report PL2025-019 regarding Minor Variance File A1-25 to expand a non-conforming use under Section 5.30(b) of the Zoning By-law by Wendy and Eppe Bos for 085351 Grey Road 14 be received for information; and

That Committee approve Minor Variance A1-25 to reduce the required 120 metre distance from areas zoned as Wetland Protection Zone (W) to allow a 63 square metre addition to the existing dwelling that includes a secondary apartment subject to the following conditions;

That remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law met; and

That conditions of any permit obtained from the Saugeen Valley Conservation Authority are met.

Carried

6. Adjournment

Moved By Member Milne

Seconded By Member Dobreen

Be it resolved that the Committee adjourn the meeting at 9:16 AM.

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Milne