



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed February 26, 2025 at 9:00 am for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 and **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

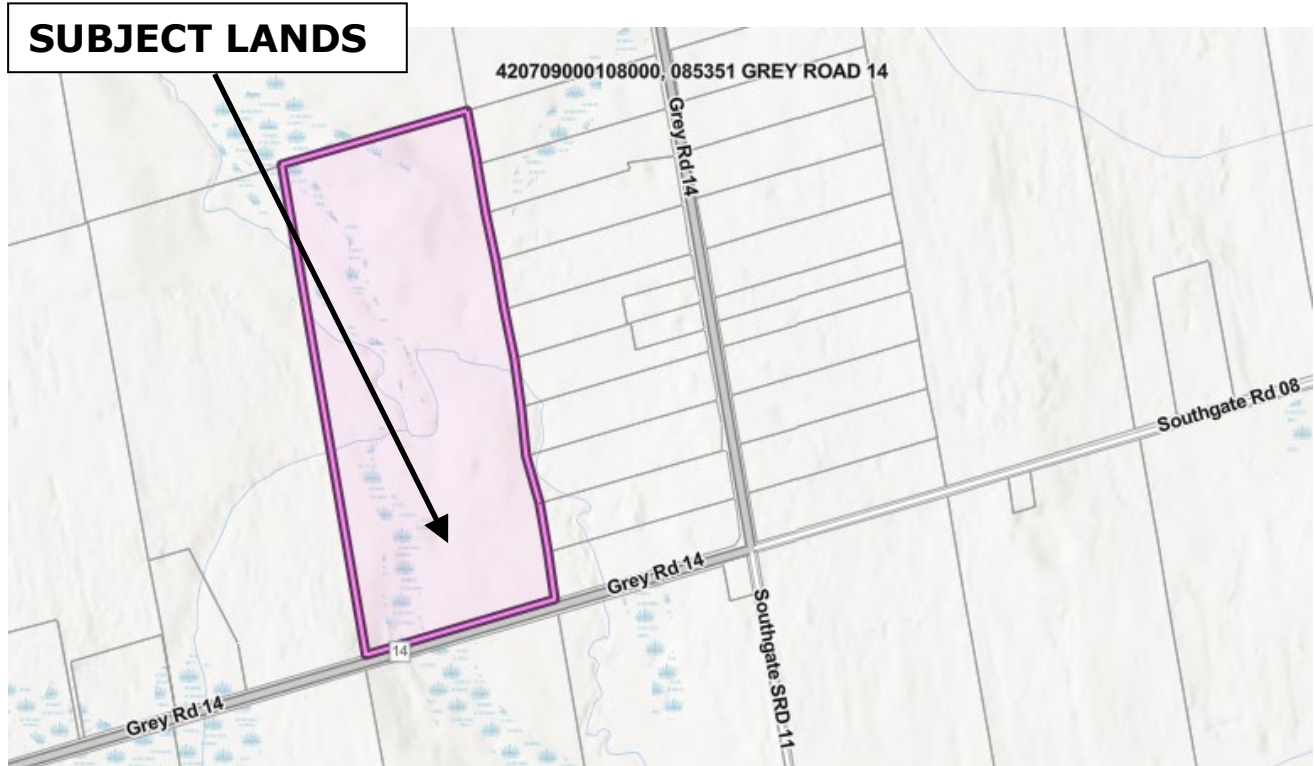
APPLICATION FOR MINOR VARIANCE - FILE NO. A1-25

OWNERS: Wendy and Eppe Bos

Description and Key Map of the Subject Land

Legal Description: Con 5, Lot 11, Geographic Township of Proton, Township of Southgate

Civic Address: 085351 Grey Road 14



The Purpose of the application is to permit an addition to the existing home located on the subject property. The proposed addition will contain an additional residential unit. The existing building is considered a non-conforming use due to its location within an Environmental Protection Zone (EP) Zone without the required 120 metre setback from the Wetland (W) Zone on-site (Section 5.25 of the Zoning By-law). Permission is requested under Section 45(2)(a) of the Ontario Planning Act and Section 5.20(b) to expand a non-conforming use on the subject lands.

The Effect of the application is to permit an addition to the existing single detached dwelling containing a second (additional) dwelling unit. The addition would expand the non-conforming detached dwelling already within the EP zone with less than a 120-metre setback from the Wetland Zone.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land->

[use/planning-applications-and-public-notices/](#)

When requesting information please quote File No. **A1-25**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
Phone: (519) 923-2110 ext. 232
Toll Free: 1-888-560-6607
Fax: (519) 923-9262
Email: emilne@southgate.ca