



Minor variance application

Subject land information				
Names and addresses of any mortgages, holders, charges or other encumbrances: Land owned by Arthur Simpson, mortgage through BMO				
Nature and extent of relief applied for: The ACW Zoning Bylaw States that: "no new dwelling...shall be established within 450 meters of a commercial scale wind energy facility (on a separately titled lot) or within the distance established in the Ministry of Environment's Certificate of Approval for Noise". Our proposed residence is compliant with the 450 meter setback, but falls within the 550 meters of a turbine on a separately titled lot.				
Why is not possible to comply with the provisions of the by-law? We are in compliance with the Township's 450m setback and we feel the 550m setback does not pertain to us as we are participants to the wind farm and are therefore exempt. This is the preferred location of the house. We have altered our location to be in compliance with the 450 m setback.				
Is any of the subject land in Wellhead Protection Area C? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown				
If YES, please obtain a Restricted Land Use Permit from the Risk Management Official.				
Property access by Municipal road maintained all year around				
Will this proposal result in adding or changing the location of any driveway/accessed/entrances? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Dimensions of Land affected:	Frontage	Area	Depth	Width of Street
	400	528000	1320	7.5
Particulars of all buildings and structures on or proposed for the subject land (specify ground floor area, number of storeys, width, length, height, etc.)				
Existing none		Proposed Private residence: 2 storeys Above grade square footage: 3,146 sq.ft Approx Width & Length: 99' (30.17m) x 53' (16.15m)		
Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear, and front lot lines)				
Existing none		Proposed Dimension to West property limit: ~285m Dimension to East property limit: ~81m Dimension to North property limit: ~554m		
Date of construction of all buildings and structures on subject land 2025-09-01		Date of acquisition of subject land 2000		
Existing uses of the subject property agriculture		Existing uses of abutting properties agriculture / primary residence		
Length of time the existing uses of subject property have continued 50 + years				

Municipal services available (check all that apply) <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="width: 33%;"><input type="checkbox"/> Water - Connected</div> <div style="width: 33%;"><input type="checkbox"/> Public owned</div> <div style="width: 33%;"><input type="checkbox"/> Privately owned</div> <div style="width: 33%;"><input type="checkbox"/> Communal well</div> <div style="width: 33%;"><input type="checkbox"/> Lake</div> <div style="width: 33%;"><input type="checkbox"/> Sewage disposal - Connected</div> <div style="width: 33%;"><input type="checkbox"/> Sanitary Sewers</div> <div style="width: 33%;"><input type="checkbox"/> Septic system</div> <div style="width: 33%;"><input type="checkbox"/> Privy</div> <div style="width: 33%;"><input type="checkbox"/> Storm drainage - Connected</div> <div style="width: 33%;"><input type="checkbox"/> Storm sewer</div> <div style="width: 33%;"><input type="checkbox"/> Ditches</div> <div style="width: 33%;"><input type="checkbox"/> Swales</div> <div style="width: 33%;"><input type="checkbox"/> Other</div> </div>	
Is the property assessed to a Municipal Drain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Present Official Plan provisions applying to the land Agriculture and natural environment	
Present Zoning By-law provisions applying to the land AG1, NE1	
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.	
Date of Applicant's consultation meeting with County Planner 2025-06-25	Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? <input type="checkbox"/> Yes - Please submit a fee of \$220.00 made payable to the Treasurer, County of Huron <input checked="" type="checkbox"/> No
Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please indicate file number CA-3540-P-2025-63

Instructions

Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.