



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Jim Wiebe
Address: 9525 Springwater Rd St. Thomas
Telephone (home): 519 619 0811 (business) _____
E-Mail: bigjimwiebe@hotmail.com
2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:

Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
3. When was the subject land acquired by the current owner? 2007
4. Name of Agent (if any): Anna Volekaert - Coldwell Banker
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____
5. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): 27
Concession No.: 9 Lot No.(s): 28
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 9525 Springwater Rd Yarmouth
6. Municipality of Central Elgin Official Plan: _____
Designation of the subject lands: Agricultural
7. Current applicable Zoning By-law: Township of Yarmouth
Current applicable zone: OS1

8. What is the present use(s) of the subject lands? Farm

How long has this use(s) continued on the subject lands? A long time

9. What is the proposed use of the subject lands? Farm

10. Nature and extent of relief from the zoning by-law: To permit ARU on or private septic system.
To permit an ARU with a maximum height of 6 meters

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: To prevent on Municipal sewers not available. To provide a dwelling unit for accommodation

11. Dimensions of the subject lands: See attached plan
Frontage (m): _____ on _____ Street/Road/Highway
Depth (m): _____
Area (m²): _____

12. Access to the subject lands is provided by:

- ☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary): See attached plan

EXISTING

BUILDING 1

BUILDING 2

BUILDING 3

Building type: _____
Length (m): _____
Width (m): _____
Height (m): _____
No. of storeys: _____
Ground floor area (m²): _____
Gross floor area (m²): _____
Parking area (m²): _____
Setback, front lot line (m): _____
Setback, rear lot line (m): _____
Setback, side lot line (m): _____
Setback, side lot line (m): _____
Date constructed: _____

See attached plan

PROPOSED

BUILDING 1

BUILDING 2

BUILDING 3

Building type: Storage building with attached residential unit
Length (m): _____
Width (m): _____
Height (m): _____
No. of storeys: _____
Ground floor area (m²): _____
Gross floor area (m²): _____
Parking area (m²): _____
Setback, front lot line (m): _____
Setback, rear lot line (m): _____
Setback, side lot line (m): _____
Setback, side lot line (m): _____

14. Potable water will be supplied to the subject lands through:
☒ Publicly owned and operated piped water system.
☐ Privately owned and operated individual or communal well.
☐ Lake or other water body.
☐ Other means. Explain: _____
15. Sewage disposal will be supplied to the subject lands through:
☐ Publicly owned and operated sanitary sewage system.
☒ Privately owned and operated individual or communal septic system.
☐ A privy.
☐ Other means. Explain: _____
16. Storm drainage will be supplied to the subject lands through:
☐ Publicly owned and operated storm sewer system.
☐ Privately owned and operated storm sewer system.
☒ Ditches and swales.
☐ Other means. Explain: _____
17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☒ No
File No.: _____ Status: _____
(b) For approval of a consent under Section 53. ☒ Yes ☐ No
File No.: 27/03 Approved Status: Approved
(c) For approval of minor variance/permission under Section 45. ☐ Yes ☒ No
File No.: _____ Status: _____
18. This application must be accompanied by a digital sketch, in metric, showing as applicable:
✓ The boundaries and dimensions of the subject lands;
✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
(i) are located on the subject land and on land that is adjacent to it; and
(ii) in the applicant's opinion, may affect the application.
✓ The current uses of land that is adjacent to the subject land; (continued on next page)

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$534.50**.

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Jim Wiebe of St. Thomas
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the

City of St. Thomas

In the County of Elgin

this 24th

day of July A.D. 2025

Crystal Marie Penney
A Commissioner, etc.

[Signature]
Signature of Owner or Authorized Agent

**Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas,
Expires September 21, 2025.**

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Jim Wiebe Carroll Wiebe, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Jim Wiebe to prepare and submit an Application for a Minor Variance.

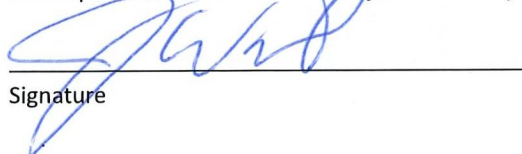

Signature
24 07 2025
Day Month Year

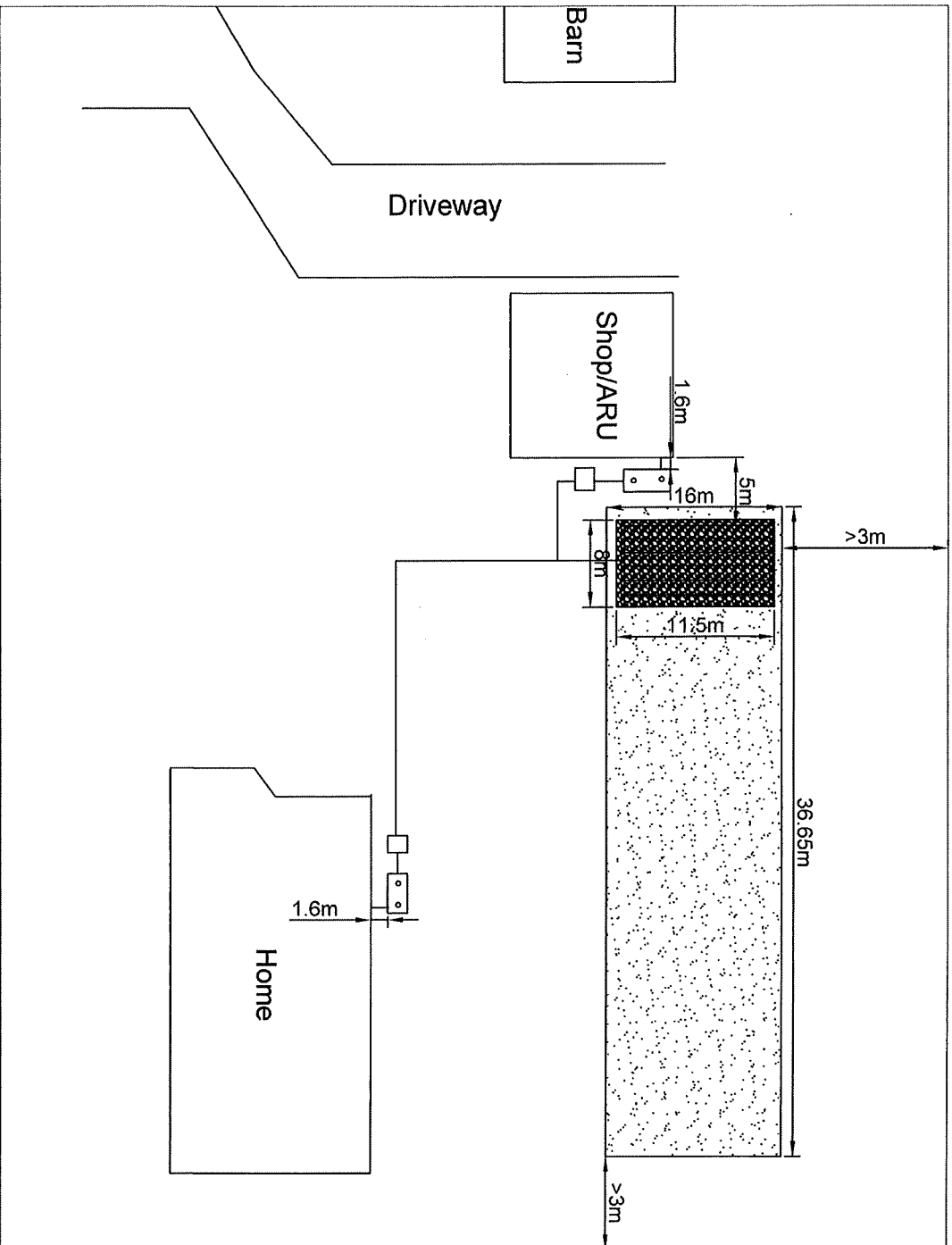
Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Jim Wiebe (please print name) the ☒ Owner ☐ Applicant ☐ Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

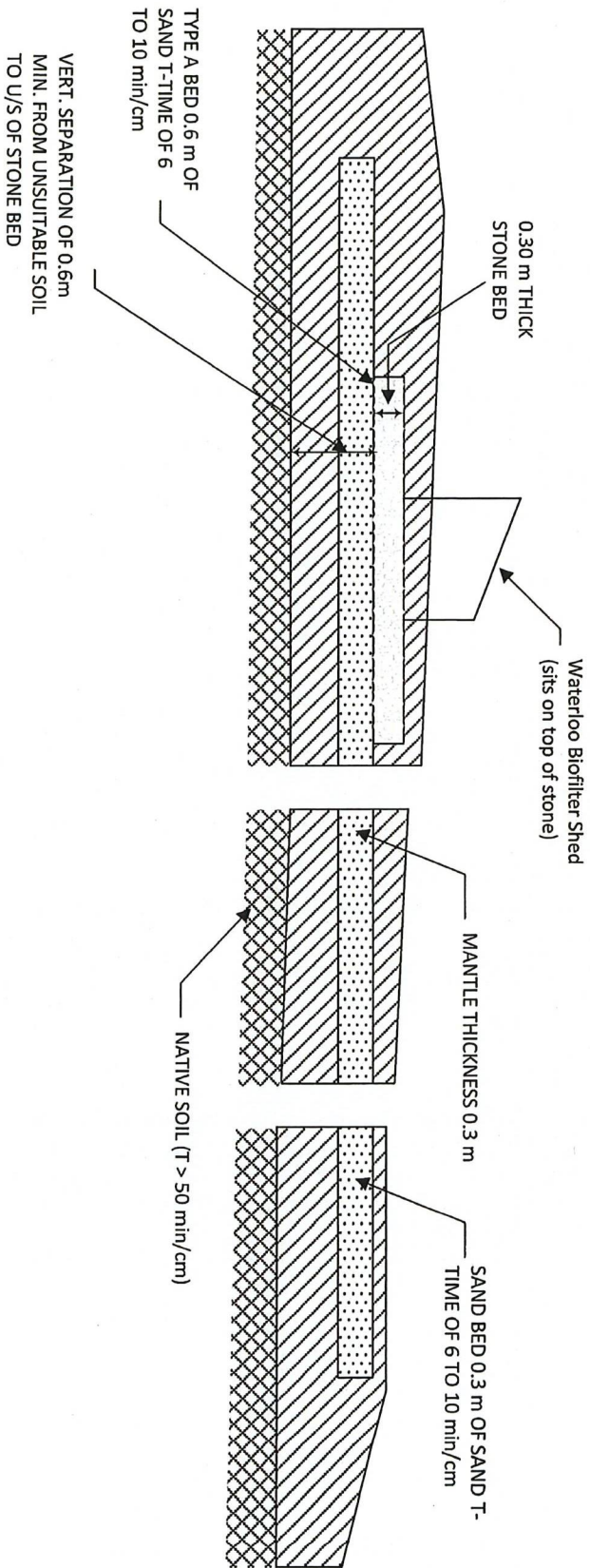
 24 07 2025
Signature Day Month Year



Springwater Road - Jim Wiebe

septic: 3600L septic tank & Ecoflo STB-750PR House septic: ---

A Bad Ground: 12m v 22 25m bad Ground: 9m v 11 5m Distance of 10 5m 1m north



	GENERAL NOTES: DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERROR OR OMISSIONS TO THE ESI INC. PRIOR TO COMMENCING OR PROCEEDING WITH ANY WORK ON THIS PROJECT. ALL DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF EXACTSEPTICS INC AND SHALL NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT.		 43870 Talbot Line, St. Thomas, ON N5P3S7 www.exactseptic.ca Direct: 519-207-0104	Description of Drawing	CHECK SCALE PRINT MAY BE PHOTO-REDUCED _____ 1 m ALL MEASUREMENTS TO BE CHECKED BY THE CONTRACTOR ON THE JOB.	Project NO: 187C17 DRAWN BY: Changling Luo CHECKED BY: Changling Luo DATE: Mar 19, 2017 SCALE: AS NOTED DRAWING NO:
1 NO REVISION	Issued for review Sep-07-17 DATE					

Changling Luo, P. Eng
 Email: changling.luo@exactseptic.ca

Siderview of Septic System Design

DETAIL NO.
REFERENCE SHEET NO.



**ERIKA
FRIESE DESIGN**
London, Ontario

info@erikafdesign.ca

WIEBE RESIDENCE

RENOVATION
9525 Springwater Rd
St Thomas, ON N5P 3S7

**EXTERIOR
ELEVATION**

Date: 2025.06.06
Drawn By: Shanellie G.

A1

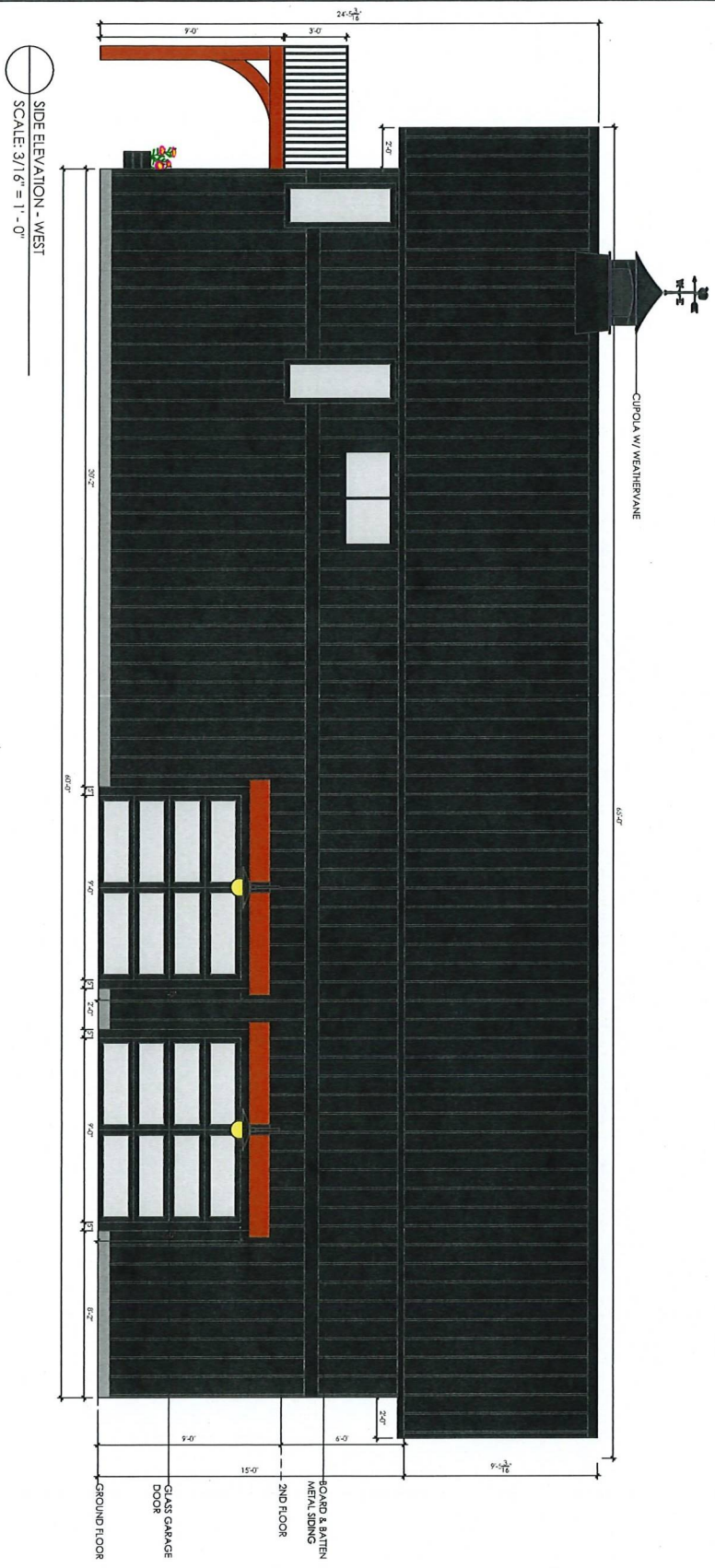
PROGRESS DRAWINGS

This drawing package is not intended to be used for fabrication purposes. All content is subject to change. Drawing not to scale.

DRAWING NOTES

EXISTING SITE CONDITIONS AND DIMENSIONS TO BE VERIFIED BEFORE PROCEEDING. PROVIDED DIMENSIONS IN DRAWINGS ARE APPROXIMATE AND SUBJECT TO CHANGE AFTER SITE VERIFICATION.
CONTACT DESIGNER BEFORE WORK COMMENCEMENT.





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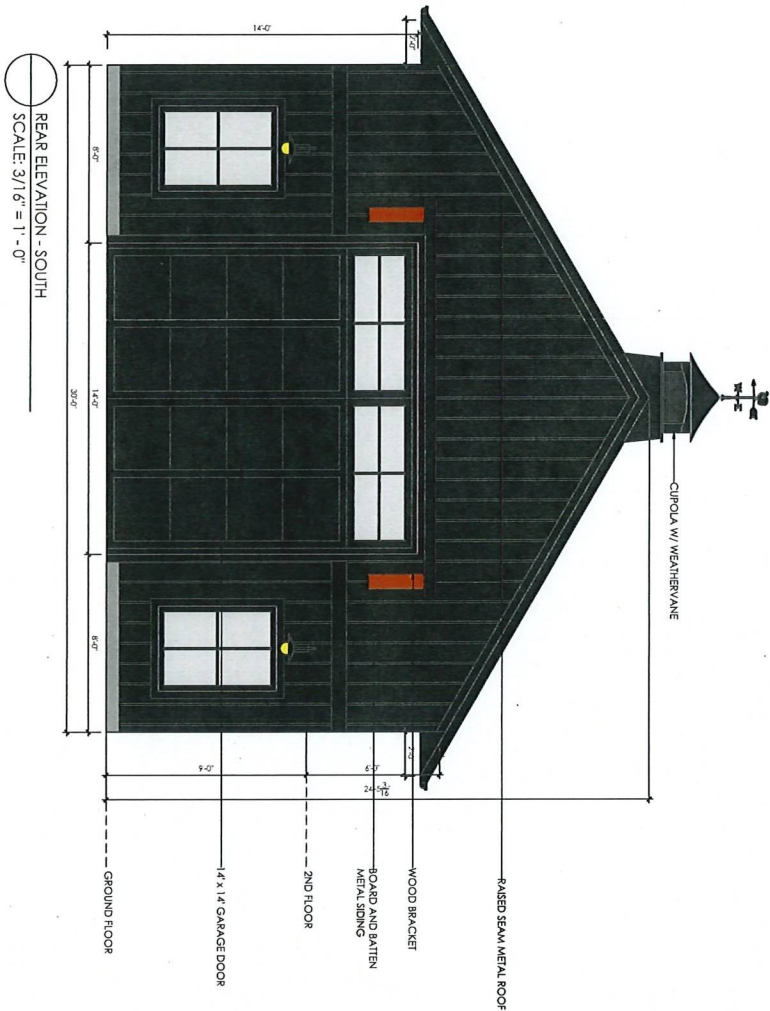
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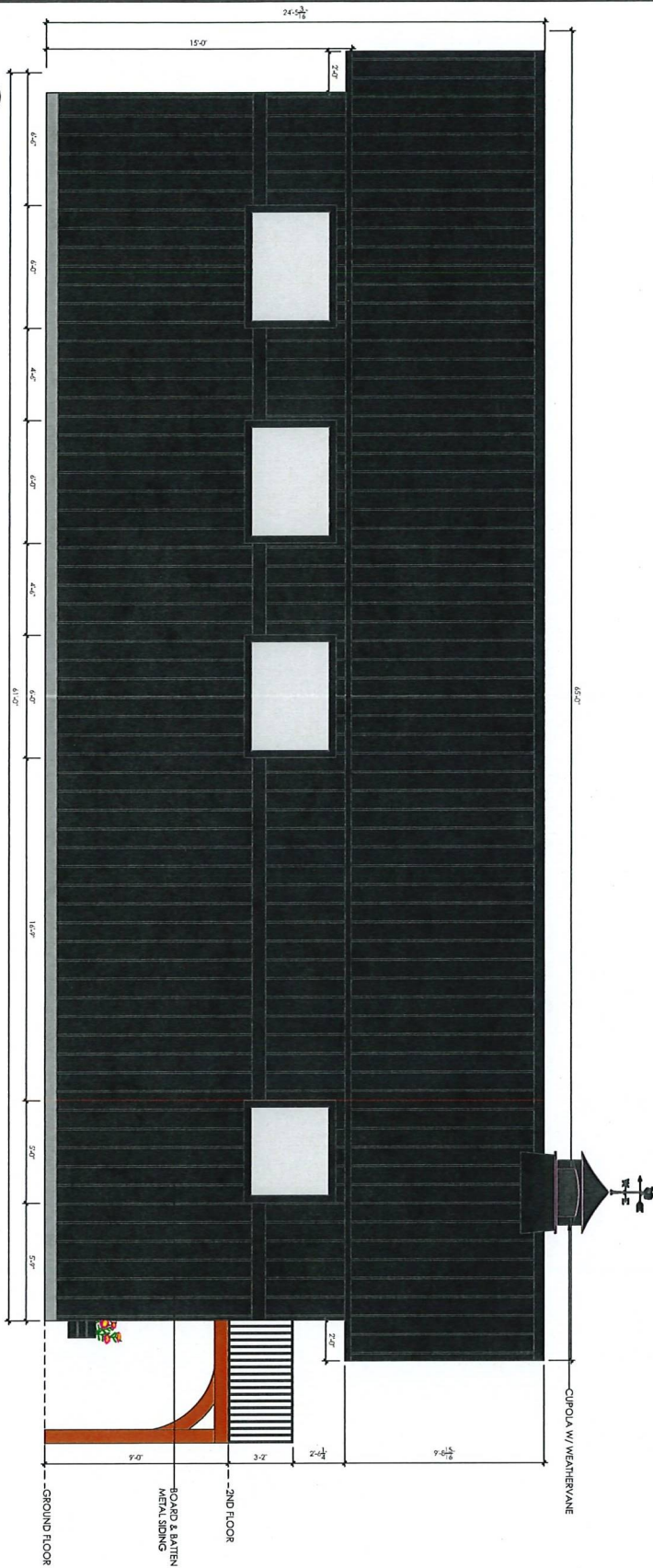
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Date: 2025.06.06
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A1



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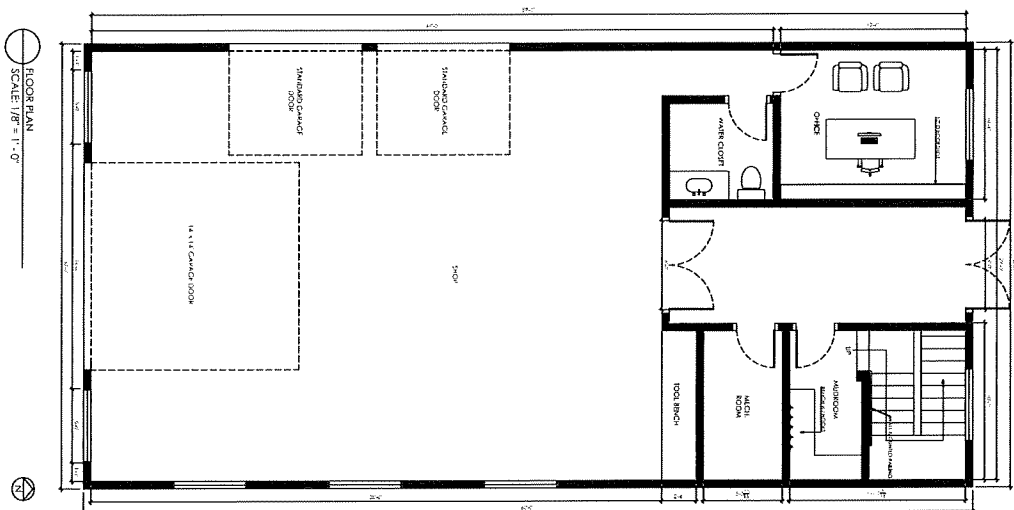
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EXISTING
QUONSET HUT
(SIZE APPROX.)

71

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FRIESEN DESIGN**
London, Ontario

info@etdesign.ca

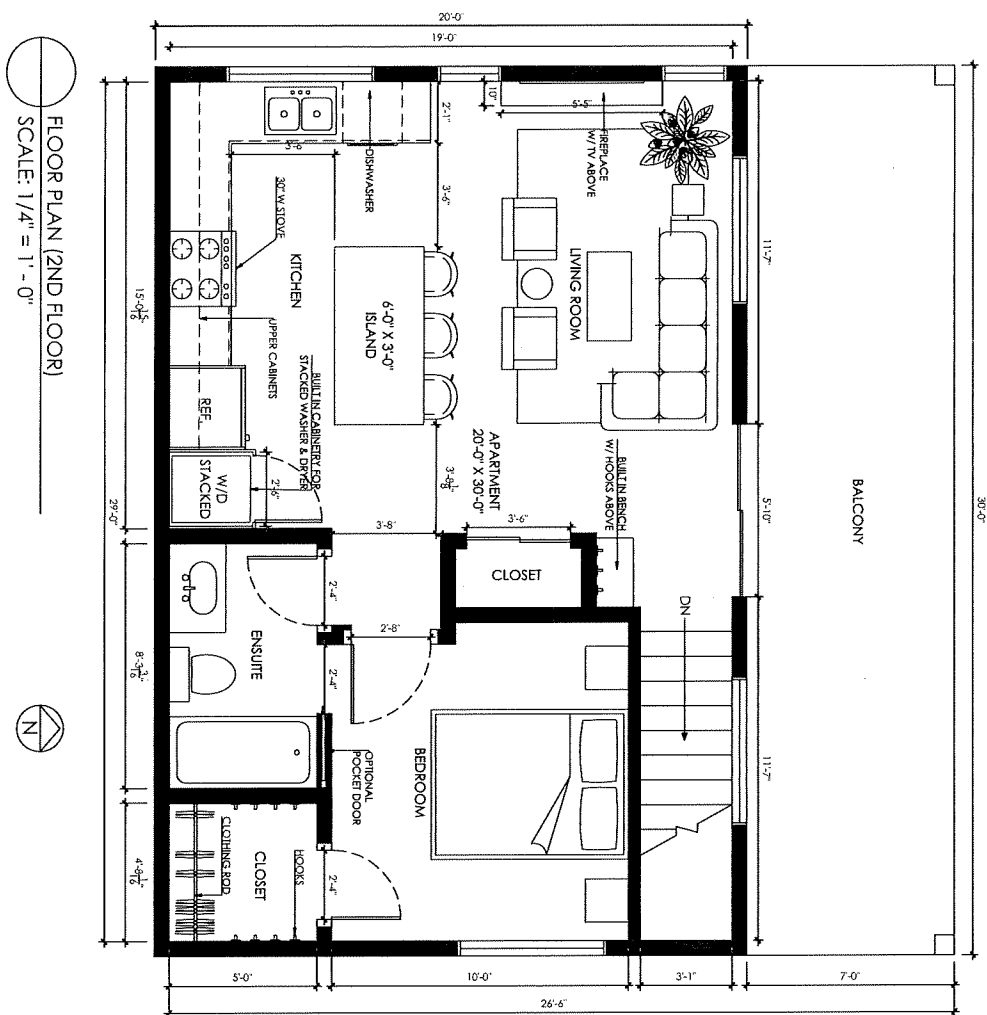
RENOVATION

9525 Springwater Rd
St Thomas, ON N5P 3S7

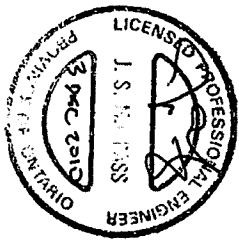
SHOP FLOOR PLAN

Date:	2025.06.06
Drawn By:	Shanelle G.

➤



The Corporation of the Municipality of Central Services Department
 This document is approved by the Physical Services Department
 Notes: *Final grading approved.*



Signature: *J.S. Malpass*

Date: *December 8, 2010*

KEY PLAN N.T.S.

