



**REVISED NOTICE OF PUBLIC HEARING  
TOWN OF PLYMPTON-WYOMING  
COMMITTEE OF ADJUSTMENT**

**SEVERANCE APPLICATION No: B-07/24**

**TAKE NOTICE THAT** an application has been made by Brown, Beattie, O'Donovan LLP, agent for VanderMolen Homes Inc, with respect to the property known as:

**Parts 1, 2, and 5 Plan 25R-11339  
Town of Plympton-Wyoming  
489 and 491 Main Street**

The applicant is requesting permission to sever **503.58 square metres (5,420 ft<sup>2</sup>)** from the above noted property. The subject lands have an existing semi-detached dwelling, and the proposed severance would occur along the common wall. The subject property is zoned Residential 2(6) [R2(6)] as per the Town of Plympton-Wyoming Zoning By-law 97 of 2003.

**AND FURTHER TAKE NOTICE** that the public hearing is scheduled for:

**5:15 P.M., March 5<sup>th</sup>, 2024**

in the Council Chambers at 546 Niagara Street, Wyoming, Ontario

**OR**

The meeting will be streamed live and recorded for public viewing on the Town's YouTube page using the following link: [www.youtube.com/@townofplymptonwyoming/streams](https://www.youtube.com/@townofplymptonwyoming/streams)

Applicants, proponents, and delegates must make a request to [LSmeekens@plympton-wyoming.ca](mailto:LSmeekens@plympton-wyoming.ca) to receive instructions on how to attend a meeting virtually as a participant.

You are entitled to be part of this public hearing to express your views about this application or you may be represented by Counsel for that purpose. The following are options for your participation:

- letter sent via post mail to the address below;
- drop off a letter in the dropbox at the office (address below);
- e-mail the Secretary-Treasurer, Lisa Smeekens, at [LSmeekens@plympton-wyoming.ca](mailto:LSmeekens@plympton-wyoming.ca);
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekens, by 12:00 p.m. (noon) on March 5<sup>th</sup>, 2024 for instructions.

If you are aware of any persons interested or affected by this application who have not received a copy of this notice, it would be appreciated if you would so inform them.

Signed, written submissions regarding the application will be accepted by the Secretary-Treasurer prior to or during the hearing of the application at the address below and shall be available to any interested person for inspection.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

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 Secretary-Treasurer, Lisa Smeekens. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Additional copies of this notice or further information regarding the application is available to the public for inspection at the Town office, Town of Plympton-Wyoming, 546 Niagara Street, Wyoming, Ontario N0N 1T0 during general office hours (8:30am-4:30pm Monday-Friday, excluding holidays).

Dated this 22<sup>nd</sup> day of February 2024

Lisa Smeekens  
Secretary-Treasurer  
Committee of Adjustment  
Town of Plympton-Wyoming  
546 Niagara St. PO Box 250  
Wyoming, ON N0N 1T0  
(519) 845-3939  
[LSmeekens@plympton-wyoming.ca](mailto:LSmeekens@plympton-wyoming.ca)



**NOTICE OF PUBLIC HEARING  
TOWN OF PLYMPTON-WYOMING  
COMMITTEE OF ADJUSTMENT**

**SEVERANCE APPLICATION No: B-08/24**

**TAKE NOTICE THAT** an application has been made by Brown, Beattie, O'Donovan LLP, agent for VanderMolen Homes Inc, with respect to the property known as:

**Parts 3 and 4 Plan 25R-11339  
Town of Plympton-Wyoming  
487 and 485 Main Street**

The applicant is requesting permission to sever 393 square metres (4,230 ft<sup>2</sup>) from the above noted property. The subject lands have an existing semi-detached dwelling, and the proposed severance would occur along the common wall. The subject property is zoned Residential 2(6) [R2(6)] as per the Town of Plympton-Wyoming Zoning By-law 97 of 2003.

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**5:15 P.M., March 5<sup>th</sup>, 2024**

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Dated this 20<sup>th</sup> day of February 2024

Lisa Smeekens  
Secretary-Treasurer  
Committee of Adjustment  
Town of Plympton-Wyoming  
546 Niagara St. PO Box 250  
Wyoming, ON N0N 1T0  
(519) 845-3939  
[LSmeekens@plympton-wyoming.ca](mailto:LSmeekens@plympton-wyoming.ca)

UTM GRID NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS "1" AND "2", BY REAL TIME NETWORK (RTN) OBSERVATIONS, LEICA GPS SMARTNET NETWORK, UTM ZONE 17, NAD83 (CSRS) EPOCH(2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996677

OBSERVED REFERENCE POINTS (ORPs) U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4755778.178	409108.633
ORP 2	4755734.861	409147.708
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

NOTES & LEGEND

BEARINGS ARE UTM GRID, DERIVED FROM THE NORTH LIMIT OF MAIN STREET, HAVING A BEARING OF N88°29'00"W, AS SHOWN ON PLAN 25R-10933.

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT PLANTED
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
AGM	DENOTES ARCHIBALD, GRAY & McKAY LTD., O.L.S.'s
MS	DENOTES MONTEITH & SUTHERLAND LTD., O.L.S.'s
P1	DENOTES PLAN 25R-10933
N1	DENOTES AGM PL-M075-CONTROL
E1	DENOTES EASEMENT OVER PART 5 ON PLAN 25R-10933 AS IN LA242611
P	DENOTES PORCH
CB	DENOTES CATCH BASIN

PART SCHEDULE			
PART	LOT	CONCESSION/PLAN	P.I.N.
1	PART OF 16	CONCESSION 2	PART OF 43113-0682
2	PART OF 16		PART OF 43113-0682
3	PART OF 16		PART OF 43113-0681
4	PART OF 16		PART OF 43113-0681
5	PART OF 16		PART OF 43113-0682

PARTS 1 & 2 COMPRISE ALL OF PIN 43113-0682  
PARTS 3 & 4 COMPRISE ALL OF PIN 43113-0681  
PART 5 IS SUBJECT TO AN EASEMENT AS IN LA242611

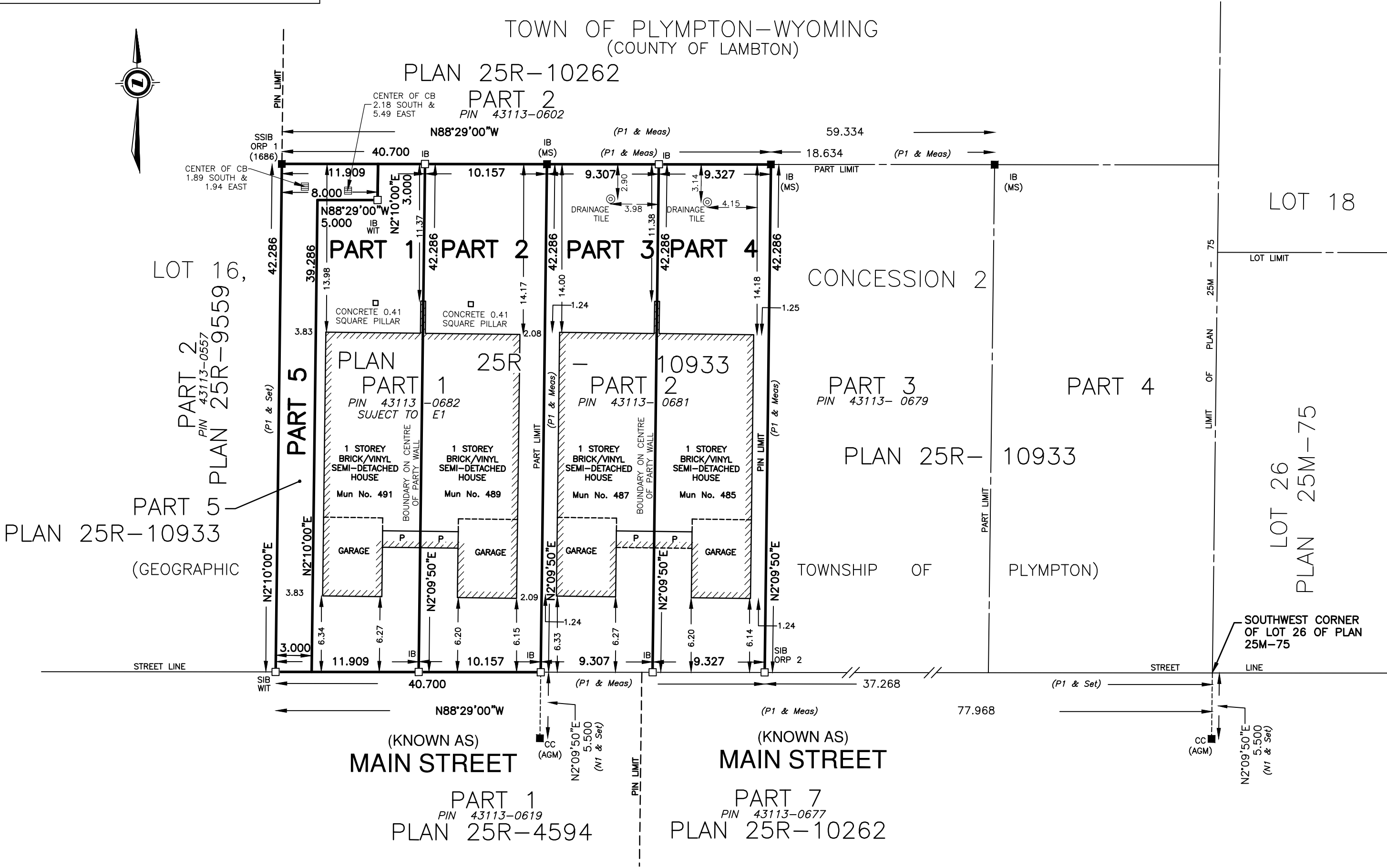
PLAN 25R-11339

Received and deposited

July 24<sup>th</sup>, 2023

Erin Noble

Representative for the  
Land Registrar for the  
Land Titles Division of  
Lambton (No.25)



PLAN OF SURVEY  
OF PART OF  
LOT 16, CONCESSION 2  
(GEOGRAPHIC TOWNSHIP OF PLYMPTON)  
IN THE  
TOWN OF  
PLYMPTON-WYOMING  
COUNTY OF LAMBTON  
SCALE 1:300  
5 4 3 2 1 0 5 10 20  
SCALE IN METRES  
2023  
ARCHIBALD, GRAY & McKAY LTD.  
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 10th DAY OF JULY, 2023

July 18, 2023

DATE

THOMAS J. STIRLING  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO  
AOLS PLAN SUBMISSION FORM NUMBER V55456.



**ARCHIBALD, GRAY & McKAY LTD.**  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE 519-685-5300 FAX 519-685-5303  
EMAIL info@agm.on.ca WEB www.agm.on.ca

PLAN • SURVEY • ENGINEER

DRAWN BY: JP	DIGITAL FILE: M75P1-2RP.dwg	PLAN No:
CHECKED BY: TJS		2 - Z - 8659
Plot date: Jul 19, 2023	FILE No: PL-M075-02-21	

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.