



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

CONSENT APPLICATION No: B-20/24

TAKE NOTICE THAT an application has been made by Jack and Liz Koetsier (Schnare as agent), with respect to the property known as:

CON 7 S PT LOT 22
Town of Plympton-Wyoming
6242 Blue Heron Dr

The applicant is requesting permission to sever the lot municipally known as 6242 Blue Heron Dr into two portions. The proposed first portion is approximately 7.53 ha (18.60 acres) and is to be added to the balance of the lands municipally known as 5249 Egremont Rd, which is approximately 32.43 ha (80.14 acres), to create a lot of approximately 39.96 ha (98.74 acres). The proposed second portion is approximately 12.71 ha (31.40 acres) and is to be added to the balance of the lands known as 5202-5218 Michigan Line, which is approximately 20.23 ha (50 acres), to create a lot of approximately 32.94 ha (81.40 acres). The subject lands are zoned Agricultural-1 (A1) and Woodlot (WD) as per the Town of Plympton-Wyoming's Zoning By-law 97 of 2003. The resulting farm parcel at 5202-5218 Michigan Line would not meet the required minimums as per Table A of the Zoning By-law, thus, approval of this consent results in a necessary Minor Variance, A-26/24, to be heard concurrently with this proposal.

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

5:30 P.M., December 10th, 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

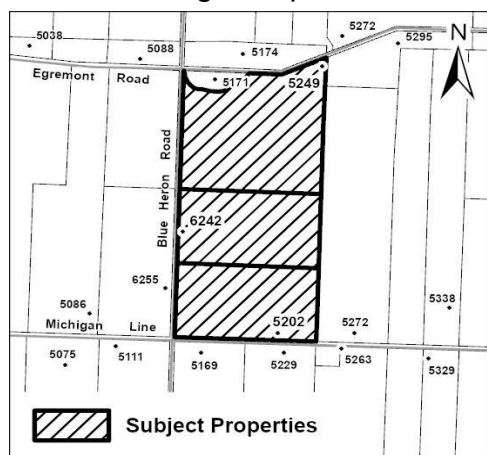
Applicants, proponents, and delegates must make a request to MBaird@plympton-wyoming.ca to receive instructions on how to attend a meeting virtually as a participant.

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, Mackenzie Baird, at MBaird@plympton-wyoming.ca;
- address the Committee directly by informing the Secretary-Treasurer, Mackenzie Baird, by 12:00 p.m. (noon) on December 10th, 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, Committee Agenda or Committee 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, Mackenzie Baird. 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 25th day of November 2024
Mackenzie Baird
Secretary-Treasurer, Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250, Wyoming, ON N0N 1T0
(519) 845-3939 MBaird@plympton-wyoming.ca



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

MINOR VARIANCE APPLICATION No: A-26/24

TAKE NOTICE THAT an application has been made by Jack and Liz Koetsier (Schnare as agent) with respect to the property known as:

CON 7 S PT LOT 22
Town of Plympton-Wyoming
5202-5218 Michigan Line

The subject property is zoned Agricultural - 1 (A1). Consent application B-20/24, which will be heard concurrently with this proposal, is requesting permission to sever a 12.71 ha (31.40 acres) from the lands municipally known as 6242 Blue Heron Dr to be added to the balance of the lands known municipally as 5202-5218 Michigan Line, which is currently approximately 20.23 ha (50 acres). The following variances from Zoning By-law 97 of 2003 have been requested:

- 1) A variance of 5.06 ha (12.50 acres) to permit the approximate area of the resulting farm parcel to be 32.94 ha (81.40 acres) notwithstanding the required minimum area of 38ha (93.90 acres) as per Table A

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A certified copy of the decision, together with notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who participated in the public hearing via one of the four (4) options listed above and those who filed with the Secretary-Treasurer a written request to be notified of the decision.



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Dated this 25th day of November 2024
Mackenzie Baird
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Committee of Adjustment
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