



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

MINOR VARIANCE APPLICATION No: A-06/24

TAKE NOTICE THAT an application has been made by TBouma Design, agent for Andrew & Vanessa Hadley, with respect to the property known as:

**Plan 448 Lot 4
Town of Plympton-Wyoming
4270 Bluepoint Dr**

The subject property is zoned Environmental Protection – Lakeshore (EP-L). The application is proposing a single detached dwelling which is permitted in the EP-L zone. The following variance has been requested:

- 1) A variance of approximately 176.7 square metres (1,902 square feet) to permit the approximate gross floor area to be 451.7 square metres (4,862 square feet) notwithstanding the required minimum area of 275 square metres (2,960 square feet) as per Table B of the Zoning By-law 97 of 2003.

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

5:15 P.M., March 12th, 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 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;
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekens, by 12:00 p.m. (noon) on March 12th, 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.

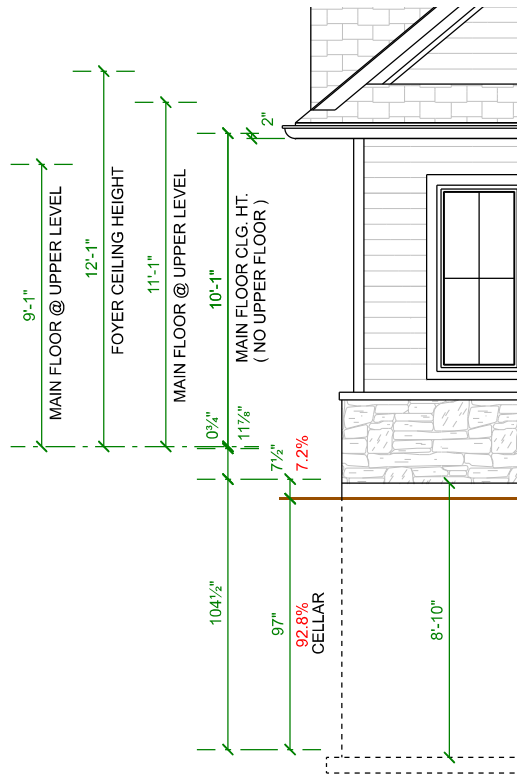
A certified copy of the decision, together with notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who participated in the public hearing via one of the four (4) options listed above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

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).

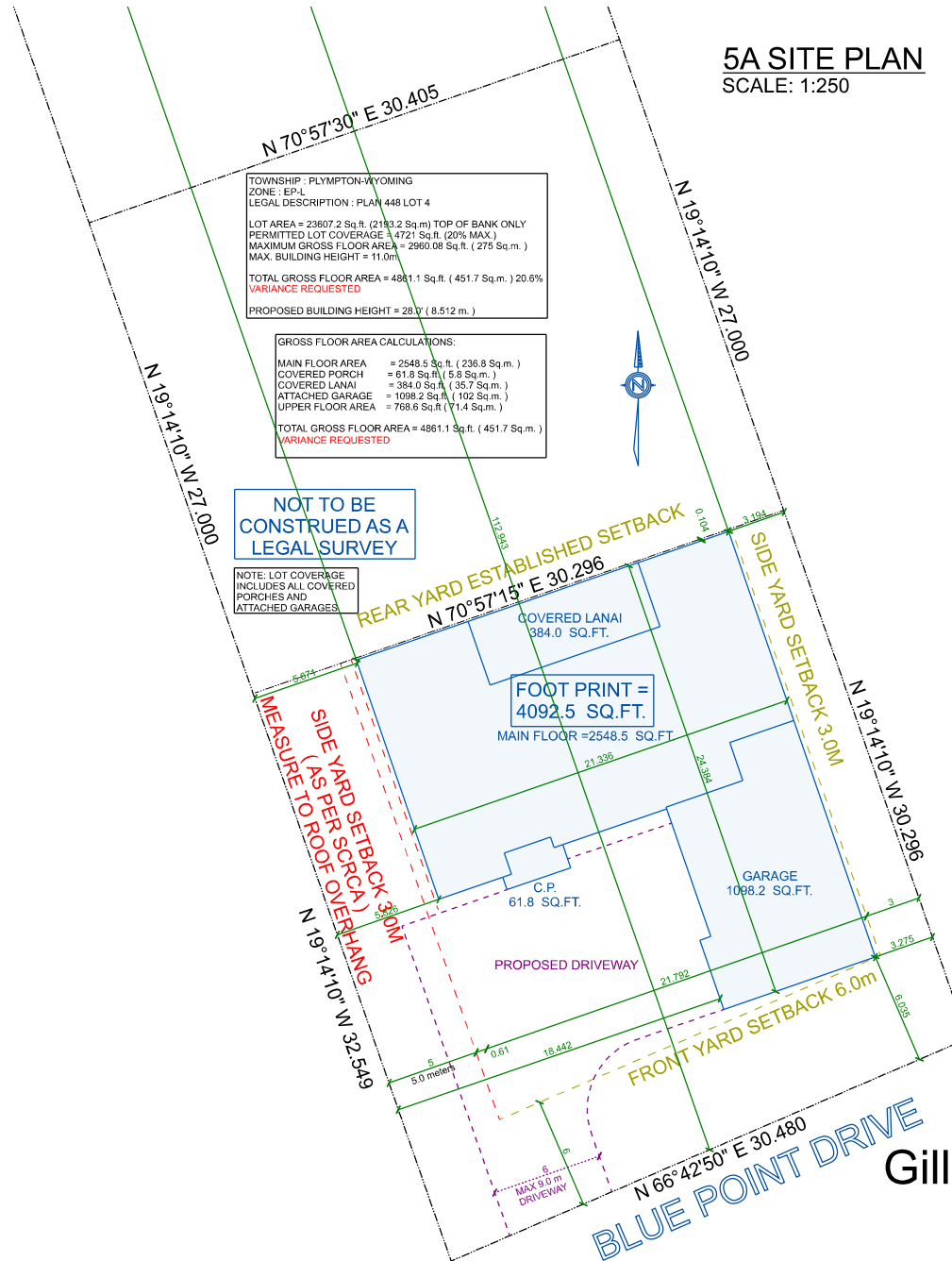
Dated this 28th day of February 2024

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

SCALE: 1/4" = 1'-0"



SCALE: 1:250



Gillis & Hadley

4270 Bluepoint Drive
Plympton Wyoming
2024-01-30
2426-23

TBOLMA DESIGN

327 CHRISTINA ST. NORTH
SARNIA, ON N7T 5V6
(519) 339-1493



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

MINOR VARIANCE APPLICATION No: A-07/24

TAKE NOTICE THAT an application has been made by Travis Woollings, with respect to the property known as:

**Plan 26 Part Lot 22
Concession Front Part Lots 50-51 as in L923468
Town of Plympton-Wyoming
4921 Edith Lane**

The subject property is zoned Residential 2(2) (R2(2)). The application is proposing a detached accessory building (garage) which is permitted in the R2(2) zone. The following variances have been requested:

- 1) A variance of approximately 161.3 square metres (1,736 square feet) to permit the approximate accessory building lot coverage to be 254.3 square metres (2,737 square feet) notwithstanding the required maximum lot coverage of 93 square metres (1,001 square feet) as per Section 3.3.4 a) of the Zoning By-law 97 of 2003.
- 2) A variance of 0.56 metres (1.8 feet) to permit the approximate ceiling height of the garage to be 3.66 metres (12.0 feet) notwithstanding the required maximum ceiling height of 3.1 metres (10.2 feet) as per Section 3.3.4 b) iv) of the Zoning By-law 97 of 2003.

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5:30 P.M., March 12th, 2024

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

OR

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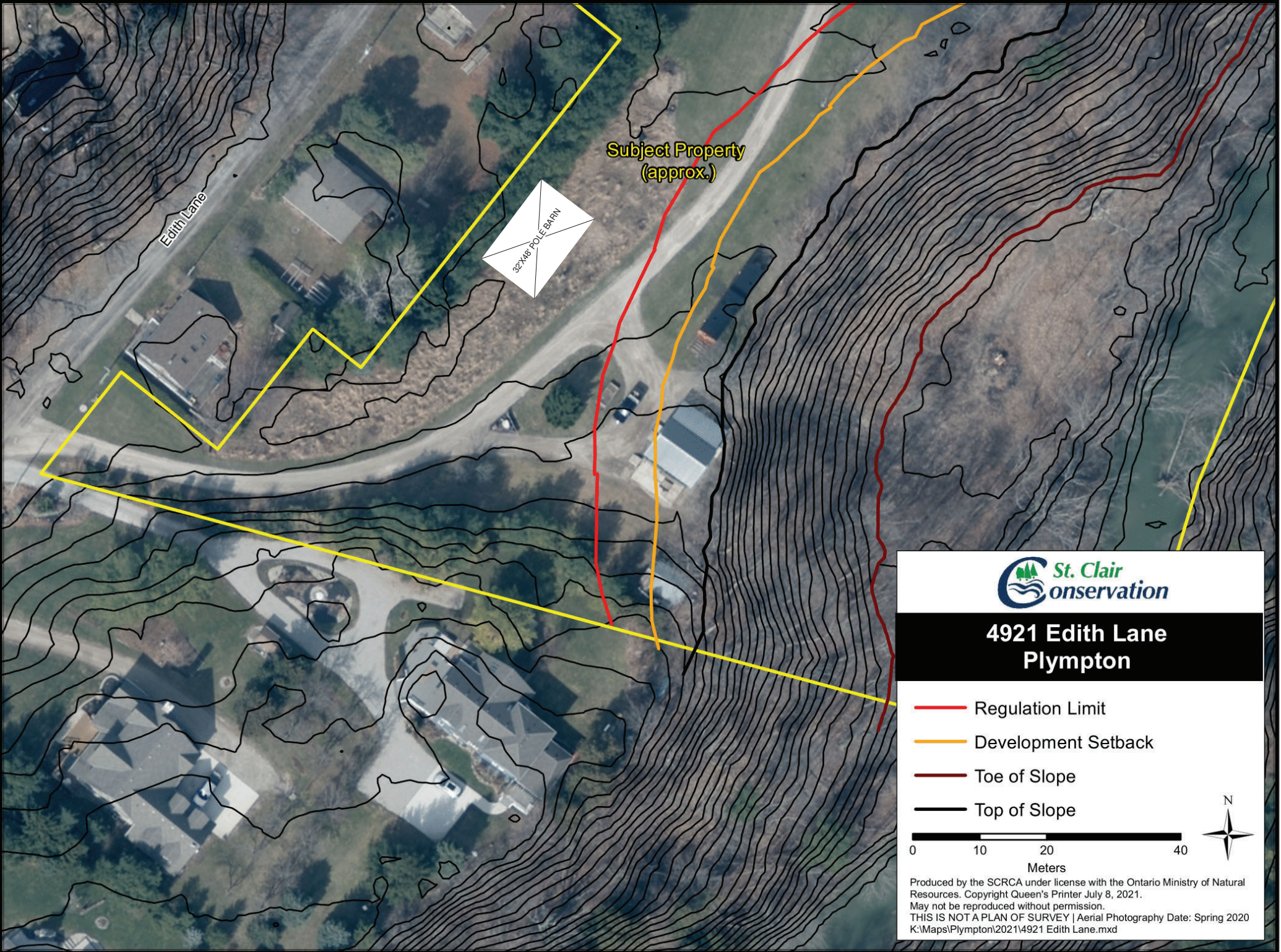
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Dated this 28th day of February 2024

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





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

MINOR VARIANCE APPLICATION No: A-22/23

TAKE NOTICE THAT an application has been made by Travis Bouma agent for Scott & Hanan Nastwold with respect to the property known as:

**Concession Front, Part Lot 5, Plan 13; Lot 8
Town of Plympton-Wyoming
3156 Douglas Road**

The subject property is zoned Environmental Protection – Lakeshore (EP-L) and Residential – 5 (R5). The following variances have been requested for a proposed accessory building (garage):

- 1) A variance of 0.5 metres to permit a height of 4.5 metres, notwithstanding the maximum height of 4.0 metres as per Section 30.5 g) of the Zoning By-law;
- 2) A variance of approximately 0.7 metres to permit the proposed Front Yard Setback to be approximately 5.3 metres, notwithstanding the minimum Front Yard Setback of 6.0 metres as per Table B of the Zoning By-law;
- 3) A variance of 3.7% to permit the total lot coverage of all buildings and structures to be 28.7%, notwithstanding the maximum lot coverage of 25% as per Table B of the Zoning By-law;
- 4) A variance of 39.9 square metres to permit a building area of 69.9 square metres, notwithstanding the maximum area of 30.0 square metres as per Section 30.5 h) of the Zoning By-law.

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

5:45 P.M., March 12th, 2024

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

OR

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- e-mail the Secretary-Treasurer, Lisa Smeekens, at L.Smeekens@plympton-wyoming.ca;
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Dated this 28th day of February 2024

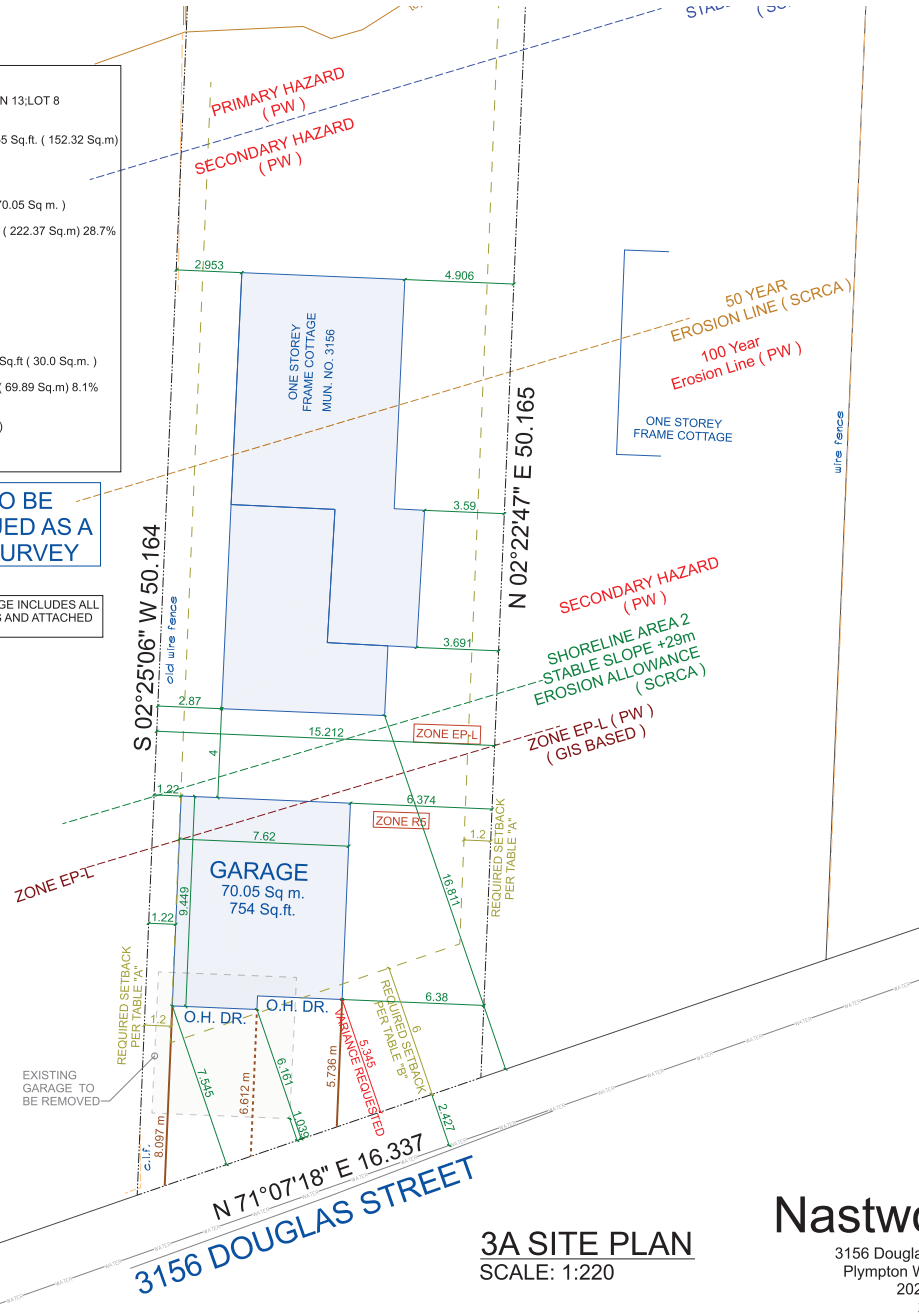
Lisa Smeekens
Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250
Wyoming, ON N0N 1T0
(519) 845-3939
L.Smeekens@plympton-wyoming.ca

TOWNSHIP : Plympton Wyoming
 ZONE : EP-L / R5
 LEGAL DESCRIPTION : CON FRONT PT LOT 5 PLAN 13; LOT 8
 LOT AREA = 8354.73 Sq.ft. (776.18 Sq.m)
 MAIN DEWELLING BUILDING FOOTPRINT = 1639.55 Sq.ft. (152.32 Sq.m)
 EX. ACCESSORY = 294.4 Sq.ft. (27.35 Sq.m)
 (TO BE REMOVED)
 PROPOSED ACCESSORY BUILDING = 754 Sq.ft. (70.05 Sq.m.)
 NEW COMBINED LOT COVERAGE = 2393.55 Sq.ft. (222.37 Sq.m) 28.7%
 MAX. PERMITTED LOT COVERAGE (EP-L) = 25%
VARIANCE REQUESTED
 ACCESSORY BUILDING:
 EX. ACCESSORY = 294.4 Sq.ft. (27.35 Sq.m)
 (TO BE REMOVED)
 MAX. PERMITTED LOT COVERAGE (EP-1) = 322.9 Sq.ft. (30.0 Sq.m.)
 PROPOSED ACCESSORY BUILDING = 752.2 Sq.ft. (69.89 Sq.m) 8.1%
VARIANCE REQUESTED
 MAX. BUILDING HEIGHT (EPL) = 13.1' (4.0 meters)
 PROPOSED HEIGHT = 14-9.5" (4.5m.)
VARIANCE REQUESTED



**NOT TO BE
 CONSTRUED AS A
 LEGAL SURVEY**

NOTE: LOT COVERAGE INCLUDES ALL
 COVERED PORCHES AND ATTACHED
 GARAGES



Nastwold

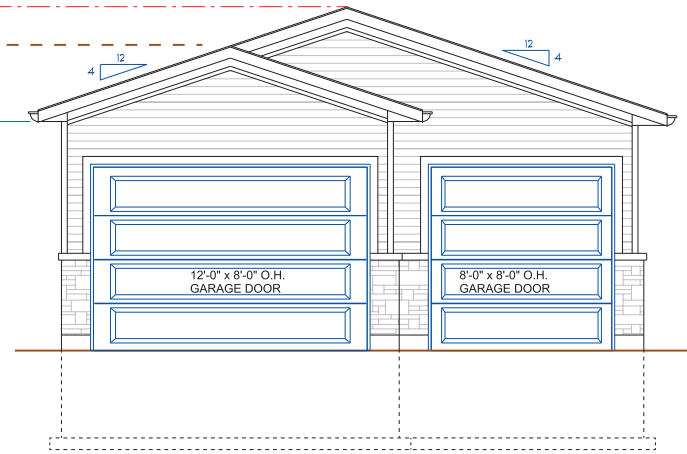
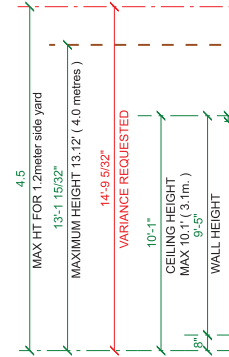
3156 Douglas Street
 Plympton Wyoming
 2023-12-07
 2091-21

TBOUMA DESIGN

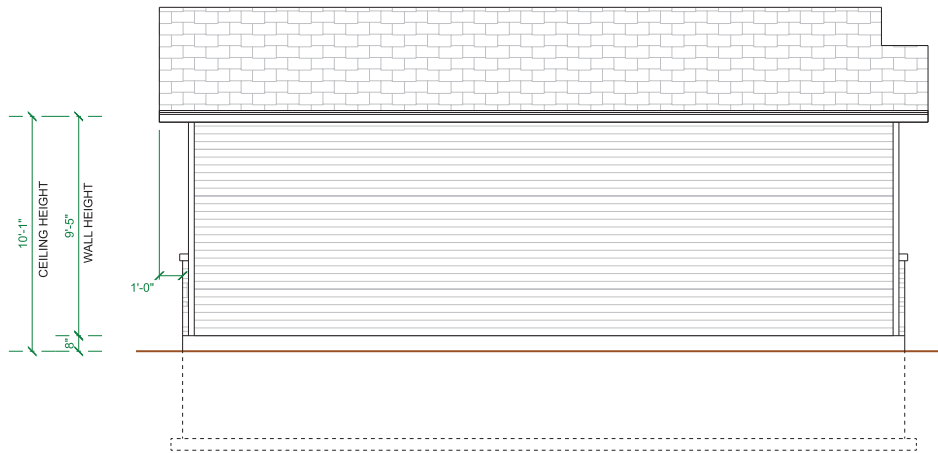
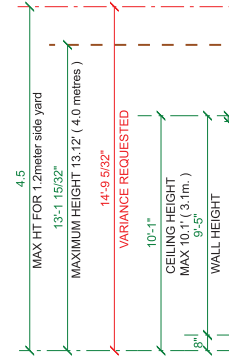
327 CHRISTINA ST. NORTH
 SARNIA, ON N7T 5V6
 (519) 339-1493



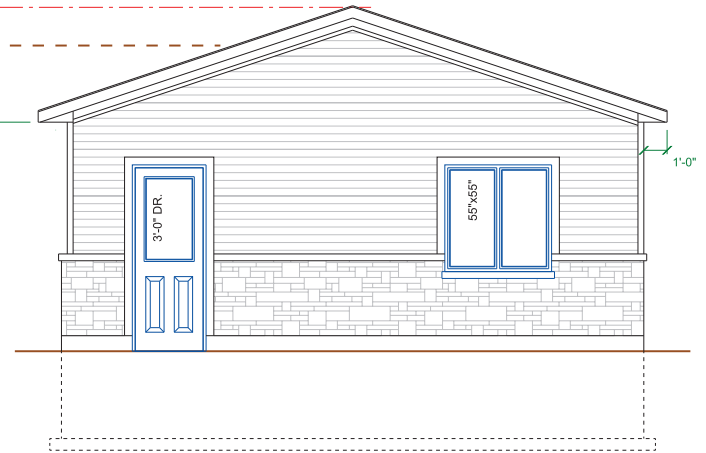
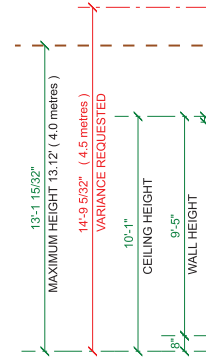
EAST (RIGHT) ELEVATION



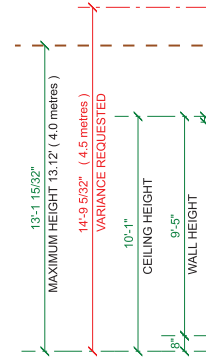
SOUTH (FRONT) ELEVATION



WEST (LEFT) ELEVATION



NORTH (REAR) ELEVATION



3A ELEVATIONS

SCALE: 3/16" = 1'-0"

Nastwold

3156 Douglas Street
Plympton Wyoming
2023-12-07
2091-21

TBOUMA DESIGN

327 CHRISTINA ST. NORTH
SARNIA, ON N7T 5V6
(519) 339-1493



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

MINOR VARIANCE APPLICATION No: A-26/23

TAKE NOTICE THAT an application has been made by Carl Kongas agent for 1272164 Ontario Inc with respect to the property known as:

**CONCESSION FRONT, PT LOT 18, RP 25R8063 PART 2, PT PART 1
Town of Plympton-Wyoming
0 FLEMING RD**

The subject property is zoned Residential – 5 (R5) and Hazard Area (H). The application is proposing a building envelope for a future single detached dwelling located in the Hazard Area zone, where a single detached dwelling is permitted. The following variance has been requested:

- 1) A variance of approximately 9 metres (29.5 feet) to permit the proposed Setback from Top-of-Bank of the building envelope to be approximately 6 metres (19.7 feet), notwithstanding the minimum Top-of-Bank Setback of 15 metres (49.2 feet) as per Section 3.16.1 of the Zoning By-law 97 of 2003.

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

6:00 P.M., March 12th, 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 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;
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekens, by 12:00 p.m. (noon) on March 12th, 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.

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Dated this 28th 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

[illegible]



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

SEVERANCE APPLICATION No: B-02/24

TAKE NOTICE THAT an application has been made by Terry Symington, with respect to the property known as:

**Concession 9 West Part Lot 15
Concession 9 East Part Lot 15
Town of Plympton-Wyoming
4434 and 0 Fisher Line**

The applicant is requesting permission to sever the East Part Lot 15 from the West Part Lot 15 resulting in approximate areas of 36.81 ha (90.96 acres) and 36.82 ha (91.00 acres) respectively notwithstanding the required minimum area as per Table A of Zoning By-law 97 of 2003, thus, approval of this consent results in a necessary Minor Variance, A-02/24, to be heard concurrently with this proposal. An existing Single Detached Dwelling and Accessory Buildings are located on the Western parcel. The subject property is zoned Agricultural 1 (A1), Significant Woodlot (WD) and Hazard Area (H).

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

6:15 P.M., March 12th, 2024

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

OR

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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 Smeekeens. 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 27th day of February 2024

Lisa Smeekeens
Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250
Wyoming, ON N0N 1T0
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**NOTICE OF PUBLIC HEARING
TOWN OF PLYMPTON-WYOMING
COMMITTEE OF ADJUSTMENT**

MINOR VARIANCE APPLICATION No: A-02/24

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**Concession 9 West Part Lot 15
Concession 9 East Part Lot 15
Town of Plympton-Wyoming
4434 and 0 Fisher Line**

The subject property is zoned Agricultural 1 (A1), Significant Woodlot (WD) and Hazard Area as per the Town of Plympton-Wyoming Zoning By-law 97 of 2003. Consent application B-02/24, which will be heard concurrently with this proposal, is requesting permission the West Part Lot 15 from the East Part Lot 15. The following variances have been requested for the severed and retained farm parcels:

- 1) A variance of approximately 1.17 ha (2.90 acres) to permit the approximate area of the retained farm parcel to be 36.82 ha (91.00 acres) notwithstanding the required minimum area of 38ha (93.9 acres) as per Table A of the Zoning By-law 97 of 2003.
- 2) A variance of approximately 1.19 ha (2.94 acres) to permit the approximate area of the severed farm parcel to be 36.81 ha (90.96 acres) notwithstanding the required minimum area of 38ha (93.9 acres) as per Table A of the Zoning By-law 97 of 2003.

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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

-  Retained
-  Severed

Concession 9

Lot 15 West 1/2

Lot 15 East 1/2



Oil Heritage Road

Fisher Line