



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

CONSENT APPLICATION No: B-06/25

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

**PLYMPTON CON 7 PT LOT 22 AND;
RP 25R9489 PARTS 2 AND 3
Town of Plympton-Wyoming
5249 Egremont Rd**

The applicant is seeking approval for a surplus farm dwelling severance, proposing to sever approximately 0.81 hectares (2.00 acres) from the property municipally known as 5249 Egremont Road. The retained parcel will comprise approximately 39.1 hectares (96.62 acres) and was previously rezoned from Agriculture-1 (A1) to No-Dwelling Agricultural (ND-A) through a Zoning By-law Amendment. This Consent application represents the next step in this process.

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

5:15 P.M., May 6th, 2025

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.

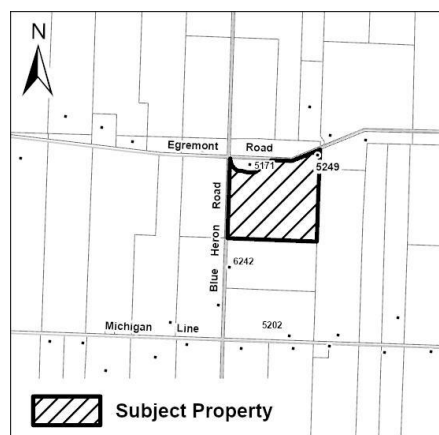
You are entitled to be part of this public hearing to express your views about this application or you may be represented by Counsel for that purpose. The following are options for your participation:

- 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 May 6th, 2025, 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 16th day of April, 2025

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-05/25

TAKE NOTICE THAT an application has been made by Jesse and Justine Thompson with respect to the property known as:

**PLAN 12 LOT 28 R.O.W.
Town of Plympton-Wyoming
6738 Pheasant Lane**

The subject property is zoned Residential 5(9) (R5(9)). The following variances from Zoning By-law 97 of 2003 have been requested for a proposed detached garage:

- 1) A variance of approximately 29.63 square metres (318.94 square feet) to permit the Lot Coverage of the Accessory Buildings to be approximately 122.63 square metres (1319.98 square feet) notwithstanding the required Maximum Combined Lot Coverage of all Detached Accessory Buildings of 93 square metres (1001.04 square feet) as per section 3.3.4 subsection a) ii).
- 2) A variance of approximately 0.56 metres (1.84 feet) to permit the Main Floor Ceiling Clearance to be approximately 3.66 metres (12 feet) notwithstanding the required maximum Main Floor Ceiling Clearance of 3.1 metres (10.17 feet) as per section 3.3.4 subsection b) iv) 1.
- 3) A variance of approximately 3.19 metres (10.47 feet) to permit the maximum driveway width for the total lot to be approximately 12.19 metres (40 feet), to accommodate the existing driveway of approximately 7.62m (25 feet) and a proposed second driveway to the structure of approximately 4.57m (15 feet), notwithstanding the total maximum driveway width of 9 metres (29.53 feet), as per section 3.25.7 subsection b).

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

5:30 P.M., May 6th, 2025

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

OR

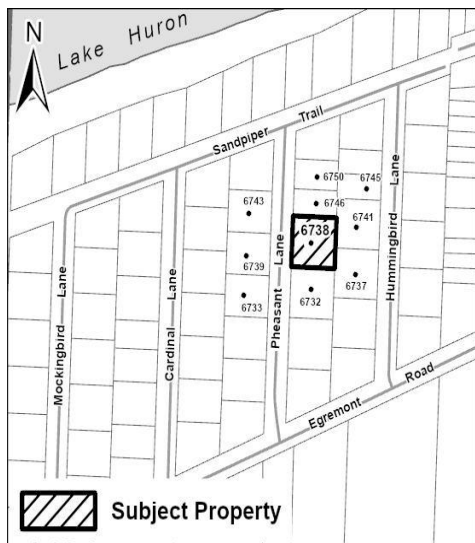
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If you are aware of any persons interested or affected by this application who have not received a copy of this notice, it would be appreciated if you would so inform them. Signed, written submissions regarding the application will be accepted by the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



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 during general office hours (8:30am-4:30pm Monday-Friday, excluding holidays).

Dated this 23rd day of April, 2025

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-06/25

TAKE NOTICE THAT an application has been made by Raymond Wouters with respect to the property known as:

**CON 13 S PT LOT 21
Town of Plympton-Wyoming
5124 Douglas Line**

The subject property is zoned Agricultural-1 (A1). The following variances from Section 5.2 a) of Zoning By-law 97 of 2003 have been requested for a proposed new primary dwelling:

- 1) A variance of approximately 50 metres (164.04 feet) to permit the building to be approximately 380 metres (1246.72 feet) from a livestock barn notwithstanding the required Minimum Distance Separation of 430 metres (1410.76 feet); and
- 2) A variance of approximately 31 metres (101.71 feet) to permit the building to be approximately 414 metres (1358.27 feet) from a manure pit notwithstanding the required Minimum Distance Separation of 445 metres (1459.97 feet).

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5:45 P.M., May 6th, 2025

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

OR

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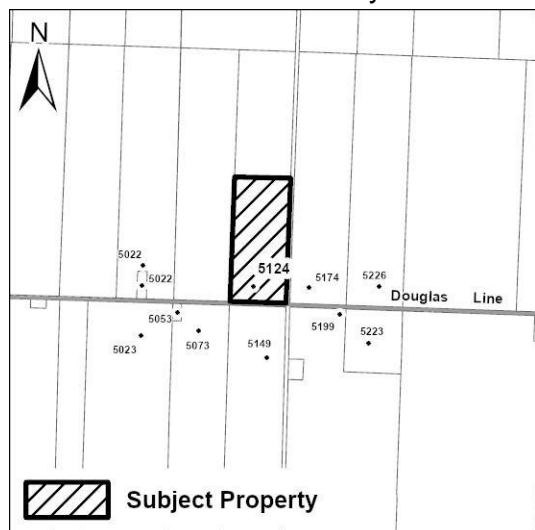
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- e-mail the Secretary-Treasurer, Mackenzie Baird, at MBaird@plympton-wyoming.ca;
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If you are aware of any persons interested or affected by this application who have not received a copy of this notice, 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.

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Dated this 16th day of April, 2025

Mackenzie Baird

Secretary-Treasurer, Committee of Adjustment

Town of Plympton-Wyoming, 546 Niagara St. PO Box 250,
Wyoming, ON, N0N 1T0

(519) 845-3939

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