



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

SEVERANCE APPLICATION No: B-10/23

TAKE NOTICE THAT an application has been made by Dentons Canada LLP c/o Joseph Debono agent for Ian Gare with respect to the property known as:

**Part Lot 13, Concession 2
Part of PIN 43114-0484(LT)
Town of Plympton-Wyoming
0 Confederation Line**

The applicant is requesting consent to sever approximately 1.28 ha (3.16 acres) of land from the above-noted property. The severed land is proposed to be conveyed to the existing CN Rail corridor as a lot addition. The retained parcel will be approximately 13.6 ha (33.6 acres). The severed and retained lands are zoned "Agricultural - 2 (A2)" by the Town of Plympton-Wyoming Zoning By-law.

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

5:15 P.M., April 9th, 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 Smeekeens, at LSmeekens@plympton-wyoming.ca;
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekeens, by 12:00 p.m. (noon) on April 9th, 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, 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 26th day of March 2024

Lisa Smeekeens
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**

SEVERANCE APPLICATION No: B-11/24

TAKE NOTICE THAT an application has been made by 1950745 Ontario Limited, with respect to the property known as:

**Con 10 Pt Lot 8, RP 25R-10706 Parts 29 & 30
Town of Plympton-Wyoming
3781 Queen Street**

The Applicant is requesting permission to sever 0.3 metres (1 foot) from the front of the lot and convey it to the Town. The severance is being requested in order to allow the retained lands to merge with a parcel of land being severed from the abutting lands to the south as proposed in Consent Application B-12/24. The subject property is zoned Residential - 5 (R5) in the Town of Plympton-Wyoming Zoning By-law 97 of 2003.

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

5:30 P.M., April 9th, 2024

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

OR

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Dated this 26th day of March 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**

SEVERANCE APPLICATION No: B-12/24

TAKE NOTICE THAT an application has been made by 3771 Queen Street Inc, with respect to the property known as:

**Con 10 Pt Lots 8 & 9, RP 25R-10706 Parts 23 & 24
Town of Plympton-Wyoming
3771 Queen Street**

The applicant is requesting permission to sever approximately 891.87 square metres (9,600 square feet) of land from the above-noted property. The severed land is proposed to be conveyed to 3781 Queen Street as a lot addition. The severed and retained lands are zoned "Agricultural - 2 (A2)" by the Town of Plympton-Wyoming Zoning By-law.

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

5:30 P.M., April 9th, 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

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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 26th day of March 2024

Lisa Smeekeens
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" = 500'
0 5 10 15m

R Dobbie
Engineering Inc.

4338 Old Heritage Road
Petersburg, Ontario, M0M 1B0
Phone: (519) 882-0012 Fax: (519) 882-2233

DESIGN	
DRAWN	J. TE (DEFAULT)
CHECKED	
FOR CLIENT REVIEW	JT FEB 2024
BY	DATE
REVISION	FEBRUARY 2024

1950745 ONTARIO LIMITED
TOWN OF PLYMPTON-WYOMING

CONCEPTUAL PLAN

PROJECT NO:
2013-390
DRAWING NO:
CON



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

MINOR VARIANCE APPLICATION No: A-09/24

TAKE NOTICE THAT an application has been made by Travis Bouma, agent for Paul Hogarth, with respect to the property known as:

**Plan 2 Blk 6 S Pt Lot 10
Town of Plympton-Wyoming
3496 Victoria Street**

The subject property is zoned Residential 5 (R5). The following variances have been requested for the proposed replacement dwelling:

- 1) A variance of approximately 1.6 metres (5.25 feet) to permit the front yard setback to be 6.4 metres (21.0 feet) notwithstanding the required minimum front yard setback is 8 metres (26.25 feet) as per Table A of the Zoning By-law 97 of 2003.
- 2) A variance of approximately 3.0 metres (9.8 feet) to permit the exterior side yard setback to be 5.0 metres (16.4 feet) notwithstanding the required minimum exterior side yard setback is 8 metres (26.25 feet) as per Table A of the Zoning By-law 97 of 2003.

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

5:45 P.M., April 9th, 2024

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.

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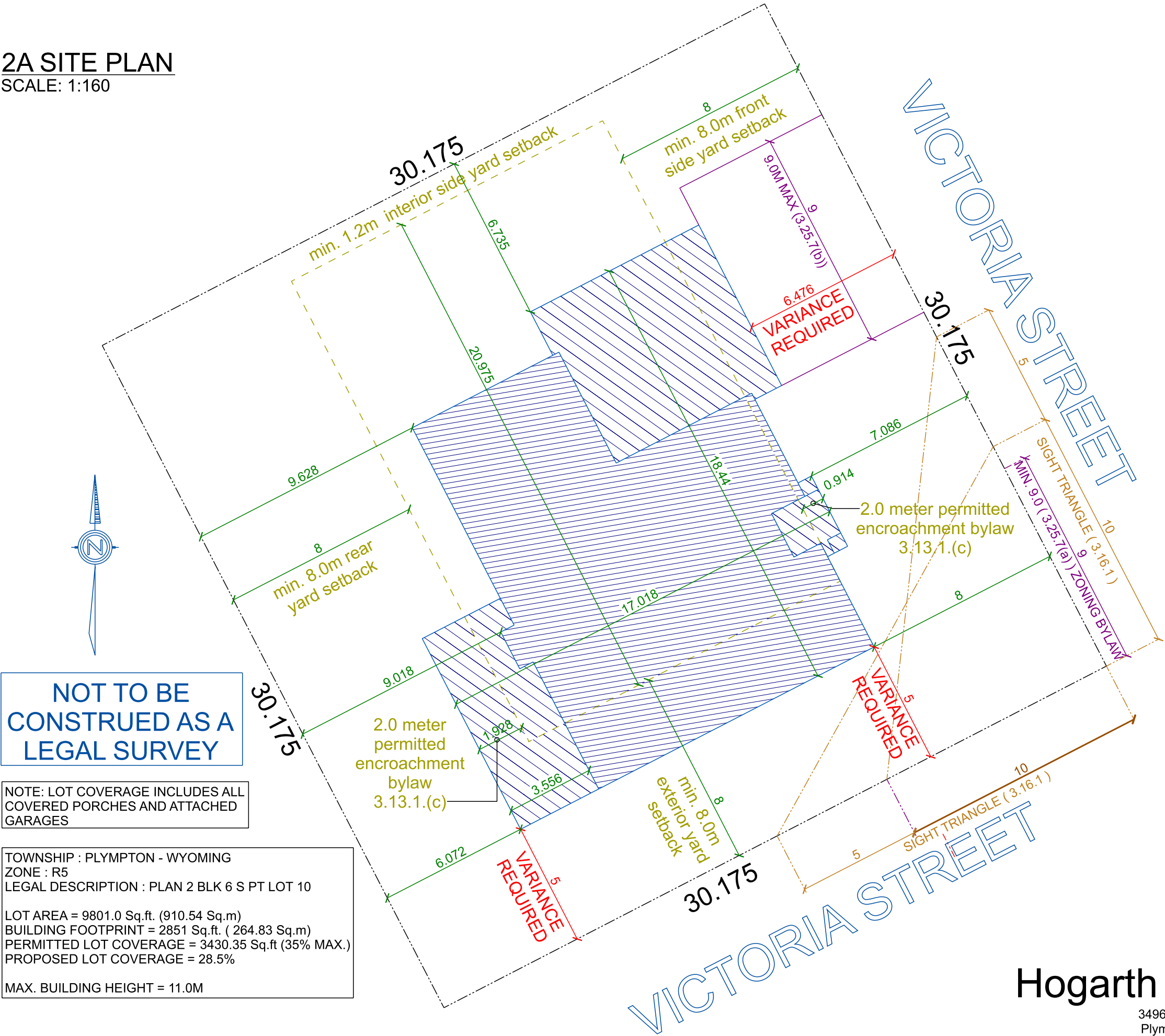
A certified copy of the decision, together with notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who participated in the public hearing via one of the four (4) options listed above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

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Dated this 28th day of March 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

2A SITE PLAN
SCALE: 1:160



Hogarth Paul

3496 Victoria Street
Plympton Wyoming
3/21/2024
2524-24

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-21/23

TAKE NOTICE THAT an application has been made by Michel & Pamela Chmielewski with respect to the property known as:

**Concession Front Plan 421 Lot 13
Town of Plympton-Wyoming
3431 Spruce Street**

The subject property is zoned Environmental Protection – Lakeshore (EP-L). The following variance has been requested for the proposed accessory building (garage/workshop):

- 1) Relief to permit the garage to be located in the front yard notwithstanding section 3.3.3 a) of the Zoning By-law 97 of 2003.

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

6:00 P.M., April 9th, 2024

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

OR

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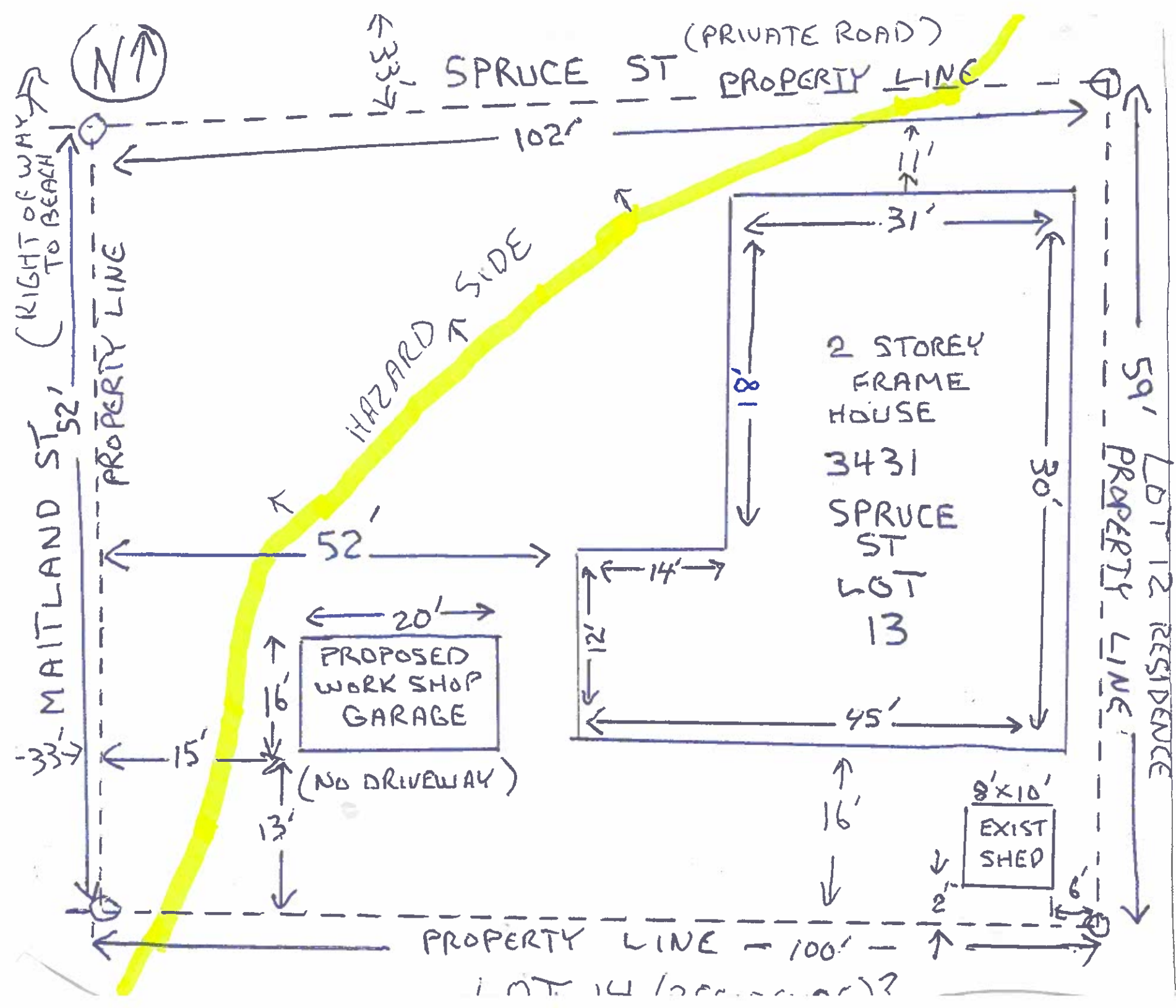
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Dated this 28th day of March 2024

Lisa Smeekens
Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250
Wyoming, ON N0N 1T0
(519) 845-3939
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Site Features		Area (square feet / metres)
Footprint of house:		1096 SQ FT
Footprint of existing accessory buildings:		80 SQ FT
Footprint of proposed shed/garage:		320 SQ FT