



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

MINOR VARIANCE APPLICATION No: A-15/25

TAKE NOTICE THAT an application has been made by Will Dokter on behalf of Dokter Rentals Inc. with respect to property known as:

**514 Main Street
Plan 2 BLK U LOTS 19 to 26; PT LOT 27 & CON 2 PT LOT 16;
RP25R7190 PARTS 6 & 7
Town of Plympton-Wyoming**

The subject property is zoned Industrial 1 (M1). The following variances from Zoning By-law 97 of 2003 have been requested for a proposed workshop addition.

1. A variance of approximately 5.02 metres (16.47 feet) is requested to permit a front yard setback of 1.98 metres (6.50 feet), notwithstanding the required minimum front yard setback of 7.00 metres (22.97 feet) as per Table 'A', Section 19.1(a).

AND FURTHER TAKE NOTICE that the public hearing has been scheduled for:

5:15 P.M., OCTOBER 14TH, 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/@townofplymptonwyomingstreams

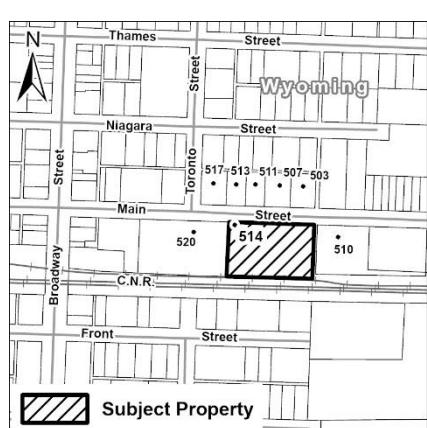
Applicants, proponents, and delegates must make a request to dgould-brown@plympton-wyoming.ca to receive instructions on how to attend a meeting virtually as a participant.

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 posted to the address below;
- drop off a letter in the dropbox at the office (address below);
- e-mail the Secretary –Treasurer, Dianne Gould-Brown, by dgould-brown@plympton-wyoming.ca;
- address the Committee directly by informing the Secretary-Treasurer, Dianne Gould-Brown, by 12:00 p.m. (noon) on October 14th, 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. 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.

Dated this 29th day of September 2025

Dianne Gould-Brown, Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming, 546 Niagara St. PO Box 250
Wyoming, ON N0N (519) 845-3939;
dgould-brown@plympton-wyoming.ca



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

MINOR VARIANCE APPLICATION No: A-01/26

TAKE NOTICE THAT an application has been made by Harrison (Ted) Loxton, Agent for Michael Studzinski with respect to property known as:

**7084 Boonie Doon Road
PLYMPTON CON FRONT PT LOT 22 RP 25R10605 PART 6
Town of Plympton-Wyoming**

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

1. A variance of approximately 23.87 m² (256.9 ft²) is requested to permit a detached accessory structure with a total lot coverage of 116.87 m² (1,258.0 ft²), whereas the Zoning By-law permits a maximum lot coverage of 93 m² (1,001.04 ft²) for all detached accessory structures, in accordance with Section 3.3.4, Subsection (a)(ii).
2. A variance of 0.28 m (0.9 ft) is requested to permit a second-floor clearance (to truss bottom) of 1.78 m (5.84 ft), whereas the maximum permitted second-floor clearance is 1.5 m (4.92 ft), in accordance with Section 3.3.4, Subsection (b)(i).
3. A variance of 0.56 m (1.84 ft) is requested to permit a main floor clearance of 3.66 m (12.0 ft), whereas the maximum permitted main floor clearance for a detached accessory structure with a height greater than 4.5 m (14.76 ft) is 3.1 m (10.17 ft), in accordance with Section 3.3.4, Subsection (b)(iv).
4. A variance is requested to permit a roof pitch of 3.5:12, whereas the minimum required roof pitch is 4:12, in accordance with Section 3.3.4, Subsection (b)(iii)

AND FURTHER TAKE NOTICE that the public hearing has been scheduled for:

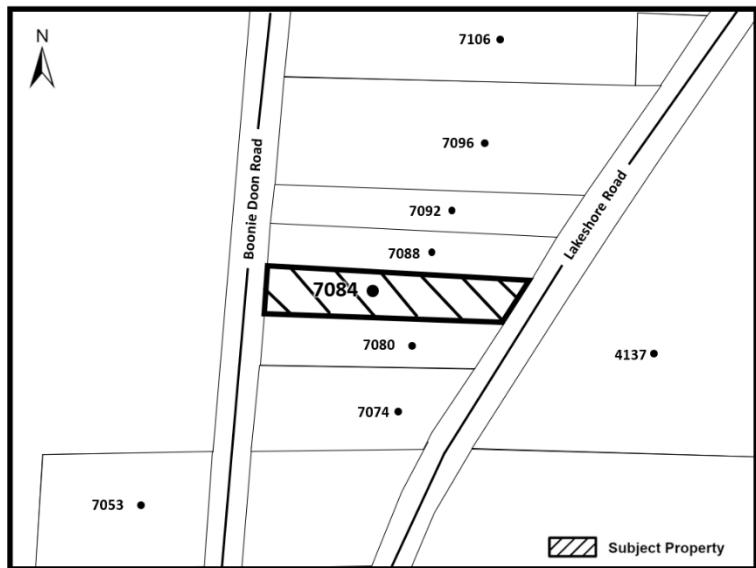
5:30 P.M., FEBRUARY 10th, 2026
in the Council Chambers at 546 Niagara Street, Wyoming, Ontario
OR

The meeting will be streamed live and recorded for public viewing on the Town's YouTube page using the following link: www.youtube.com/@townofplymptonwyomingstreams

Applicants, proponents, and delegates must make a request to dgould-brown@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 posted to the address below;
- drop off a letter in the dropbox at the office (address below);
- e-mail the Secretary –Treasurer, Dianne Gould-Brown, by dgould-brown@plympton-wyoming.ca;
- address the Committee directly by informing the Secretary-Treasurer, Dianne Gould-Brown, by 12:00 p.m. (noon) on February 10th, 2026, 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. 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.

Dated this 29th day of January 2026

Dianne Gould-Brown, Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming, 546 Niagara St. PO Box 250
Wyoming, ON N0N (519) 845-3939;
dgould-brown@plympton-wyoming.ca