



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

MINOR VARIANCE APPLICATION No: A-16/24

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 subject property is zoned Agricultural 2 (A2). Consent Application B-10/23, which was heard by the Committee of Adjustment in April 2024, requested permission to sever approximately 1.28 ha (3.16 acres) of land from the above-noted property to be conveyed to the existing CN Rail corridor as a lot addition. The following variance has been requested for the retained farm parcel:

- 1) A variance of approximately 24.5 ha (60.5 acres) to permit the approximate area of the retained farm parcel to be 13.5 hectares (33.4 acres) notwithstanding the required minimum area of 38 ha (93.9 acres) as per Table A of the Zoning By-law 97 of 2003.

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

5:15 P.M., June 11th, 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 June 11th, 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.

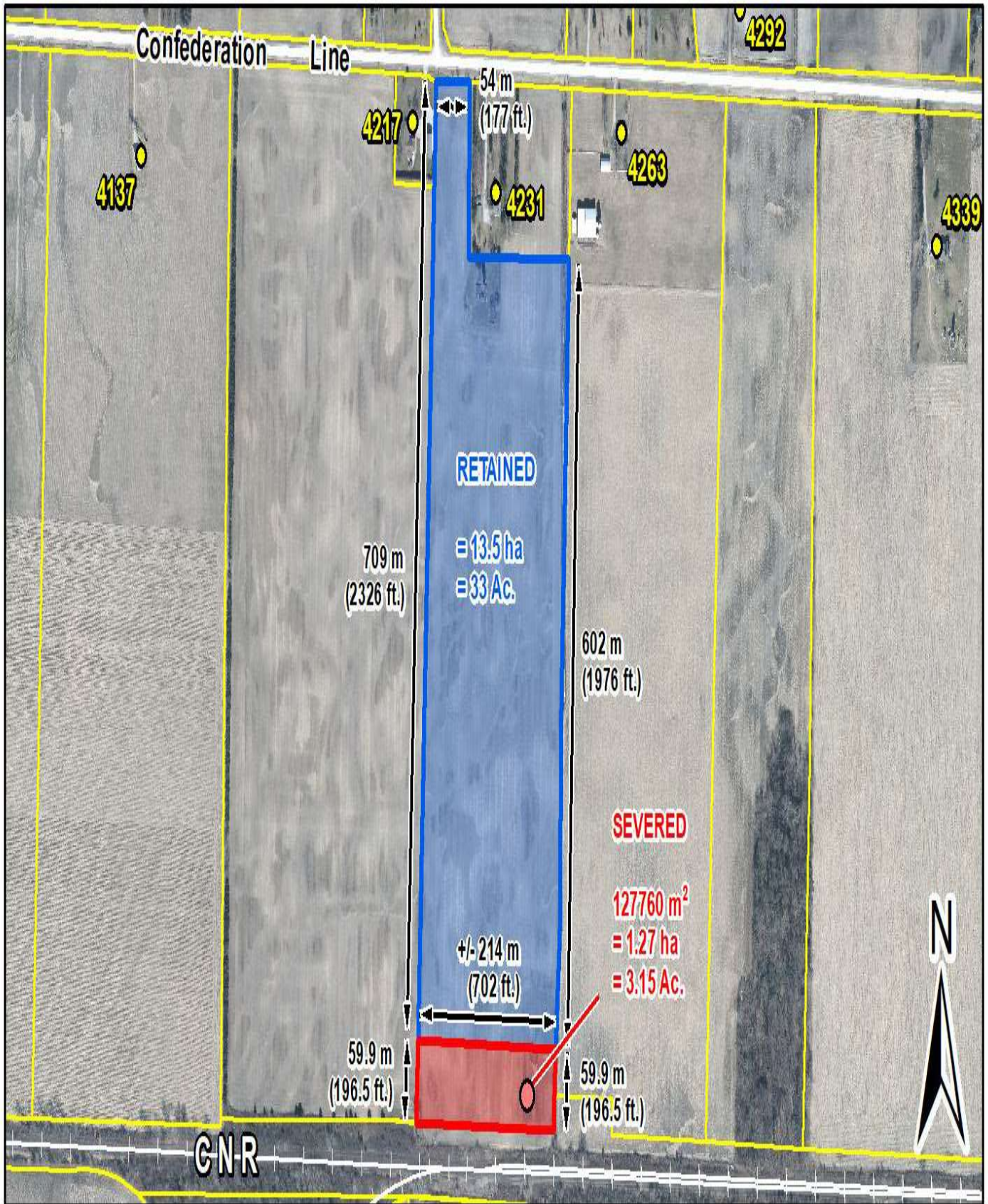
Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

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 24th day of May 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-17/24

TAKE NOTICE THAT an application has been made by Craig and Jocelyn Hutchinson with respect to the property known as:

**PLAN 617 LOT 42 PT LOT 43 RP
RD176 PART 18 RP 25R10019 PART 1
Town of Plympton-Wyoming
6753 King St**

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

- 1) A variance of approximately 55.59 square metres (598.37 square feet) to permit the accessory building lot coverage to be 148.59 square metres (1599.41 square feet) notwithstanding the maximum required maximum lot coverage of 93 square metres (1,001 square feet) as per Section 3.3.4 a) ii).
- 2) A variance of approximately 0.47 metres (1.54 feet) to permit the height of the accessory building to be 5.97 metres (19.59 feet) notwithstanding the maximum required building height of 5.5 metres (18.05 feet) as per Section 3.3.4 b).

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

5:30 P.M., June 11th, 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 June 11th, 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.

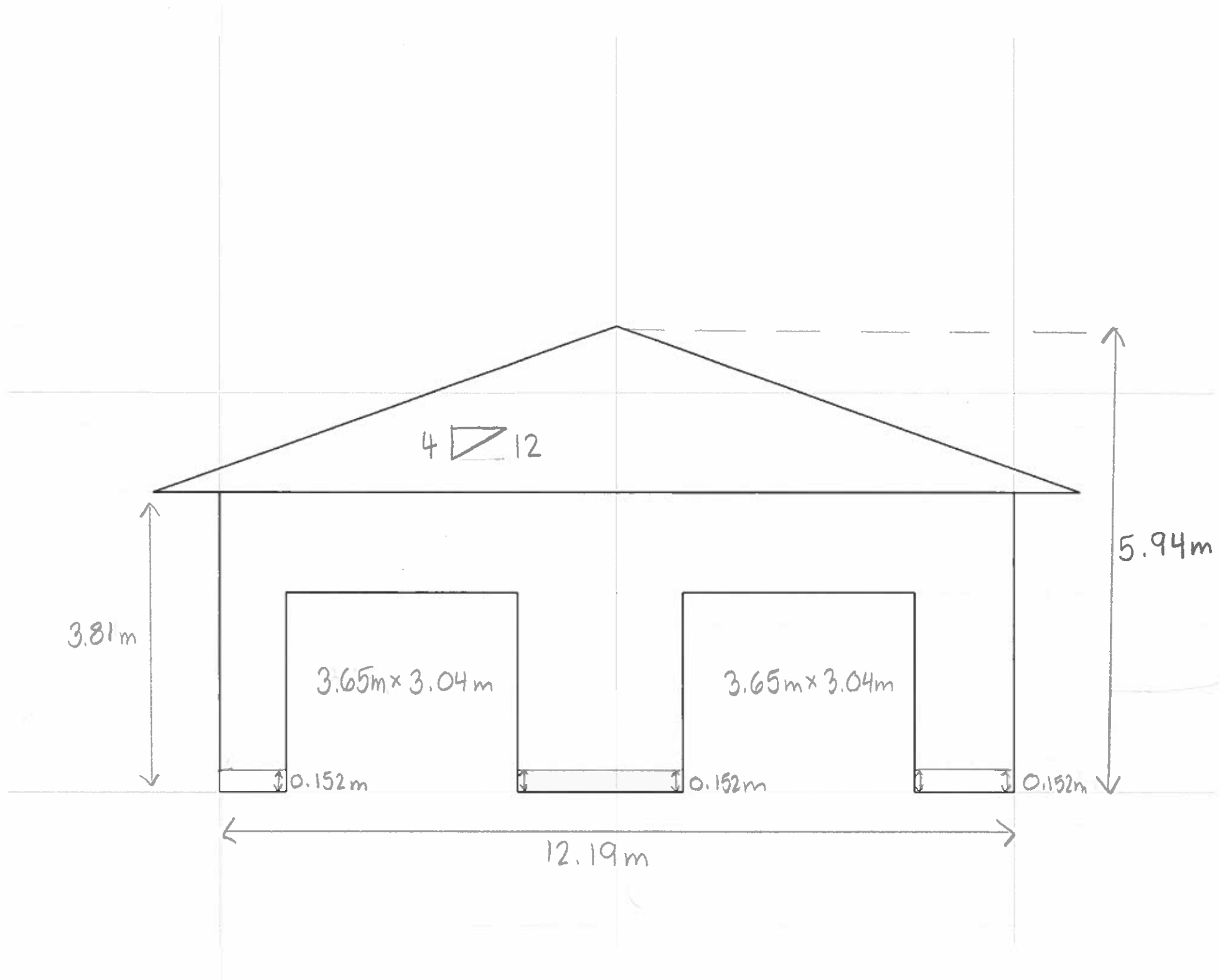
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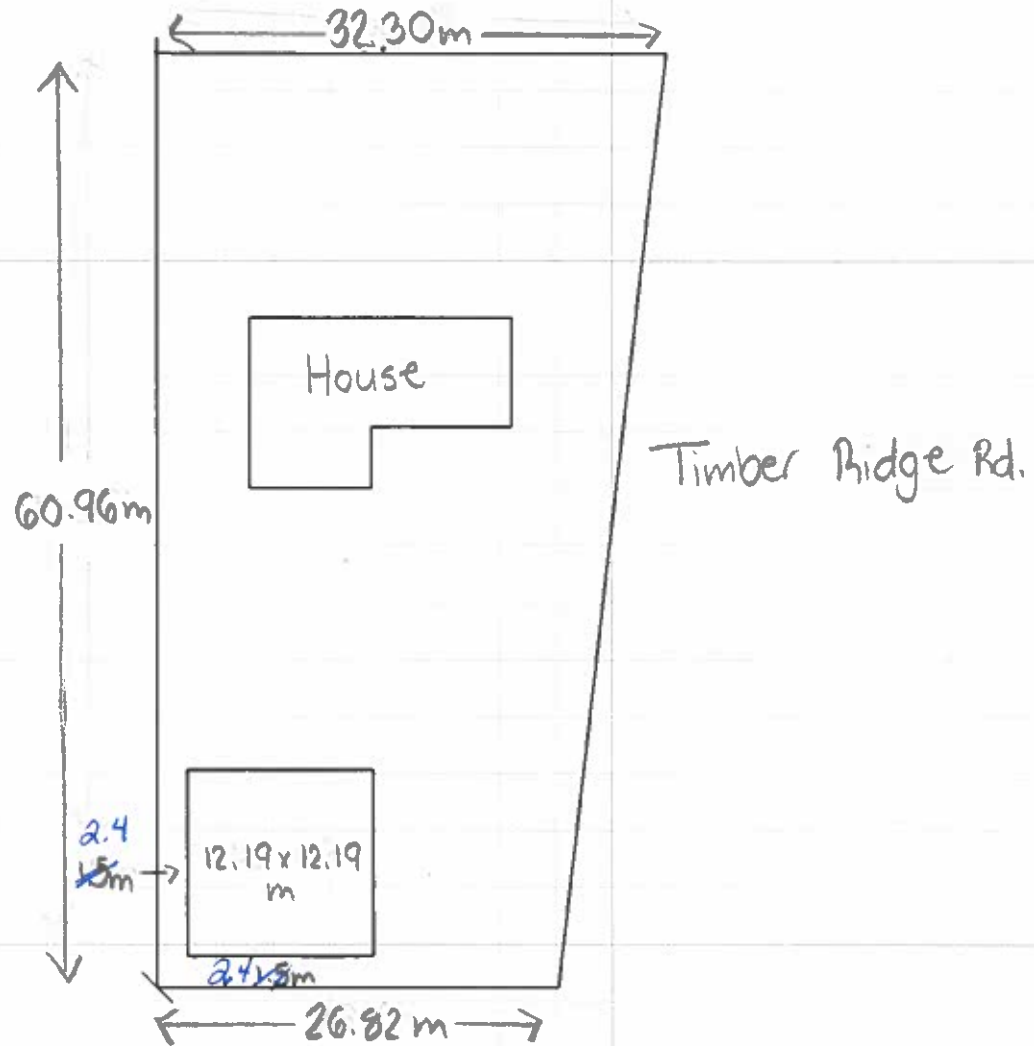
Additional copies of this notice or further information regarding the application is available to the public for inspection at the Town office, Town of Plympton-Wyoming, 546 Niagara Street, Wyoming, Ontario N0N 1T0 during general office hours (8:30am-4:30pm Monday-Friday, excluding holidays).

Dated this 24th day of May 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



King St.



Hutchinson



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

MINOR VARIANCE APPLICATION No: A-08/24

TAKE NOTICE THAT an application has been made by Robinson Design, agent for Shannon Kerby, with respect to the property known as:

**Plan 2 Blk Q W Pt Lot 11 E Pt Lot 12
Town of Plympton-Wyoming
572 Thames St**

The subject property is zoned Residential 2 (R2) as per the Town of Plympton-Wyoming Zoning By-law 97 of 2003. The following variance has been requested for the proposed partially enclosed, partially covered front porch:

- 1) A variance of approximately 2.78 metres (9.12 feet) to permit the front yard setback to be 3.22 metres (10.56 feet) notwithstanding the required minimum front yard setback is 6 metres (19.68 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., June 11th, 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 June 11th, 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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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 24th day of May 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

LOT SIZE = 7150 SQ. FT
 FOOTPRINT OF EXISTING DWELLING = 964 SQ. FT
 FOOTPRINT OF EXISTING OUTBUILDINGS = 295 SQ. FT
 FOOTPRINT OF PROPOSED REAR ADDITION = 601 SQ. FT
 FOOTPRINT OF PROPOSED FRONT PORCH = 101 SQ. FT
 TOTAL COVERED AREA = 1961 SQ. FT.

TOTAL LOT COVERAGE = 27.42%

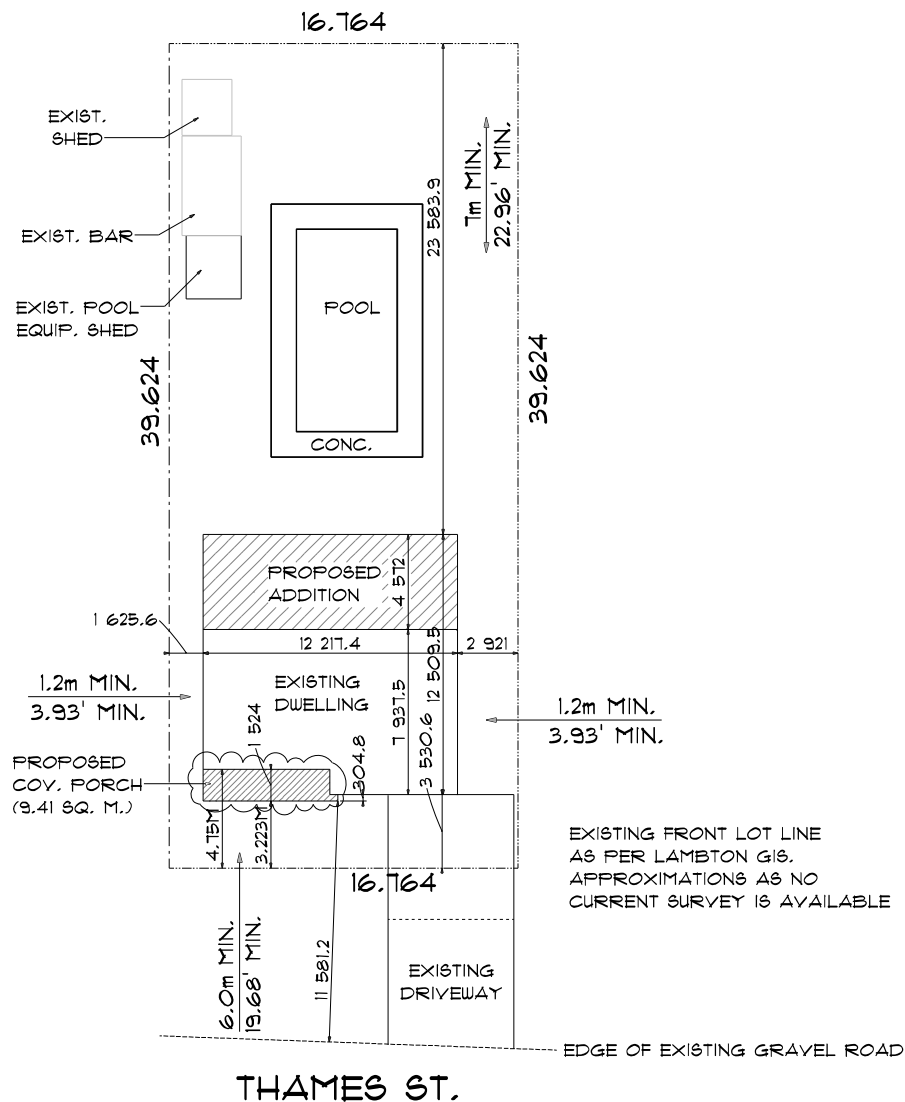
INCLUDES ALL GARAGES AND PORCHES

ZONING INFO

R2			
	ALLOWABLE		PROVIDED
	MIN	MAX	
LOT AREA M ²	460	-	664.24
LOT FRONTAGE M	15	-	16.764
FRONT YARD DEPTH M	6	-	3.225
SIDE YARD WIDTH M	1.2	-	1.63/2.92
REAR YARD DEPTH M	7	-	23.58
ACC. BLDG. DEPTH M.	-	-	XXXX
LOT COVERAGE	-	35%	27.26
EXIST. BLDNG M ²	-	-	89.54
NEW BLDNG M ²	-	-	55.86
HEIGHT M	-	11	6.93
LANDSCAPED OPEN SPACE	40%	-	57.3

THIS DRAWING IS NOT
 A LEGAL SURVEY
 VERIFY ALL SKETCHES WITH
 LEGAL SURVEY

572 THAMES ST.
 TOWN OF WYOMING
 COUNTY OF LAMBTON



N

PLOT PLAN

SCALE: 1" = 20' = 20'-0"

0 10 20 30 40 50 FEET

SCALE

COPYRIGHT NOTE ALL RIGHTS RESERVED ROBINSON DESIGN & DRAFTING
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510 Louisa St.
 Point Edward, ON
 P. (519) 332-1442
 F. (519) 336-3141
 www.rdandd.ca
 info@rdandd.ca

Notes

Project

PROPOSED ADDITION
 572 THAMES ST.
 WYOMING, ON

Drawing

SITE PLAN

Scale

1" = 20'

Date

5/14/2024

Project No.

2655-24

Drawn By:

S. ROBINSON

BCIN No.

19309

DRAWING NO.

S1



**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., June 11th, 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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- 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 June 11th, 2024, for instructions.

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Dated this 24th day of May 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

The map depicts a land concession in Plympton Township. Key features include:

- 18 CONCESSION (Township of Plympton)**: The main area, noted as *To be Retained*.
- Area Calculations**:
 - 0.1 Hect. 1146.8 Sq.m. (To Lot 14)
 - 0.4 Hect. 4242.4 Sq.m. (To be Retained)
 - 263.1 Sq.m. (Building Envelope)
- Boundaries and Elevation**:
 - Top of Bank**: Indicated by a dashed line with elevations like 187.85, 187.77, 187.85, 187.84, 187.76, 188.02, 188.11, 188.07, 189.16, 189.26, 189.20, 189.72, 190.09, 190.54, 190.39, 189.41, 190.09, 190.72, 190.46, 189.72, 190.64, 190.07.
 - Bottom of Bank**: Indicated by a dashed line with elevations like 185.24, 185.71, 187.42, 187.85, 187.77, 187.85, 187.84, 187.76, 188.02, 188.11, 188.07, 189.16, 189.26, 189.20, 189.72, 190.09, 190.54, 190.39, 189.41, 190.09, 190.72, 190.46, 189.72, 190.64, 190.07.
- Building Envelope**: A dashed rectangle with dimensions 13.9, 24.3, 13.2, 8.1, and 1.3.
- Other Labels**:
 - To Lot 14*
 - To Town of Plympton-W...*
 - O. W. R. C. EASEMENT PART 1, PLAN 25R*
 - BH-103*, *BH-104*
 - SLOPE 2:5*
 - 5.2*, *6.0*
 - 187.67*, *187.94*, *187.86*, *187.92*, *189.96*, *189.75*, *189.79*, *188.08*, *188.60*, *188.51*, *189.16*, *189.26*, *189.20*, *189.72*, *190.09*, *190.54*, *190.39*, *189.41*, *190.09*, *190.72*, *190.46*, *189.72*, *190.64*, *190.07*



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

MINOR VARIANCE APPLICATION No: A-15/24

TAKE NOTICE THAT an application has been made by Eric Thielens, agent for Stacie Bergeron, with respect to the property known as:

**Con 6 W Pt Lot 19 RP 25R4342 Part 1
Town of Plympton-Wyoming
4875 Michigan Line**

The subject property is zoned Agriculture – 1 (A1) and Hazard Area (H). The application is proposing a detached accessory structure (personal horse-riding arena) which is permitted in the A1 zone. The following variance has been requested:

- 1) A variance of approximately 3 metres (9.84 feet) to permit a height of 9 metres (29.53 feet) notwithstanding the maximum permitted height of 6 metres (19.69 feet) as per Section 3.3.5 a) ii) of the Zoning By-law 97 of 2003.
- 2) A variance of approximately 885.4 square metres (9530.37 square feet) to permit a floor area of 1075.4 square metres (11575.51 square feet) notwithstanding the maximum permitted floor area of 190 square metres (2045.14 square feet) as per Section 3.3.5 a) iii) of the Zoning By-law 97 of 2003.

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

6:15 P.M., June 11th, 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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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 June 11th, 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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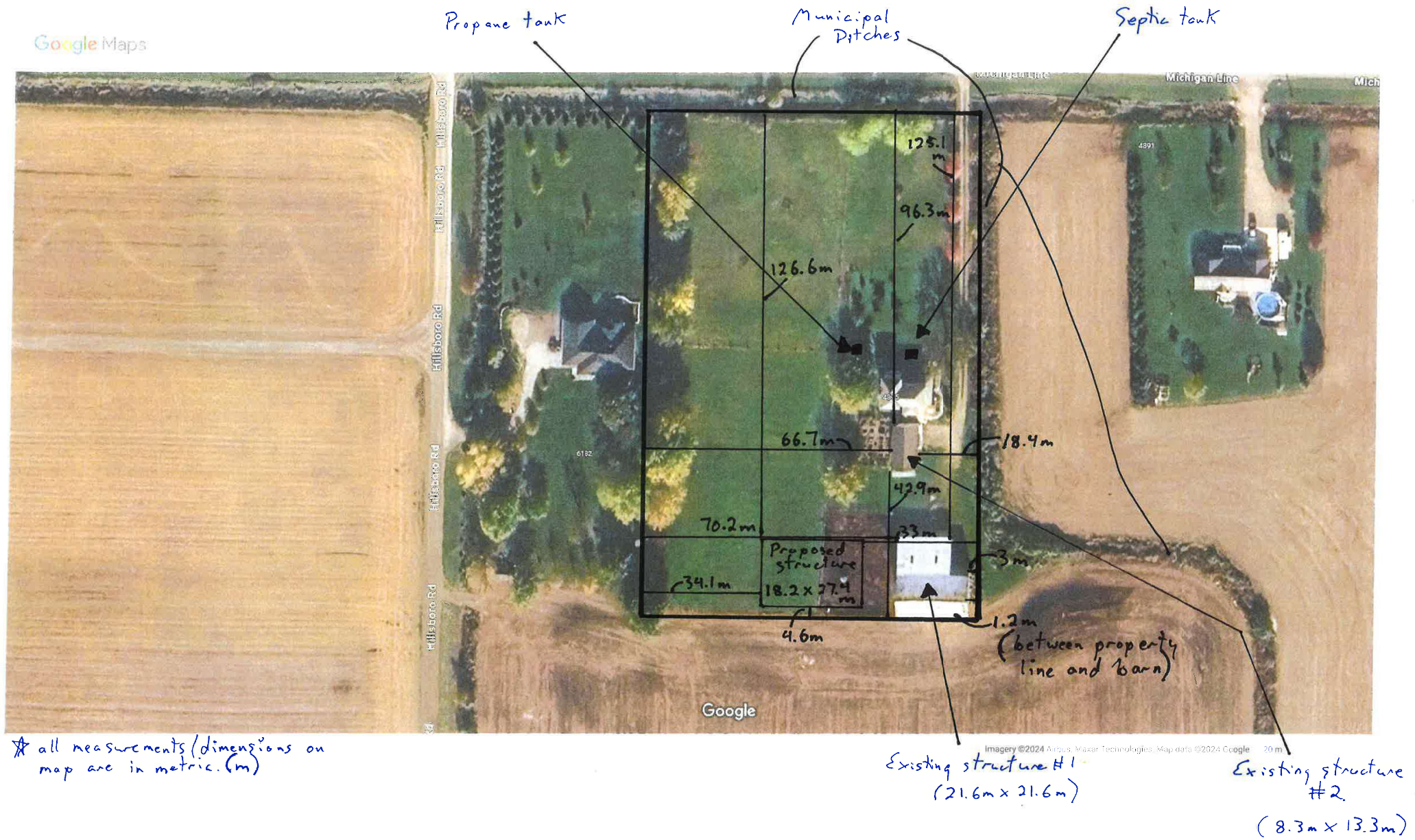
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Dated this 29th day of May 2024

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

Google Maps





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

SEVERANCE APPLICATION No: B-14/24

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

**Con Front Part Lots 50 & 51RP, 25R-10926 PT Part 1
Town of Plympton-Wyoming
5706 Lakeshore Road**

The applicant is requesting permission to sever a proposed lot with approximate frontage of 103.3m (338.9ft) and approximate area of 2.032 ha (5 acres) from the above-noted property. The subject property is zoned Agricultural - 2 (A2), in the Town of Plympton-Wyoming Zoning By-law 97 of 2003.

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

6:30 P.M., June 11th, 2024

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

OR

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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.

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 28th day of May 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. Dobbin
Engineering Inc.

4158 Old Heritage Road
Plympton, Ontario, M0N 1S0
Phone (519) 882-8002 Fax (519) 882-2213

DESIGN	
DRAWN	J. TREHAULT
CHECKED	
FOR CLIENT REVIEW	J.F. FEB 2024
REVISION	BY DATE

1950745 ONTARIO LIMITED
TOWN OF PLYMPTON-WYOMING

CONCEPTUAL PLAN

PROJECT NO.
2016-669
DRAWING NO.
CON