



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

**SEVERANCE APPLICATION No: B-01/24**

**TAKE NOTICE THAT** an application has been made by AJ Clarke & Associates Ltd, agent for J.N. Ventures Limited, with respect to the property known as:

**Concession 5 East Part Lot 4  
Town of Plympton-Wyoming  
3368 London Line**

The applicant is requesting permission to sever 0.8 ha (1.98 acres) from the above-noted property. The severed parcel has an existing dwelling and accessory structure. The retained parcel will be vacant farmland restricted from having any dwellings. The subject property is zoned Agricultural 1 (A1) and No Dwelling Agricultural (ND-A) as per the Town of Plympton-Wyoming Zoning By-law as well as Zoning By-law Amendment 5 of 2024 which has not yet come into effect. This application, in conjunction with the previously noted Zoning By-law Amendment, is necessary to sever a surplus farm dwelling.

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

**5:15 P.M., February 13<sup>th</sup>, 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](https://www.youtube.com/@townofplymptonwyoming/streams)

Applicants, proponents, and delegates must make a request to [LSmeekens@plympton-wyoming.ca](mailto: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](mailto:LSmeekens@plympton-wyoming.ca);
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekeens, by 12:00 p.m. (noon) on February 13<sup>th</sup>, 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.

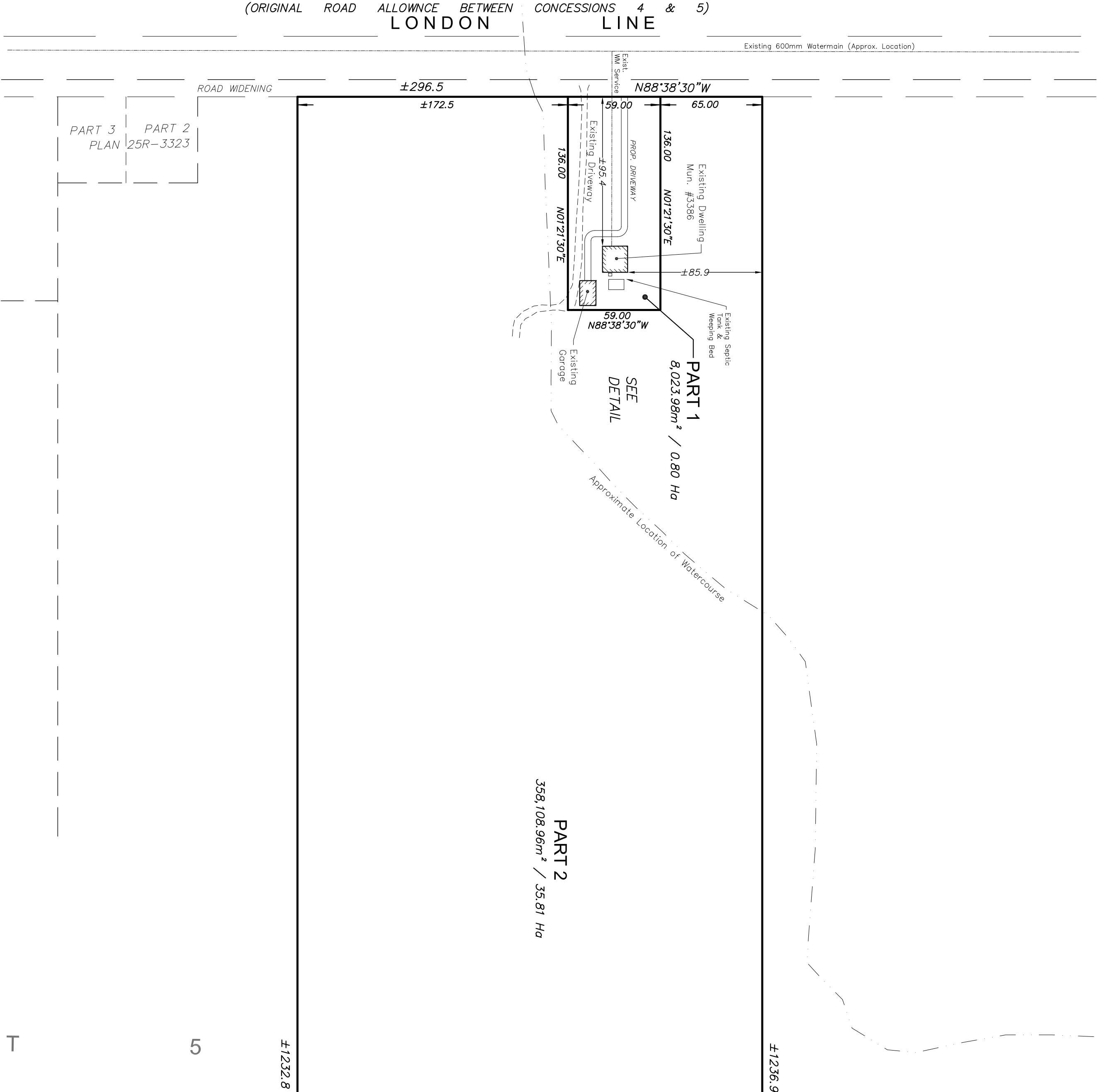
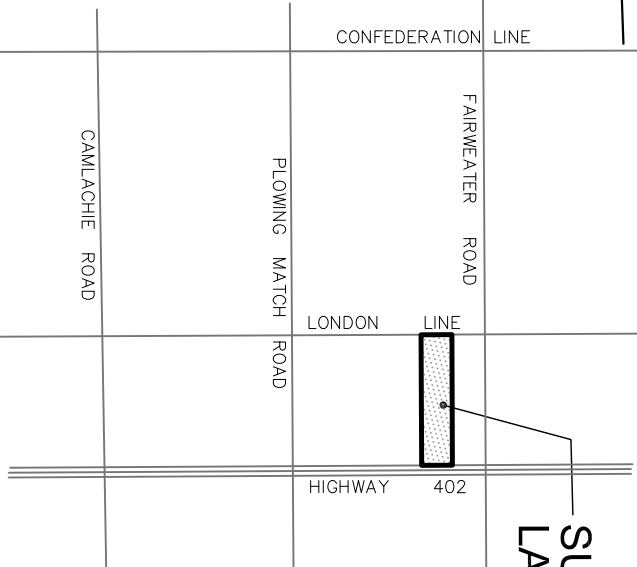
Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council Agenda or Council Minutes.

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 30<sup>th</sup> day of January 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](mailto:LSmeekens@plympton-wyoming.ca)



Approximate Location of Watercourse

East Half of Lot 4  
Concession 5  
Township of Plympton  
County of Lampton

|               |                 |
|---------------|-----------------|
| SCALE: 1:2000 | DATE: SEPT 2023 |
| DESIGN:       | DRAWN: L.H.     |

JN VENTURES LIMITED

TOWNSHIP OF PLYMPTON  
COUNTY OF LAMBTON

*A. J. Clarke and Associates Ltd.*

25 MAIN STREET WEST, SUITE 300  
HAMILTON, ONTARIO L8P 1H1  
Tel: 905 528-8761 Fax: 905 528-2289  
email: [djc@djclarke.com](mailto:djc@djclarke.com)

## SKETCH

SCALE: 1:2000

DATE: SEPT 2023

DESIGN: DRAWN: L.H.

158222



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

**SEVERANCE APPLICATION No: B-03/24**

**TAKE NOTICE THAT** an application has been made by AJ Clarke & Associates Ltd, agent for 406 Farm Inc, with respect to the property known as:

**Concession 3 Part Lot 14  
L154878 except Parts 3 & 5, RD155, s/t PY23720  
Town of Plympton-Wyoming  
4386 Confederation Line**

The applicant is requesting permission to sever two lots from the balance of the farm parcel. The first lot is proposed to have an approximate frontage of 69m (228 ft) and an approximate area of 1.1 ha (2.8 acres) which would support the existing dwelling and accessory buildings. The second lot is proposed to have an approximate frontage of 129m (425 ft) and an approximate area of 2.1 ha (5.2 acres) which would be for future single family residential development. The remnant farm parcel would have an approximate frontage of 50m (164 ft) and approximate area of 37 ha (91 acres) notwithstanding the required minimums as per Table A of the Zoning By-law, thus, approval of this consent results in a necessary Minor Variance, A-03/24, to be heard concurrently with this proposal. The subject property is zoned Agricultural 2 (A2), Residential 1(H)2 (R1(H)2), and Residential 1(2) (R1(2)) as per the Town of Plympton-Wyoming Zoning By-law as well as Zoning By-law Amendment 4 of 2024 which has not yet come into effect. The lands were previously subject of Official Plan Amendment 53 (OPA53) which changed the land use designation on the subject lands from "Restricted Agricultural Area" to "Residential". OPA 53 was approved by the Ontario Land Tribunal (OLT) on May 11, 2023.

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

**5:30 P.M., February 13<sup>th</sup>, 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](https://www.youtube.com/@townofplymptonwyoming/streams)  
Applicants, proponents, and delegates must make a request to [LSmeekens@plympton-wyoming.ca](mailto: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](mailto:LSmeekens@plympton-wyoming.ca);
- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekeens, by 12:00 p.m. (noon) on February 13<sup>th</sup>, 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.

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 30<sup>th</sup> day of January 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](mailto:LSmeekens@plympton-wyoming.ca)



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

**MINOR VARIANCE APPLICATION No: A-03/24**

**TAKE NOTICE THAT** an application has been made by 406 Farm Inc, with respect to the property known as:

**Concession 3 Part Lot 14  
L154878 except Parts 3 & 5, RD155, s/t PY23720  
Town of Plympton-Wyoming  
4386 Confederation Line**

The subject property is zoned Agricultural 2 (A2), Residential 1(H)2 (R1(H)2), and Residential 1(2) (R1(2)) as per the Town of Plympton-Wyoming Zoning By-law as well as Zoning By-law Amendment 4 of 2024 which has not yet come into effect. Consent application B-03/24, which will be heard concurrently with this proposal, is requesting permission to sever two lots from the balance of the farm parcel. The following variances have been requested for the remnant farm parcels:

- 1) A variance of approximately 1ha (2.2 acres) to permit the approximate area of the retained farm parcel to be 37 ha (91 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 100m (325 ft) to permit the approximate frontage of the retained farm parcel to be 50m (166 ft) notwithstanding the required minimum frontage of 150m (492 ft) as per Table A of the Zoning By-law 97 of 2003.

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

**5:30 P.M., February 13<sup>th</sup>, 2024**

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

**OR**

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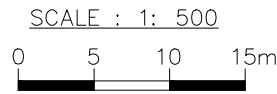
A certified copy of the decision, together with notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who participated in the public hearing via one of the four (4) options listed above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

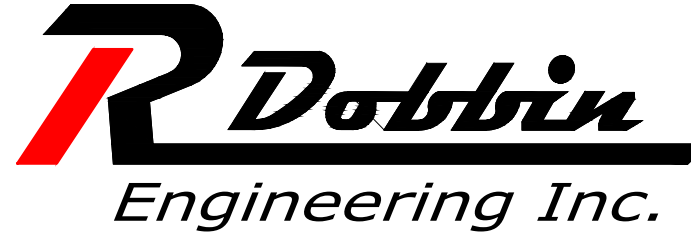
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Dated this 30<sup>th</sup> day of January 2024

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](mailto:LSmeekens@plympton-wyoming.ca)





|       |  |     |            |    |           |                       |  |                                 |
|-------|--|-----|------------|----|-----------|-----------------------|--|---------------------------------|
| STAMP |  <div>4218 Oil Heritage Road<br/>Petrolia Ontario, N0N 1R0<br/>Phone: (519) 882-0032 Fax: (519) 882-2233</div> |     |            |    |           | DESIGN<br>J. TETREULT | CONFEDERATION LINE<br>TOWN OF PLYMPTON—WYOMING | PROJECT NO.<br><b>2019-1128</b> |
|       |  |     |            |    |           | DRAWN<br>J. TETREULT  |  |                                 |
|       |  |     |            |    |           | CHECKED<br>R. DOBBIN  | CONCEPTUAL PLAN                                | DRAWING NO:<br><b>CON</b>       |
|       |  | 1   | FOR REVIEW | JT | JAN. 2024 | DATE                  |  |                                 |
|       |  | No. | REVISION   | BY | DATE      | JANUARY 2024          |  |                                 |
|       |  |     |            |    |           |                       |  |                                 |



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

**MINOR VARIANCE APPLICATION No: A-05/24**

**TAKE NOTICE THAT** an application has been made by Ted Loxton of Bayview Design Group, agent for Ron & Linda Leitch, with respect to the property known as:

**Plan 489, Lot 18  
Town of Plympton-Wyoming  
0 Egremont Rd (corner of Eton Crt)**

The subject property is zoned Residential 5 (R5) as per the Town of Plympton-Wyoming Zoning By-law. The following variances have been requested for a proposed dwelling:

- 1) A variance of approximately 1m (3.3 ft) to permit the approximate front yard setback to be 7m (23 ft) notwithstanding the required minimum front yard setback of 8m (26.2 ft) as per Table A of the Zoning By-law 97 of 2003.
- 2) A variance of approximately 6.8m (22.3 ft) to permit the approximate rear yard setback to be 1.2m (3.9 ft) notwithstanding the required minimum rear yard setback of 8m (26.2 ft) as per Table A of the Zoning By-law 97 of 2003.
- 3) A variance of approximately 1.5m (4.9 ft) to permit the approximate exterior side yard setback to be 6.5m (21.3 ft) notwithstanding the required minimum exterior side yard setback of 8m (26.2 ft) as per Table A of the Zoning By-law 97 of 2003.

*Note, this is a corner lot, the dwelling has been designed as though Egremont Rd is the front yard to accommodate sight triangles; however, since Eton Crt is considered the front yard from a zoning perspective, the above variances are necessary.*

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**5:45 P.M., February 13<sup>th</sup>, 2024**  
in the Council Chambers at 546 Niagara Street, Wyoming, Ontario  
**OR**

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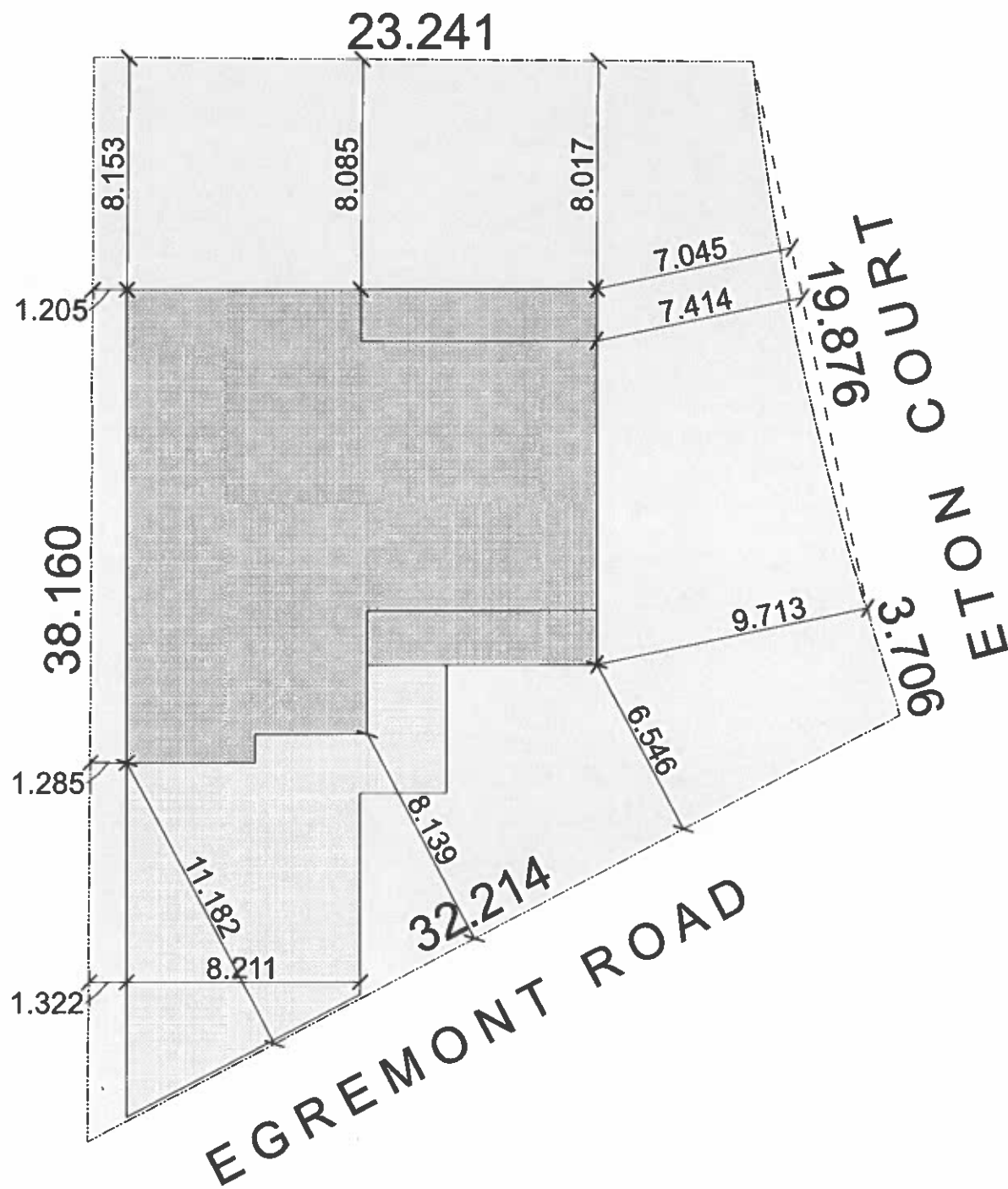
Dated this 2<sup>nd</sup> day of February 2024

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](mailto:LSmeekens@plympton-wyoming.ca)

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PLOT PLAN  
SCALE: 1:100



MUNICIPAL ZONING: R5

\* PERMITTED ENCROACHMENT  
UNENCLOSED PORCH = 2.0m (INCLUDING EAVES)

LOT AREA = 800.00 m<sup>2</sup>  
PROPOSED DWELLING (GROSS) = 243.70 m<sup>2</sup>  
PROPOSED LOT COVERAGE = 30.46%



Drawings to be considered preliminary until signed by Harrison Loxton

| No | Date | Description |
|----|------|-------------|
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |

BAYVIEW DESIGN GROUP  
397 EXMOUTH STREET  
SARNIA, ON N7T5N8  
P: 519.332.8439  
info@BAYVIEWDESIGN.ca  
WWW.BAYVIEWDESIGN.ca



CLIENT / PROJECT INFORMATION:  
23002 - LEITCH RESIDENCE  
ETON COURT AND EGREMONT RD  
PLY-WYOMING  
REVISED FOR GRADES

PLOT PLAN  
January 25, 2024  
SCALE: 1:100  
DRAWN BY: HARRISON (TED) LOXTON  
ISSUED FOR: REVISED FOR GRADES

PROJECT NUMBER

23002R