



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

SEVERANCE APPLICATION No: B-18/24

TAKE NOTICE THAT an application has been made by Iacobelli Construction (Nisbet as agent), with respect to the property known as:

**Plan 25M-93 Lot 76
Town of Plympton-Wyoming
3504 Paul Crescent**

The applicant is requesting permission to sever approximately 30 square metres (322.92 square feet) portion of the lot to be conveyed to an adjacent lot. The entire 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:

5:15 P.M., September 10th, 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 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 September 10th, 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, 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 27th day of August 2024

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



SKETCH SHOWING PROPOSED LOT LINE
ADJUSTMENT:
LOT 77
PLAN 25M-93
TOWN OF PLYMPTON-WYOMING
COUNTY OF LAMBTON

LOT 93
P.I.N. 43094-0429

LOT 78
P.I.N. 43094-0414

25M-93
-WYOMING

PAUL CRESCENT
P.I.N. 43094-0473

LOT 94
P.I.N. 43094-0430

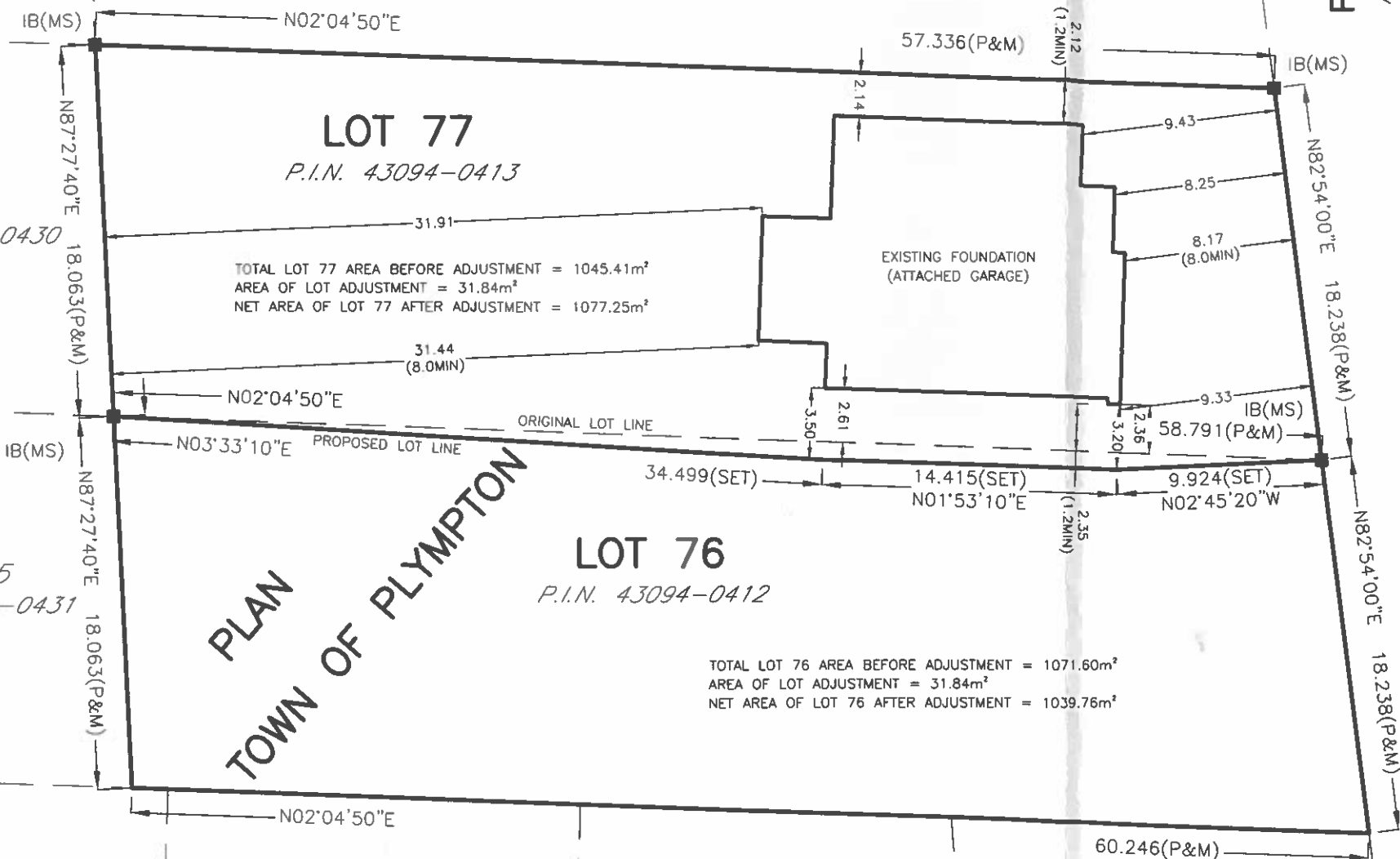
LOT 95
P.I.N. 43094-0431

LOT 72
P.I.N. 43094-0408

LOT 73
P.I.N. 43094-0409

LOT 74
P.I.N. 43094-0410

LOT 75
P.I.N. 43094-0411



SCALE=1:300



**Monteith &
Sutherland
LIMITED**

www.mssurvey.com

Sarnia: (519)542-4300

Toronto: (647)349-6640

Scarborough: (647)343-4603

Ontario Land Surveyors • Professional Engineers • Aerial Surveying • Mapping
High Definition Laser Scanning

DRAWN BY: KV
CHECKED BY: TMN

FILE NO.: **PLY-1383-77**

PLAN FILE NO.: **B-2966**

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



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

MINOR VARIANCE APPLICATION No: A-22/24

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

**Concession 8 W, Pt Lot 29
Town of Plympton-Wyoming
5859 Fisher Line**

The subject property is zoned Agricultural 1 (A1) with Hazard (H), Significant Natural Area (SNA) and Wetland (WET) as per the Town of Plympton-Wyoming Zoning By-law. The following variances from Zoning By-law 97 of 2003 has been requested for a single detached dwelling:

- 1) A variance of approximately 30 metres (98.43 feet) to allow a maximum front yard setback of approximately 80 metres (262.47 feet) notwithstanding the maximum front yard setback requirement of 50 metres (164.04 feet) as outlined in Table A of the By-law.

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

5:30 P.M., September 10th, 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 MBaird@plympton-wyoming.ca to receive instructions on how to attend a meeting virtually as a participant.

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- 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 September 10th, 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.

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 27th day of August 2024

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

SITE NOTES	
#	NOTE
1	ALL DIMENSIONS ARE APPROXIMATE, THIS IS NOT A SURVEY.
2	ALL SURFACE TREATMENTS ARE NATIVE GRASS U.N.O.

SEPTIC TANK CLEARANCES

ALL SEPTIC TANKS SHALL HAVE A MINIMUM CLEARANCE OF:

	LEACHING BED CLEARANCES
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
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98	100
99	100
100	100


	ALL LEACHING BEDS SHALL HAVE A MINIMUM CLEARANCE OF:
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	AREA SCHEDULE (SITE)
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EX. BUILDING	4671 SF	434 m ²	0.10%
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GRAND TOTAL	4049429	37	431546	100.00%
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Designed By:	Project:	Drawing Title:	Date: <u>June 25, 2024</u>
	Felix & Bernice Weber	Site Plan	Drawn by: <u>M. Dossel</u>
	Proposed Single Family Dwelling		Scale: <u>As indicated</u>
	5859 Fisher Line		Sheet No.:
Town of Plympton-Wyoming			A1.01
NON 1J5			



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

MINOR VARIANCE APPLICATION No: A-21/24

TAKE NOTICE THAT an application has been made by 1684677 Ontario Ltd. with respect to the property known as:

**Plan 25M-93 Lot 120
Town of Plympton-Wyoming
3532 Britt Blvd**

The subject property is zoned Residential 5 (R5) as per the Town of Plympton-Wyoming Zoning By-law. The following variances from Zoning By-law 97 of 2003 have been requested:

- 1) Relief from section 3.16.4 f) prohibiting driveways in areas defined as sight triangles

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

5:45 P.M., September 10th, 2024
in the Council Chambers at 546 Niagara Street, Wyoming, Ontario
OR

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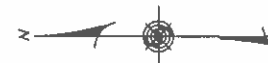
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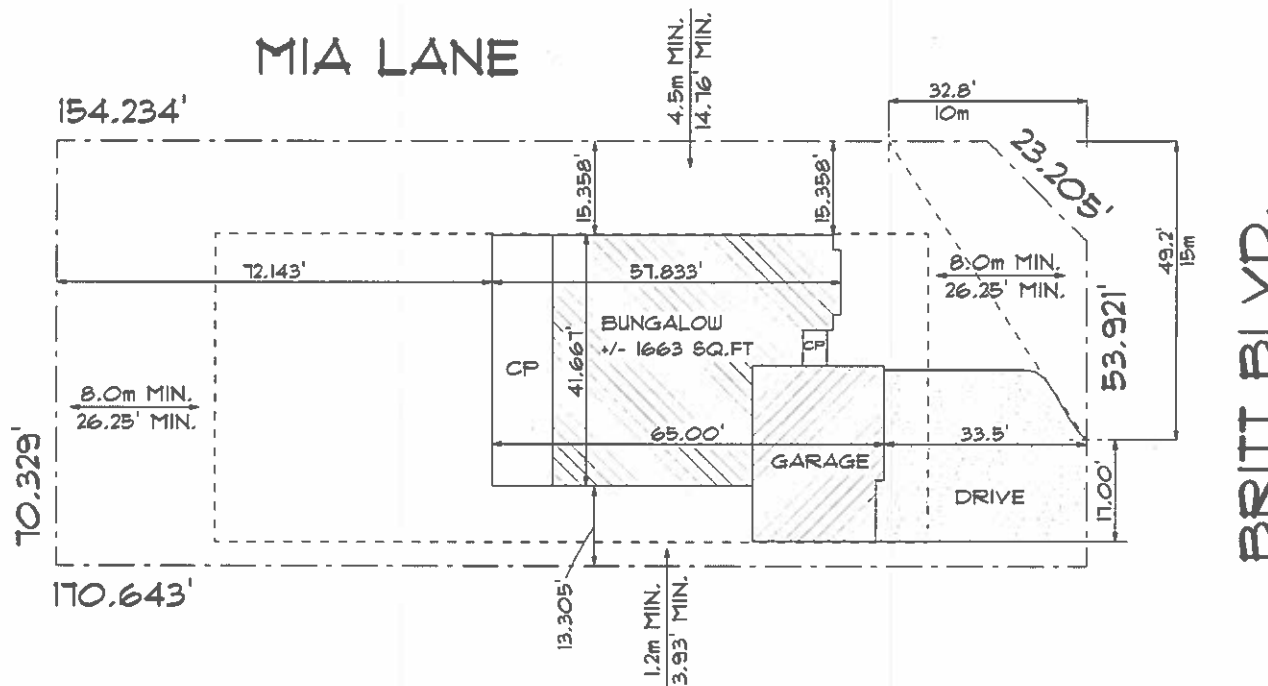
Dated this 27th day of August 2024

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

••INCLUDES ALL GARAGES AND PORCHES••

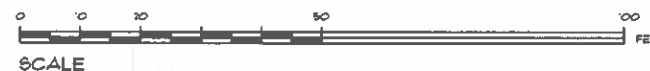


PLOT PLAN
SCALE: 1"=0' = 20'-0"



LOT 120
3532 BRITT BLVD.
PLAN #25M-93
PLYMPTON-WYOMING
COUNTY OF LAMBTON

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



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510 Louisa Street
Point Edward, OH
P.(919) 332-1442
F.(919) 336-3147
www.rdandd.ca
info@rdandd.ca

Project
**PROPOSED BUNGALOW
LOT 120 (3532) BRITT BLVD.
PLYMPTON-WYOMING, ON**

Gravee
H-O-M-E-S

SITE PLAN

Drawn By:	S. ROBINSON	Scale	1" = 20'
BCIN No.	19309	Date	7/17/2004
		Project No.	2700.24

DRAWING NO.

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