



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

**MINOR VARIANCE APPLICATION No: A-05/25**

**TAKE NOTICE THAT** an application has been made by Jesse and Justine Thompson with respect to the property known as:

**PLAN 12 LOT 28 R.O.W.  
Town of Plympton-Wyoming  
6738 Pheasant Lane**

The subject property is zoned Residential 5(9) (R5(9)). The following variances from Zoning By-law 97 of 2003 have been requested for a proposed detached garage:

- 1) A variance of approximately 18.51 square metres (199.24 square feet) to permit the Lot Coverage of the Accessory Buildings to be approximately 111.51 square metres (1200.28 square feet) notwithstanding the required Maximum Combined Lot Coverage of all Detached Accessory Buildings of 93 square metres (1001.04 square feet) as per section 3.3.4 subsection a) ii).
- 2) A variance of approximately 0.56 metres (1.84 feet) to permit the Main Floor Ceiling Clearance to be approximately 3.66 metres (12 feet) notwithstanding the required maximum Main Floor Ceiling Clearance of 3.1 metres (10.17 feet) as per section 3.3.4 subsection b) iv) 1.
- 3) A variance of approximately 3.19 metres (10.47 feet) to permit the maximum driveway width for the total lot to be approximately 12.19 metres (40 feet), to accommodate the existing driveway of approximately 7.62m (25 feet) and a proposed second driveway to the structure of approximately 4.57m (15 feet), notwithstanding the total maximum driveway width of 9 metres (29.53 feet), as per section 3.25.7 subsection b).

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

**5:15 P.M., July 8<sup>th</sup>, 2025**

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

**OR**

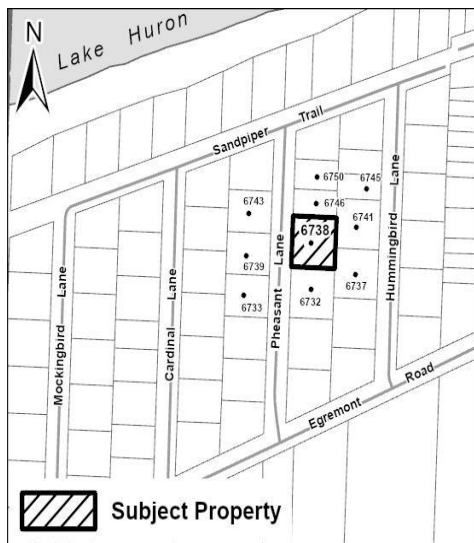
The meeting will be streamed live and recorded for public viewing on the Town's YouTube page using the following link: [www.youtube.com/@townofplymptonwyoming/streams](http://www.youtube.com/@townofplymptonwyoming/streams)

Applicants, proponents, and delegates must make a request to [MBaird@plympton-wyoming.ca](mailto: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](mailto:MBaird@plympton-wyoming.ca);
- address the Committee directly by informing the Secretary-Treasurer, Mackenzie Baird, by 12:00 p.m. (noon) on July 8<sup>th</sup>, 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 during general office hours (8:30am-4:30pm Monday-Friday, excluding holidays).

Dated this 27<sup>th</sup> day of June, 2025

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



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

**MINOR VARIANCE APPLICATION No: A-08/25**

**TAKE NOTICE THAT** an application has been made by TBouma Design Inc., Agent for Claudio and Kelly Montanaro with respect to the property known as:

**CON FRONT PLAN 695 LOT 6  
Town of Plympton-Wyoming  
3232 Devonshire Road**

The subject property is zoned Environmental Protection - Lakeshore (EP-L). The following variances from Section 30.4 i) & Table B of Zoning By-law 97 of 2003 have been requested for a proposed addition to the primary dwelling:

- 1) A variance of approximately 33.01 square metres (355.31 square feet) to permit the gross floor area of all building on the lot to be approximately 433.36 square metres (4664.65 square feet), notwithstanding the maximum gross floor area of 400.35 square metres (4309.33 square feet). This is to recognize an existing excess of approximately 4.25 square metres (45.75 square feet) and accommodate an additional gross floor area of approximately 28.76 square metres (309.57 square feet) for the proposed garage addition.
- 2) A variance of approximately 3.5% (36.16 square metres, 389.22 square feet) to permit the lot coverage of the dwelling to be approximately 23.5% (247.16 square metres, 2660.41 square feet), notwithstanding the maximum lot coverage of the dwelling of 20% (211 square metres, 2271.19 square feet). This is to recognize an existing excess of 0.70% (7.40 square metres, 79.65 square feet) and to accommodate an additional approximate 2.73% (28.76 square metres, 309.57 square feet) increase in lot coverage to accommodate the proposed garage addition.

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**5:30 P.M., July 8<sup>th</sup>, 2025**

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

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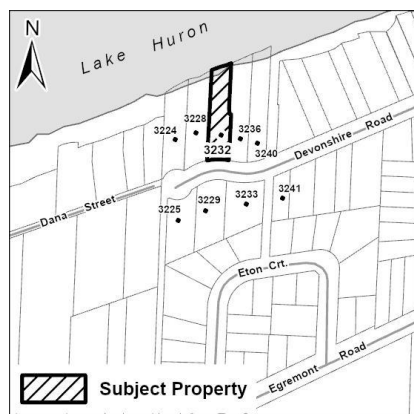
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Dated this 27<sup>th</sup> day of June, 2025  
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ON, N0N 1T0  
(519) 845-3939

[MBaird@plympton-wyoming.ca](mailto:MBaird@plympton-wyoming.ca)



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

**MINOR VARIANCE APPLICATION No: A-09/25**

**TAKE NOTICE THAT** an application has been made by TBouma Design Inc., Agent for Chris Barneveld with respect to the property known as:

**CON FRONT PT LOT 2, RP;25R8580 PART 2  
Town of Plympton-Wyoming  
3043 Egremont Rd**

The subject property is zoned Environmental Protection - Lakeshore (EP-L). The following variances from Section 3.3.5 subsection i) of Zoning By-law 97 of 2003 have been requested for a proposed accessory structure (Garage and Enclosed Porch):

- 1) A variance of approximately 1 metre (3.28 feet) to permit the Interior Side Yard Setback to be approximately 1 metre (3.28), notwithstanding the minimum Interior Side Yard Setback of 2 metre (6.56 feet).

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

**5:45 P.M., July 8<sup>th</sup>, 2025**

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

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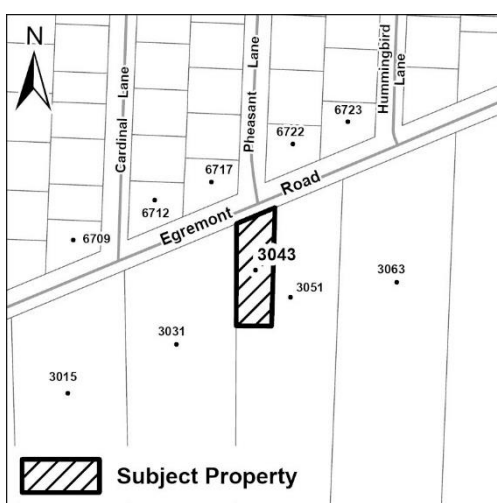
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Dated this 27<sup>th</sup> day of June, 2025

Mackenzie Baird

Secretary-Treasurer, Committee of Adjustment

Town of Plympton-Wyoming, 546 Niagara St. PO Box 250,  
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**NOTICE OF PUBLIC HEARING  
TOWN OF PLYMPTON-WYOMING  
COMMITTEE OF ADJUSTMENT**

**MINOR VARIANCE APPLICATION No: A-11/25**

**TAKE NOTICE THAT** an application has been made by Michael Rosehart with respect to the property known as:

**PLAN 448 LOT 32  
Town of Plympton-Wyoming  
4360 Lambton Lane**

The subject property is zoned Environmental Protection – Lakeshore (EP-L). The following variances from Zoning By-law 97 of 2003 have been requested for a proposed detached garage:

- 1) A variance of approximately 17.00 square metres (182.99 square feet) to permit the Footprint of the Proposed Accessory Structure to be approximately 47.00 square metres (505.90 square feet) notwithstanding the required Maximum Footprint of Accessory Structures of 30.00 square metres (322.92 square feet) as per section 30.5 subsection h).
- 2) A variance of approximately 0.50 metres (1.64 feet) to permit the Height of the Proposed Accessory Structure to be approximately 4.50 metres (14.76 feet) notwithstanding the required maximum Height of Detached Accessory Structures of 4.00 metres (13.12 feet) as per section 30.5 subsection g).

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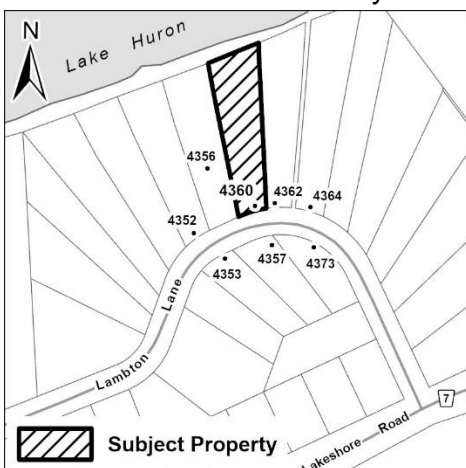
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