



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

CONSENT APPLICATION No: B-07/25

TAKE NOTICE THAT an application has been made by Wyoming Feed and Supply Ltd, agent for 1000375130 Ontario Ltd, with respect to the property known as:

**PLYMPTON CON 1 PT LOT 14
Town of Plympton-Wyoming
4356 Churchill Line**

The applicant is seeking approval for a surplus farm dwelling severance, proposing to sever approximately 0.81 hectares (2.00 acres) from the property municipally known as 4356 Churchill Line. The retained parcel will comprise approximately 37.27 hectares (92.09 acres) and was previously rezoned from Agriculture-2 (A2) to a site-specific No-Dwelling Agricultural (1) (ND-A(1)) through a Zoning By-law Amendment. The site-specific zoning was to allow for a minimum farm lot size of 37 hectares. This consent application represents the next step in this process.

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

5:15 P.M., August 12th, 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

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.

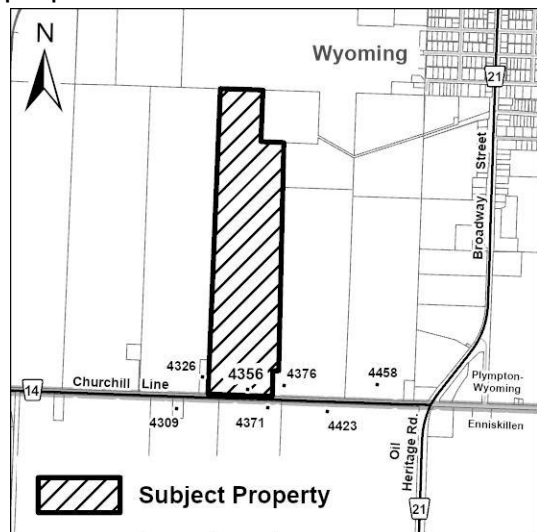
You are entitled to be part of this public hearing to express your views about this application or you may be represented by Counsel for that purpose. The following are options for your participation:

- 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 August 12th, 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.

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 28th day of July, 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



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

CONSENT APPLICATION No's: B-08/25 & B-09/25

TAKE NOTICE THAT an application has been made by Michael Radcliffe, with respect to the properties known as:

**PLAN 25M89 LOT 20
Town of Plympton-Wyoming
477, 479, 481, 483 Kip Lane**

The applicant is requesting two right-of-way easements to ensure adequate access to the noted properties. One easement would run across 477 Kip Lane to provide access to 479 Kip Lane. The other easement would run across 483 Kip Lane to provide access to 481 Kip Lane.

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

5:30 P.M., August 12th, 2025

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

OR

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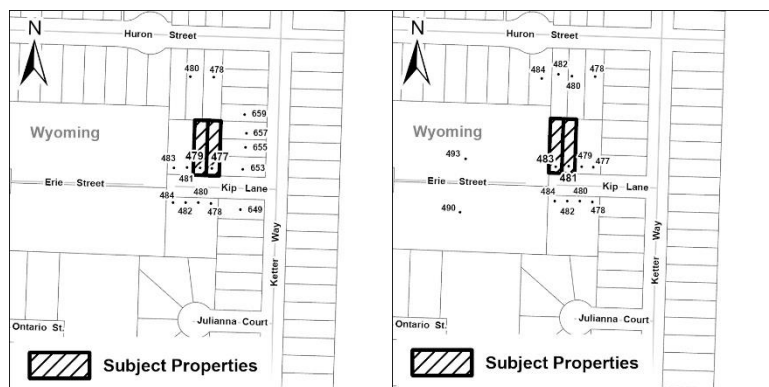
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Dated this 28th day of July, 2025
Mackenzie Baird
Secretary-Treasurer, Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250, Wyoming,
ON N0N 1T0
(519) 845-3939
MBaird@plympton-wyoming.ca



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

CONSENT APPLICATION No's: B-10/25 & B-11/25

TAKE NOTICE THAT an application has been made by Michael Radcliffe, agent for Jacob Radcliffe, with respect to the properties known as:

**PLAN 25M89 LOT 19
Town of Plympton-Wyoming
478, 480, 482, 484 Kip Lane**

The applicant is requesting two right-of-way easements to ensure adequate access to the noted properties. One easement would run across 478 Kip Lane to provide access to 480 Kip Lane. The other easement would run across 484 Kip Lane to provide access to 482 Kip Lane.

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

5:40 P.M., August 12th, 2025

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

OR

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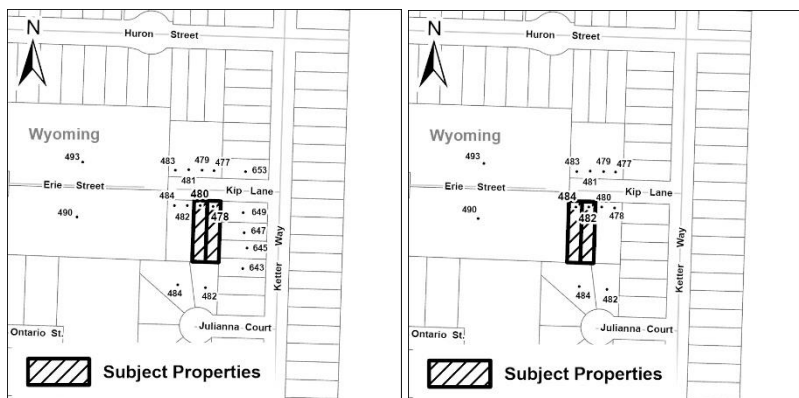
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Dated this 28th day of July, 2025
Mackenzie Baird
Secretary-Treasurer, Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250, Wyoming,
ON N0N 1T0
(519) 845-3939
MBaird@plympton-wyoming.ca



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

MINOR VARIANCE APPLICATION No: A-12/25

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

**CON 12 LOT 18
Town of Plympton-Wyoming
4823 Douglas Line**

The subject property is zoned Agricultural 1 (A1) and Woodlot (WD). The following variances from Zoning By-law 97 of 2003 have been requested for a proposed widened driveway:

- 1) A variance of approximately 3.00 metres (9.84 feet) to permit the Maximum Driveway Width to be approximately 12.00 metres (39.37 feet) notwithstanding the required Maximum Driveway Width of 9.00 metres (29.53 feet) as per section 3.25.7(b).

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

5:50 P.M., August 12th, 2025

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

OR

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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 August 12th, 2025, for instructions.

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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, 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 28th day of July, 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



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

MINOR VARIANCE APPLICATION No: A-10/25

TAKE NOTICE THAT an application has been made by TBouma Design Inc, Agent for Dennis and Chantale Roache, with respect to the property known as:

**PLAN 533 LOT 6
Town of Plympton-Wyoming
3209 Egremont Rd**

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

- 1) A variance of approximately 5.00 metres (16.40 feet), to allow the rear yard setback to be approximately 3.00 metres (9.84 feet), notwithstanding the maximum permitted rear yard setback of 8.00 metres (26.25 feet), and a variance of approximately 1.00 metres (3.28 feet) to allow the interior side yard setback to be approximately 1.40 metres (4.59 feet) notwithstanding the maximum permitted interior side yard setback of 2.40 metres (7.87 feet). Maximum setback provisions as per Section 3.8 Subsection r) and Table "A".
- 2) A variance of approximately 57.90 square metres (623.23 square feet), to allow the maximum gross floor area of an accessory dwelling to be approximately 103.90 square metres (1118.37 square feet) notwithstanding the maximum permitted gross floor area of an accessory dwelling of 46.00 square metres (495.14 square feet) as per Section 3.8 Subsection l).
- 3) A variance of approximately 14% to allow the Gross Floor Area of the Second Accessory Dwelling to be equal to approximately 44% of the Main Dwelling notwithstanding the maximum allowance of the Gross Floor Area of a Secondary Accessory Dwelling to be equal to 30% of the Main Dwelling as per Section 3.8 Subsection k).
- 4) A variance of approximately 98.30 square metres (1058.09 square feet), to allow the Total Lot Coverage of the Accessory Buildings on the Property to be approximately 191.34 square metres (2059.57 square feet), notwithstanding the Maximum Lot Coverage of Accessory Buildings of 93 square metres (1001.04 square feet) as per Section 3.3.4 Subsection a) ii).

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

6:05 P.M., August 12th, 2025

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

OR

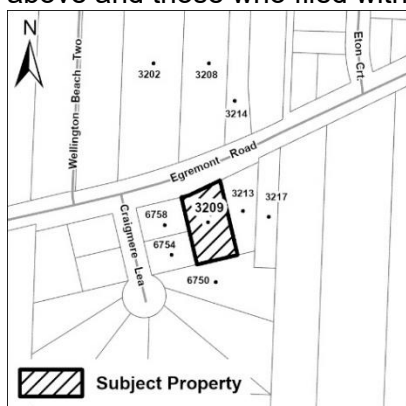
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Dated this 29th day of July, 2025

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