



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

SEVERANCE APPLICATION No: B-13/24

TAKE NOTICE THAT an application has been made by Bob Rose, with respect to the property known as:

**Concession Front Part Lot 2
25R-8580 Part 1
Town of Plympton-Wyoming
3051 Egremont Road**

The applicant is requesting permission to sever a 0.29 ha (0.72 acres) single family residential lot from the balance of the lands. The entire subject property is zoned Agricultural - 2 (A2) in the Town of Plympton-Wyoming Zoning By-law 97 of 2003. The remnant farm parcel would not meet the required minimums as per Table A of the Zoning By-law, thus, approval of this consent results in a necessary Minor Variance, A-10/24, to be heard concurrently with this proposal.

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

5:15 P.M., May 14th, 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 May 14th, 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, Lisa Smeekens. 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 30th day of April 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-10/24

TAKE NOTICE THAT an application has been made by Bob Rose, with respect to the property known as:

**Concession Front Part Lot 2
25R-8580 Part 1
Town of Plympton-Wyoming
3051 Egremont Road**

The subject property is zoned Agricultural 2 (A2) as per the Town of Plympton-Wyoming Zoning By-law. Consent application B-13/24, which will be heard concurrently with this proposal, is requesting permission to sever a 0.29 ha (0.72 acres) single family residential lot from the balance of the lands. The following variances from Zoning By-law 97 of 2003 have been requested:

- 1) A variance of 123.3 metres (404.5 feet) to permit the frontage of the retained farm parcel to be 26.7 metres (87.6 feet) notwithstanding the required minimum frontage of 150m (492 ft) as per Table A;
- 2) A variance of 34.62 ha (85.54 acres) to permit the approximate area of the retained farm parcel to be 3.38 ha (8.35 acres) notwithstanding the required minimum area of 38ha (93.9 acres) as per Table A; and,
- 3) A variance of 0.11 ha (0.27 acres) to permit the area of the severed residential parcel to be 0.29 ha (0.72 acres) notwithstanding the required minimum area of 0.4 ha (0.99 acres) as per Table A.

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

OR

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Dated this 30th day of April 2024

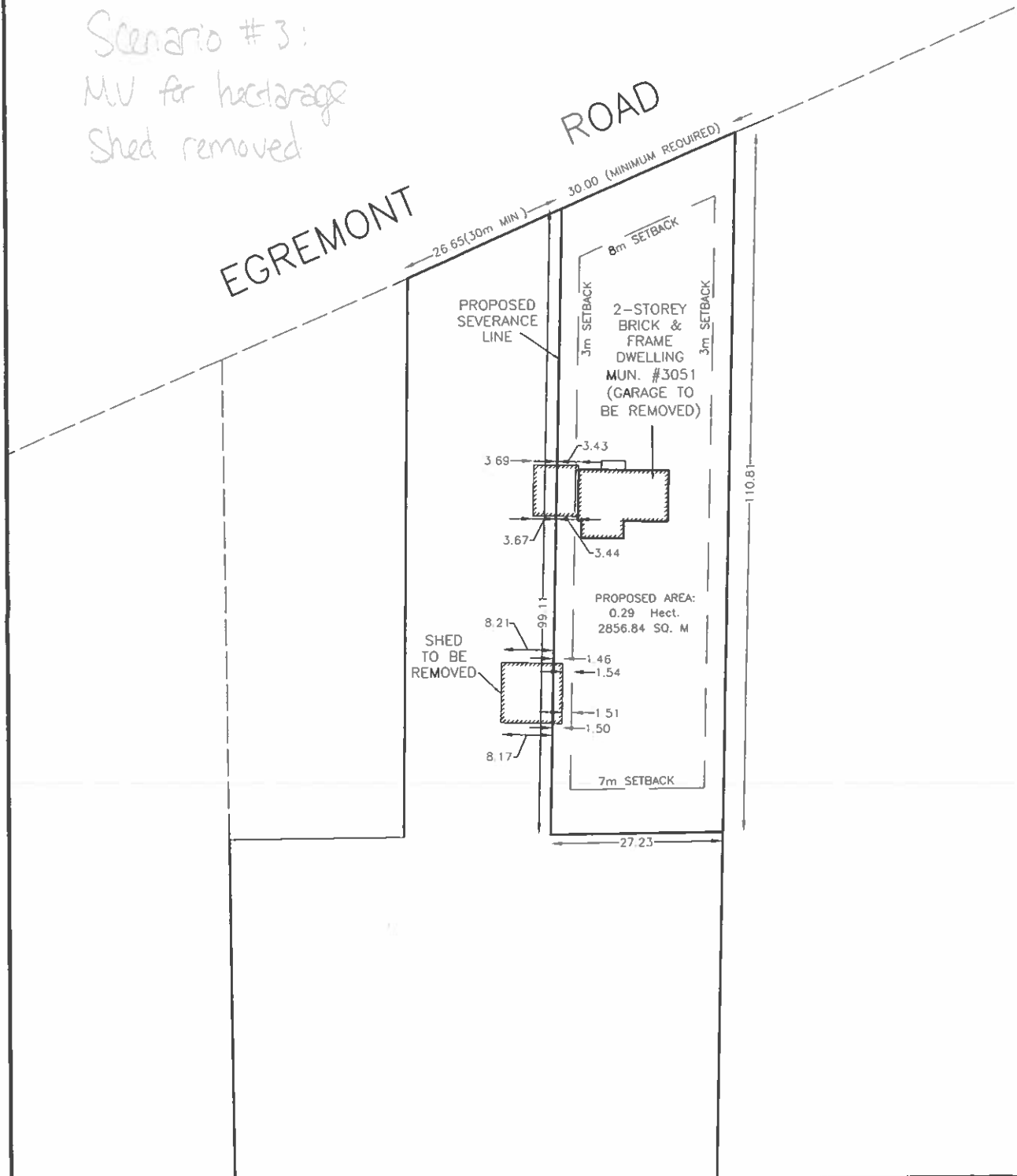
Lisa Smeekens
Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250
Wyoming, ON N0N 1T0
(519) 845-3939
LSmeekens@plympton-wyoming.ca



801 Upper Canada Drive (519) 542-4300 contact@mssurvey.com
Sarnia, ON, N7W 1A3 www.mssurvey.com

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

Scenario #3:
MU for hedges
Shed removed



SKETCH FOR SEVERANCE APPLICATION OF:
PART OF LOT 2
FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF PLYMPTON)
TOWN OF PLYMPTON—WYOMING
COUNTY OF LAMBTON

NOTES:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED ON THE TITLE BLOCK.

scale 1:2000



DRAWN BY: CT
CHECKED BY: TMN

CAD DATE: 07/FEB/2024

CAD DATE: 07/FEB/2024
CAD FILE: s:\ccao\06082024\06082024\MJ-1081\02 Cofc File\MJ-1081-04Cofc

FILE NO. **PLY-1061**

PLAN FILE NO. **X-XXXX**



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

MINOR VARIANCE APPLICATION No: A-11/24

TAKE NOTICE THAT an application has been made by Wanstead Farmers Co-operative Co Limited, with respect to the property known as:

**Concession 2 Lot 25 Part 3
Town of Plympton-Wyoming
5495 Elevator Steet**

The subject property is zoned Rural Commercial 3 (C3). The following variance has been requested for the proposed overhead bins:

- 1) A variance of 3.39 metres (11.12 feet) to permit the side yard setback from the railway to be 0.61 metres (2 feet) notwithstanding the required minimum side yard setback is 4 metres (13.12 feet) as per Table A of the Zoning By-law 97 of 2003.

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

5:30 P.M., May 14th, 2024

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

OR

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- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekens, by 12:00 p.m. (noon) on May 14th, 2024, for instructions.

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Dated this 3rd 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



VANSTEAD ROAD

LEYTON STREET

ELEVATOR STREET

CL 70" BIN

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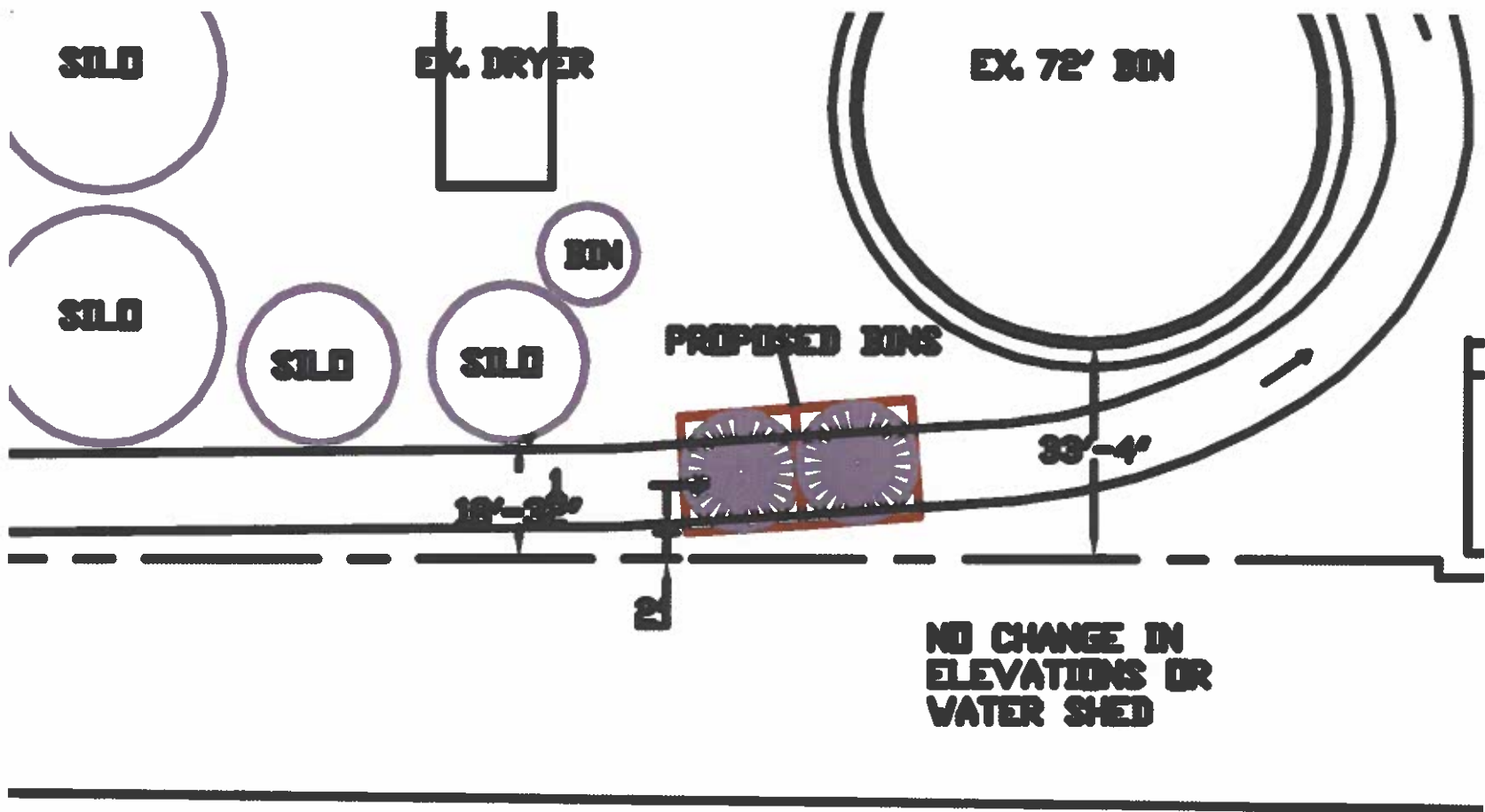
10' CORNER TO
ELEVATOR ST
WATER MAIN

CL BUILDING

WATER MAIN

WATER LINE

REV	DESCRIPTION	DATE
1	PERMANENT LIGHT	08/10/10
2	DATE	08/10/10
3	DATE	08/10/10
SITE PLAN		
VANSTEAD FARMERS CO-OP, 3467 ELEVATOR STREET		
SCALE: NTS	DRAWN BY	
DATE: MAR 10, 24	CUSTOMER	VANSTEAD CO-OP
JOB NO.		
OVERHEAD BINS		1



Details of the Site Plan – Wanstead Co-op, 5467 Elevator St., Wyoming

Indicates location of proposed overhead bins.



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

MINOR VARIANCE APPLICATION No: A-12/24

TAKE NOTICE THAT an application has been made by Donna Jones, with respect to the property known as:

**Plan 32 Part Lot 8
Town of Plympton-Wyoming
8031 Hillsboro Road**

The subject property is zoned Residential 5 (R5) and Hazard Area (H). The following variance has been requested for the proposed accessory building (garage):

- 1) Relief to permit the garage to be located in the front yard notwithstanding section 3.3.3 a) of the Zoning By-law 97 of 2023.

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

5:45 P.M., May 14th, 2024
in the Council Chambers at 546 Niagara Street, Wyoming, Ontario
OR

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- address the Committee directly by informing the Secretary-Treasurer, Lisa Smeekens, by 12:00 p.m. (noon) on May 14th, 2024, for instructions.

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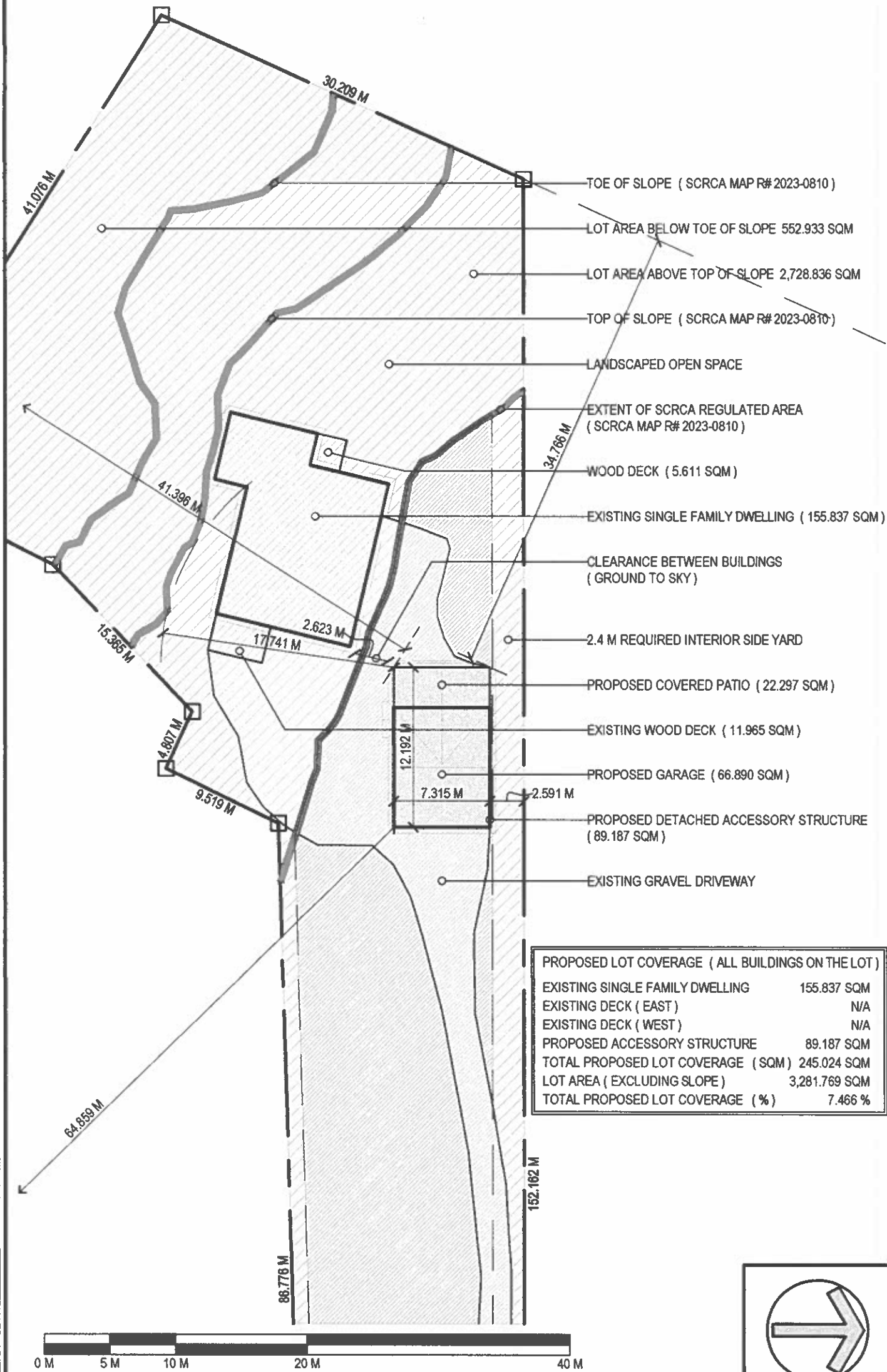
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Dated this 3rd day of May 2024

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



- TOE OF SLOPE (SCRCA MAP R# 2023-0810)
- LOT AREA BELOW TOE OF SLOPE 552.933 SQM
- LOT AREA ABOVE TOP OF SLOPE 2,728.836 SQM
- TOP OF SLOPE (SCRCA MAP R# 2023-0810)
- LANDSCAPED OPEN SPACE
- EXTENT OF SCRCA REGULATED AREA (SCRCA MAP R# 2023-0810)
- WOOD DECK (5.611 SQM)
- EXISTING SINGLE FAMILY DWELLING (155.837 SQM)
- CLEARANCE BETWEEN BUILDINGS (GROUND TO SKY)
- 2.4 M REQUIRED INTERIOR SIDE YARD
- PROPOSED COVERED PATIO (22.297 SQM)
- EXISTING WOOD DECK (11.965 SQM)
- PROPOSED GARAGE (66.890 SQM)
- PROPOSED DETACHED ACCESSORY STRUCTURE (89.187 SQM)
- EXISTING GRAVEL DRIVEWAY

PROPOSED LOT COVERAGE (ALL BUILDINGS ON THE LOT)	
EXISTING SINGLE FAMILY DWELLING	155.837 SQM
EXISTING DECK (EAST)	N/A
EXISTING DECK (WEST)	N/A
PROPOSED ACCESSORY STRUCTURE	89.187 SQM
TOTAL PROPOSED LOT COVERAGE (SQM)	245.024 SQM
LOT AREA (EXCLUDING SLOPE)	3,281.769 SQM
TOTAL PROPOSED LOT COVERAGE (%)	7.466 %

SITE PLAN - PROPOSED

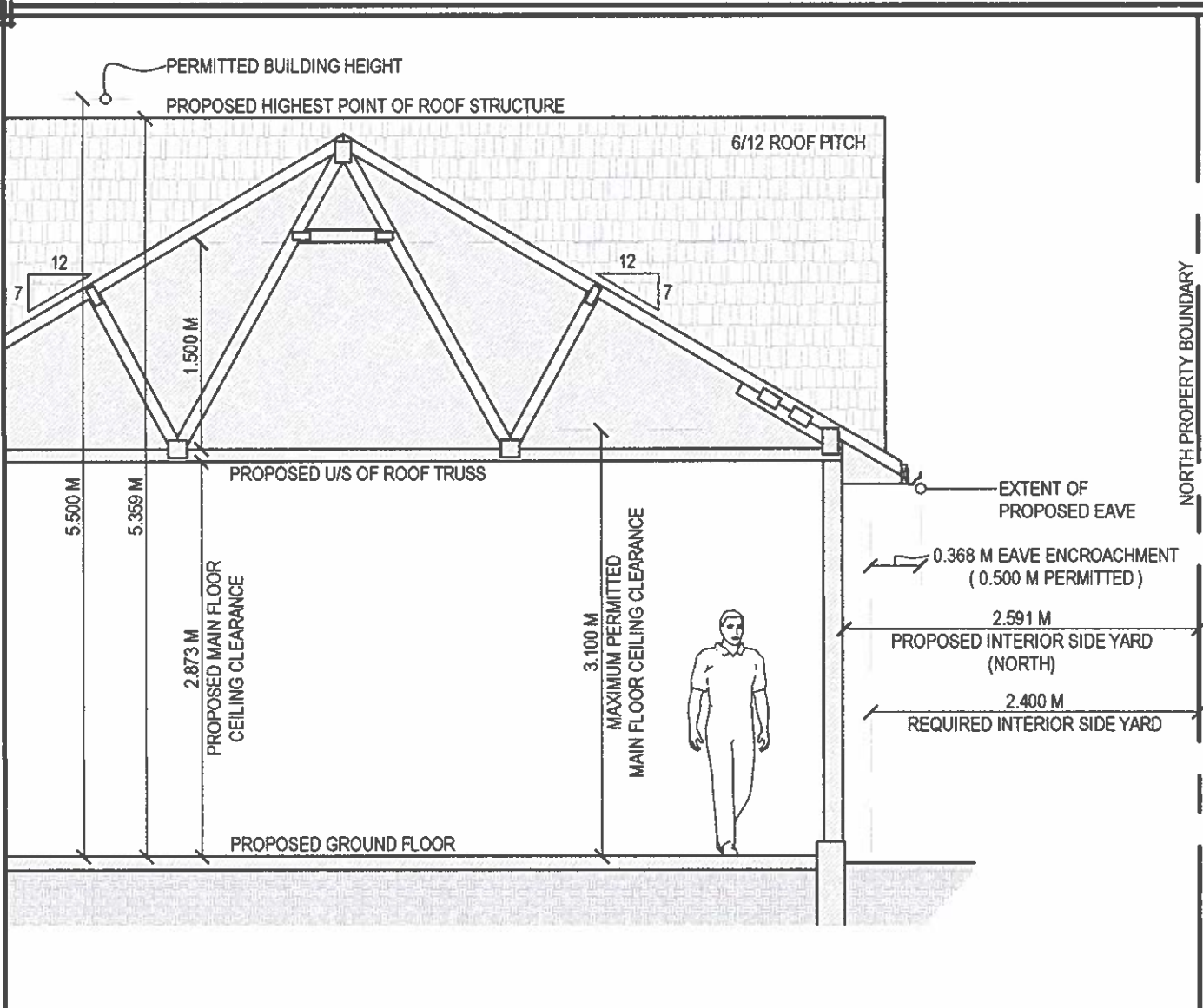
SCALE 1" = 30'-0"



NEW ACCESSORY STRUCTURE FOR:
LARRY & DONNA JONES
8031 HILLSBORO ROAD TOWN OF PLYMPTON-WYOMING
MINOR VARIANCE DOCUMENTATION
PROJECT: 24-022 DATE: APR 3, 2024

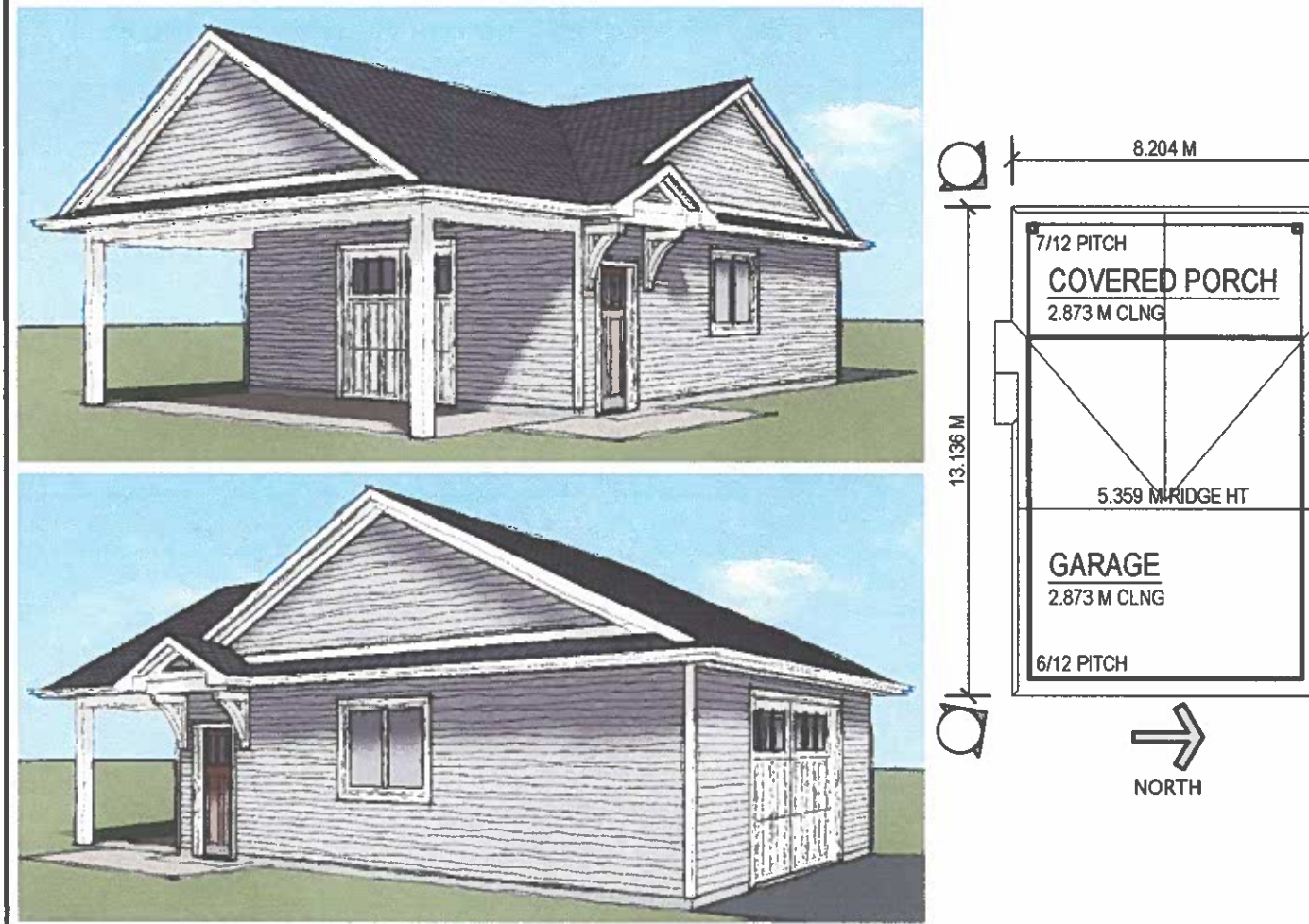
ISSUES & REVISIONS	
APR 3, 2024	PRELIMINARY DESIGN DRAWINGS ISSUED FOR MINOR VARIANCE APPLICATION

SHEET:
MV3



PROPOSED CROSS SECTION

SCALE 1/4" = 1'-0"



CONCEPTUAL VIEWS

NEW ACCESSORY STRUCTURE FOR:		ISSUES & REVISIONS		SHEET:
LARRY & DONNA JONES				MV4
6031 HILLSBORO ROAD	TOWN OF PLYMPTON-WYOMING	APR 3, 2024	PRELIMINARY DESIGN DRAWINGS ISSUED FOR MINOR VARIANCE APPLICATION	
MINOR VARIANCE DOCUMENTATION				
PROJECT: 24-822		DATE: APR 3, 2024		



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

MINOR VARIANCE APPLICATION No: A-13/24

TAKE NOTICE THAT an application has been made by Roy Boersma, with respect to the property known as:

**Concession 9 Part Lot 10
Town of Plympton-Wyoming
6714 Augusta Street**

The subject property is zoned Residential 5 (R5) and Hazard Area (H). The following variance has been requested for the proposed accessory building (garage):

- 1) A variance of 0.65 metres (2.13 feet), to permit a proposed cathedral ceiling with maximum main floor ceiling height of 5.05 metres (16.57 feet), notwithstanding the maximum permitted main floor ceiling height of 4.4 metres (14.44 feet) as per Minor Variance A-12/23, granted on April 11th, 2023 (*being a variance from the maximum permitted main floor ceiling height of 3.1 metres (10.17 feet) as per subsection 3.3.4 b) iv) 1 of the Zoning By-law 97 of 2023*).

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6:00 P.M., May 14th, 2024

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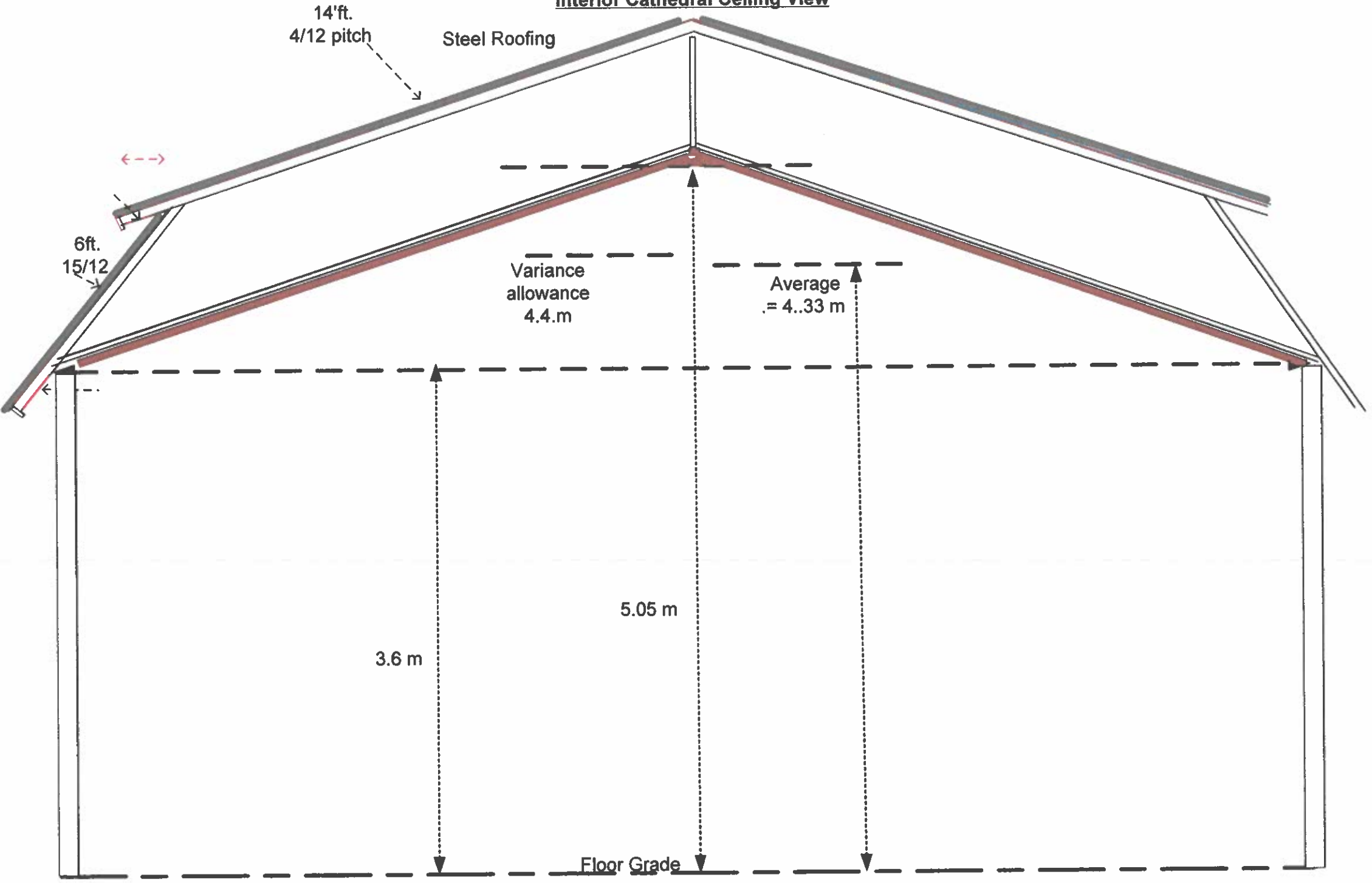
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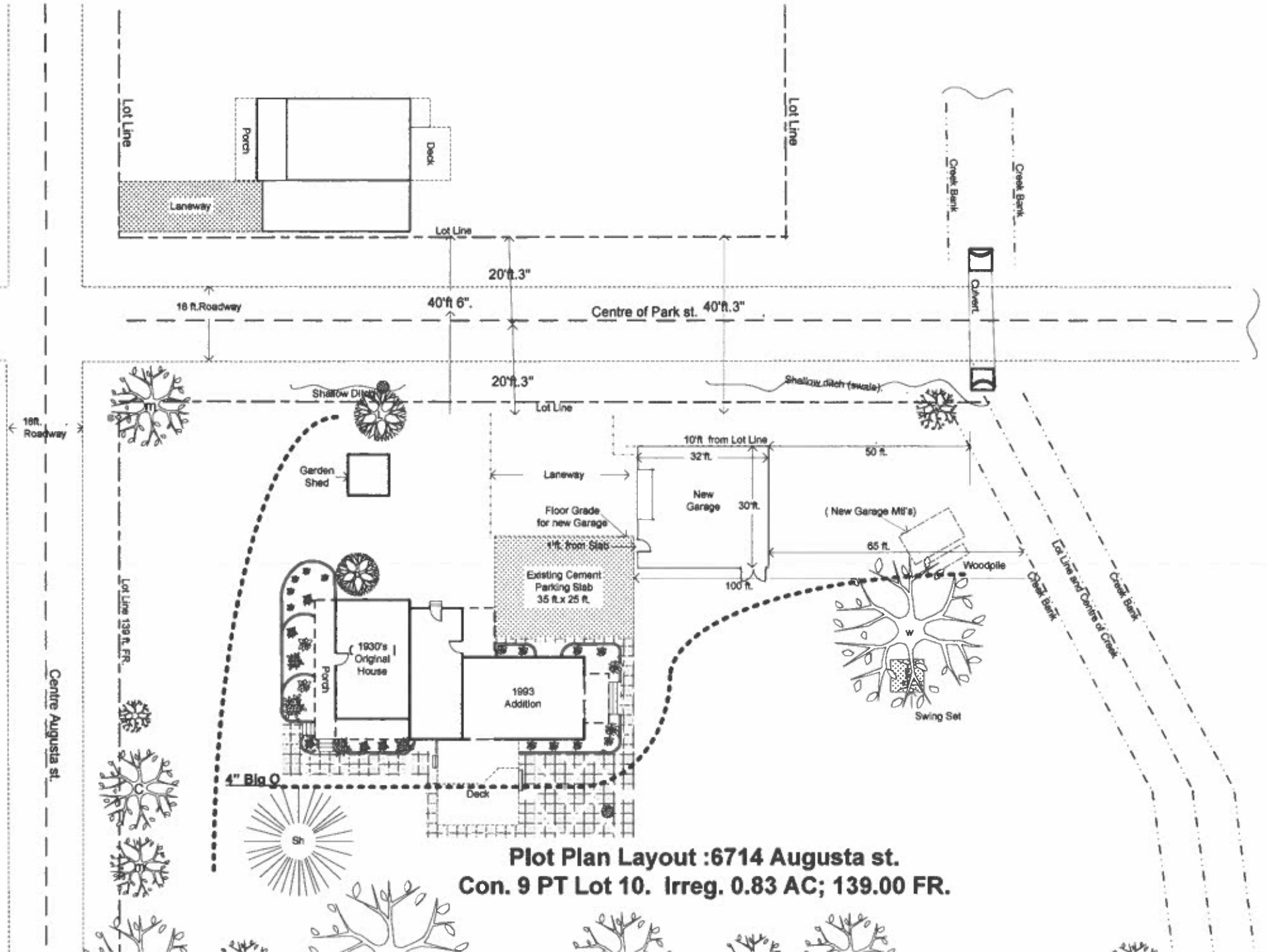
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Lisa Smeekens
Secretary-Treasurer
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250
Wyoming, ON N0N 1T0
(519) 845-3939
LSmeekens@plympton-wyoming.ca

Interior Cathedral Ceiling View



Camlachie ;Ontario; Canada.





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

MINOR VARIANCE APPLICATION No: A-14/24

TAKE NOTICE THAT an application has been made by B.M. Ross and Associates Limited, agent for Lambton Kent District School Board, with respect to the property known as:

**Concession Front Pat Lot 18 and
Plan 2 Lots 20-26 Pt Lot 18 Pt Lot 19 E Main Pt Lots 15-18
W Colborne RP 25R-4988 Pt 1 2 s/t ROW Pt 1
Town of Plympton-Wyoming
3568 Egremont Road**

The subject property is zoned Institutional 1 (I1) and Residential 5 (R5). The following variances from Zoning By-law 97 of 2003 have been requested for the proposed fence, retaining wall, and sheds:

- 1) A variance of 1.45 metres (4.76 feet), to permit the setback from centre of watermain of the proposed retaining wall to be 1.55 metres (5.09 feet), notwithstanding the minimum setback from centre of watermain of 3 metres (9.84 feet) as per subsection 3.16.2 b);
- 2) A variance of 0.84 metres (2.76 feet), to permit the setback from centre of watermain of the proposed fence to be 2.16 metres (7.09 feet), notwithstanding the minimum setback from centre of watermain of 3 metres (9.84 feet) as per subsection 3.16.2 b);
- 3) A variance of 0.84 metres (2.76 feet), to permit the setback from centre of watermain of the proposed sheds to be 2.16 metres (7.09 feet), notwithstanding the minimum setback from centre of watermain of 3 metres (9.84 feet) as per subsection 3.16.2 b).

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Dated this 3rd day of May 2024

Lisa Smeekens
Secretary-Treasurer
Committee of Adjustment
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