



DATE: Tuesday, June 9, 2026
TIME: 5:15 PM
PLACE: Council Chambers

Committee of Adjustment Meeting Agenda

Page

1. CALL TO ORDER

- 1.1. 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 DGould-Brown@plympton-wyoming.ca to receive instructions on how to attend a meeting virtually as a participant.

2. DECLARATION OF PECUNIARY INTEREST

3. ADOPTION OF COMMITTEE MEETING MINUTES

- 4 - 6 3.1. That the minutes of the Regular Committee of Adjustment Meeting held April 14th, 2026 be approved as presented.
[Committee of Adjustment Meeting - 14 Apr 2026 - Minutes - Pdf](#)

4. APPLICATIONS

4.1. Consent Application B-01/26
3571 Queen St., Camlachie
Carl and Renee Kongas (Owner)

That the report by Emilie Thiffeault, Planner, dated June 01, 2026, be received and that:

Consent Application B-01/26, requesting permission to sever an approximate 139.9 m² (1,505.9 ft²) to be conveyed to an adjacent lot, be **APPROVED**, subject to the following conditions:

1. The severed lands are deeded in the same name and interest as the lands to which they are being added, and that Section 50(3) of the Planning Act applies to any future conveyances or transactions.
2. All Drainage Act assessments applicable to the lands be reapportioned between the retained lands and the severed lands according to the agreement provided by the Town and signed by the respective property owners of each of the retained lands and the severed lands.
3. Certified lot grading plan for both the retained and severed parcel be submitted and approved to the satisfaction of the Town of Plympton-Wyoming.
4. A copy of the final R.D. Plan or survey be submitted to the Town of Plympton-Wyoming.
5. A copy of the deed and survey must be submitted to the Secretary-Treasurer in a form suitable for registration.
6. The conditions must be met, and the survey and deed be presented within two (2) years from the date of the decision, or the consent will lapse

[B-01-26 - Application - Carl & Renee Kongas - 3571 Queen Street](#)
[B-01-26 Notice - 3571 Queen Street](#)
[Staff Report - SR-26-085 - Pdf](#)

5. BUSINESS ARISING FROM PREVIOUS MEETINGS

5.1. No items at this time.

6. NEW BUSINESS

7. ADJOURNMENT

- 7.1. That the Committee of Adjustment Meeting be adjourned and the next meeting be scheduled for July 14, 2026 at 5:15 p.m.



Committee of Adjustment Meeting Minutes

DATE: Tuesday, April 14, 2026
TIME: 5:15 PM
PLACE: Council Chambers

Committee Members Present: Bruce Moulton, Member
Netty McEwen, Deputy Mayor
Mike Vasey, Councillor
Jennifer Turk, Member
Les Goldhawk, Member

Committee Members Absent:

Staff Members Present: Adam Sobanski, Chief Administrative Officer
Maria Cossa-Rossi, Senior Planner
Dianne Gould-Brown, Planning Technician
Emilie Thiffeault, Junior Planner

Staff Members Absent:

CALL TO ORDER

At 5:15 pm Chair Moulton called the meeting to order and advised that the meeting was being broadcast and recorded, and that recordings were available on the Town's YouTube Channel. The following is a link to this meeting's recording:

[2026 04 14 Committee of Adjustment Meeting](#)

Deputy Mayor McEwen arrived at 5:30 pm.

DECLARATION OF PECUNIARY INTEREST

ADOPTION OF COMMITTEE MEETING MINUTES

MOTION1

Moved by Member Jennifer Turk
Seconded by Councillor Mike Vasey

That the minutes of the Regular Committee of Adjustment Meeting held March 10th, 2026 be approved as presented.

Carried

APPLICATIONS

Chair Moulton read the notice for the meeting aloud. Mr. Dean Donovan, Owner was present in person to represent the application.

Application A-03/26
PLAN 25M19 LOT 47
4052 Cullen Drive, Plympton-Wyoming
Applicant: Dean and Melissa Donovan

MOTION2

Moved by Member Jennifer Turk
Seconded by Councillor Mike Vasey

That the report by Emilie Thiffeault, Junior Planner, dated April 2nd, 2026, regarding Minor Variance Application A-03/26, requesting relief from the Town of Plympton-Wyoming Zoning By-law to accommodate the proposed detached accessory structure on the lands known as 4052 Cullen Drive:

1.A variance of approximately 24.0 m² (258.3 ft²) is requested to permit a detached accessory structure of approximately 117.0 m² (1,259.4 ft²) where the maximum combined lot coverage of all detached accessory buildings shall permit 10% lot coverage up to 93.0 m².

To be received and **APPROVED** subject to the following conditions:

1. A certified lot grading plan be submitted to the Town of Plympton-Wyoming and approved by the Town prior to permit issuance.
2. Final grading plan certificate submitted to the Town of Plympton-Wyoming upon final completion and subject to Town final approval.
3. Building permit required. Applicant to apply for a building permit and comply with all requirements as prescribed by the Ontario Building Code and to the satisfaction of the County of Lambton Building Services Department.
4. For the detached accessory structure:
 - A)Used for personal use only
 - B)No habitable space.
 - C)No livestock permitted, and no commercial or industrial uses permitted.

Carried

BUSINESS ARISING FROM PREVIOUS MEETINGS

Planner Cossa-Rossi provided an update on the Comprehensive By-law Amendment and

Committee of Adjustment Meeting
April 14, 2026

noted planning staff continue to work with the consultant and will provide further updates to the Committee as they are received.

CORRESPONDENCE - RECOMMENDED READING

MOTION3

Moved by Member Jennifer Turk
Seconded by Member Les Goldhawk

That the correspondence (items a & b) be received by the Committee of Adjustment and filed accordingly.

Carried

NEW BUSINESS

No items at this time.

ADJOURNMENT

MOTION4

Moved by Member Les Goldhawk
Seconded by Councillor Mike Vasey

(6:15 pm) That the Committee of Adjustment Meeting be adjourned and the next meeting be scheduled for May 5, 2026 at 5:15 p.m.

Carried

Chair

Secretary-Treasurer

Committee of Adjustment Meeting
April 14, 2026



APPLICATION FOR CONSENT

FOR OFFICE USE
File No: <u>B-01-26</u>
Reviewed by: <u>UCR</u>
Review Date: <u>Apr 13/26</u>

NAME OF APPROVAL AUTHORITY: Plympton-Wyoming Committee of Adjustment

NAME OF MUNICIPALITY: Town of Plympton-Wyoming

APPLICATION FEE: \$625.00 per lot

Please complete all sections of the application form. The Town of Plympton-Wyoming has the right to refuse any applications that are incomplete, inaccurate, or have not been reviewed by the Planning Department prior to submission. Applications will not be accepted without payment present at the time of submission.

NAME OF OWNER: <u>CARL & RENEE KONGAS</u>		NAME OF AGENT: (if applicant is an agent authorized by the owner) <u>CARL KONGAS</u>	
MAILING ADDRESS: <u>3567 QUEEN ST., CAMLACHIE, ON</u>		MAILING ADDRESS: <u>3567 QUEEN ST., CAMLACHIE</u>	
TELEPHONE: [REDACTED]		TELEPHONE: [REDACTED]	
EMAIL: [REDACTED]		EMAIL: [REDACTED]	
TYPE OF CONSENT: purpose of proposed transaction such as a transfer for the creation of <input checked="" type="checkbox"/>			
<input type="checkbox"/> New Lot	<input type="checkbox"/> Lot Addition	<input type="checkbox"/> Easement	<input type="checkbox"/> Charge
<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title	<input checked="" type="checkbox"/> Lot line adjustment	<input type="checkbox"/> Other (specify)
NAME OF PERSON: to whom the land or an interest in the land is to be transferred, charged or lease (if known, required for lot line adjustments) <u>CARL & RENEE KONGAS</u>			
LEGAL DESCRIPTION: of subject land (the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers - www.gislambton.on.ca can help with this or a Parcel Abstract from Land Registry Ontario. This information can also be found on a Town tax bill.)			
<u>PLANT 62 LOT 2</u>			
MUNICIPAL ADDRESS AND ROLL NUMBER: <u>3571 QUEEN ST., CAMLACHIE, ON, NON IED</u>			
CURRENT DIMENSIONS OF SUBJECT LAND:			
FRONTAGE: <u>28.424 M</u>		DEPTH: <u>70.37 M</u>	
		AREA: <u>2,592 M² (27,900 FT²)</u>	
DATE: subject property was acquired by current owner <u>MARCH 31, 1996</u>			
EASEMENTS - RESTRICTIVE COVENANTS: affecting the subject land and a description of each easement or covenant and its effect (indicate for each)			
EASEMENT/COVENANT DESCRIPTION	<u>NONE</u>	Effect	<u>NA</u>
EASEMENT/COVENANT DESCRIPTION	<u>NA</u>	Effect	<u>NA</u>
<i>attach additional page if necessary</i>			
OFFICIAL PLAN: current designation of the subject land (found at the end of the Official Plan, Schedule (Map) A) <u>R5 SEVICE HAMLET AREA</u>			
Is this consent to sever application consistent with the Provincial Planning Statement, 2024?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any other Provincial Plan(s)?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the proposal consistent with this Plan?			<input type="checkbox"/> Yes <input type="checkbox"/> No
ZONING: current zoning of the subject land (found at the end of the Zoning By-law, Schedule A) <u>R5</u>			
PREVIOUS/CONCURRENT APPLICATIONS: if known, indicate if the land is the subject of (or will be subject to) an application under the Planning Act			
<input type="checkbox"/>	Official plan amendment	File #	Status/decision
<input checked="" type="checkbox"/>	Approval of a plan of subdivision (under section 51)	File # <u>381-98002</u>	Status/decision
<input type="checkbox"/>	Severance/consent (under section 53)	File #	Status/decision
<input type="checkbox"/>	Rezoning application (under section 34)	File #	Status/decision
<input type="checkbox"/>	Minister's zoning order	File #	Status/decision
<input type="checkbox"/>	Minor variance	File #	Status/decision
<input type="checkbox"/>	Other (specify)	File #	Status/decision

OWNERSHIP OF ABUTTING LANDS: does the property owner own any lands abutting the subject property? <input checked="" type="checkbox"/> Yes (see below) <input type="checkbox"/> No		
Have the properties merged on title? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure <u>A LEGAL LETTER MUST BE SUBMITTED WITH THE APPLICATION TO CONFIRM IF THE PROPERTIES HAVE/HAVE NOT BEEN MERGED ON TITLE AS THIS MAY IMPACT THE APPLICATION.</u>		
PREVIOUS SEVERANCES - ORIGINAL PARCEL: has any land been severed from the parcel originally acquired by owner? <input checked="" type="checkbox"/> Yes (specify below) <input type="checkbox"/> No		
Date of transfer:	Name of transferee:	Land use on the severed land:
UTILITY AGREEMENTS: does the property owner have any gas, wind or other utility agreements in place on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes will the Utility/Utilities need to be notified of this consent <input type="checkbox"/> Yes <input type="checkbox"/> No		
CERTIFICATE OF RETAINED LANDS: in the case of new lot creation, is the applicant requesting a certificate for the retained land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>NA</i> <u>IF YES, PLEASE SUBMIT A LAWYER'S STATEMENT CONFIRMING THAT THERE ARE NO LANDS ABUTTING THE SUBJECT LAND THAT ARE ALSO OWNED BY THE OWNER OF THE SUBJECT LAND OTHER THAN LAND THAT COULD BE CONVEYED WITHOUT CONTRAVENING SECTION 60 OF THE PLANNING ACT.</u>		
PRE-CONSULTATION MEETING: Has the applicant/agent for the application had a pre-consultation meeting with Planning Staff to review the proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No is the applicant/agent interested in scheduling a meeting with planning staff to review the proposed consent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

LAND TO BE SEVERED			
DIMENSIONS OF LAND: proposed to be severed (in metric)			
Frontage: 4.04m x 0m		Depth: 70.085m	Area: 141.57m ² (1523.75(92))
EXISTING BUILDINGS & STRUCTURES: where there are any buildings or structures on the subject land indicate for each (in metric)			
No			
Building #1 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:	
Building #2 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:	Attach additional page if necessary
PROPOSED USES: of the severed land			
Residential			
PROPOSED BUILDINGS & STRUCTURES: where any buildings or structures are proposed to be built on the subject land indicate for each (in metric)			
Building #1 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:	
Building #2 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:	Attach additional page if necessary
ACCESS: to the subject lands will be by			
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water	<input type="checkbox"/> County Road	
<input checked="" type="checkbox"/> Municipal Road – year round	<input type="checkbox"/> Right-of-way (ROW)	<input type="checkbox"/> Private Road	
<input type="checkbox"/> Municipal Road - Seasonal	<input type="checkbox"/> Other Public Road (please specify)		
WATER ACCESS: where access to the subject land is by water only			
Docking facilities (specify): Distance from subject land: Distance from nearest public road:		Parking facilities (specify): Distance from subject land: Distance from nearest public road:	
WATER: will be provided to the land by			
<input checked="" type="checkbox"/> Publicly-owned/operated piped water system		<input type="checkbox"/> Lake or other water body	
<input type="checkbox"/> Privately-owned/operated individual well		<input type="checkbox"/> Publicly-owned/operated individual well	
<input type="checkbox"/> Privately-owned/operated communal well		<input type="checkbox"/> Other means (specify)	
SEWAGE DISPOSAL: will be provided to the land by			
<input checked="" type="checkbox"/> Publicly-owned/operated sanitary sewer system		<input type="checkbox"/> Privy	
<input type="checkbox"/> Privately-owned/operated individual septic system		<input type="checkbox"/> Public communal septic system	
<input type="checkbox"/> Privately-owned/operated communal septic system		<input type="checkbox"/> Other means (specify)	
If the severed portion is on a private septic system, please complete the Assessment of Sewage Flows for Existing Private Sewage Disposal Systems (pages 9-13)			
STORM DRAINAGE: will be provided to the land by			
<input checked="" type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales	<input type="checkbox"/> Other means (specify)

LAND TO BE RETAINED		
DIMENSIONS OF LAND: proposed to be retained (in metric) Frontage: 24.384m X 25.4m Depth: 70.37m Area: 1751.65m² (18854.76ft²)		
EXISTING BUILDINGS & STRUCTURES: where there are any buildings or structures on the subject land indicate for each (in metric) NO		
Building #1 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:
Building #2 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area: <i>Attach additional page if necessary</i>
PROPOSED USES: of the retained land A SINGLE FAMILY RESIDENTIAL BUILDING LOT.		
PROPOSED BUILDINGS & STRUCTURES: where any buildings or structures are proposed to be built on the subject land indicate for each (in metric)		
Building #1 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area:
Building #2 Type: Date constructed:	Front lot line setback: Rear lot line setback: Side lot line setback: Side lot line setback:	Height in metres: Dimensions: Floor Area: <i>Attach additional page if necessary</i>
ACCESS: to the subject lands will be by		
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water	<input type="checkbox"/> County Road
<input checked="" type="checkbox"/> Municipal Road – year round	<input type="checkbox"/> Right-of-way (ROW)	<input type="checkbox"/> Private Road
<input type="checkbox"/> Municipal Road - Seasonal	<input type="checkbox"/> Other Public Road (please specify)	
WATER ACCESS: where access to the subject land is by water only		
Docking facilities (specify): Distance from subject land: Distance from nearest public road:	Parking facilities (specify): Distance from subject land: Distance from nearest public road:	
WATER: will be provided to the land by		
<input checked="" type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body	
<input type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Publicly-owned/operated individual well	
<input type="checkbox"/> Privately-owned/operated communal well	<input type="checkbox"/> Other means (specify)	
SEWAGE DISPOSAL: will be provided to the land by		
<input checked="" type="checkbox"/> Publicly-owned/operated sanitary sewer system	<input type="checkbox"/> Privy	
<input type="checkbox"/> Privately-owned/operated individual septic system	<input type="checkbox"/> Public communal septic system	
<input type="checkbox"/> Privately-owned/operated communal septic system	<input type="checkbox"/> Other means (specify)	
If the retained portion is on a private septic system, please complete the Assessment of Sewage Flows for Existing Private Sewage Disposal Systems (pages 9-13)		
STORM DRAINAGE: will be provided to the land by		
<input checked="" type="checkbox"/> Sewers	<input type="checkbox"/> Ditches	<input type="checkbox"/> Swales
<input type="checkbox"/> Other means (specify)		

Signature page to follow.

Only to be completed if the applicant is an agent authorized by the property owner, not the property owner themselves

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize CARL KONGAS to be the applicant in the submission of this application.

[Redacted Signature]
Signature of owner

[Redacted Signature]
Signature of witness

April 10, 2026
Date

*must be a third party with no interest in the application

To be completed in front of a Commissioner of Oaths

DECLARATION OF APPLICANT

I, CARL KONGAS of the TOWN of PLYMPTON-WYOMING in the COUNTY of LAMBTON solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the Town of Plympton-Wyoming in the County of Lambton this 10th day of April, 2026.

[Redacted Signature]
Signature and Stamp of commissioner

[Redacted Signature]
Signature of applicant

[Redacted Signature]
Signature of applicant

Clerk/Deputy Clerk/Treasurer/Mayor
Town of Plympton-Wyoming
A Commissioner for taking affidavits in and for
the County of Lambton, Province of Ontario

It is required this application be accompanied by a fee of \$570.00, as well as any other applicable fees, in cash, debit, or by cheque made payable to 'The Town of Plympton-Wyoming'. If the subject land is within the Regulation Area of the Conservation Authority, their review fee can be paid directly to that office. Their review will not begin until receipt of said fee. Applications must be witnessed and commissioned by a Commissioner of Oaths, this can include Government Officials such as Municipal Clerks and Treasurers, and Notary Publics. The Town of Plympton-Wyoming offers Commissioner of Oath Services.

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

[Redacted Signature]
I approve of staff and Committee of Adjustment Members attending my property to review and assess this application as submitted. (Please initial if affirmative)

FOR OFFICE USE ONLY		
Name of Owner	Address	
Name of Agent	Address	
Date of receipt of complete application	Checked by	
Zoning By-law No.	Passed	
As amended by By-law No.	Passed	
And By-law No.	Passed	
Sections	Zone	
Official Plan Designation		
Agricultural Land Use Classification in Canada Land Inventory		
Site visit carried out by staff or approval authority member:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Minor variance or by-law amendment needed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Authorization of owner received (if required)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Conformity with the Agricultural Code of Practice (if applicable)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approval Authority File No.	Approval Authority Submission No.	
Hearing Date:	Adjourned Hearing Date:	
Date notice of decision sent to the applicant and other persons and agencies		
General comments:		

This application must be accompanied by

a sketch showing the following

- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- NA* The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- NA* The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way. viii. If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- NA* The location and nature of any easement affecting the subject land.

Please Indicate how the application is consistent with the Provincial Planning Statement (a copy of the Provincial Planning Statement is available at: ontario.ca/page/provincial-planning-statement-2024)?

COMPLETE APPLICATION CHECKLIST

- Completed Application
- Drawing(s) outlining Proposed Consent (see pg. 6 for information required on Drawing)
- Consent Application Fee (\$625.00), payments must be made by cheque, cash or debit, if paying by cheque please make it out to the 'Town of Plympton-Wyoming'
- If the owner owns abutting lands** – A Legal Letter to confirm if the properties have/have not been merged on title as this may impact the application
- If the severed and/or retained portion of the land is on a private septic system** – A completed 'Assessment of Sewage Flows for Existing Private Sewage Disposal Systems' form
NA
- If Septic Assessment is required** – Septic Assessment Fee (\$100.00) in the form of a cheque made out to the 'County of Lambton'
NA
- If Application requires a review of Minimum Distance Separation (MDS)** – MDS Review Fee of \$55 made out to the Town of Plympton-Wyoming (can be same cheque as application fee)
NA
- Completed Existing Farm Building Checklist (If Applicable)
NA



Partners:

Melanie Hockin, LL.B.*
Gregory Bernard, J.D.*
Peter J. Norris, J.D.*
Colin J.G. McElrea, J.D.*

D'Arcy D. W. Bell Professional Corporation
D. Ryan Bell, J.D. (practising in association)

Retired:

Robert G. Murray, Q.C. (1937-2020)
Wayne Shipley
John Ruffilli

Counsel:

Edward Litrenta, LL.B.*
Carlo Cimetta, LL.B.*
James G. Kohnicier, LL.B.*

Associates:

Anthony Petrucci, J.D.
Ashima Wadhi, LL.B.
MacKenzie Vozza, J.D.
Joshua Iacobelli, J.D.
Faye Abbasi, LL.B.

*practising through a corporation

Town of Plympton-Wyoming
Planning Department

Attn: Maria Cossa-Rossi, MA, RPP, MCIP
Senior Planner, Development Services

RE: Carl Andrew Kongas and Renee Denise Kongas
Application for Consent affecting Lots 1 and 2, Plan 762, Town of Plympton-Wyoming

Dear Maria,

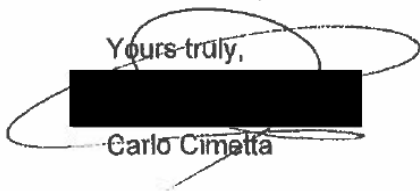
Please be advised I act on behalf of Carl Andrew Kongas and Renee Denise Kongas, the registered owners of Lot 1 and Lot 2, Plan 762, Town of Plympton-Wyoming.

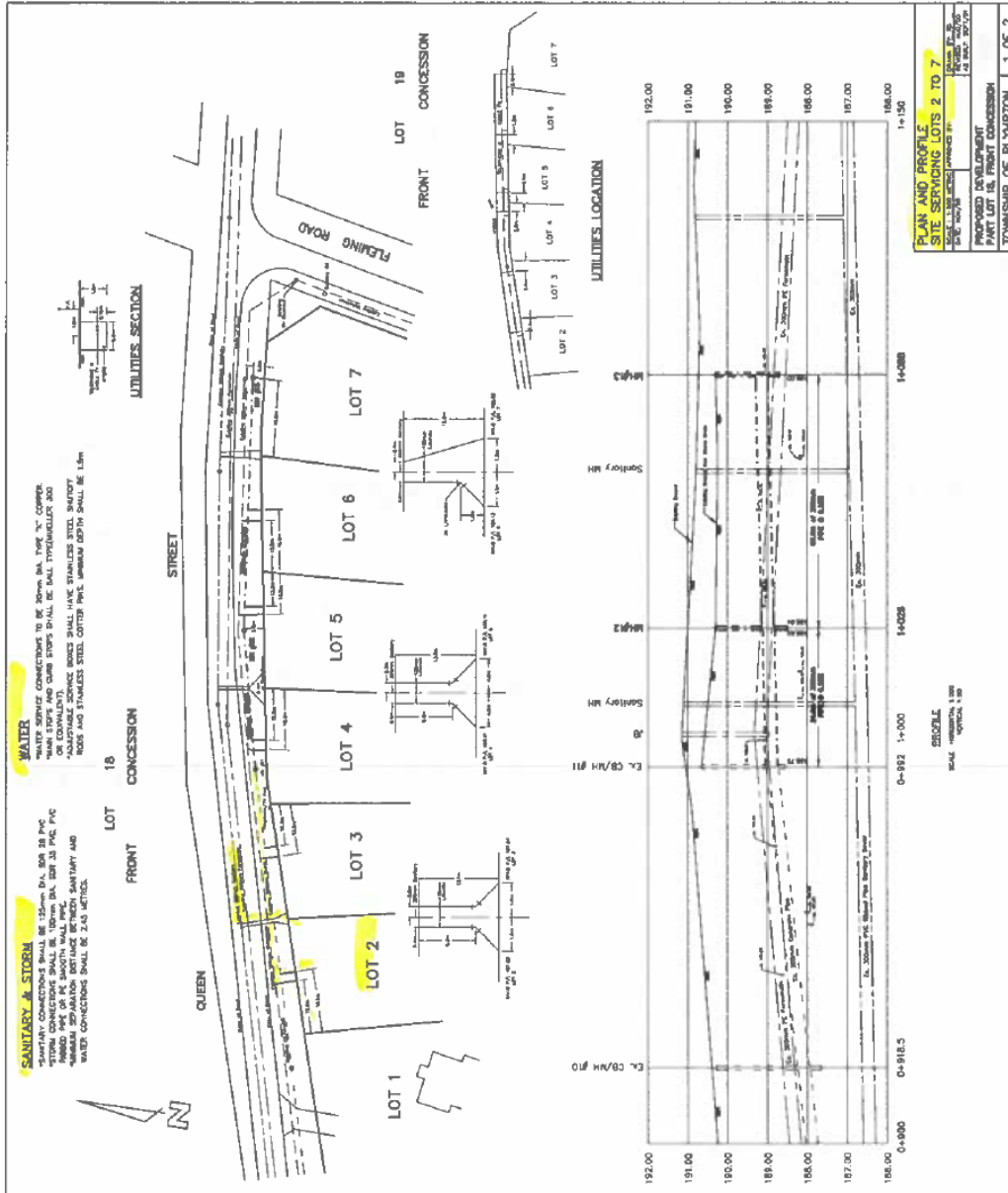
I confirm that because Lot 1 and Lot 2, Plan 762, Town of Plympton-Wyoming are each whole lots on an existing registered plan of subdivision pursuant to the provisions of the Planning Act, Ontario, there is no merger of Lot 1 and Lot 2 despite both lots being registered in the names of Carl Andrew Kongas and Renee Denise Kongas.

Trusting this is the confirmation you require to proceed with the subject Application for Consent.

In the event you require anything further, please advise.

Yours truly,


[Redacted signature block]
Carlo Cimetta





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

CONSENT APPLICATION No: B-01/26

TAKE NOTICE THAT an application has been made by Carl and Renee Kongas, (Carl Kongas as Agent), with respect to the property known as:

**PLAN 762 LOT 2
Town of Plympton-Wyoming**

The applicant is requesting consent to sever approximately 141.6 square metres (1,523.8 square feet) from the lot municipally known as 3571 Queen Street for the purpose of a lot line adjustment in favour of the adjacent property. The retained lot is proposed to be approximately 1,751.7 square metres (18,854.8 square feet). Both properties are 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:

5:30 P.M., June 9th, 2026

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

OR

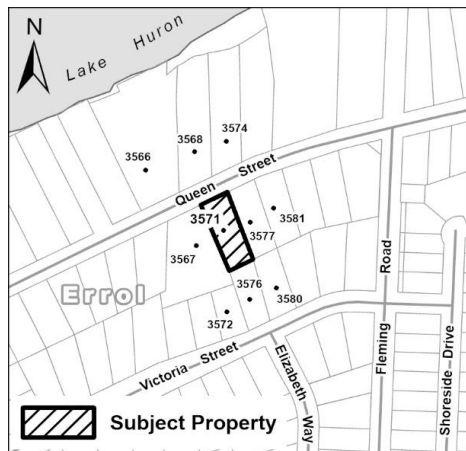
The meeting will be streamed live and recorded for public viewing on the Town's YouTube page using the following link: www.youtube.com/@townofplymptonwyoming/streams

Applicants, proponents, and delegates must make a request to dgould-brown@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, Dianne Gould-Brown, at dgould-brown@plympton-wyoming.ca;
- address the Committee directly by informing the Secretary-Treasurer, Dianne Gould-Brown, by 12:00 p.m. (noon) on June 9th, 2026, 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, Dianne Gould-Brown. 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 25th day of May 2026
Dianne Gould-Brown
Secretary-Treasurer,
Committee of Adjustment
Town of Plympton-Wyoming
546 Niagara St. PO Box 250,
Wyoming, ON N0N 1T0
(519) 845-3939 dgould-brown@plympton-wyoming.ca

Report To: Members of Committee of Adjustment
Approved by: Adam Sobanski, Chief Administrative Officer
From: Emilie Thiffeault, Junior Planner
Department: Corporate Services / Planning
Date: June 1, 2026
Re: Consent Application B-01/26
3571 Queen St., Camlachie
Carl and Renee Kongas (Owner)

RECOMMENDATION:

That the report by Emilie Thiffeault, Planner, dated June 01, 2026, be received and that: Consent Application B-01/26, requesting permission to sever an approximate 139.9 m² (1,505.9 ft²) to be conveyed to an adjacent lot, be **APPROVED**, subject to the following conditions:

1. The severed lands are deeded in the same name and interest as the lands to which they are being added, and that Section 50(3) of the Planning Act applies to any future conveyances or transactions.
2. Certified lot grading plan for both the retained and severed parcel be submitted and approved to the satisfaction of the Town of Plympton-Wyoming.
3. A copy of the final R.D. Plan or survey be submitted to the Town of Plympton-Wyoming.
4. A copy of the deed and survey must be submitted to the Secretary-Treasurer in a form suitable for registration.
5. The conditions must be met, and the survey and deed be presented within two (2) years from the date of the decision, or the consent will lapse

BACKGROUND INFORMATION:

The applicant is requesting a lot line adjustment for the vacant property at 3751 Queen Street to be conveyed to the abutting lot at 3567 Queen Street. A severance of approximately 139.9 m² (1,505.9 ft²) along the west interior side yard of 3751 Queen Street is proposed to be conveyed to the abutting lot, 3567 Queen Street. The owner plans to sell the vacant parcel and wants to ensure greater privacy for their primary residence located at 3567 Queen Street (Attachment 1). The retained lot is proposed to be approximately 1,743.2 m² (18,763.2 ft²). Upon approval, the lots at 3567 and 3751 Queen Street will comply with the minimum lot frontage and minimum lot area requirements in the Town of Plympton-Wyoming Zoning By-law 97 of 2003.

The subject property is zoned Residential-5 (R5) and is located in the Hamlet of Errol Village. The property is located on Queen Street, between Francis Street and Fleming Road in a predominantly low-density residential area. The proposed severed lot contains an existing single detached dwelling, accessory structure and detached garage.

The proposed lot line adjustment will facilitate a minor boundary realignment to improve the functional use and privacy of 3567 Queen Street through an increased separation from the adjacent property to the east, in anticipation for future development on the vacant lot.

DISCUSSION:

The Provincial Planning Statement, Town of Plympton-Wyoming Official Plan (OP) policies and Zoning By-law regulations have been reviewed. The Application is in conformity with these documents as follows:

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement provides guidance on matters of provincial interest related to land use planning and development. The PPS establishes policies that manage growth, promote efficient development patterns, and support the long-term social, economic, and environmental well-being of communities across the province.

The PPS directs planning authorities to support development of complete communities, which provides a range and mix of housing options and encouraging residential intensification within settlement areas. There is no change of use to 3571 Queen Street, which is a vacant residential lot. The retained lot will maintain access to municipal services, represents appropriate intensification, makes efficient use of land and infrastructure, and contributes to the development of a complete community in accordance with PPS policies 2.2 and 2.3.

Town of Plympton-Wyoming's Official Plan

The Town's OP designates the subject property "Serviced Hamlet Area" where the primary uses permitted are residential dwelling units. The residential policies encourage intensification in areas of existing development that have sufficient capacity. Intensification may be undertaken by consent, provided it makes the most efficient use of municipal services.

The lot line adjustment is requested to allow the adjacent property at 3567 Queen Street to continue to function as a single-detached dwelling on residential lot while providing enhanced privacy to the existing dwelling. The residential lot will remain compatible with the existing residential character of the area and will align with the goals of the OP policies regarding land division. The owner plans to sell the retained lot at 3571 Queen Street, which is meant for future residential use. There is sufficient capacity on the parcel to connect to municipal services, thus making efficient use of existing municipal water and sewer services and not imposing a financial burden on the Town.

The OP land division policies require that Residential lots will only be permitted when they conform to the OP policies and the regulations of the Zoning By-law. As per Section 17.6 of the Town OP, severances may be granted to adjust lot boundaries, provided that no new undersized lot is created. Each of the proposed lots front onto and have direct access to a public roadway that is maintained on a year-round basis and is of a standard of construction adequate to accommodate additional traffic, if generated. The size of the lots after the lot line adjustment remains appropriate for residential use and comply with the Town OP.

Town of Plympton-Wyoming Zoning By-law

The subject property is zoned Residential-5 (R5) and currently exceeds the R5 Zone's minimum lot frontage and lot area requirements. The size of the proposed severed and retained lots are appropriate for residential use and have regard for the siting of proposed buildings and points of access.

The applicant is proposing a lot line adjustment that will sever approximately 139.9 m² (1505.9 ft²) from the subject property. The retained parcel at 3571 Queen Street will maintain an area of 1743.2 m² (18,763.2 ft²) which exceeds the R5 minimum lot area of 780.0 m² (8,396.0 ft²). Lot frontages will exceed the minimum 18.0 m (49.2 ft) requirement in the R5 Zone, as the proposed retained parcel at 3571 Queen Street will maintain a frontage of 24.4 m (80.1 ft).

DEPARTMENT AND AGENCY COMMENTS

In accordance with the requirements of the Planning Act, the application was circulated to the required agencies for review. According to the Town's Drainage Coordinator, while it is policy of the Town to require apportionments on Drain Reports when properties are adjusted, in the case of the Rae Drain it is unnecessary. The watershed map is out of date and very different in the 1984 Engineers Report compared to what is present at the subdivision. If any meaningful maintenance of the drain were to be requested, it will require a new Engineers Report to be completed under the Drainage Act. No additional comments, concerns or objections were received.

CONCLUSION

Staff recommends approval of this lot boundary adjustment subject to the conditions outlined in the Recommendation section of this report.

ATTACHMENTS:

[B-01-26 - Plan of Subdivision drawing](#)

[B-01-26 - Drawing \(1\)](#)

RWB

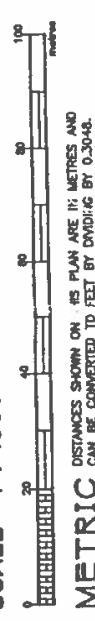
CERTIFICATE OF REGISTRATION
PLAN 762
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF LAMBTON N° 251 AT 4:44 PM O'CLOCK ON THE 25 DAY OF OCTOBER 2000, AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT N° 255084

R.A. Mackenzie
 LAND REGISTRAR

NOTE: This plan comprises part of the land described in Certificate of Title N° 0851323

This final plan of subdivision is approved under ss. 51 (58) of the Planning Act on this 25 day of Oct. 2000
 Sec Treas. *[Signature]*
 File No. 38T-98002

PLAN OF SUBDIVISION
 of part of **LOT 18, FRONT CONCESSION,**
 (Geographic Township of Plympton)
TOWNSHIP of PLYMPTON,
 COUNTY of LAMBTON.
 SCALE 1:1000

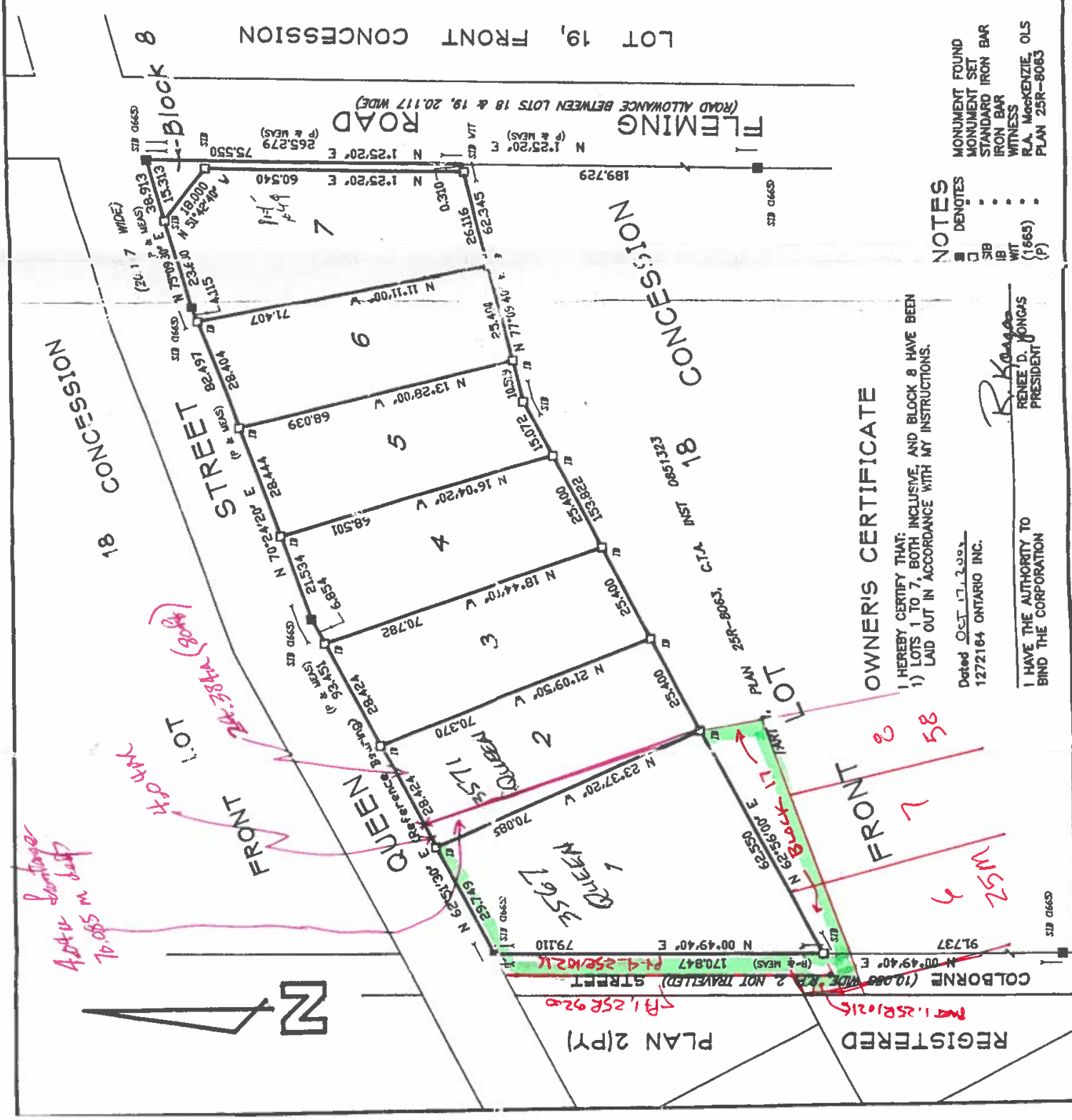


R. A. MACKENZIE, O.L.S.
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
 (2) THE SURVEY WAS COMPLETED ON THE 30th DAY OF SEPTEMBER, 2000.

[Signature]
 R.A. MACKENZIE, B.Sc.
 ONTARIO LAND SURVEYOR

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 PHONE 519-882-0360, FAX 882-8776
 888-745-1797



SANITARY + STORM

Sanitary connections shall be 125 mm dia sdr 28 PVC
 Storm connections shall be 100 mm dia sdr 35 PVC, PVC
 ribbed pipe, or PE smooth wall pipe
 Min. separation distance between san connection and water
 connection shall be 2.45 metres.



PLAN
Scale 1:500