

CORPORATION OF THE TOWN OF PETROLIA
BY-LAW NUMBER 24-2019

Being a By-Law of the Corporation of the Town of Petrolia to amend By-Law 63 of 2017 in regard to a Micro Brewery

WHEREAS the Council of the Corporation of the Town of Petrolia passed a comprehensive Zoning By-law 63 of 2017 on the 11th day of December 2017; and

WHEREAS the Council of the Corporation of the Town of Petrolia deems it desirable to amend the said By-law; and

WHEREAS the Council may pass a by-law that does not conform to the Official Plan under Section 24 (2) of the Planning Act, R.S.O. 1990, as amended; and

WHEREAS this by-law will conform to the Official Plan of the Town of Petrolia once Official Plan Amendment No. 1 is approved by the County of Lambton;

NOW THEREFORE, the Council of the Corporation of the Town of Petrolia enacts as follows:

1. Schedule "A", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 63 of 2017 is hereby amended by changing the zone symbol to the "Central Commercial (C1-6)" on portions of lands located thereon as delineated on Schedule "A".
3. Section 11 of the Town of Petrolia Zoning By-law is hereby amended by adding the following:

"11.9 Exception to the General Commercial Zone

Lands described as Lots 10 to 14, Plan 22, Block A within the C1-6 Zone shall permit a Micro-brewery in addition to the uses permitted in the C1 Zone.

Site Zone Regulations - C1-6 Zone

- 1) Floor Area Restrictions
 Brewing Area (maximum) - 225 square metres
 Restaurant/Taproom (minimum) - 150 square metres
4. The Town of Petrolia Zoning By-law is hereby amended by adding the following definition:

"MICRO-BREWERY" means premises used for the small-scale and independent production of craft beer intended for sale and consumption on-site and off-site. A Micro-brewery must include a restaurant/taproom and may include accessory retail uses."

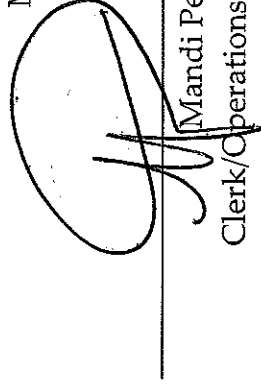
5. This By-law shall come into force and effect pursuant to Sections 24 (2), and Section 34 (21) or (30) of the Planning R.S.O. 1990.

By-Law Read a First and Second Time this 8th day of April, 2019

By-Law Read a Third Time and Finally Passed this 8th day of April, 2019



R. Brad Loosley
Mayor



Mandi Pearson
Clerk/Operations Clerk

**CORPORATION OF THE
TOWN OF PETROLIA
ZONING BY-LAW NO. 24 OF 2019**

Explanatory Note

The purpose of this By-law is to change the Zoning on a portion of lands described as Lots 10 to 14, Plan 22, Block A. The subject lands are located at the southwest corner of Robert Street and Fletcher Street (known municipally as 395 Fletcher Street). The amendment would change the zoning of the property from "Central Commercial (C1)" to "Central Commercial (C1-6)" for the purpose of allowing a micro-brewery to be established on the property.

This By-law also adds a definition for a 'micro-brewery' to the Town of Petrolia Zoning By-law.

An Official Plan Amendment application has been submitted concurrently. It would amend Section 8.1.1 of the Town of Petrolia Official plan by adding a micro-brewery as a permitted use on the subject lands. .

The Key Map shows more particularly the lands affected.

This By-law will conform to the policies of the Town of Petrolia Official Plan once Official Plan Amendment No. 1 is approved by the County of Lambton.

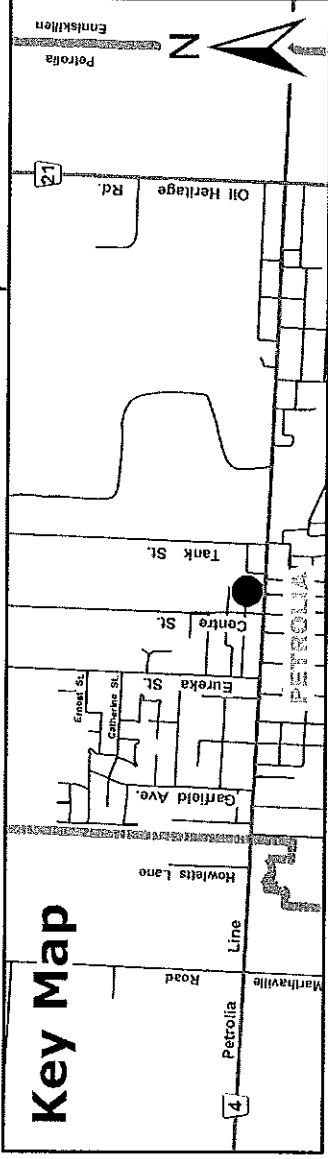
Town of Petrolia
SCHEDULE "A"

to By-law No. 24-2019

Dated this 24th Day of April, 2019
Signed: *Brad Loosley*
Brad Loosley, Mayor

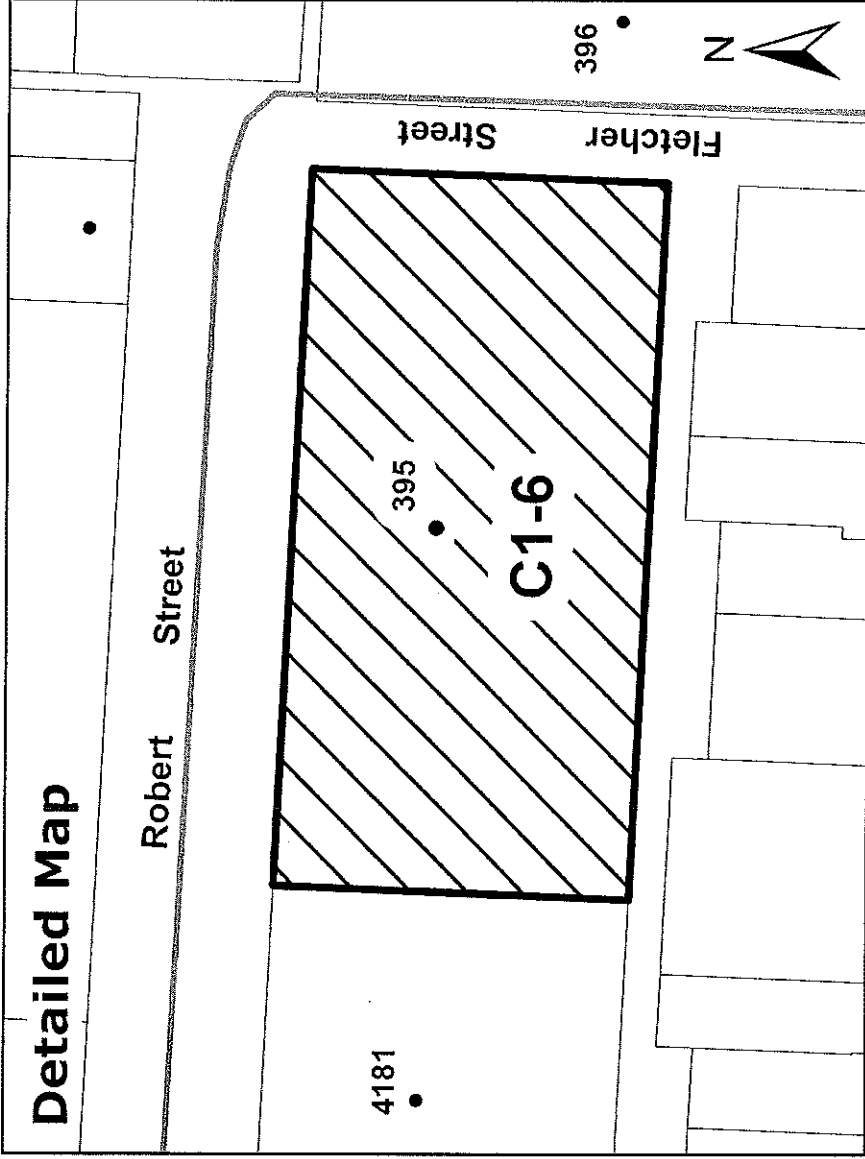
Mandi Peterson
Mandi Peterson, Clerk

Key Map



● Subject Property

Detailed Map



APPLICANT: 11038605 Canada Ltd. (Agent: Robert E. Dale Ltd.)

LOCATION: PLAN 22 BLK A LOTS 10 TO 14,
395 Fletcher Street, Petrolia.

File: