



CORPORATION OF THE TOWN OF PETROLIA

**Minutes of a Public Meeting for a
Zoning Amendment**

Amendment Application Submitted by Horst Richter agent for Countryside Realty
Property known municipally as 425 Wingfield Street, Town of Petrolia
PLAN 23 PT LOT 11 PLAN 45 LOT 12 W WINGFIELD ST

**Monday, February 13, 2017
6:30 pm
Council Chambers, Victoria Hall**

Roll Call

Council:

John McCharles, Mayor
Tim Brown, Councillor
Joel Field, Councillor
Mary-Pat Gleeson, Councillor
Ross O'Hara, Councillor
Grant Purdy, Councillor
Liz Welsh, Councillor

Staff:

Manny Baron, CAO/Clerk
Mandi Pearson, Deputy Clerk/Operations Clerk
Laurissa Ellsworth, Director of Marketing & Communication
Dave Menzies, Director of Community Services & Facilities
Richard Poore, Director of Cultural Services
Mike Thompson, Director of Operations

Regrets:

Rick Charlebois, Director of Corporate Services/ Treasurer

Mayor McCharles in the Chair.

Call to Order

Mayor McCharles called the meeting to order at 6:30 p.m.

Purpose of Meeting

Mayor McCharles announced that the purpose of the Public Meeting was to hear an application for a zoning amendment submitted by Mr. Horst Richter agent for Countryview Realty.

Declaration of Conflict of Interest

None Declared

Notice

Mandi Pearson, Deputy Clerk/Operations Clerk reported that notice of this Public Meeting to review the re-zoning application was made:

- in the Petrolia Independent on January 19, 2017;

- published in the January 2017, 3rd week edition of the Petrolia Connection.
- posted on Public information board at Town Hall, and on the Town of Petrolia website

Planning Report

Mayor McCharles asked Mr. Rob Nesbit, Planner for the County of Lambton, to report on this application for rezoning.

Mr. Nesbitt summarized his report:

This application proposes an amendment to the Town's Zoning By-law 38 of 2000 as it applies to lands with a municipal address of 425 Wingfield Street. The subject property is located on the west side of Wingfield Street, south of Walnut Street. The property is currently zoned "General Commercial (C1)". The owner has requested that the zoning be amended to "Residential-2 (R2)" to allow an existing building to be converted to three dwelling units.

The Town of Petrolia Official Plan, County of Lambton Official Plan and the Provincial Policy Statement all encourage a wide range of housing accommodations to meet the needs of present and future residents, encompassing a population of diverse lifestyles and economic means. The Provincial Policy Statement requires planning applications to have regard for three broad interests of Efficient Cost Effective Development and Land Use Patterns, Resources, and Public Health and Safety. This proposal would contribute to efficient cost effective development by allowing the conversion of an existing lot and building to an appropriate use. This site is within an area that is primarily comprised of single family dwellings. In this regard, the proposed three-unit dwelling will be compatible with other existing nearby uses and will include activities that are not unlike those on other properties in the area.

The proposed use will complement an existing commercial area within Petrolia. Consequently, this amendment would maintain the overall intent of the County of Lambton Official Plan, as it encourages urban types of growth to an area of compatible uses within an identified "Urban Centre" area.

The lands subject to this proposal are designated "General Commercial" in the Town of Petrolia Official Plan. The general development concept for the Town of Petrolia is one that recognizes land use patterns and builds upon these in order to promote efficient, cost-effective land use patterns, which stimulate economic growth and protect the natural environment and public health. Section 8.1.1 of the Town's Official Plan states that the primary use of lands designated "General Commercial" is for businesses engaged in the buying, selling, supplying and exchanging of goods and services.

Section 8.1.2 of the Official Plan states that secondary uses on lands designated "General Commercial" include residential uses subordinate to commercial developments. Section 8.1.4 includes criteria that direct how these uses can be established so they are secondary in nature. The intent of the criteria is to enhance the diversity and vitality of downtown Petrolia by the establishing of new dwelling units in the 'central commercial' area:

- a) *In cases where a lot fronts on Petrolia Line, the dwelling units are located above or behind ground floor commercial uses. This criteria does not apply since the subject property is not located on Petrolia Line.*
- b) *Dwelling units are provided with access to an open space area suitably*

landscaped and maintained, or alternatively are provided with a balcony,

As noted later in this report, we are recommending that all of the lot except for the building and required parking spaces should be converted to landscaped open space.

c) Access to the dwelling units is provided from an adjacent street or land and not through a commercial use.

The proposed dwelling units will be accessed from Wingfield Street or from within the site. Access will not be through a commercial use.

In light of the above, it is my opinion that the proposal generally maintains the established development standards of the neighbourhood and would maintain the general intent and direction of the PPS, County of Lambton Official Plan and the Town of Petrolia Official Plan.

Compatibility

As noted above, the lands subject to this proposal are part of an existing area that is primarily occupied by low-density residential uses. The properties to the north, south and east are used for residential purposes.

The proposal has planning merit as the proposed use will occupy part of an existing commercial building. Converting the building to a multi-unit residential use will not introduce a use or activities that are significantly different than other uses already existing on neighbouring lots and lots on the east side of Wingfield Street.

Development is determined by the conformity and direction set out in the community's planning documents. The proposal has planning merit, as it has regard for the matters under the Ontario Planning Act and maintains the intent of the Town of Petrolia Official Plan and Town of Petrolia Comprehensive Zoning By-law.

Mr. Nesbitt stated that the application for amendment has merit and he recommends that approval be granted.

Public Input

Mayor McCharles asked if anyone in attendance would like to comment on this rezoning application.

- No public comment
- No comments from Staff
- No comments from Council

Consideration of the Application

Moved by Liz Welsh

Seconded by Mary-Pat Gleeson

THAT a landscaping plan be submitted by the applicant to the Planner to better address the lack of green space with this property;

Carried

Zoning Amendment Minutes – February 13, 2017

Mayor McCharles announced that the proposed By-Law regarding the zoning amendment will be considered at the regular meeting of Council, which follows this meeting at 7:00 p.m.

Meeting Officially Closed

Mayor McCharles officially closed the meeting at 6:35 p.m.