



CORPORATION OF THE TOWN OF PETROLIA

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

Amendment Application Submitted by Floyd VanderWal agent for Spectra
Construction Petrolia Inc.
Property known municipally as South End of Gables Ave.
BLOCK 22 PLAN 759 AND PARTS 2 TO 4, RP 25R10314

**Monday, January 23, 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
Rick Charlebois, Director of Corporate Services/ Treasurer
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:

Mandi Pearson, Deputy Clerk/Operations Clerk

Note: meeting was recorded by Laurissa Ellsworth, Director of Marketing & Communication

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. Floyd VanderWal agent for Spectra Construction Petrolia Inc.

Declaration of Conflict of Interest

None Declared

Notice

Mike Thompson, Director of Operations reported that notice of this

Public Meeting to review the re-zoning application was made:

- in the Petrolia Independent on December 21, 2016;
- published in the December, 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 Nesbitt, Planner for the County of Lambton, to report on this application for rezoning.

Mr. Nesbitt summarized his report:

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 redevelopment and reuse of an existing lot and vacant building. This site is within an existing low-density residential neighbourhood.

The proposed single-detached dwelling will be compatible with other residential uses in the area and likely will be more compatible than the previous institutional use. We are not aware of any health or safety issues related to this property or its redevelopment.

This amendment would maintain the overall thrust of the County of Lambton Official Plan, as it encourages urban growth to an area of compatible urban uses within an identified “Urban Centre” area.

The lands subject to this proposal are designated “Residential” 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.

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 intent and direction of the PPS, County of Lambton Official Plan and the Town of Petrolia Official Plan.

Mr. Nesbitt stated that the application 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

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 6:34 p.m.