



CORPORATION OF THE TOWN OF PETROLIA

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

1. Amendment Application Submitted by Horst Richter agent for Countryside Realty; Property known municipally as Eureka Street, Town of Petrolia PART 29 PLAN 14, EUREKA STREET
2. Amendment Application Submitted by Darryl Price agent for New Life Assembly; Property known municipally as 10 Oozloffsky St, Town of Petrolia PART LOT 10 AND 11 CONCESSION 10, 421 OZLOFFSKY STREET

**Monday, March 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
Rick Charlebois, Director of Corporate Services/ Treasurer
Richard Poore, Director of Cultural Services

Regrets:

Mike Thompson, Director of Operations
Laurissa Ellsworth, Director of Marketing & Communication
Dave Menzies, Director of Community Services & Facilities

Mayor McCharles in the Chair.

Call to Order

Mayor McCharles called the meeting to order at 6:32 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 and Mr. Darryl Price agent for New Life Assembly.

Declaration of Conflict of Interest

Councillor Brown declared a Conflict of Interest and completed the necessary forms with the Deputy Clerk. Re: application for New Life Assembly.

Application # 1: Mr. Horst Richter, Eureka Street

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 Topic on February 13, 2017;
- published in the February 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 described as Part Lot 29, Plan 14. The property is currently zoned "Residential-2 with a holding provision (1) (R.2-h(1))". The owner has requested that the zoning be amended to "Residential-3 (R3)" to allow a development consisting of four (4) townhouse buildings and each of the buildings will have four (4) dwelling units.

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.

- Public comment:
 - o Letter received from Concrete Systems, Mr. Bart Sybenga; concern regarding fencing. (Deputy Clerk read the letter)
 - o Bonnie Hart, 310 Eureka Street; concern with privacy, don't want to have people cutting through their yard, disruption to their residence, concern about drainage;
 - o Theresa Krupul, Jacs Crt; concerned for privacy, when purchased her property the realtor assured her there would be no development, environmental concern with it being past oil field.
- No comments from Staff
- Council comment:
 - o Councillor Purdy: access to the street should be maintained by the developer.

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.

Application # 2: Mr. Darryl Price, 10 Oozloffsky St

Prior to discussion beginning, Councillor Brown stepped down.

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 Topic on February 13, 2017;
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- 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:

The subject lands are located to the west of Oozloffsky Street, south of Petrolia Line. The subject lands abut New Life Assembly church, which acquired the subject lands in 2016. The applicant has requested this amendment so that all of its lands are in the same zoning. There are no plans for the use and/or development of the subject lands. The lands were previously used for agricultural purposes

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.

- Public comment:
 - o Dana Churchill, 3173 Petrolia Line: requesting plan from applicant about the use of the property;
 - o Rob Annett, 3959 Petrolia Line: EPI, will this be dropped?
 - Mr. Nesbitt: no, SCRCA has clear boundaries that will remain, and the EP zone has actually been increased by SCRCA.
 - o Ross White, Petrolia Line; bought the property as R1, why the want to change it to I?, concern with children coming into their property, would like to know the church's intent & serious consideration be given, if to proceed a divisional fence should be erected to protect the neighbours;

Don Welten, agent for New Life Assembly;

- The land was purchased because of concern for residential development around the church, we do not intend to develop it;
- We only intend to use the land for passive purposes;
- The request is to have the current church property zoning match, currently our zoning is I.

- 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 7:09 p.m.