



THE CORPORATION OF THE TOWN OF PETROLIA
411 Greenfield Street, Petrolia, Ontario N0N 1R0 • Phone: (519) 882-2350

APPLICATION FOR ZONING BY-LAW AMENDMENT

Assess Roll No. 3819-000 - _____ Street Address _____

Name of Owner: _____
(If numbered company please also indicate the name of principal(s))

Address: _____
Street Name City, Province

Postal Code: _____

Telephone: _____ Email: _____

Authorized Agent: _____
(If numbered company please also indicate the name of the principal(s))

Agent interest in subject lands/application: _____

Address: _____
Street Name City, Province

Postal Code: _____

Telephone: _____ Email: _____

All correspondence should be sent to: owner agent

Who can be contacted during the day for further information? owner agent

Title and name of person who has authority to enter into The Site Plan agreement (name on Deed):

1. Date subject land was acquired by owner: _____

2. Name of holder of any mortgage (or charge or encumbrance): _____

Address: _____

3. Location of property/legal description:

Lot Number(s), Concession and survey: _____



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Registered Plan Number/Lot No.: _____

Reference Plan/Part No.: _____

4. Current Designation in Official Plan:

Current Zoning: _____

5. Nature and extent of rezoning request:

Reason why rezoning is requested:

6. Restrictions:

Please indicate the nature of any restrictive covenants or easements/rights-of-way affecting the subject lands.

7. Description of Land as shown on sketch:

Frontage	(m)	(ft.)
Depth	(m)	(ft.)
Area	(sq m/ or ha)	(sq ft. or ac)



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8. Use of Property: How long has the use been in existence? _____
 If vacant, indicate most recent use: _____

Existing	
Proposed	

9. Buildings (please included dimensions, height, and date of construction):

Existing	
Proposed	

Location of all buildings (specify distance from side, rear and front lot lines):

Existing	
Proposed	

10. Servicing- Road Access:
 (please indicate whether existing or proposed)

	Severed	Retained
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>
County Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Road/Right-Of-Way	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
New access Required	<input type="checkbox"/>	<input type="checkbox"/>

11. Servicing- Water is provided to the subject land by:
 (please indicate whether existing or proposed)



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	Severed	Retained
Municipal Piped Water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>
Private communal well	<input type="checkbox"/>	<input type="checkbox"/>
Easement to a well	<input type="checkbox"/>	<input type="checkbox"/>
The existing well is:	<input type="checkbox"/>	<input type="checkbox"/>
-encased	<input type="checkbox"/>	<input type="checkbox"/>
-not encased	<input type="checkbox"/>	<input type="checkbox"/>
The distance between the well and septic system is	_____ (m) _____ (ft)	
Other (specify)	_____	

12. Servicing- Sewage disposal is provided to the subject's property by: (please indicate whether existing or proposed)

	Severed	Retained
Municipal Sewer System	<input type="checkbox"/>	<input type="checkbox"/>
**Privately owned and operated Septic System	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____		

If there is a septic system on the property, is it in good working order? Yes No

13. Servicing- storm drainage is provided to the subject property by:
 (please indicate whether existing or proposed)

Sewers Ditches Swales Other: _____

**Certificate may be required to confirm the septic system is in compliance with the Ontario Building Code. NOTE: When a zoning by-law amendment is requested in conjunction with an application to sever and there are local improvement charges such as a new water connection, storm/sanitary connection and/or electrical which has not been paid in full, a condition of the consent may be that any outstanding amount be paid in full and a development agreement be entered into to address all financial, technical and administrative issues.



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14. Other applications – Indicate if the subject land is or has been subject to an application under the Planning Act for:

Official Plan amendment (under Section 22):

File No. _____ Status _____

Plan of Subdivision (under Section 51):

File No. _____ Status _____

Zoning By-law amendment (under Section 34):

File No. _____ Status _____

Consent (under Section 53):

File No. _____ Status _____

Variance/Permission (under Section 45):

File No. _____ Status _____

Site Plan (under Section 41):

File No. _____ Status _____

Has a consent previously been granted from the original holding? Yes No

If "YES", please indicate number, date created and relevant file number:

15. Provide a completed Schedule "C" detailing compliance with the Provincial Policy Statement.

16. Other related matters (please explain):

Applications/Approvals from other agencies: _____



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Work orders: _____

Certificates of approval: _____

Designation under other Acts (ie: Ontario Heritage Act, Brownfield Legislation):

Reports or Studies (ie: environmental assessments, archaeological, drainage):

PLEASE NOTE:

It is the responsibility of the applicant to ensure that the application contained herein is fully completed and all the information requested is incorporated in the proper manner prior to submission of the application.

Incomplete applications will result in delays and additional costs in processing the application. Please ensure that all information requested is included prior to submission of the application.

The application must be accompanied by a sketch (11" x 17") prepared by an Ontario Land Surveyor who will determine whether a Real Property Report and/or survey (11" x 17") is required. The drawing must include the following information:

- A) A Key Plan showing the locations of the subject property in the Municipality;
- B) a true dimension of the property;
- C) a north directional arrow;
- D) the location, height, floor area, dimensions and use of all existing and proposed buildings and structures, the use of open lands and outdoor storage areas;
- E) the dimensions of front, rear and side yard setbacks and the location and typical dimensions of off-street parking spaces, off-street loading facilities;



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- F) the location and type of existing and proposed landscaped areas, planting strips and islands and other surface amenities;
- G) all buildings, structures, pavements, fences, poles, sidewalks, driveways, hedges, trees and hydrants within three (3) metres (10') of the site;
- H) a written indication of the architectural style and features of the proposed building;
- I) all existing and proposed on-site drainage improvements.
- J) All-natural features such as wood lots, steep slopes, watercourses and top of bank elevation, etc;

- K) The location of private water supply and sewage disposal facilities;
- L) The application may be required to be accompanied by a copy of the deed to the subject property.

For Municipal Use -Clerks Department

Date Application Received: _____

Date forwarded to Planner: _____ Initials: _____

Date Completed Application Checked by County of Lambton: _____ Initials: _____



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By making this application, permission is hereby granted to any municipal staff member and Town Planning Consultant to enter upon the premises described in this application at a reasonable time for inspecting the property in relation to the proposed application and for distributing information concerning same. This information is being collected pursuant to the Planning Act, Municipal Act and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

DECLARATION OF APPLICANT

I/We, _____
(Name(s), First, Last)

solemnly declare that:

1. 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. I have been advised that incomplete and/or inaccurate information will delay the processing of my application and result in additional costs to me.
2. I hereby acknowledge receiving and reviewing the user fee tariff and have reviewed the tariffs relating to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any items with a tariff listed as such. I agree that such costs, if not paid for forthwith after being invoiced, shall be paid by the Town and added to my municipal tax bill and collected in the same manner as taxes.

Signature of Owner/Authorized Agent

Date

Witness

Date



SCHEDULE "A"
Environmental Site Screening Questions

Previous Use of Property

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Agricultural
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Parkland
<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Institutional	<input type="checkbox"/>	Oil Field

Other Uses: Please Provide Details _____

If Industrial or Commercial, specify use: _____

Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

Yes No Unknown

Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

Yes No Unknown

Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

Are there or have there ever been underground storage tanks, oil/gas wells or buried waste on the subject land or adjacent lands?

Yes No Unknown

Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?

Yes No Unknown



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Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private landfill or dump?

Yes No Unknown

If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which contain designated substances (e.g. asbestos, PCB's)?

Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites? *

Yes No Unknown

*Possible uses that can cause contamination include: oil field operations, operation of electrical transformer stations, disposal of waste materials, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry-cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial, or if YES to any of questions above, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.



SCHEDULE "B"

REASON AND PURPOSE FOR SEVERANCE

(This form should only be completed if the proposed rezoning relates to a severance, and if the parcel being divided is a farm and the parcel being severed or retained is to be used for residential purposes.)

1. Severances to dispose of surplus dwellings:

Do you own other farm holdings? Please provide details for each of your properties.

Concession	Lot No.	Number of Acres	Year purchased or inherited	Habitable home on property?	State of repair

Of the above locations, which one is your home base of operation? _____

Where is farm equipment stored? _____ and seasonal help housed? _____

Where do you reside? _____



SCHEDULE "C"
PROVINCIAL POLICY REQUIREMENTS

a) Significant Features Checklist

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF FEATURE; SPECIFY DISTANCE IN METRES	<u>POTENTIAL</u> INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³ within 1000 metres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Evaluate impacts within 300 metres.
Controlled access highways including designated future highways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Evaluate impacts within 100 metres.
Electric transformer station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Will the corridor be protected? Noise Study prepared?
Mineral aggregate resource areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?



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Mineral aggregate operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Will development hinder continued operation or expansion?
Significant wetlands or potentially significant wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Provide Environmental Impact Study.
Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, valley lands, areas of natural and scientific interest, woodlands 4ha or greater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Provide Environmental Impact Study.
Sensitive groundwater recharges areas, headwaters and aquifers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Erosion hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys, streams
Floodplains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Determine limit of Development.
Hazardous sites ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Slope Study, Flood line Study
Contaminated sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Assess an inventory of previous uses in areas of possible soil contamination.
Prime agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ metres	Development to comply with the Minimum Distance Separation Formulae and O. P. policies.

¹Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

²Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

⁴Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography).



b) Consistent with Provincial Policies

Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No

Identify policies from the Provincial Policy Statement (PPS) which support this application.

SCHEDULE "D"

DATA SHEET – MDS 1 – AGRICULTURAL CODE OF PRACTICE

This is to be completed and attached to the application when applying for a new non-farm use within **500 metres (1640.4 feet)** of an existing livestock facility. Complete one sheet for each set of farm buildings.

Date: _____ Completed By: _____

Owner of Livestock facility: _____ Telephone No: _____

Former Town: _____ Lot: _____ Concession: _____

Shortest Distance between the livestock facility and the new non-farm lot: _____ metres.

Shortest distance between the manure storage and the new non-farm lot: _____ metres.

Tillable hectares where livestock facility is located: _____

NOTE: The shortest distance between the livestock facility/ manure storage and the new non-farm lot may be required to be measured by a surveyor and shown on a survey sketch attached to the application.



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Type of Livestock	Existing Housing Capacity #	Manure System (check one box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (barn confinement) <input type="checkbox"/> Cows (barn with yard) <input type="checkbox"/> Feeders (barn confinement) <input type="checkbox"/> Feeders (barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10 kg) <input type="checkbox"/> Meat Turkeys (<5kg) <input type="checkbox"/> Turkey Breeder Layers					
HORSES					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs					
MINK- Adult					
WHITE VEAL					
GOAT <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
OTHER					



ACKNOWLEDGEMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and guidelines and the Town's Official Plan policies pertaining to contaminated sites. I acknowledge that as a condition of approval of this application that the Town may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the Town of acknowledgement of this Record of Site Condition by the Ministry of Environment. I acknowledge that the Town may require the qualified person signing the Record of Site Condition to submit to the Town a Declaration acknowledging that the Town may rely on the statements in the RSC. I further acknowledge that the Town of Petrolia is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the Town of Petrolia, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Signature of applicant(s)

Date

Completed Forms are to be submitted, along with the required application fee to: Town of Petrolia

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