

**NOTICE OF THE PASSING
OF AN UPDATE TO THE COMPREHENSIVE ZONING BY-LAW
FOR THE TOWN OF PETROLIA**

TAKE NOTICE, that the Council of the Town of Petrolia passed By-law No. 16 of 2026 on the 23rd day of March, 2026

APPEALS to the Ontario Land Tribunal in respect of the By-law may be made by filing with the Clerk of the Town of Petrolia a written notice of appeal, **not later than the 11th day of May, 2025**, setting out the reasons for the appeal and accompanied by the Ontario Land Tribunal fee made payable to the Minister of Finance.

IF A PERSON or public body did not make oral or written submissions to the Town of Petrolia before the by-law was passed; the person or public body is **not entitled to appeal** the By-law to the Local Planning Appeal Tribunal. **Only individuals**, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Town of Petrolia Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

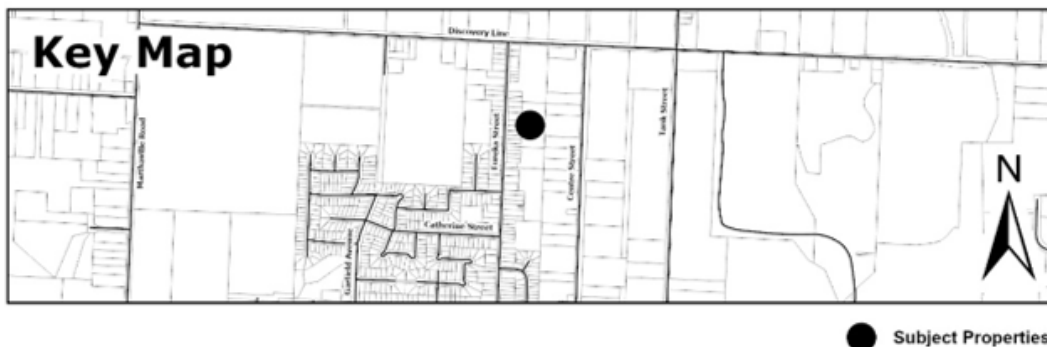
A COMPLETE COPY of the By-law is available for inspection by visiting www.petrolia.civicweb.net, or in person during regular office hours at the Town of Petrolia Municipal Office. An email copy of the By-Law may also be requested by contacting the Clerks Office directly. Phone: 519-882-2350 or email clerksdepartment@petrolia.ca

The purpose of this By-law is to:

Rezone the four properties described as Part of Lot 37, Plan 14 and identified on Reference Plan 25R-10513 as (1) Part 1 (258 Eureka St), (2), Part 3, (3) Part 4 (262 Eureka St), and (4) Part 5 (270 Eureka St.). The subject property is located on the east side of Eureka Street, north of Gables Avenue and south of Discovery Line.

The proposed rezoning seeks to remove the "Significant Woodlot" overlay and rezone the subject lands from the "Residential-3 (R3)", "Future Development (FD)", and "Residential-2 (R2)" zone to a site-specific "Residential-3(10) (R3-10)" zone. The "Residential-3 (10)" exceptions would permit reduced yard setbacks, including a front yard setback of 6.21 metres, a side yard setback of 3.05 metres, a rear yard setback of 6.0 metres, and a minimum 10.0 metre setback from the woodlot, to facilitate the development of one additional four-plex and thirty-seven (37) townhouse dwelling units on a property that currently contains two existing four-plexes.

The Key Map shows the lands affected.



Dated at the Town of Petrolia,
this 20th day of April, 2026

Mandi Pearson
Clerk
Town of Petrolia
411 Greenfield Street
PETROLIA, Ontario NON 1R0