

CORPORATION OF THE TOWN OF PETROLIA



**Agenda of a Public Meeting for a  
Public Information Meeting - Planning and or Development**

Monday, June 22, 2026

5:00 PM

Council Chambers, Victoria Hall

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Page

**1. IMPORTANT UPDATE POSTED JUNE 18 2026 @ 2:45 P.M.**

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- Please see the attached notice of clarification  
[Notice - Clarification Regarding Public Meeting on June 22 \(1\)](#)

**2. RECORDED MEETING DISCLAIMER**

*Members of the public, guests, Council members, and staff are advised that this public information session is being video/audio recorded and will be posted to the Town of Petrolia's YouTube. As such, comments and opinions expressed may be published, any comments expressed by individual Council members, staff, guests and the public are their own, and do not represent the opinions or comments of the Town of Petrolia as a whole, and/or the Council of the Town of Petrolia. The recorded video of the public information session shall not form any record or decision of council, any decisions of council are made to be discussed and made exclusively during a regular council meeting.*

**3. PROPERTY DETAILS**

- The proposed amendment is a blanket amendment in the Town of Petrolia, relating to new development areas without a current plan of subdivision in place.

**4. OPEN MEETING**

This is a public information session held for the purpose of public engagement under the Planning Act, with the public, council and staff. During a Public Information Session, no member discusses or otherwise deals with any matter in any way that materially advances the business or decision-making of the council.

## 5. INDIGENOUS LAND ACKNOWLEDGEMENT

Town of Petrolia's Land Acknowledgement:

“We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa and Potawatomi peoples, referred to collectively as the Anishinaabeg. The Town of Petrolia is located on the land associated with the Huron Tract Treaty #29 of 1827. We express gratitude for the land where we live, work, and play, and we are committed to working respectfully with the land and with Indigenous peoples who have called this land home.”

## 6. PURPOSE OF MEETING

- The purpose of this meeting, is to afford the public an opportunity under *the Planning Act* to receive information relating to the proposed amendments of the Town of Petrolia (enter ZB or OP) By-Law, and provide input to Town Staff and Council. In relation to the proposed:
  1. would amend the Town’s Zoning By-law 63 of 2017 as it applies to a variety of properties (new residential subdivision only) within the Town of Petrolia. Council has initiated this amendment for the purpose of increasing the permitted lot coverage to 40% on lands designated with potential to be developed as future residential plans of subdivision.

This meeting is specific to the application noted above, any comments you wish to submit in relation to a Draft Plan of Subdivision, Subdivision Agreement or other item not related to the above application shall be done when appropriate to that specific application. Submissions off topic and not in relation to the proposed application shall not be brought forward.

If you require any clarification, please contact the Clerk's Office in advance of your submission or presentation during the meeting.

## 7. INTRODUCTION OF COUNCIL AND STAFF PRESENT

## 8. CONFIRMATION OF PUBLIC NOTICE

**9. PUBLIC NOTICE & PLANNER REPORT**

- Public Notice

[Posted June 1, 2026](#)

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- Proposed Zoning By-law Amendment - Council Initiated - Various Properties Municipal-wide - Forty Percent Lot Coverage for New Residential Developments  
[Proposed Zoning By-law Amendment - Council Initiated - Various Properties Municipal-wide - Forty Percent Lot Coverage for New Residential Developments - Pdf](#)
- Planner's recommendation:  
In open session of council following the public information session that direction be provided to planning staff to proceed in moving forward with the draft ZBA documents to be received at the July 13 council meeting.

**10. OPPORTUNITY FOR PUBLIC INPUT**

Members of the public are invited to submit and/or present verbal and written comments regarding this matter.

Please contact the Clerk at [clerksdepartment@petrolia.ca](mailto:clerksdepartment@petrolia.ca).

**11. CONSIDERATION OF THE APPLICATION(S)**

**12. CLOSE OF MEETING**



# Notice

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**DATE:** June 18, 2026

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**TITLE:** Clarification Regarding Public Meeting on June 22

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**Petrolia, ON** – It has come to the Town of Petrolia's attention that there is some confusion with respect to a public meeting being held at the Town of Petrolia, Municipal Council Chambers on June 22, 2026.

For clarity, the purpose of the by-law is to amend the Town's Zoning By-law to increase the permitted lot coverage from 35% to 40% for a variety of parcels in the Town of Petrolia. The by-law would only affect lands that are already zoned residential.

Portions of some of the lands that would be affected by this by-law contain woodlots or other natural heritage features. **The amendment would not alter any existing woodlot designations or processes that exist to protect the Town's natural heritage features.** For clarity, the amendment would not rezone any lands to residential that are not already zoned residential.

The meeting notice can be found here: <https://petrolia.civicweb.net/document/109751>

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*For more information:*

**Will Nywening**, BA Urban Dev., RPP, MCIP  
Senior Planning Official, Development Services  
519-845-0809 Ext. 5350  
[will.nywening@county-lambton.on.ca](mailto:will.nywening@county-lambton.on.ca)



## THE CORPORATION OF THE TOWN OF PETROLIA

<b>To:</b>	Mayor and Members of Council
<b>From:</b>	Will Nywening
<b>Date:</b>	June 22, 2026
<b>SUBJECT:</b>	<u>Proposed Zoning By-law Amendment - Council Initiated - Various Properties Municipal-wide - Forty Percent Lot Coverage for New Residential Developments</u>

### REPORT:

#### **Purpose**

This Report relates a proposed Zoning By-law Amendment initiated by the Council of the Town of Petrolia with respect to permitted lot coverage for new residential developments and the associated Public Meeting to be held June 22, 2026.

#### **Background & Next Steps**

See attached report from the County of Lambton Development Services Department.

### REPORT:

#### **For Adoption Direction**

### FINANCIAL IMPLICATIONS:

N/A

### RELATIONSHIP TO THE STRATEGIC PLAN:

#### **1. Remarkable Quality of Life**

- Ensure Petrolia is an inclusive, equitable and accessible community for all people and at all ages and stages of life

#### **3. A Sustainable Community**

- Reduce Petrolia’s carbon footprint and demonstrate environmental leadership
- Steward and invest responsibly in the infrastructure needed to support growth

POLICY IMPLICATIONS:

N/A

NOTICE/CONSULTATION:

Notice was provided as required by the *Planning Act*. As the application applies to numerous properties throughout the Town, notice was published in the local newspaper and posted on the Town’s website rather than by mail to individual property owners. Direct notice was however given to public agencies and to property owners with active subdivision applications or concepts.

A formal public meeting as required under the *Planning Act* will be conducted June 22, 2026.

A summary of input received in response to the notification is included in the attached planning report.

ATTACHMENTS:

[Planning Report - Forty Percent Lot Coverage ZBA](#)

RECOMMENDATION:

**THAT the Council of the Town of Petrolia approve the proposed Zoning By-law Amendment as presented and direct staff to prepare and present the implementing by-law for passing at a future Council meeting.**

**Reviewed by:** Annette Strand, Finance Manager | Deputy Treasurer

**Reviewed by:** Mandi Pearson, Director of Legislative Services | Deputy Operations | Clerk

**Approved by:** Rick Charlebois, Chief Administrative Officer | Treasurer



**PLANNING AND DEVELOPMENT SERVICES REPORT**



<b>REPORT TO:</b>	<b>TOWN OF PETROLIA COUNCIL</b>
<b>PREPARED BY: (COUNTY)</b>	<b>William Nywening Senior Planning Official Victor Constantinescu Junior Planner</b>
<b>REVIEWED BY: (TOWN)</b>	<b>Mandi Pearson Clerk/Operations Clerk</b>
<b>MEETING DATE:</b>	<b>June 22, 2026</b>
<b>SUBJECT:</b>	<b>Zoning By-law Amendment Property Address: Various Residential Lands Within the Town Applicant: Town of Petrolia</b>

**EXECUTIVE SUMMARY:**

This application proposes an amendment to the Town of Petrolia’s Zoning By-law 63 of 2017 as it applies to a variety of lands within the Town of Petrolia designated with the potential to be developed as future residential plans of subdivision. The proposed Zoning By-law Amendment seeks to rezone several of the subject lands from the Residential-1 (R1) and Residential-1 with a Holding Provision (R1-H) zone to Exception 11 to the Residential-1 (R1-11) and Exception 11 to the Residential-1 with a Holding Provision (R1-11 H) zones.

The amendment intends to permit a maximum lot coverage of 40% for the lands proposed to be rezoned to Exception 11 to the Residential-1 (R1-11) zone and Exception 11 to the Residential-1 with Holding Provision (R1-11 H) zone. The proposed by-law also amends sections 5.3 to clarify what holding provisions will apply to lands rezoned to R1-11(H). The proposed by-law also amends sections 5.5, 5.11, 5.12, and 5.13 (the R1-2, R1-8(H), R1-9(H), and R1-10 Exceptions to the R1 Zone) by inserting text that permits a maximum lot coverage of 40%.

**RECOMMENDATION(S)**

That the Town of Petrolia Council **APPROVE** the Zoning By-law Amendment.

**REASONS FOR RECOMMENDATION(S)**

The Zoning By-law Amendment has planning merit and is consistent with the Provincial Planning Statement (PPS), County and Town Official Plans and meets the general intent of the Town’s Zoning By-law.

**BACKGROUND/SITE CONTEXT**

The subject lands are located throughout the Town of Petrolia and are within areas designated for potential or future residential plans of subdivision. Petrolia’s Town Council initiated this amendment with the following resolution passed at its February 9<sup>th</sup>, 2026, meeting:

*“WHEREAS through recent meetings and communications with developers as a member of the development advisory team as council’s liaison member the topic of expanded lot coverage for the Town of Petrolia has continuously come forward; and*

*WHEREAS hearing the desire from several developers for a standard lot coverage of forty percent (40%); and*

*WHEREAS in discussion with staff at both the County and Town level it does seem possible for this expanded lot coverage to be supported in new development areas;*

*WHEREAS amending our zoning by-law for a blanket amendment to allow for forty percent (40%) lot coverage in all new development areas would assist in achieving the provinces mandate to, “Build more homes faster”;*

*NOW THEREFORE BE IT RESOLVED that the Council of the Town of Petrolia provide direction to Mr. Will Nywening, Sr. Planner, to return to Council with additional information regarding implementation of a housekeeping amendment to allow for forty percent (40%) lot coverage in all new development areas (exclusively) within the Town.”*

The amendment would apply to a variety of future residential development lands within the R1 zone in the Town of Petrolia. These future residential development lands are areas of greenfield development where future stormwater facilities have been or can be designed to accommodate additional stormwater runoff. The amendment does not apply to already developed areas within the R1 zone as the infrastructure in those areas has not necessarily been designed for a lot coverage

of 40%. It also does not apply to the R2 zone as the R2 zone applies only to built up areas where the existing infrastructure may not be designed for an increased lot coverage. The amendment does not apply to the R3 or R5 zones, which are zones that allow for multi-residential uses with their own established lot coverage provisions. The amendment does not apply to the R4 zone because the R4 zone already permits a maximum lot coverage of 40%.

**APPLICATION ANALYSIS - PROVINCIAL PLANNING STATEMENT 2024 (PPS)**

The application is consistent with the Provincial Planning Statement (PPS), which directs planning authorities to provide for an appropriate range and mix of housing options which includes affordable housing required to meet the social, health, economic, and well being requirements of current and futures residents. This is to be achieved through promoting densities for new housing which efficiently uses land, resources and infrastructure.

The proposed zoning by-law amendment would allow future residential plans of subdivision to provide home buyers with the ability to maximise the use of their properties by increasing the maximum lot coverage. This would allow residents to add additions to their homes and will provide more space for accessory structures such as Additional Dwelling Units (ADUs).

**APPLICATION ANALYSIS - OFFICIAL PLANS AND ZONING:**

**COUNTY OF LAMBTON OFFICAL PLAN**

The County of Lambton Official Plan (County OP) designates Petrolia as an Urban Centre. The OP identifies Urban Centres as areas where the most growth is both anticipated and presently located. The County OP directs municipalities to implement local municipal zoning provisions that are flexible enough to permit a broad range of housing forms, types, sizes and tenures, including accessory apartments where feasible. It also directs municipalities to develop zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of accessory second dwelling units. The County OP also encourages the proponents of residential development to provide a broad mix and range of lot sizes, dwelling types, and tenure choices suited to the needs and desires of the residents of the community. The County OP also directs municipalities to integrate affordable housing within existing community fabric and not segregate it or concentrate it with other affordable housing.

The proposed Zoning By-law Amendment is consistent with the Urban Centre and Housing policies contained in the County OP. It will allow for more flexibility for both developers and homeowners to plan for a range of housing types and sizes. It will also allow homeowners to enjoy and further develop their property while also creating more opportunities for owners to implement accessory structures such as ADUs, which will help integrate more affordable housing within the county.

#### **TOWN OF PETROLIA OFFICIAL PLAN**

The Town of Petrolia Official Plan (Town OP) designates the subject properties as 'Residential'. It encourages an appropriate range and mix of housing options and densities to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities. The Town OP also accommodates for an appropriate range and mix of housing types, arrangements, forms, densities, design and tenure to meet projected market based and affordable housing needs of future and current residents.

The Town OP also encourages the provision of affordable housing by providing the opportunities for the production of affordable new residential units that contribute to the attainment of affordable housing targets. It also encourages all types of residential intensification, including ADUs.

The proposed Zoning By-law Amendment is consistent with the Residential, housing mix, and affordable housing policies contained in the Town OP. It would allow for developers to plan for a mix of densities and housing designs within individual developments. An increase in maximum lot coverage would provide more opportunities for landowners interested in developing ADUs which would produce new affordable residential units within the Town. Homebuyers interested in maximising the usable space on their property to provide for multi-generation living would also benefit from this amendment.

#### **TOWN OF PETROLIA ZONING BY-LAW**

The proposed Zoning By-law amendment is consistent with the general intent of the Residential-1 (R1) zone, specifically for the lands designated for potential or future residential plans of subdivision that will be affected by this amendment. Currently, Exception 6 to the R1-Zone allows for a maximum lot coverage of 40% which shows that a previous amendment was approved in relation to residential lands within the R1 zone to set an increased maximum lot coverage of 40%. The

proposed amendment would increase the maximum lot coverage to 40% for other lands yet to be developed within the R1 zone, and where there has been a desire for a standard lot coverage of 40%. This amendment is not intended to allow for the alteration of already established residential lands within the R1 zone.

#### **MUNICIPAL/PUBLIC AGENCY INPUT**

The proposed amendment was circulated to public agencies as required under the *Planning Act*. The proposed amendment was also circulated to the owners of lands with active residential subdivision files within the Town for them to provide comments on whether it would create any concerns for them – e.g. with respect to their planned stormwater management infrastructure.

An agent representing the Southside Group Subdivision has confirmed that the proposed amendment will not impact their planned stormwater management infrastructure. The full comment is included as Attachment 1 to this report.

Several informal inquiries have been received and clarifications have been made that the proposed zoning amendment will not prevent existing uses (e.g. agriculture) from continuing on vacant lands and that it will not remove any of the protections in place to protect existing natural heritage features.

The St Clair Region Conservation Authority (SCRCA) has also reviewed the proposed amendment and has stated that it has no concerns with the proposed amendment to increase the maximum lot coverage to 40% on the subject properties. The full comment is included as Attachment 1 to this report.

No other comments have been received as of the time of submitting this report.

#### **NEXT STEPS**

Staff will incorporate any changes required to address public input or otherwise directed by Council and will bring a final amending By-Law to the next possible Council meeting for formal adoption. This amendment will be subject to a 20-day appeal period after passing.

#### **DRAFT BY-LAW**

Staff have drafted an amending By-Law to implement the proposed zoning amendment. It is included as Attachment 2 to this report.

First, the amendment, as drafted, would change the zoning designation of specific lands currently designated as Residential-1 (R1) and Residential-1 with a Holding Provision (R1-H) to Exception 11 to the Residential-1 (R1-11) zone and Exception 11 to the Residential-1 with a Holding Provision (R1-11 H) zone. The active applications for residential subdivisions that correlate with these changes include the MI637 (Murphy) Subdivision, the Greenwood Acres Subdivision, some lands within Countryview Estates Phases 4-8 and Phases 9-10, the Glenview Estates Subdivision Phases 4/5, the Williams Subdivision, and the Sepe Subdivision lands. The new R1-11 Zone would also apply to several future developments properties, as shown on the amending By-Law schedules, that are zoned R1 or R1-H with no known active development files.

Second, the amendment, as drafted, would amend and add text to Section 5.3 to clarify what holding provisions will apply to lands rezoned to R1-11(H). The same Holding provisions as apply to the R1(H) Zone will apply to the R1-11(H) Zone.

Third, the amendment, as drafted would amend and add text to certain zones that are exceptions to the Residential-1 (R1) zone. The zone text amendment for these specific zones would add text that permits a maximum permitted lot coverage of 40%. This would affect the R1-2, R1-8(H), R1-9(H), and R1-10 zones. The properties that correlate with these changes include the development at 231 Eureka Street, portions of the Countryview Estates Subdivision Phases 4-8, the Petrolia Sky Estates Subdivision, and the Southside Group Subdivision.

Fourth, the amendment, as drafted would amend Section 5 of the By-law to establish Exception 11 to the Residential-1 zone within the text of the Zoning By-Law. The R1-11 zone would permit a maximum lot coverage of 40%.

### **CONCLUSION**

Planning staff supports the approval of this Zoning By-law Amendment application. The proposed increase in the maximum lot coverage to 40% on lands designated with the potential to be developed as future residential plans of subdivision has planning merit as it is consistent with the 2024 Provincial Planning Statement (PPS), County and Town Official Plans and meets the general intent of the Town's Zoning By-law.

### **ATTACHMENT**

Attachment 1 – Written Submissions

Attachment 2 – Draft Zoning By-law Amendment

## **Attachment 1 – Written Submissions**

### **1. Dave Hannam - re: Southside Subdivision**

**From:** Dave Hannam - Zelinka Priamo Ltd.  
**Sent:** Friday, June 12, 2026 12:57 PM  
**To:** William Nywening <William.Nywening@county-lambton.on.ca>  
**Cc:** Taylor Whitney - Zelinka Priamo Ltd.  
**Subject:** RE: Town of Petrolia - Public Notice for 40% Lot Coverage Zoning Amendment

Hey Will, our engineer sees no material affects to SWM based on increasing the coverage to 40%, especially considering not every home will build to 40%.

Thanks and regards

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Dave Hannam  
**Zelinka Priamo Ltd. – Land Use Planners**  
(416) 312-1412 cell  
[dave.h@zpplan.com](mailto:dave.h@zpplan.com)

**From:** William Nywening <William.Nywening@county-lambton.on.ca>  
**Sent:** Tuesday, June 2, 2026 7:06 AM  
**To:** Dave Hannam - Zelinka Priamo Ltd.  
**Cc:** Taylor Whitney - Zelinka Priamo Ltd.  
**Subject:** Re: Town of Petrolia - Public Notice for 40% Lot Coverage Zoning Amendment

Dave,  
It only excludes those portions of southside lands that are zoned for townhouses.  
We welcome comments on whether 40% lot coverage would overtax your swm design.  
Will Nywening

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**From:** Dave Hannam - Zelinka Priamo Ltd.  
**Sent:** Monday, June 1, 2026 4:39:55 PM  
**To:** William Nywening <[William.Nywening@county-lambton.on.ca](mailto:William.Nywening@county-lambton.on.ca)>

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Zoning By-law Amendment Application: Forty Percent Lot Coverage Resolution  
Town of Petrolia Council

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**Cc:** Taylor Whitney - Zelinka Priamo Ltd.

**Subject:** FW: Town of Petrolia - Public Notice for 40% Lot Coverage Zoning Amendment

Hey Will, does the change include all of the southside lands? It is not clear from the notice graphic. Please confirm.

Thanks and regards

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Dave Hannam

**Zelinka Priamo Ltd. – Land Use Planners**

(416) 312-1412 cell

[dave.h@zpplan.com](mailto:dave.h@zpplan.com)

## 2. St Clair Region Conservation Authority

**From:** Shelby Campbell <scampbell@scrca.on.ca>

**Sent:** Friday, June 12, 2026 4:46 PM

**To:** Crystal Clackett <cclackett@petrolia.ca>; Mandi Pearson <mpearson@petrolia.ca>

**Cc:** Melissa Deisley <mdeisley@scrca.on.ca>; Alex Jackman <ajackman@scrca.on.ca>; William Nywening <William.Nywening@county-lambton.on.ca>; Victor Constantinescu <Victor.Constantinescu@county-lambton.on.ca>

**Subject:** RE: Town of Petrolia - Public Notice for 40% Lot Coverage Zoning Amendment

Good Afternoon,

Thank you for circulating us. SCRCA has reviewed the public notice regarding the proposed Zoning By-law Amendment for specific properties within the Town of Petrolia. Based on the information provided, SCRCA has no concerns with the proposed amendment to increase the maximum lot coverage to 40% on the subject properties. SCRCA notes that some of the properties are regulated by the Conservation Authority under Ontario Regulation 41/24 and located within natural hazards. Any proposed development should be directed outside of the regulated area. Any development and/or site alteration within the regulated area will require written permission from the Conservation Authority under Ontario

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Zoning By-law Amendment Application: Forty Percent Lot Coverage Resolution  
Town of Petrolia Council

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Regulation 41/24. SCRCA staff will also provide comments on any *Planning Act* applications (i.e. Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment, etc.) circulated by the Town as part of SCRCA's delegated responsibility of representing the provincial interest on natural hazards.

Kind regards,

**Shelby Campbell**  
*Planning Technician*

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St. Clair Region Conservation Authority  
205 Mill Pond Cres., Strathroy, ON N7G 3P9  
Tel: 519-245-3710 Ext. 276  
[scampbell@scrca.on.ca](mailto:scampbell@scrca.on.ca)  
Website: [www.scrca.on.ca](http://www.scrca.on.ca)



**Attachment 2 - Draft Zoning By-law Amendment**

**CORPORATION OF THE  
TOWN OF PETROLIA**

**ZONING BY-LAW NO. \_\_\_\_\_ OF 2026**

**(Being a By-law to amend By-law 63 of 2017)**

**WHEREAS** the Council of the Corporation of the Town of Petrolia passed a comprehensive Zoning By-law 63 of 2017 on the 11<sup>th</sup> day of December 2017;

**AND WHEREAS** the Council of the Corporation of the Town of Petrolia deems it desirable to amend the said By-law;

**NOW THEREFORE**, the Council of the Corporation of the Town of Petrolia enacts as follows:

1. Schedule "A-1", "A-2", "A-3" and "A-4" attached, are hereby declared to form part of this By-law.
2. Schedule "A" to By-law 63 of 2017 is hereby amended by changing the zone designation from Residential-1 (R1) and Residential-1 with a Holding Provision (R1-H), to Residential-1 exception 11 (R1-11) and Residential-1 exception 11 with a Holding Provision (R1-11 H) on the lands identified on Schedule "A-1", "A-2", "A-3" and "A-4" to this By-law.
3. Section 5.3 of By-law 63 of 2017, Residential – 1 with a Holding Provision, is hereby amended by inserting the following text following the text "Lands within the R1-h Zone":  
  
*"or any Exception to the R1 Zone with a Holding (H) symbol".*
4. Section 5.5 of By-law 63 of 2017, Exception 2 to the Residential-1 Zone, is hereby amended by inserting the following text between the text "to the contrary," and "a minimum Lot Frontage":  
  
*"a maximum permitted lot coverage of 40%,"*

5. Section 5.11 of By-law 63 of 2017, Exception 8 to the Residential-1 Zone with a Holding Provision, is hereby amended by inserting the following text between the text "have", and "a minimum frontage":

*"a maximum permitted lot coverage of 40%, and"*

6. Section 5.12 of By-law 63 of 2017, Exception 9 to the Residential-1 Zone with a Holding Provision, is hereby amended by inserting the following subsection:

*(iv) a maximum lot coverage of 40% is permitted.*

7. Section 5.13 of By-law 63 of 2017, Exception 10 to the Residential-1 Zone, is hereby amended by renumbering subsections (ii) and (iii) to (iii) and (iv), respectively, and by adding the following subsection:

*(ii) a maximum lot coverage of 40% is permitted.*

8. Section 5 of By-law 63 of 2017, Residential-1 (R1) Zone, is hereby amended by adding the following subsection;

**5.14 Exception 11 to Residential 1 (R1-11) Zone**

*Notwithstanding any provisions to the contrary, the following provisions shall apply to lands zone R1-11 on Schedule "A". In all other respects, the provisions of the R1 Zone shall apply:*

*a) The maximum lot coverage shall be 40%.*

9. For clarity, any Environmental Protection (EP) Zone overlay, or Significant Woodlot overlay on Schedule "A" of By-law 63 of 2017 is not amended by this By-law.
10. This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the *Planning Act*, R.S.O. 1990, c. P.13.

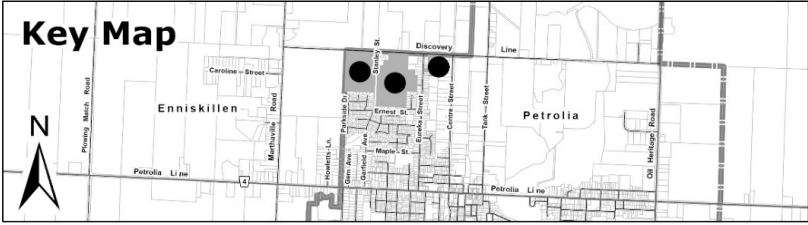
READ A FIRST AND SECOND TIME THIS **XXX** DAY OF **XXX** 2026.

**READ A THIRD TIME AND FINALLY PASSED THIS XXX DAY OF XXX 2026.**

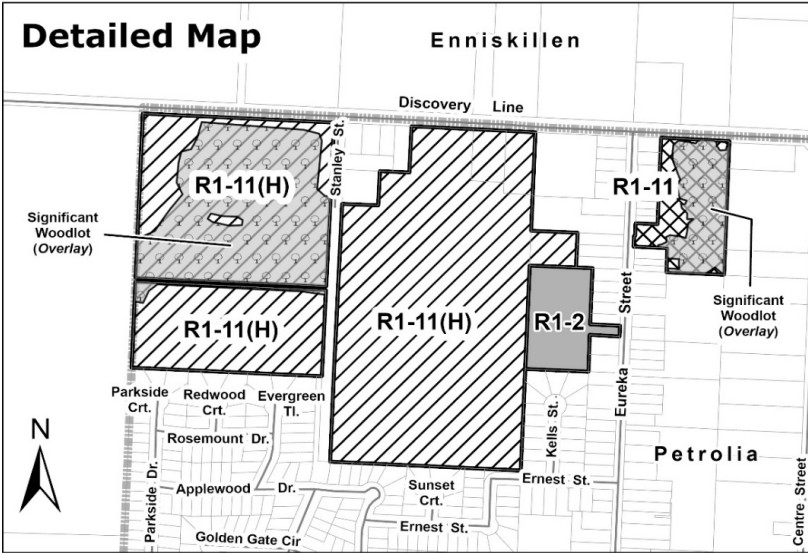
\_\_\_\_\_  
**BRAD LOOSLEY, MAYOR**

\_\_\_\_\_  
**MANDI PEARSON, CLERK**

**Town of Petrolia**  
**SCHEDULE "A-1"**  
 to By-law No. \_\_\_\_\_  
 Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2026  
 Signed: \_\_\_\_\_  
 Brad Loosley, Mayor Mandi Pearson, Clerk



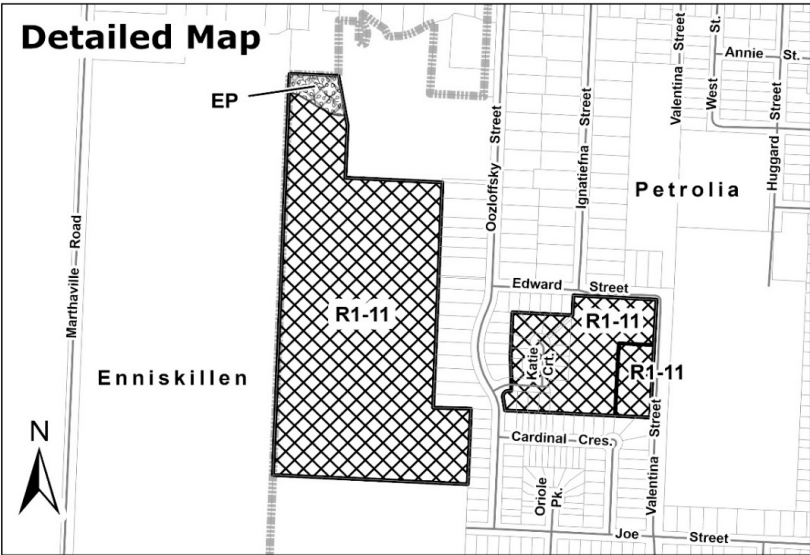
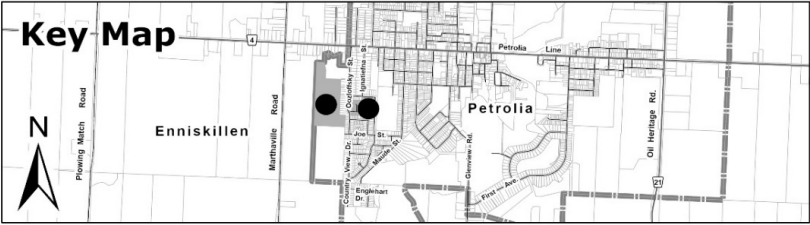
● Subject Properties



- Lands to be rezoned from a Residential-1 Holding (R1-H) Zone to a Residential-1 Exception 11 Holding (R1-11(H)) Zone.
- Lands subject to a Residential-1 Exception 2 (R1-2) Zone text amendment.
- Lands to be rezoned from a Residential-1 (R1) Zone to a Residential-1 Exception 11 (R1-11) Zone.

APPLICANT: Town of Petrolia  
 LOCATION: Various Properties within the Town of Petrolia as indicated  
 FILE: ZBA-01-2026

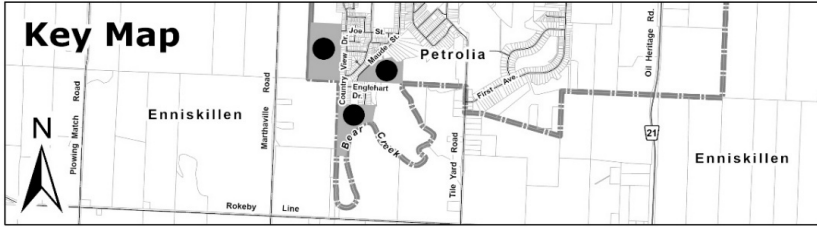
**Town of Petrolia**  
**SCHEDULE "A-2"**  
 to By-law No. \_\_\_\_\_  
 Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2026  
 Signed: \_\_\_\_\_  
 Brad Loosley, Mayor Mandi Pearson, Clerk



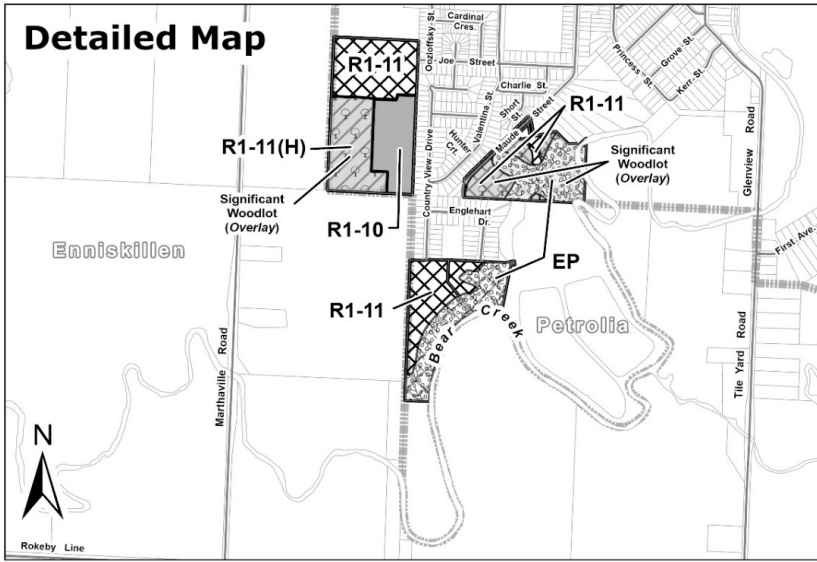
Lands to be rezoned from a Residential-1 (R1) Zone to a Residential-1 Exception 11 (R1-11) Zone.

APPLICANT: Town of Petrolia  
 LOCATION: Various Properties within the Town of Petrolia as indicated  
 FILE: ZBA-01-2026

**Town of Petrolia**  
**SCHEDULE "A-3"**  
to By-law No. \_\_\_\_\_  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2026  
Signed: \_\_\_\_\_  
Brad Loosley, Mayor Mandi Pearson, Clerk



● Subject Properties



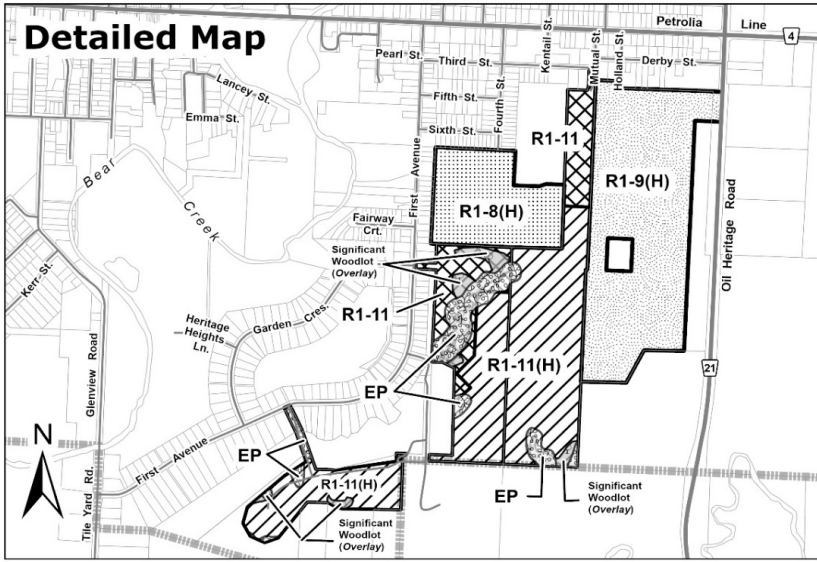
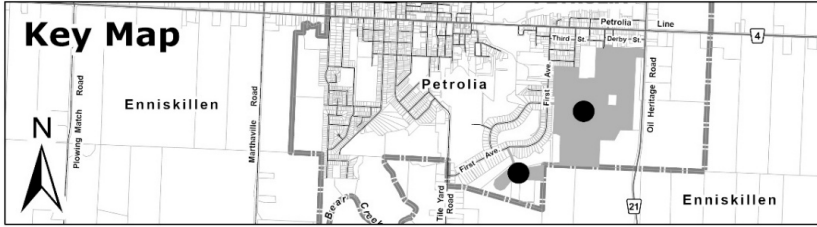
- Lands to be rezoned from a Residential-1 Holding (R1-H) Zone to a Residential-1 Exception 11 Holding (R1-11(H)) Zone.
- Lands subject to a Residential-1 Exception 10 (R1-10) Zone text amendment.
- Lands to be rezoned from a Residential-1 (R1) Zone to a Residential-1 Exception 11 (R1-11) Zone.

APPLICANT: Town of Petrolia

LOCATION: Various Properties within the Town of Petrolia as indicated

FILE: ZBA-01-2026

**Town of Petrolia**  
**SCHEDULE "A-4"**  
 to By-law No. \_\_\_\_\_  
 Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2026  
 Signed: \_\_\_\_\_  
 Brad Loosley, Mayor Mandi Pearson, Clerk



- Lands to be rezoned from a Residential-1 Holding (R1-H) Zone to a Residential-1 Exception 11 Holding (R1-11(H)) Zone.
- Lands to be rezoned from a Residential-1 (R1) Zone to a Residential-1 Exception 11 (R1-11) Zone.
- Lands subject to a Residential-1 Exception 8 Holding (R1-8(H)) Zone text amendment.
- Lands subject to a Residential-1 Exception 9 Holding (R1-9 (H)) Zone text amendment.

**APPLICANT:** Town of Petrolia  
**LOCATION:** Various Properties within the Town of Petrolia as indicated  
**FILE:** ZBA-01-2026

**CORPORATION OF THE  
TOWN OF PETROLIA**

**ZONING BY-LAW NO. \_\_\_\_ OF 2026**

**Explanatory Note**

The purpose of this By-law is a Municipally initiated amendment to amend the Town's Zoning By-law 63 of 2017 as it applies to a variety of properties within the Town of Petrolia designated with the potential to be developed as future residential plans of subdivision.

The proposed rezoning seeks to rezone several lands from the "Residential-1 (R1)", and "Residential-1 with a Holding Provision (R1-H)" zones to "Exception 11 to the Residential 1 (R1-11) and Exception 11 to the Residential-1 with a Holding Provision (R-11 H) zones. The "R1-11" zone and "R1-11 H" zone would permit a maximum lot coverage of 40%.

The proposed by-law also amends sections 5.3 to clarify what holding provisions will apply to lands rezoned to R1-11(H). The proposed by-law also amends sections 5.5, 5.11, 5.12, and 5.13 (the R1-2, R1-8(H), R1-9(H), and R1-10 Exceptions to the R1 Zone) by inserting text that permits a maximum lot coverage of 40%.

In this respect, the effect of the By-law is to increase permitted lot coverage to 40% on the identified future development lands.

The Key Map shows the lands affected.

