

Amendment No. 17  
to the  
Official Plan  
for the Town of Pelham

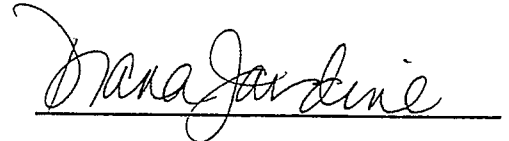
This Amendment to the Official Plan for the Town of Pelham, which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby modified under Sections 17 and 21 of the Planning Act, as follows:

1. Part B - The Amendment, Section 1.57, Policy 1.3 is hereby modified by deleting it in its entirety and replacing it with the following:
  - 1.3 The Town shall endeavour to ensure that this mix of dwelling unit types, including lot size and tenure will enable at least 25% of all new residential development to be affordable, as defined in the Provincial Policy Statement on Land Use Planning for Housing.
  - 1.4 Development proposals providing for a range of affordable housing in the form of a mix of dwelling unit types, lot sizes and tenure, in accordance with the Provincial Policy, shall be given priority within Lot 177. Lot sizes and dwelling types, sizes and tenure will be based not only on historic household growth for the Town but also the unmet housing needs of the existing households, based on the municipal housing statement.
  - 1.5 To provide the opportunity to create affordable housing, the Town will review subdivision/rezoning applications to assess how 25% of all new units can be affordable. These opportunities can be:
    - . provided within the application itself;
    - . provided in conjunction with other developments;
    - . provided in another part of the Town which is designated and zoned by the Municipality to permit affordable housing.

- 1.6 When the servicing capacity for new development is limited, preference will be given to affordable housing projects.
2. Section 1.57, Policy 1.4 is hereby modified by renumbering it Policy 1.7.
3. Section 1.57, is hereby modified by adding the following new Policy 1.8:
  - 1.8 In the provision of a housing mix, varying lot sizes and tenure, the Town will consider applications for undersized single detached lots and semi-detached units providing the building designs and densities of proposals consider the character and identity of surrounding residential lands. To assist in this review, the developer will be required to provide a streetscape plan demonstrating how the proposal integrates with the neighbourhood.
4. Section 1.57, Policies 1.5 to 1.9 are hereby modified by renumbering them 1.9 to 1.13 respectively.

As thus modified, this amendment to the Official Plan for the Town of Pelham is hereby approved pursuant to Sections 17 and 21 of the Planning Act, as Amendment No. 17 to the Official Plan for the Town of Pelham.

Date: 1992-04-24



Diana Jardine, M.C.I.P  
Director  
Plans Administration  
Branch  
Central and Southwest

MODIFICATION

No. 1  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983

1.3 To provide for a range of affordable housing, a mix of dwelling unit types and lot sizes will be provided within Lot 177. This mix of type and range of lot size will provide the opportunity for a range of affordable residential accommodation.

MODIFICATION

No. 2  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983

1.4 Housing types will be located within Lot 177 in such a manner as to enhance the physical and living environments of the neighbourhood. This will especially be the case for apartments and multiple attached housing so as to increase their desirability and viability as alternative forms of accommodation to the single family detached house.

MODIFICATION

No. 3  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983

1.5 To maximize accessibility for the largest number of people, medium density housing will be located next to or directly accessible to commercial areas and community facilities such as major parks and open space areas.

1.6 In order to minimize the impact of medium density living on the residents of the neighbourhood, medium density developments will be located adjacent to or directly accessible to parks and open space areas.

1.7 The development of medium density housing will be generally guided by the land use pattern shown on Schedule "D".

1.8 The building height of medium density developments shall not exceed three (3) storeys.

1.9 The low density character of the existing residential areas will be protected in the process of considering new development and residential infilling.

#### COMMERCIAL

2.1 The need for commercial and retail services in Lot 177 is limited due to the relatively small market area and the presence of the core shopping area. For these reasons, the provision of commercial and retail services should be limited to and cater to the day-to-day convenience shopping needs of the immediate neighbourhood residents.

MODIFICATION

No. 4  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983