


CERTIFICATE  
OFFICIAL PLAN OF THE  
TOWN OF PELHAM  
AMENDMENT NO. 18

The attached text constituting Amendment No. 18 to the Official Plan of the Town of Pelham, was prepared by the Pelham Planning and Development Committee and was adopted by the Corporation of the Town of Pelham by By-Law #1301 (1989) in accordance with Section 17 of the Planning Act, 1983, on the 6th day of November, 1989.

  
MAYOR

  
CLERK

This Amendment to the Official Plan of the Town of Pelham which has been adopted by the Council of the Corporation of the Town of Pelham, is hereby approved in accordance with Section 17 of the Planning Act, 1983 as Amendment No. 18 to the Official Plan for the Town of Pelham.

Date

Approval Authority

AMENDMENT NO. 18  
TO THE  
OFFICIAL PLAN  
OF THE  
TOWN OF PELHAM

PART A      The Preamble does not constitute part of this amendment.

PART B      The amendment, consisting of the following text constitutes Amendment No. 18 to the Official Plan for the Town of Pelham.

## PART A - PREAMBLE

### PURPOSE

The purpose of this amendment is to:

- i) introduce a new policy statement to the Special Village Residential Area policies for Fenwick of the Official Plan to permit a density of 35 dwelling units per hectare at the subject site.
- ii) permit the development of 4 additional dwelling units to an existing dwelling known municipally as 835 Foss Road.

### LOCATION

The lands subject to this amendment are located on the north side of Foss Road, some 207 metres west of Church Street and comprise 0.52 hectares. This property is known municipally as 835 Foss Road in the Village of Fenwick, Town of Pelham, and is illustrated on the attached key plan.

### BASIS

The basis of this amendment is to:

- i) permit the development of an additional 4 apartment units to an existing 3 unit structure as a logical extension of the existing use;
- ii) provide for the adoption of a zoning by-law amendment which would permit an increase in the number of apartment units on the site;
- iii) provide for the development of the subject lands which responds to and satisfies the Official Plan's multiple family locational criteria;
- iv) help satisfy the need for new rental accommodation as identified in the Town's Municipal Housing Statement;
- v) respond in part to the Province's Policy Statement on Land Use Planning for Housing through the provision of an alternative, accessible and affordable type of housing.

PART B - THE AMENDMENT

1. Section 1, Land Use of the Official Plan for the Town of Pelham is hereby amended by the introduction of a new policy to the Special Village Residential Area policies, which reads as follows:

"1.15.4 (i) Notwithstanding policy 1.15.4 above, a residential density of 35 dwelling units per hectare shall be permitted on a 0.52 hectare site on the north side of Foss Road, 207 metres west of Church Street in the Village of Fenwick."