

AMENDMENT NO. 20
TO THE OFFICIAL PLAN
OF THE
PELHAM PLANNING AREA

Purpose

The purpose of this amendment is to include policies within the Official Plan to allow new rural residential lots on an infilling basis in areas which currently exhibit significant existing rural residential uses, and are currently designated "Unique Agriculture" in the Official Plan.

Location

The areas subject to this infilling policy are certain lands along Canboro Road between the Urban Area boundary of Fonthill and the Village Residential boundary (Cream Street) of Fenwick.

Basis

The basis of this amendment is to allow for non-farm related severances in an area largely characterized by rural residential development yet designated in the Official Plan as Unique Agriculture. Current policies in the Unique Agricultural designation prohibit non-farm related severances. The area subject to this amendment is characterized by extensive existing rural residential uses. Infilling with new rural residential lots in defined areas is justified providing various criteria, already established in the Official Plan, can be met.

The Amendment

The Official Plan of the Town of Pelham is hereby amended as follows:

1. A new subsection following 1.10.7 is added as follows:

 "1.10.7.A Notwithstanding the policies of section 1.10.6, and subject to the conditions outlined in sections 1.10.7.1 to 1.10.7.6 inclusive and section 1.12.2; consents for non-farm residential development will be considered within the "Rural Residential Infill" areas defined on Schedule D to this plan. These areas are considered to be not suitable for viable agricultural use due to a variety of circumstances including significant rural residential development, small parcel sizes, poor soils and complex topography. All new lots within the Rural Residential Infill Area will be required to connect to the municipal water supply, where it is available."
2. A new schedule, Schedule D - Rural Residential Infill Areas, is added to the Official Plan as identified in Schedule A to this Amendment.

MILLER O'DELL
PLANNING ASSOCIATES

Schedule A to amendment No. 20
to the official plan for the
Town of Pelham

