

## PART B - THE AMENDMENT

Section 1, Land Use of the Official Plan for the Town of Pelham is hereby amended by adding residential infill policies and estate criteria to the Agricultural and Rural Areas Policy Section, as follows:

1. That the following new policy be added:

"1.10.6.7 Where consent is requested to create a residential lot situated on the same side of the road between two permanent dwellings which are approximately 100 metres apart that existed in separate ownership on December 20, 1973 and provided that such infill forms part of a contiguous viable farm parcel owned and operated by a full time farmer. Any infill lot created should not be further subdivided to create an additional lot."

2. That the words "farm related" be deleted from the first line of policy 1.10.7.

3. That the following conditions be added to policy 1.10.7:

"1.10.7.7 The new lot be located taking into consideration the agricultural capability of the land, the impact on surrounding agricultural activities and the impact on flora and fauna."

4. That the following new policy be added:

"1.10.16 Although this plan promotes the preservation of agricultural lands there may be limited opportunities for non-farm residential development in the agricultural area on lands of low agricultural capability of Class 4 or less and where agricultural activities will not be impacted upon. Except as provided for in Section 1.10.6.7 of this Plan, proposals for non-farm residential development shall require an Official Plan amendment and be subject to the following criteria:

- a. Suitability of the site to accommodate a private sewage disposal system;
- b. Agricultural capability of the land;
- c. The potential impact of the development of the land on surrounding agricultural uses;
- d. Impact of the development on flora and fauna;
- e. Proximity of site to services (ie. fire station, schools, etc.)

- f. Suitable access to a public road;
- g. The degree to which the development is isolated from any urban area boundary, village or existing non-farm development and will not establish a precedent for additional residential development;

"1.10.17 Proposals for non-farm residential development should be accompanied by the following documentation:

- a) an agricultural assessment to determine the agricultural capability of the site, the impact of the proposed development on surrounding agricultural activities, and compliance with the Foodland Guidelines;
- b) an environmental impact statement addressing the significance of the site, the potential impact of the development upon surrounding lands, and mitigative measures to be employed, if appropriate;
- c) soil and ground water analyses to determine the availability of ground water or alternatively, other sources of potable water supply and the suitability of the proposed lots for private sewage disposal systems;
- d) a detailed plan illustrating existing uses, topographical features, and environmental features of the site and area, roads, utilities, and lot dimensions and layout;
- e) a development plan including building envelopes, sewage disposal areas, vegetation, relationship to all natural features, roads, utilities, etc.