



TANNER EXTENSION

TOWN OF PELHAM

DRAFT PLAN OF SUBDIVISION ZONING BY-LAW AMENDMENT

William Heikoop, MCIP, RPP
Senior Planner
Upper Canada Consultants



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Subject Lands



Area: 0.99 hectares

Located at the terminus of Tanner Drive

Surrounded by commercial and residential development and vacant residential lands

Official Plan Designation: Urban Living Area

Subject to "Lot 177 Area" OP policies

Zoning: R1(H)



Supporting Studies

Environmental Site Assessment Phase 1 &2

- Results demonstrate no issues with existing soils

Environmental Impact Study

- Evaluated nearby wooded area to North & East.
- No impacts development.

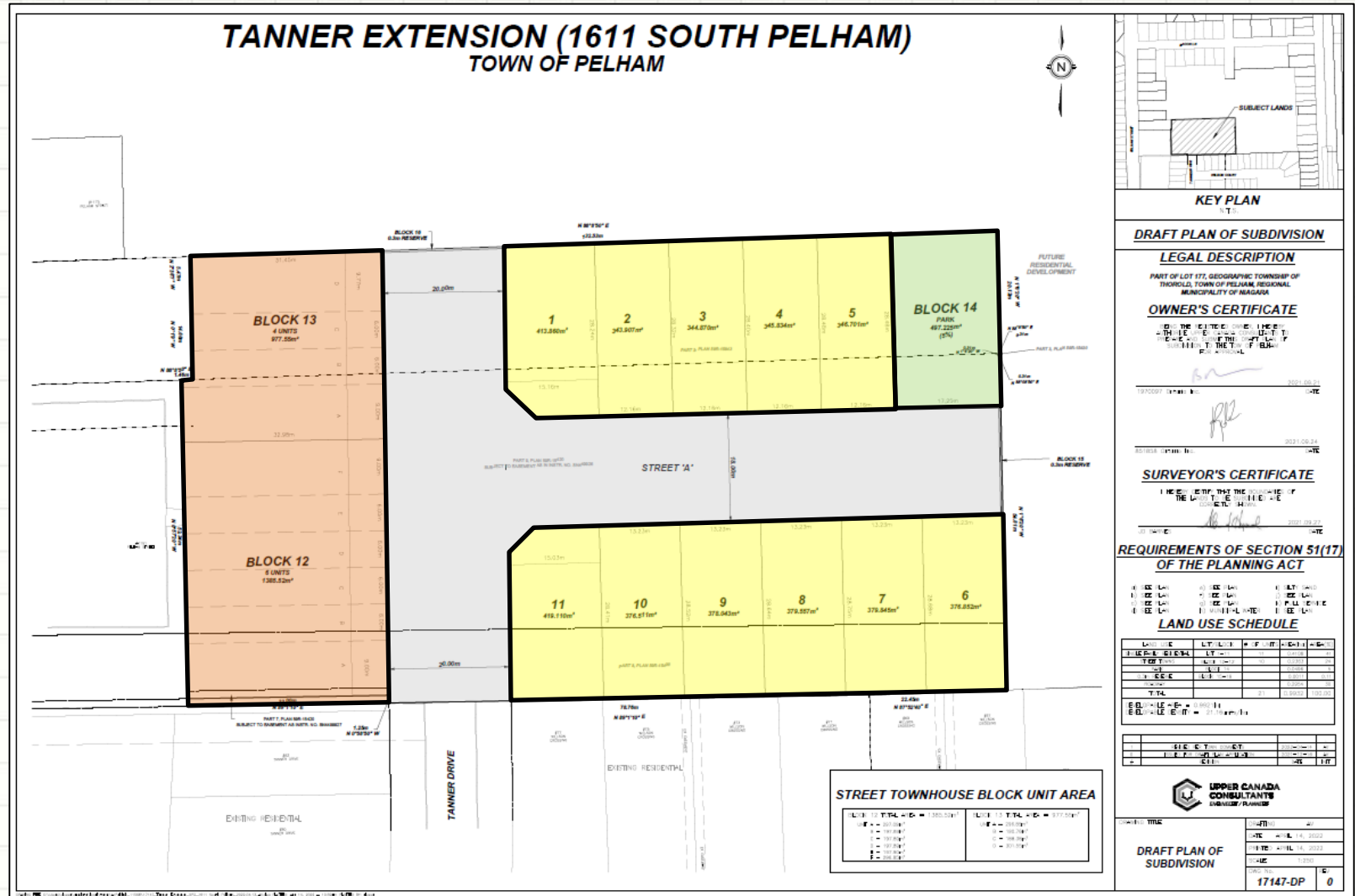
Functional Servicing Study

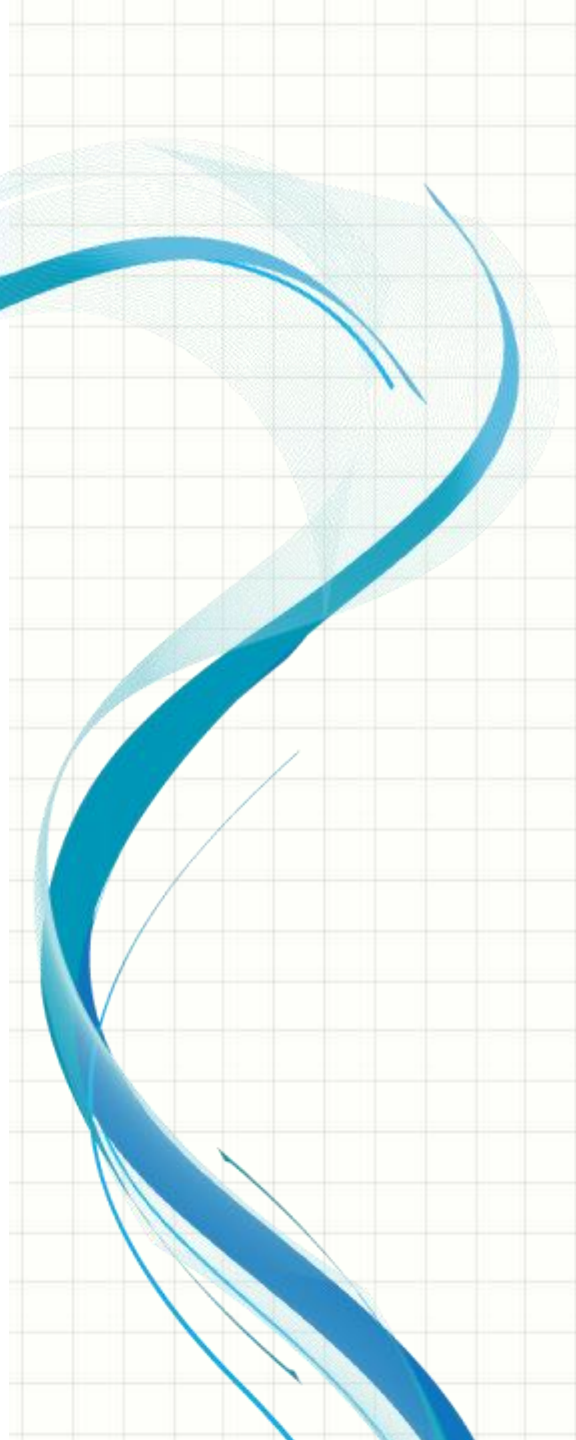
- Integrated with adjacent development in Lot 177.
- Flows and existing infrastructure designed and sized to accommodate.

Planning Justification Report

- Meets Lot 177 policies requiring 50 pjh.

Proposed Development





Thank you & Questions