



CANBORO ESTATES

TOWN OF PELHAM

DRAFT PLAN OF SUBDIVISION ZONING BY-LAW AMENDMENT

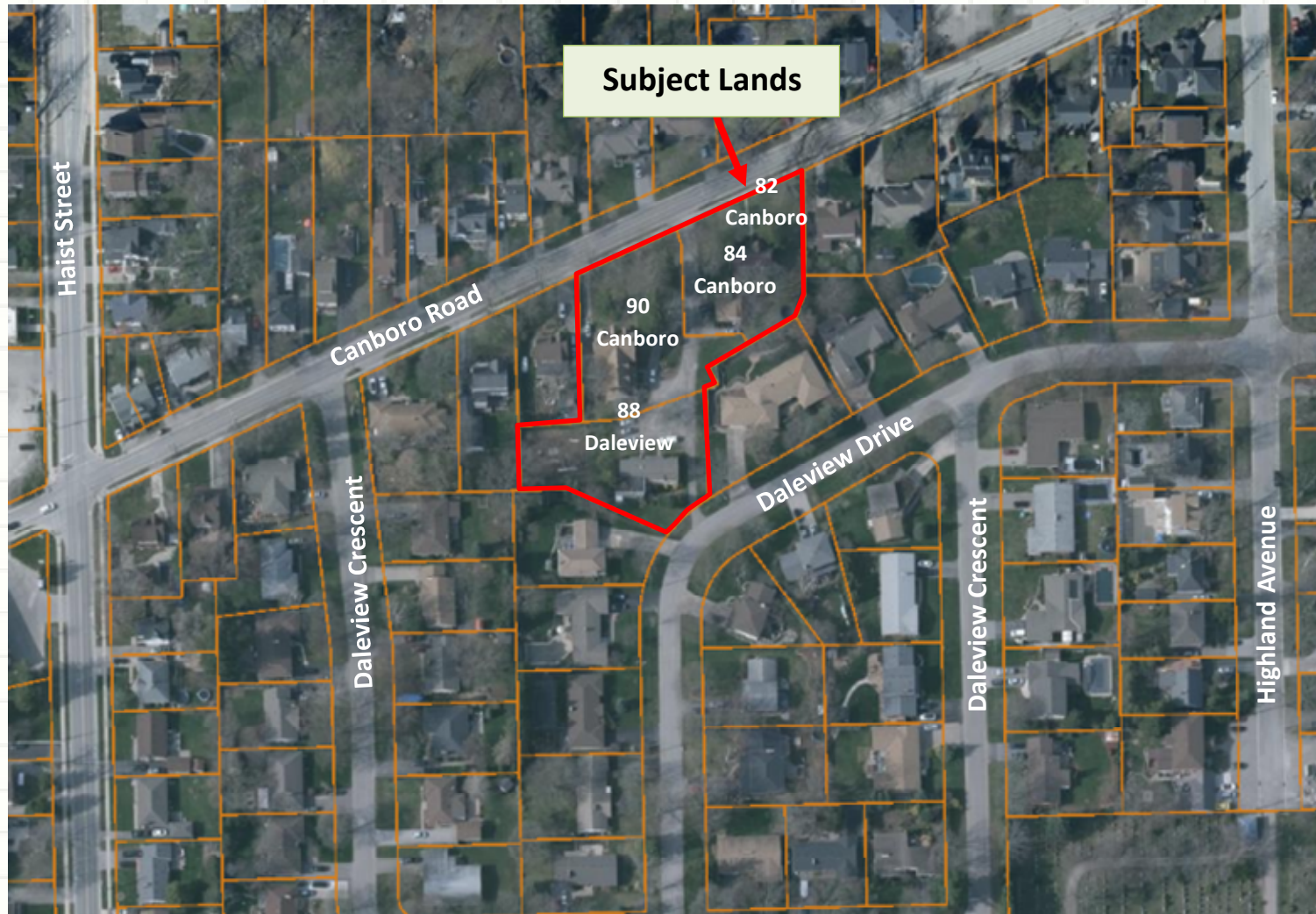
**Ethan Laman, BURPI, MCIP, RPP
Planner**

Upper Canada Consultants



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Subject Lands



82/84 Canboro Road

- Single Detached Dwelling (82 Canboro Road)
- Accessory Dwelling Unit (84 Canboro Road)

90 Canboro Road

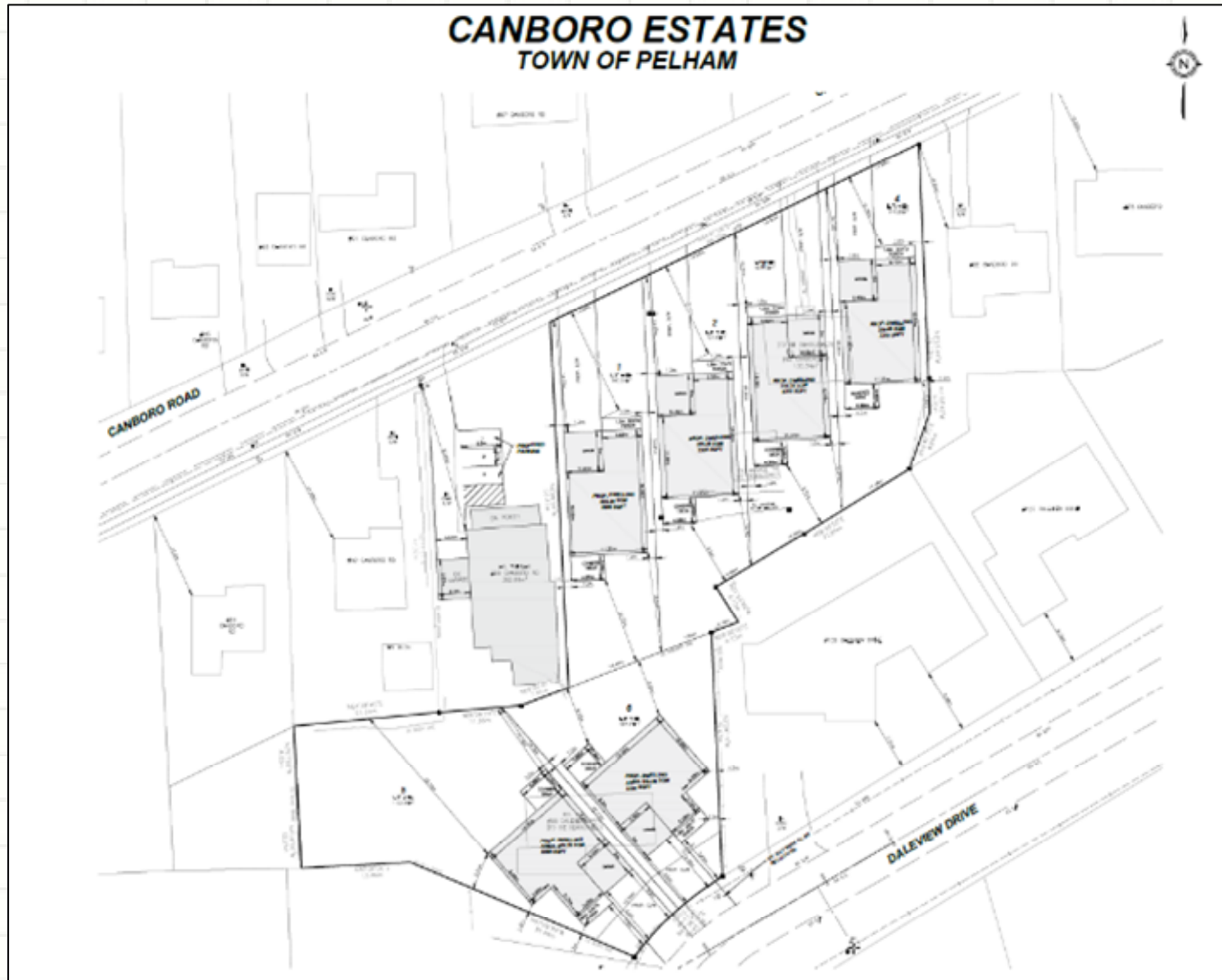
- Heritage-listed structure (c. 1860s) currently used as a triplex

88 Daleview Drive

- Structure currently used as a fourplex
- Shares parking with 90 Canboro Road

0.55 hectares (1.3 acres) in area

Proposal

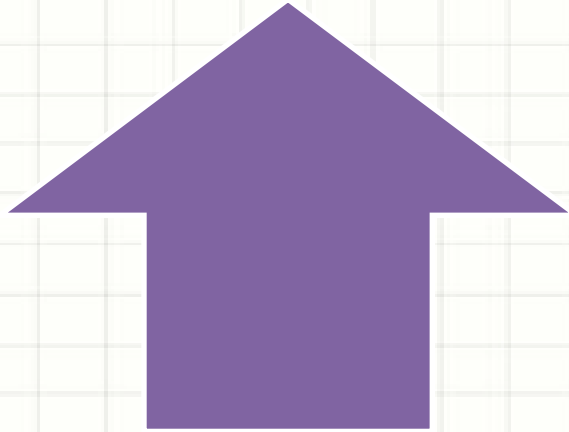


6 lots for single detached dwellings

- 4 lots fronting Canboro Road
- 2 lots fronting Daleview Drive

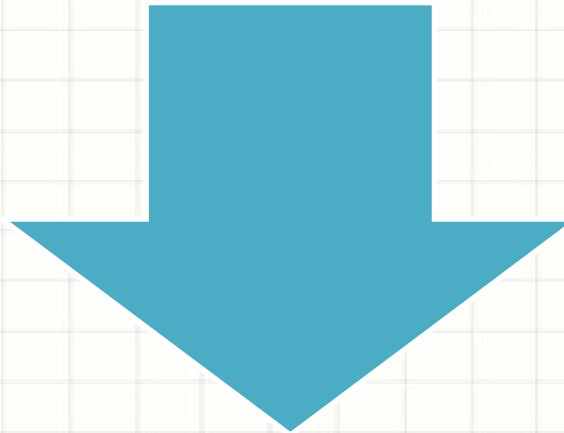
Heritage-listed structure at 90 Canboro to be retained

Submitted Applications



Draft Plan of Subdivision

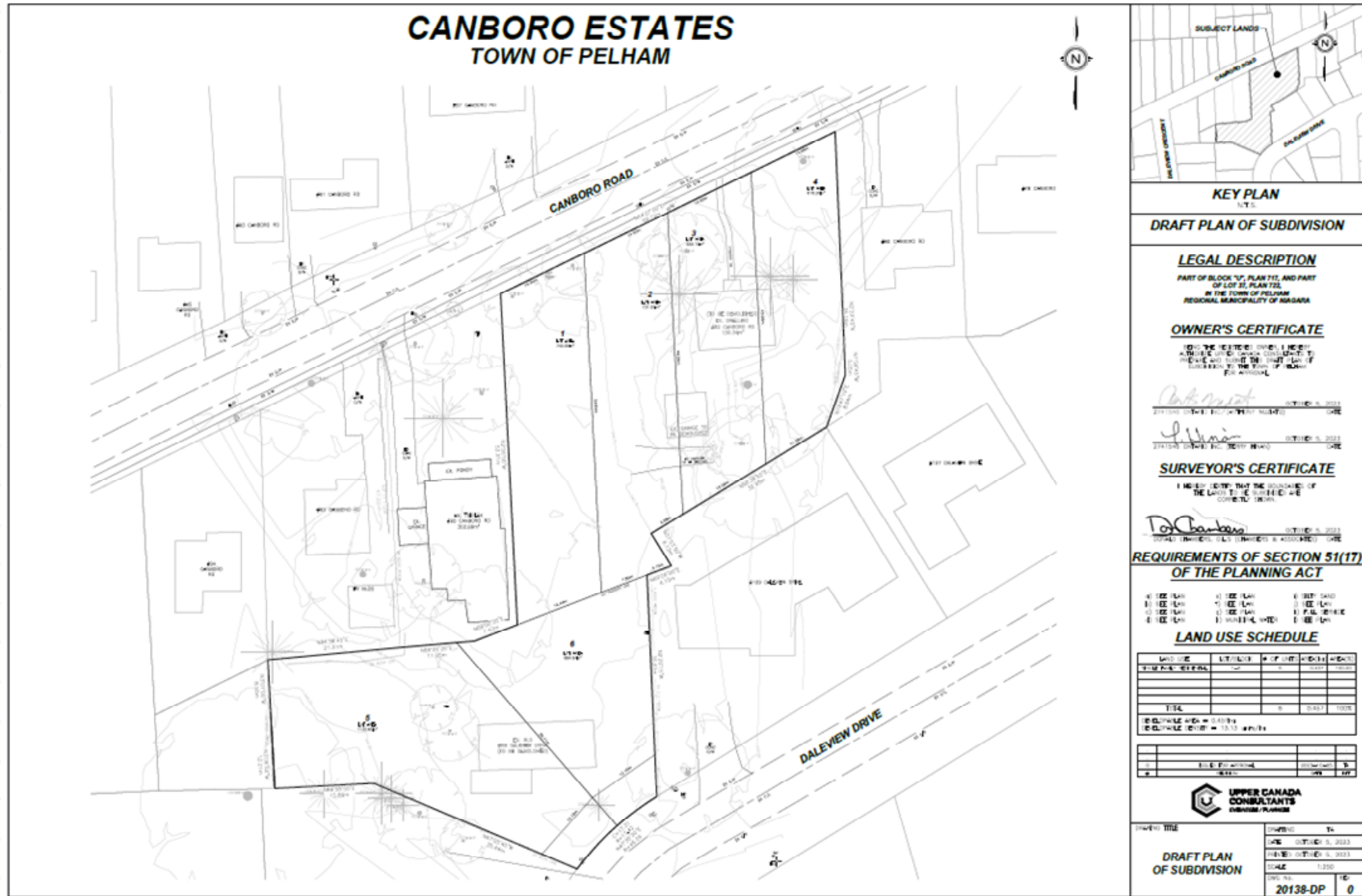
- Creates the proposed lots



Zoning By-law Amendment

- Establishes the necessary land use permissions for the future development of the lots

Draft Plan of Subdivision



Existing Zoning

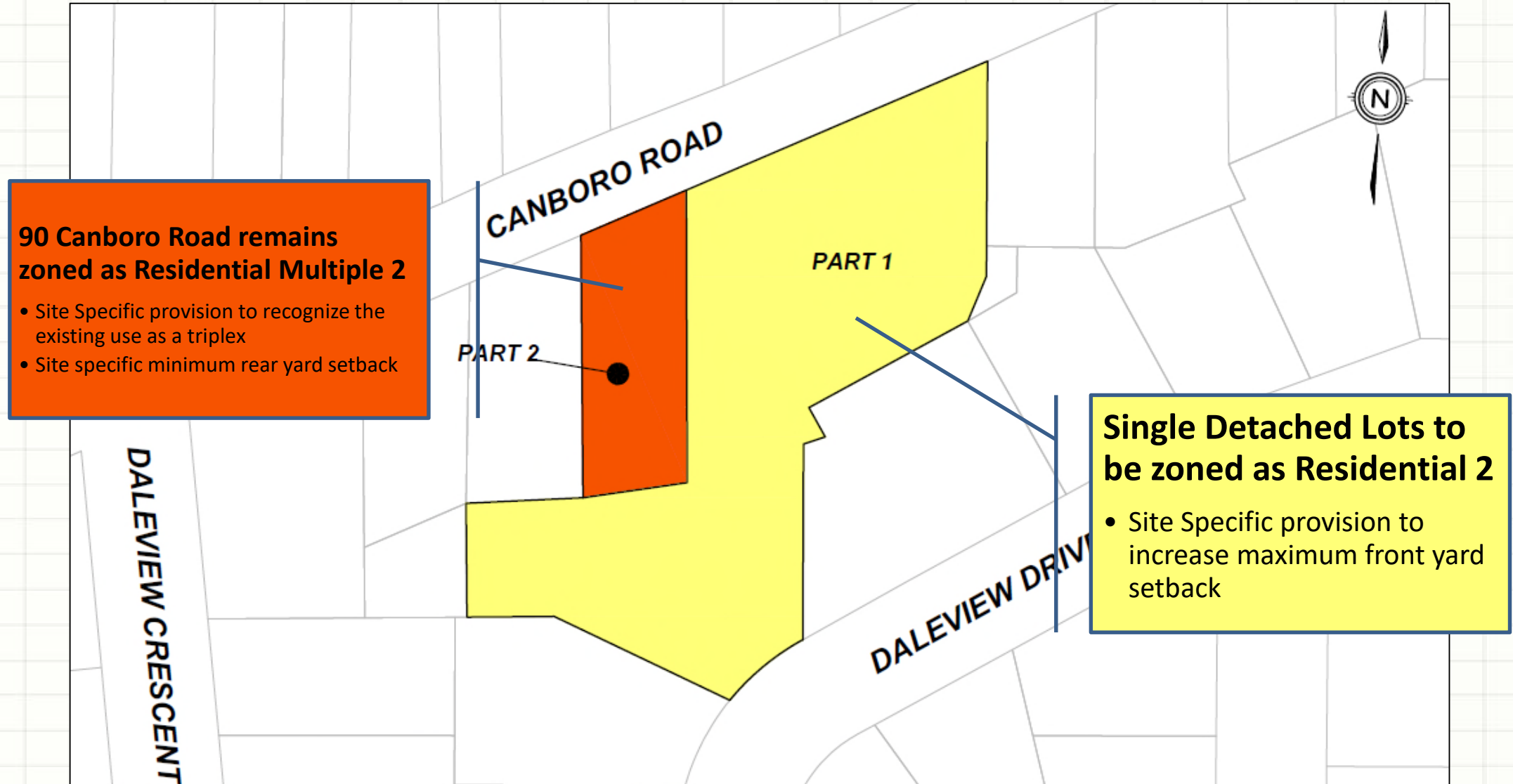


Property is currently Zoned as Residential Multiple 2 (RM2)

- Zoning permits apartment buildings up to 15 meters in height

Surrounding properties zoned as Residential Multiple 2, Residential 2 and Residential 1

Proposed Zoning



Supporting Studies and Reports

Study / Report	Author	Key Findings
Stage 1-2 Archeological Assessment	Irvin Heritage	Concludes that the property does not contain any archeological resources.
Tree Inventory and Preservation Plan	Jackson Arboriculture	Inventories existing trees on the property and identifies tree saving opportunities.
Functional Servicing and Stormwater Management Report	Upper Canada Consultants	Details how the proposed lots will be serviced, and confirms that sufficient capacity exists in the municipal systems to support the proposed development.

Thank you – Questions

