



**286 CANBORO ROAD**  
**RIDGEVILLE, TOWN OF PELHAM**

**ZONING BY-LAW AMENDMENT**

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**UPPER CANADA  
CONSULTANTS**  
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# Site Context



## Location:

- 286 Canboro Road – Ridgeville

## Lot Statistics:

- 0.518 hectares (1.28 acres)
- 55.8 meters (183 feet) frontage on Canboro Road; 14.68 meters (48 feet) frontage on Effingham Street

## Characteristics:

- Residential Use – contains a single detached dwelling
- Watercourse along westerly property boundary

## Surrounding Area

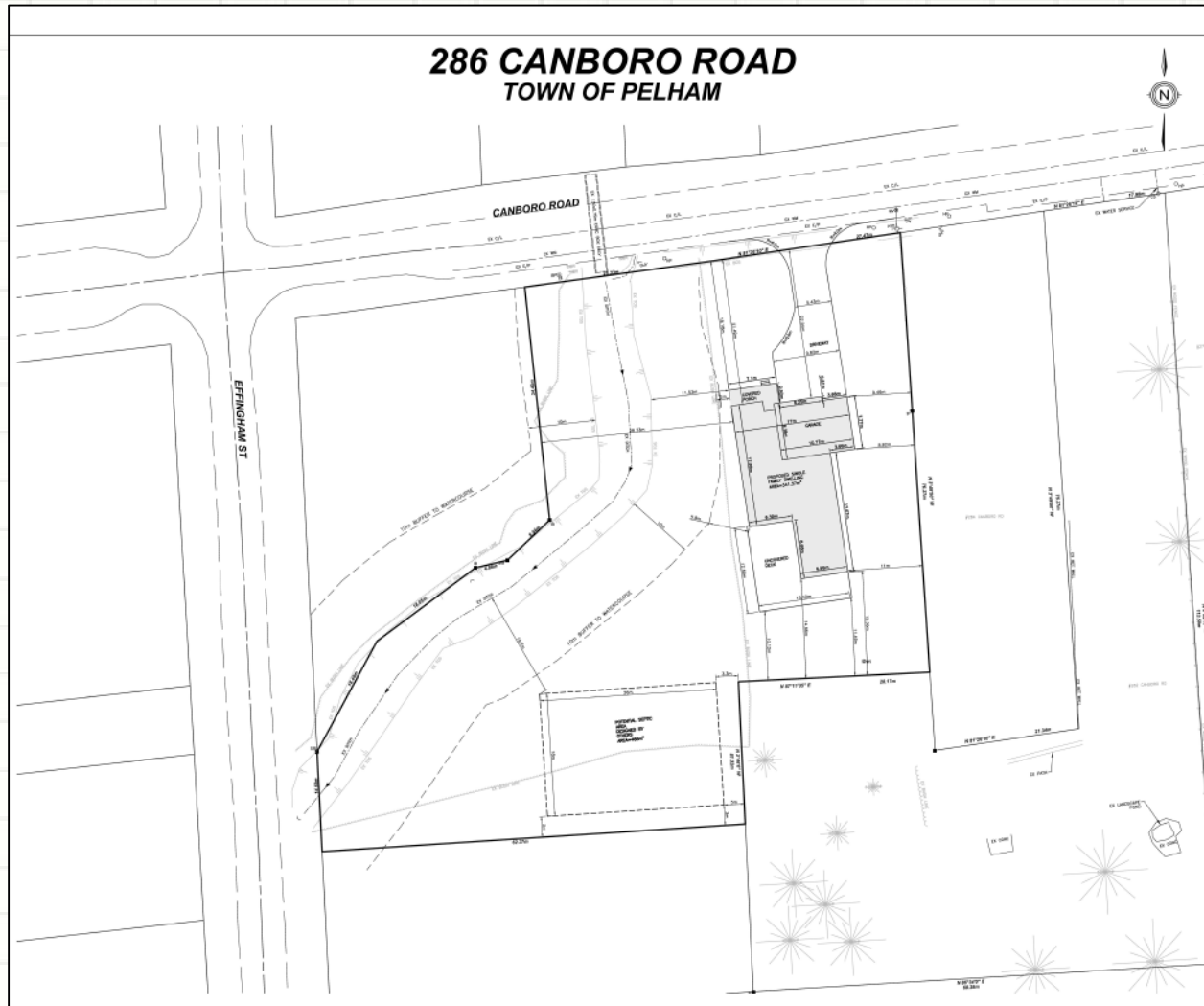
- Bulk Water Station
- Rural Residential
- Village Commercial

## Planning Context

- Rural Settlement (Hamlet)
- Dual Zoning



# Proposal



Existing dwelling removed

New detached dwelling constructed

2 storeys

Total GFA – 392.6  
square meters  
(4225.9 square feet)

Living Space – 360.8  
square meters  
(3884.2 square feet)

Private Septic  
System

Watercourse buffer restoration

# Proposed Renderings







# Proposed Zoning Amendment

Re-zone entire property  
as Rural Residential

Site-specific provision to  
increase the maximum  
front yard setback

All other standard zoning  
provisions (height, lot  
coverage, side and rear  
yard setbacks) maintained

# Supporting Studies

Study	Author	Key Findings
Stage 1-2 Archeological Assessment	Detritus Consulting	No artifacts were encountered during test digging
Buffer Planting Plan	Beacon Environmental	Demonstrates how the watercourse buffer will be restored with buffer plantings

# Thank you – Questions?

