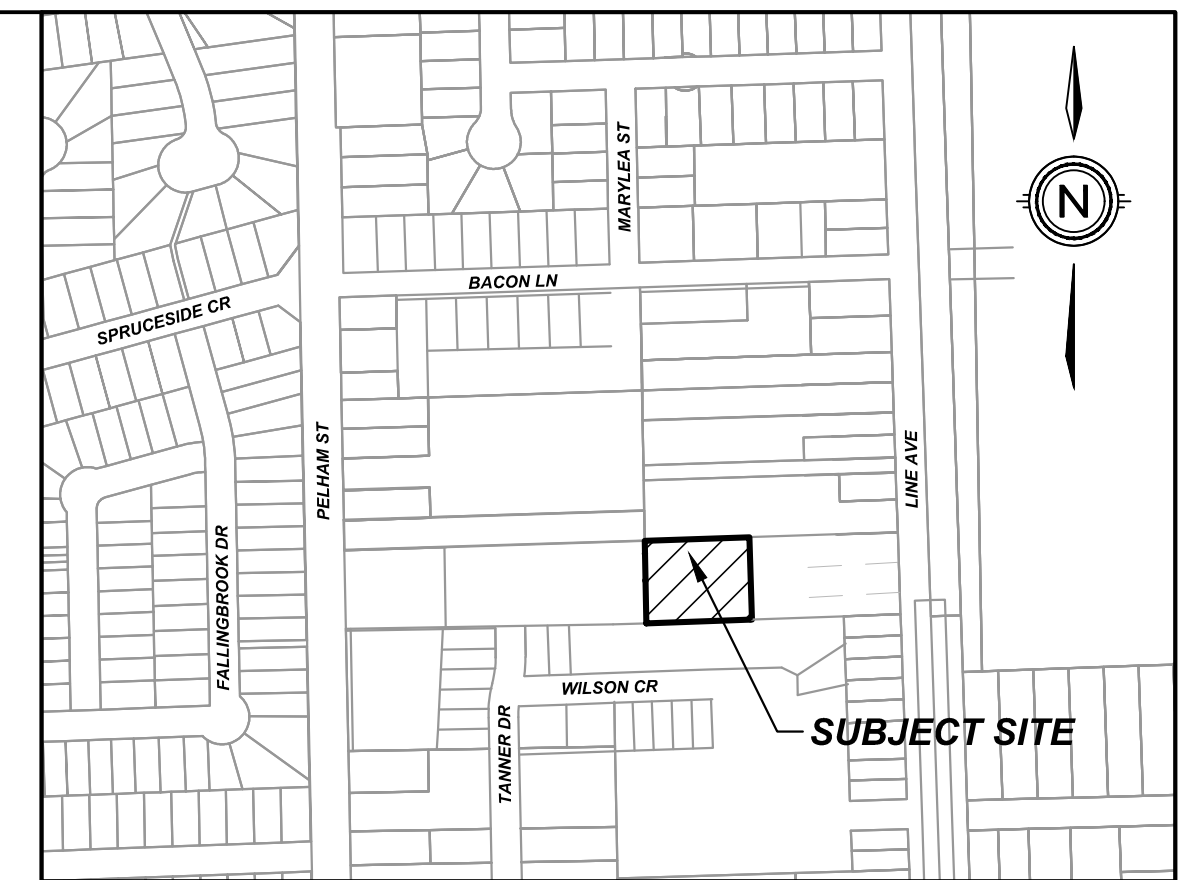
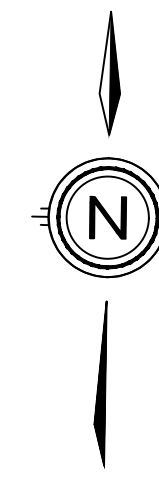


# TANNER EXTENSION PHASE 2

## TOWN OF PELHAM



**KEY PLAN**  
N.T.S.

### CONCEPT PLAN OF SUBDIVISION

#### LEGAL DESCRIPTION

PART OF LOT 177, GEOGRAPHIC  
TOWNSHIP OF THOROLD, TOWN OF  
PELHAM,  
REGIONAL MUNICIPALITY OF NIAGARA

#### ZONING MATRIX

PROVISION	ZONING (R2)	PROVIDED
MIN. LOT FRONTAGE	12m INTERIOR, 15m CORNER	11.74m (INTERIOR)
MIN LOT AREA	360m <sup>2</sup>	295.70m <sup>2</sup> (LOT 12)
MIN. FRONT YARD	3.0m EXCEPT 6.0m WHERE THERE IS AN ATTACHED GARAGE	4.1m to dwelling 6.1m to garage
MAX. FRONT YARD	6.0m	6.0m
MIN. INTERIOR SIDE YARD	1.2m	1.25m
MIN CORNER SIDE YARD	3.0m	N/A
MIN REAR YARD	7.5m	6.1m
MAX. BUILDING HEIGHT	12.0m	TBD
MAX LOT COVERAGE	50%	47.16% (LOT 8)
DRIVEWAY REGULATIONS SECTION 4.1.4.3	a) IN ANY ZONE WHERE A DWELLING IS PERMITTED, THE MAX DRIVEWAY WIDTH SHALL BE 6m OR 50% OF THE FRONTAGE, WHICHEVER IS LESS FOR THE ENTIRE LENGTH OF THE DRIVEWAY	5.86m

#### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 7-12	6	0.196	50.65
PARK	BLOCK 45		0.050	12.92
0.3m RESERVE	BLOCK 46		0.001	0.26
ROADWAY			0.140	36.17
<b>TOTAL</b>			<b>0.387</b>	<b>100.00</b>

DEVELOPABLE AREA = 0.387ha  
DEVELOPABLE DENSITY = 15.50 units/ha

#	ISSUED FOR REVIEW	2025-10-01	TA
	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
<b>CONCEPT PLAN OF SUBDIVISION</b>	DATE	OCTOBER 1, 2025
	PRINTED	OCTOBER 1, 2025
	SCALE	1:200
	DWG No.	REV
	<b>17147-CP</b>	<b>0</b>

