

# GLENWOOD CONDO BLOCK 8

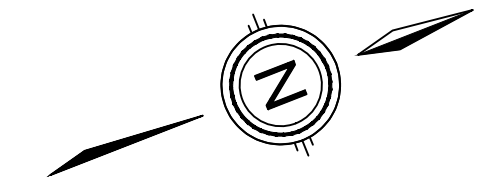
## CITY OF WELLAND

**DRAFT CONDOMINIUM**

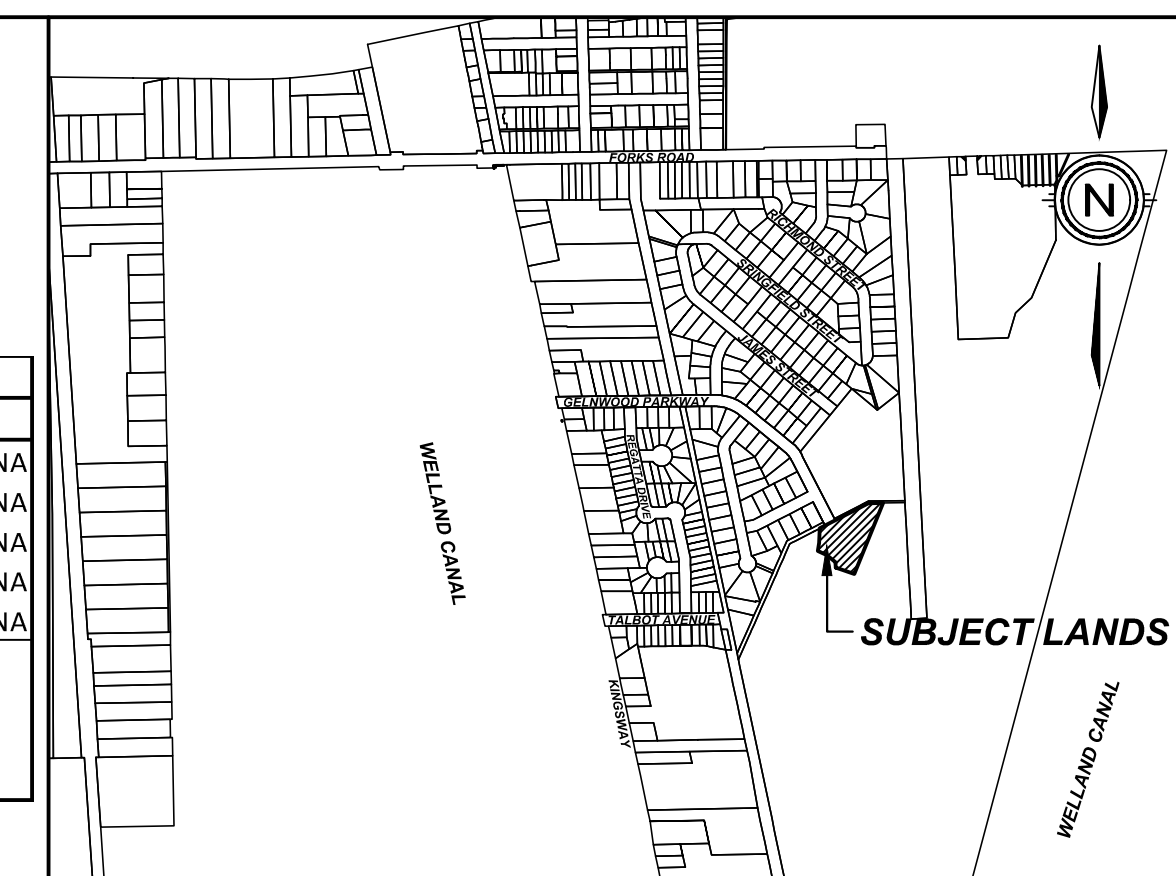
Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_, 20\_\_\_\_ this draft plan of condominium is approved under Section \_\_\_\_\_ of the Planning Act and Section \_\_\_\_\_ of the Condominium Act. This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Authorized Signature

THE CORPORATION OF THE CITY OF WELLAND



BLOCK	UNIT AREA	EXCL. USE AREA
	SQ. M	SQ. M
A	829.51	NA
B	477.36	NA
C	460.89	NA
D	789.95	NA
E	738.25	NA
TOTAL UNIT AREA	3295.96	
TOTAL EXCL. USE	0.00	
TOTAL LANDSCAPE	4391.89	
TOTAL LOT AREA	7687.85	



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

**DRAFT PLAN OF VACANT LAND CONDOMINIUM**

**LEGAL DESCRIPTION**

PARTS OF LOTS 141 TO 143 (BOTH INCLUSIVE)  
PART OF BLOCK "E"  
PART OF GLENWOOD PARKWAY AND PART OF WOODLAND DRIVE  
(CLOSED BY BY-LAW 1329, INST. No. R0102482)  
PLAN 821 (BEING PART 3, PLAN 59R-17020)  
CITY OF WELLAND  
REGIONAL MUNICIPALITY OF NIAGARA

**OWNER'S CERTIFICATE**

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF WELLAND FOR APPROVAL.

2676903 ONTARIO INC. (CHARLES GENG, PRESIDENT) DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

*[Signature]*  
DASHA PAGE, O.L.S.  
J.D. BARNES LIMITED

MARCH 3, 2026  
DATE

**REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

**LAND USE SCHEDULE**

AREA	ha	% COVERAGE
BLOCK TOWNHOUSES	0.214	27.83%
ROADWAY/PARKING	0.174	22.63%
LANDSCAPE	0.323	42.00%
15m BUFFER	0.058	7.54%
<b>TOTAL</b>	<b>0.769</b>	<b>100.00</b>

UNITS	22
DEVELOPABLE AREA (EXCL. 15m BUFFER)	0.711 ha
DENSITY (UNITS/DEVELOPABLE AREA)	30.94 u/ha

2.0% OF AREA FOR SNOW STORAGE  
1744.05m<sup>2</sup> x 2% = 34.88m<sup>2</sup> REQUIRED  
34.88m<sup>2</sup> PROVIDED

#	ISSUED FOR APPROVAL	2026-04-02	MK
#	REVISION	DATE	INIT.
0	ISSUED FOR APPROVAL	2026-04-02	MK
#	REVISION	DATE	INIT.



DRAWING TITLE	DRAFTING	MK
<b>REDLINE TO DRAFT PLAN OF VACANT LAND CONDOMINIUM</b>	DATE	JANUARY 27, 2026
	PRINTED	APRIL 2, 2026
	SCALE	1:200
DWG No.	REV	
<b>22176-DP</b>	<b>0</b>	

