

# GLENWOOD CONDO BLOCK 8

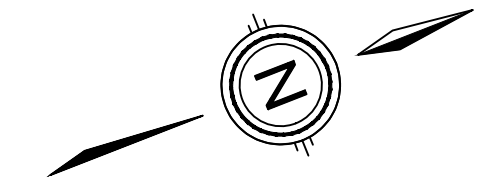
## CITY OF WELLAND

**DRAFT CONDOMINIUM**

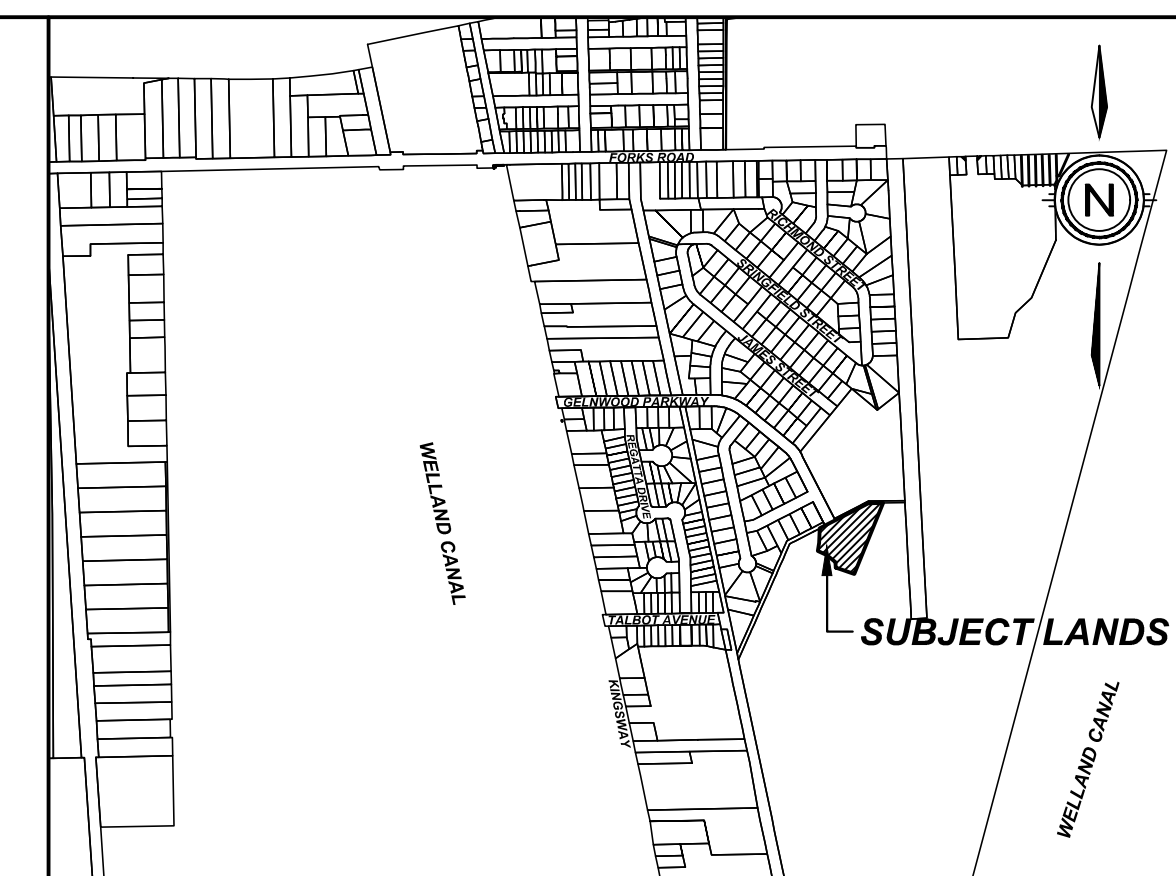
Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_, 20\_\_\_\_ this draft plan of condominium is approved under Section \_\_\_\_\_ of the Planning Act and Section \_\_\_\_\_ of the Condominium Act. This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Authorized Signature

THE CORPORATION OF THE CITY OF WELLAND



BLOCK	UNIT AREA	EXCL. USE AREA	NA
	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.

APRIL 13, 2026  
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.

MARCH 3, 2026  
DASHA PAGE, O.L.S. DATE  
J.D. BARNES LIMITED 17-16-321-04

**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**

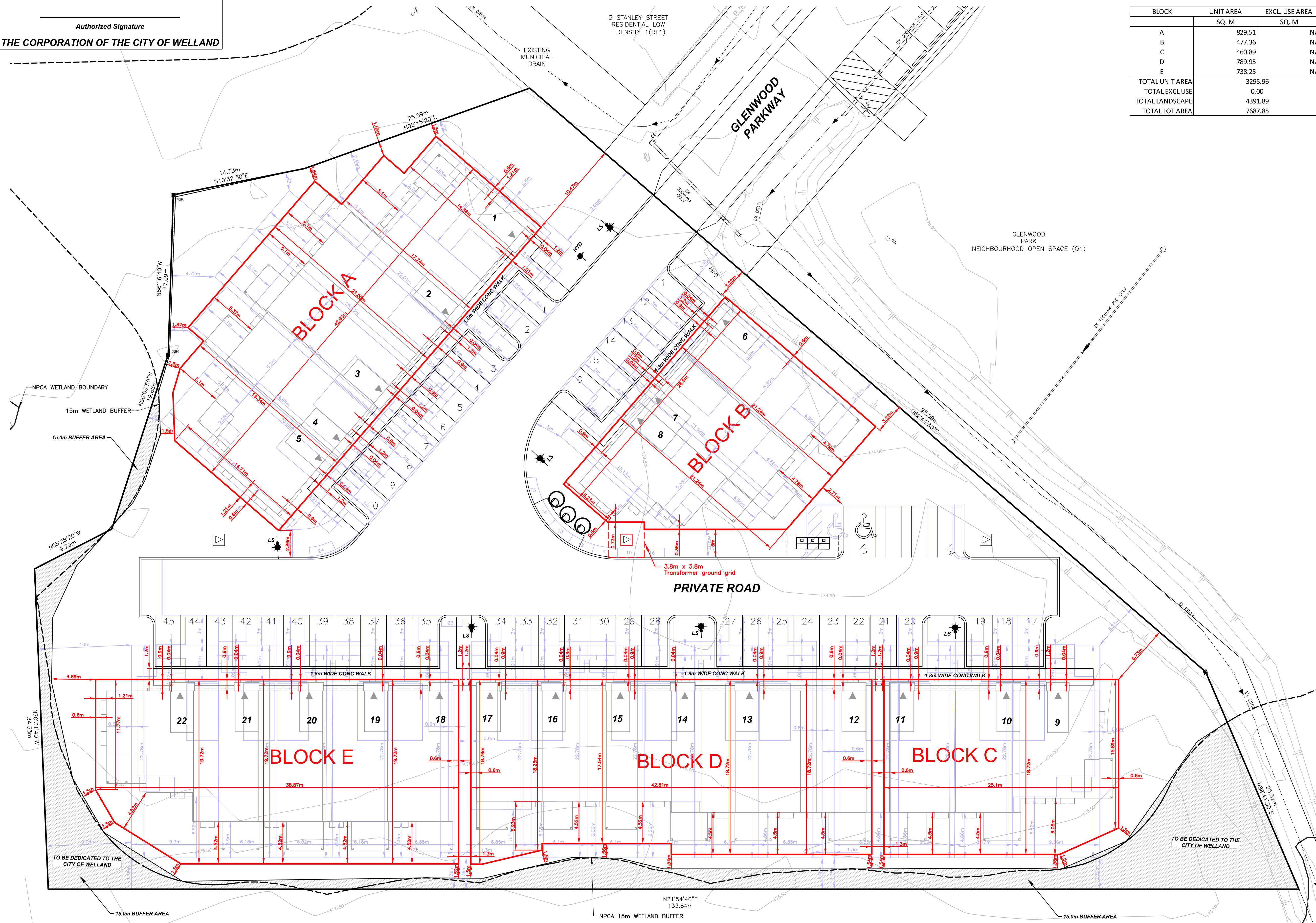
AREA	ha	% COVERAGE
BLOCK TOWNHOUSES	0.214	27.83%
ROADWAY/PARKING	0.174	22.63%
LANDSCAPE	0.323	42.00%
15m BUFFER	0.058	7.54%
<b>TOTAL</b>	<b>0.769</b>	<b>100.00</b>

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	2026-04-15	MK
#	REVISION	DATE	INIT.
0	ISSUED FOR APPROVAL	2026-04-15	MK
#	REVISION	DATE	INIT.



DRAWING TITLE	DRAFTING	MK
<b>REDLINE TO DRAFT PLAN OF VACANT LAND CONDOMINIUM</b>	DATE	JANUARY 27, 2026
	PRINTED	APRIL 15, 2026
	SCALE	1:200
DWG No.	REV	
<b>22176-DP</b>	<b>0</b>	



INDICATES AS PREVIOUSLY APPROVED UNDER DRAFT PLAN OF VACANT LAND CONDOMINIUM EXTENSION - GLENWOOD PARKWAY - FILE NO. 26D-14-20001