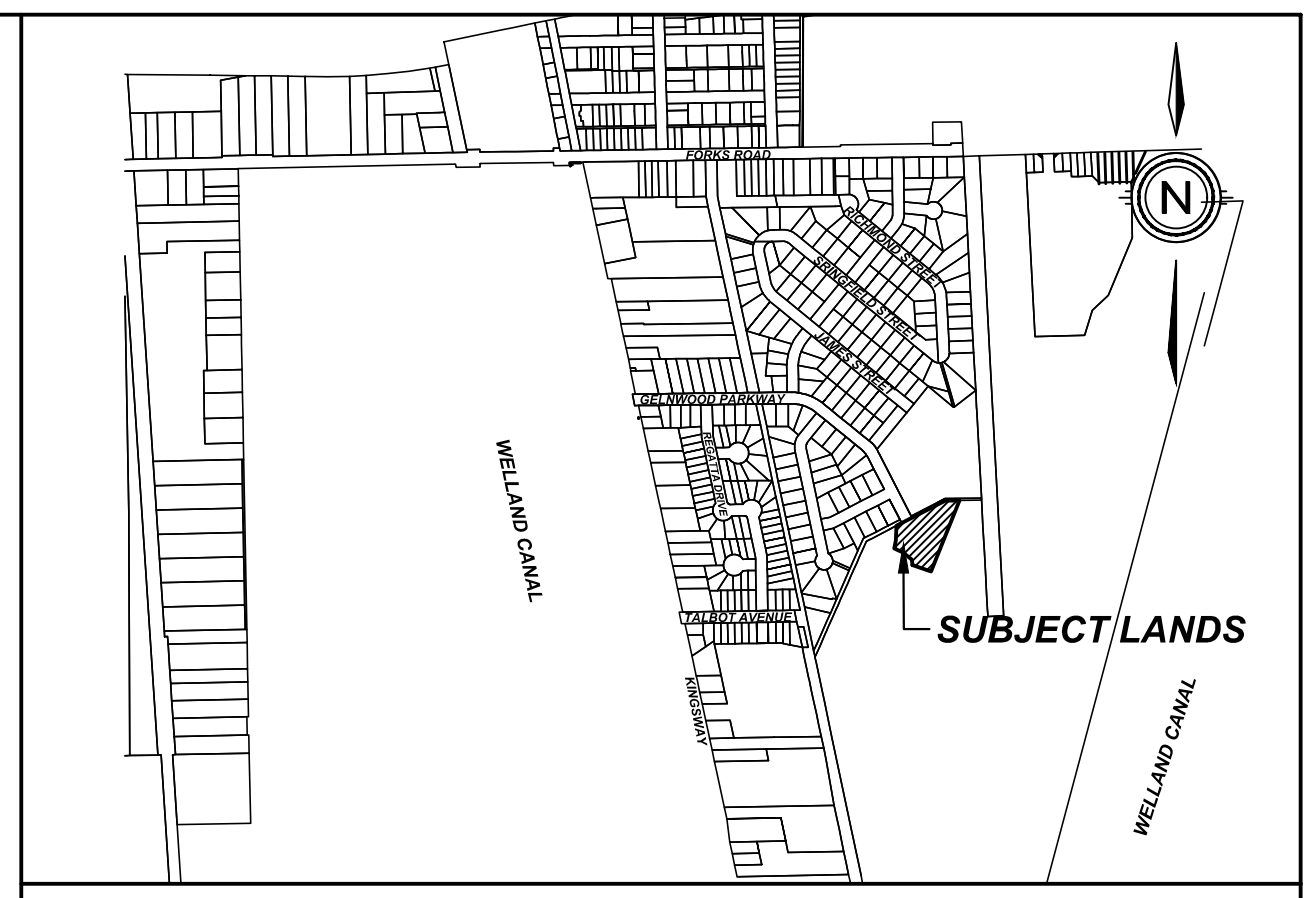


LEGEND

- WV ⊗ EX WATER VALVE
- HYD ⊕ EX HYDRANT
- PROP ⊕ PROP HYDRANT
- CB ⊕ EX CATCHBASIN
- STM ⊕ EX STORM MANHOLE
- SAN ⊕ EX SANITARY MANHOLE
- CMB ⊕ PROP COMMUNITY MAILBOX
- HP ⊕ EX HYDRO POLE
- DOOR ⊕ DOOR
- FIRE EXIT ⊕ FIRE EXIT
- 100.00 ⊕ EXISTING ELEVATION
- 100.00 ⊕ PROPOSED ELEVATION
- EX WATERMAIN
- EX STORM SEWER
- EX SANITARY SEWER
- PROP CURB
- PROP DEPRESSED CURB
- SILT FENCE
- PROP CHAIN-LINK FENCE
- PROP WOOD FENCE
- 6m WIDE FIRE ROUTE
- PROP 6m WIDE FIRE ROUTE
- PROP FIRE ROUTE SIGN



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

ZONE RL2 - BLOCK TOWNHOUSE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	N/A
MINIMUM LOT FRONTAGE	30.0m	20.12m
MAXIMUM LOT COVERAGE	55.00%	27.83%
MINIMUM FRONT YARD DWELLING	4.5m	N/A
MINIMUM FRONT YARD GARAGE	6.0m	N/A
MINIMUM REAR YARD	6.0m	6.00m
MINIMUM INTERIOR YARD	1.0m	3.82m
MINIMUM EXTERIOR YARD	1.0m	N/A
MINIMUM LANDSCAPE AREA	20.00%	42.00%

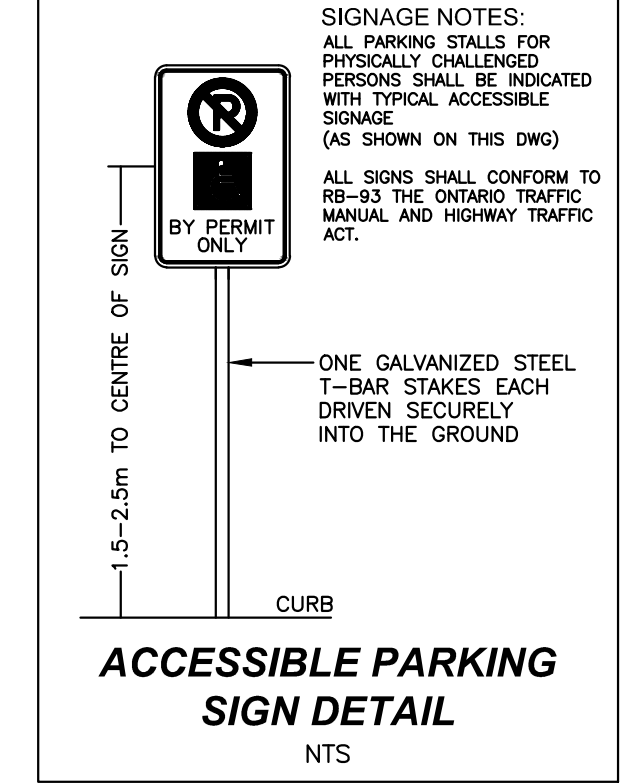
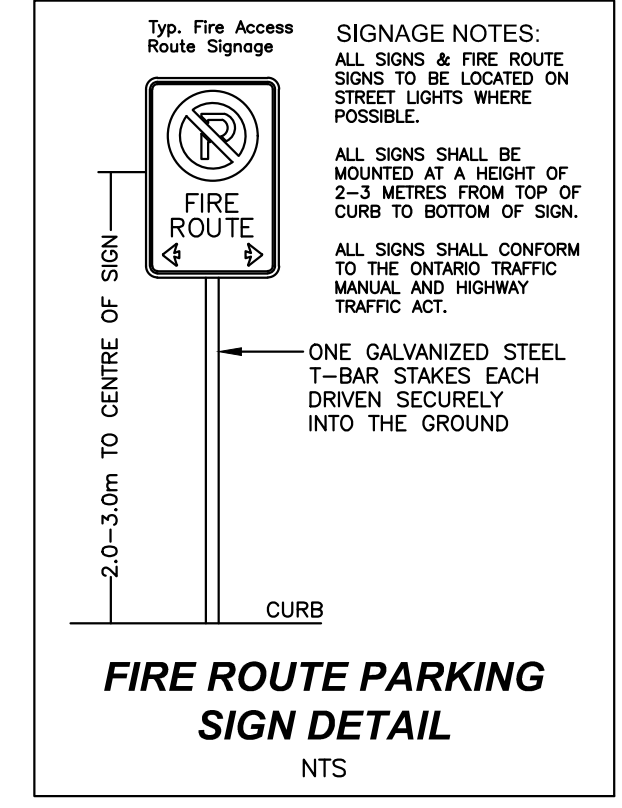
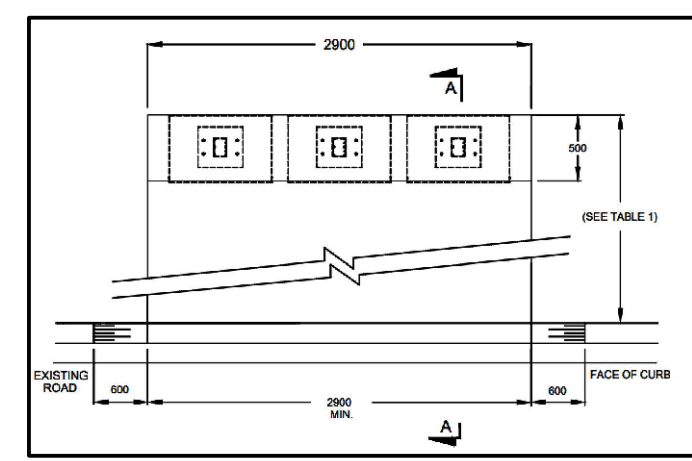
PARKING STATISTICS

REQUIRED: TOWNHOUSE UNIT
1.0 SPACE PER UNIT 22 X 1.0 = 22 REQUIRED

PROVIDED
45 SURFACE + 3 VISITOR SPACES + 1 ACCESSIBLE
TOTAL SPACES = 49 SPACES

ENCROACHMENTS:

	REQUIRED	PROVIDED
DECKS, PORCHES, STEPS		
MAX. PROJECTION OF OPEN OR ROOFED PORCHES PROVIDED STRUCTURE NO HIGHER THAN 1.5m FROM GRADE	1.5m FRONT 3.0m REAR	0.61m FRONT N/A
MAX. PROJECTION OF DECKS PROVIDED DECK NO HIGHER THAN 1.5m ABOVE GRADE	3.75m REAR	3.05m REAR



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%
TOTAL	0.769	100.00

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
1744.05m² x 2% = 34.88m² REQUIRED
34.88m² PROVIDED

DATE	THESE PLANS REVIEWED BY:
(Month) (Day) (Year)	(Initial) Infrastructure and Development Services
	Planning Division
	Building Division
	Engineering Division

THIS SCHEDULE TO AGREEMENT BETWEEN _____ AND THE CITY OF WELLAND DATED _____

CITY OF WELLAND APPROVAL STAMP

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2026-03-18	MK
#	REVISION	DATE	INIT

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	MK
DESIGN	WH
CHECKED BY	WH
APPROVED BY	WH

OWNER

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

30 Hanover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-9400
Fax: (905) 688-9274

GLENWOOD CONDO BLOCK 8
CITY OF WELLAND
SITE PLAN (REDLINE)

CONSULTANT FILE No. 22176
DATE 2025-12-15
PRINTED 2026-03-18
SCALE 1:250 m
REF No.
DWG No. **22176-SP** REV 0