


APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

**COUNCIL**

**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

**REPORT P&B-2016-52  
AUGUST 23, 2016**

**SUBJECT: SEMI-ANNUAL SUBDIVISION STATUS REPORT –  
JUNE 30, 2016**

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GENERAL MANAGER,  
INFRASTRUCTURE SERVICES/CITY ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes the Semi-Annual Subdivision Status Report as of June 30, 2016.

**ORIGIN AND BACKGROUND:**

The Integrated Services - Planning Division has been compiling statistics, on a semi-annual basis, for residential development in the City through Plans of Subdivision, lot creations and existing vacant lots. The last Report was effective to December 31, 2015.

The information presented in this Report reflects the status of residential development (existing and proposed) as of June 30, 2016.

**COMMENTS AND ANALYSIS:**

For the purpose of this analysis the City has been divided into ten (10) Planning Districts which is reflected in the Tables attached to this Report. In addition, the number of dwelling units has been adjusted to accommodate situations where a single-detached unit has been constructed on a lot designed and zoned for semi-detached development.

From January 1, 2016 to June 30, 2016 - 51 Permits were issued for new residential dwelling units: 48 Permits for single-detached dwellings, 1 Permit for semi-detached dwellings and 2 Permits for multiple attached dwellings for a total of 61 residential dwelling units. Approximately 57% of Permits issued during this period were for construction within Plans of Subdivision registered since 1970.

RESIDENTIAL BUILDING PERMITS ISSUED  
2016

	JANUARY - JUNE		JULY - DECEMBER		TOTAL	
	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS
Single-Detached	48	48			48	48
Semi-Detached	1	2			6	2
Multiple Attached	2	11			13	11
Apartment	0	0			0	0
<b>TOTAL</b>	<b>51</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>61</b>

RESIDENTIAL BUILDING PERMITS ISSUED  
2015

	JANUARY - JUNE		JULY - DECEMBER		TOTAL	
	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS
Single-Detached	48	48	56	56	104	104
Semi-Detached	5	10	1	2	6	12
Multiple Attached	8	31	5	20	13	51
Apartment	1	1	0	0	1	1
<b>TOTAL</b>	<b>62</b>	<b>90</b>	<b>62</b>	<b>78</b>	<b>124</b>	<b>168</b>

The preceding tables compare the issuance of Building Permits for 2015 and the first half of 2016 by type. Within Plans of Subdivision, approximately 37% of the Building Permits were issued in the Clare Estates 3 Subdivision, while approximately 14% were issued in both North Village Phase 1 and Woods View Estates Subdivisions. These Subdivisions were the most actively developed in the first half of 2016.

Draft approved Dain City (26T-14-06002), Central Village (26T-14-08004), North Village (26T-14-09001) and Sparrow Meadows Estates (26T-14-14001) Plans of Subdivision all have unique "flex-zoning". Flex-zoning allows for a range of dwelling types including single-detached, semi-detached, townhouse and apartment units. The number and/or type of units will not be determined until Building Permit issuance. Therefore, the tables show a potential range, which will be updated in the future as the actual Building Permits are issued.

A total of one (1) residential lot was created by Consent for 2016 from December 31, 2015 to June 30, 2016.

As of June 30, 2016, there are 140 vacant lots/blocks representing a potential for 298 dwelling units within Plans of Subdivision registered since 1970. There are also 1,810 lots/blocks with a potential of between 1928 to 2674 dwelling units within approved Draft Plans of Subdivision. This is comprised of 304 single-detached units, 25 semi-detached lots (50 dwelling units), 3 multiple attached (31 units), 1 apartment (66 units) and

between 1477 to 2223 lots/blocks for the lands with flexible-zoning (single-detached, semi-detached, townhouses etc.). The attached district tables and maps provide a more detailed analysis of lands developed or under development.

**FINANCIAL CONSIDERATION:**

As this Report is for information purposes there is no direct financial consideration. As development occurs, however, Building Permit Fees, Development Charges and eventually, property taxes will be paid to the City.

**OTHER DEPARTMENT IMPLICATIONS:**

There are no other departmental impacts as a result of this Report.

**SUMMARY AND CONCLUSION:**

This Report provides Council with the status of residential development and a vacant lot/block inventory in the City as of June 30, 2016. It provides a statistical look at the housing market and available development potential, and is provided for the information of Council and the general public. Therefore, it is recommended Council receive Report P&B-2016-07 for information purposes.

**ATTACHMENTS:**

- Appendix I - Approved Draft Plans of Subdivision – June 30, 2016
- Appendix II - Summary of Approved Units by Dwelling Type
- Appendix III - Registered Plan of Subdivision Summary – June 30, 2016
- Appendix IV - Registered Condominium Summary – June 30, 2016
- Appendix V - Vacant Lot Remaining in Registered Plan of Subdivision – June 30, 2016
- Appendix VI - Planning Districts Map
- Appendix VII - Planning District 1
- Appendix VIII - Planning District 2
- Appendix IX - Planning District 3
- Appendix X - Planning District 4
- Appendix XI - Planning District 5
- Appendix XII - Planning District 6
- Appendix XIII - Planning District 7
- Appendix XIV - Planning District 8
- Appendix XV - Planning District 9
- Appendix XVI - Planning District 10

**APPROVED DRAFT PLANS OF SUBDIVISION - JUNE 30, 2016**

REF. NO.	NAME	AREA ( HA.)	SINGLE DETACHED	FLEX		SEMI- DETACHED		MULTIPLE ATTACHED		APARTMENTS		TOTAL LOTS	TOTAL UNITS	RECEIVED DRAFT APPROVAL
				LOTS	S	LOTS	UNITS	LOTS	UNITS	LOTS	UNITS			
97004	Forkes Common Subdivision	4.28	56									56	56	29-Jun-99
20002	Draper's Creek Estates *	15.54	20									20	20	11-Jul-01
06002	Dain City **	72.14		731 - 982								731 - 731	731 - 982	6-Sep-07
08002	West Creek Estates	3.36								1	66	1	66	22-Apr-08
08004	Central Village ***	7.5		121 - 166								121 - 121	121 - 166	2-Nov-10
09001	North Village ****	19.47		200 - 470								200 - 200	200 - 470	29-Mar-11
10002	Fusion Homes *****	32.86	7	143 - 158		25	50					175 - 168	200 - 215	24-May-13
11002	Canal View Heights	8.39	68					3	31			71	99	9-May-11
14001	Sparrow Meadows Estates	22.85	63	260 - 405								323 - 468	323 - 468	11-Nov-14
15002	Vanier Estates	6.49	78	22 - 42								100 - 120	100 - 120	13-Nov-15
15003	Gaiser Estates	0.64	12									12	12	11-Aug-16
<b>TOTAL</b>		<b>193.52</b>	<b>304</b>	<b>1477 - 2223</b>		<b>25</b>	<b>50</b>	<b>3</b>	<b>31</b>	<b>1</b>	<b>66</b>	<b>1810 - 2556</b>	<b>1928 - 2674</b>	

\* Remainder of Draft Plan not Registered

\*\* Dain City Subdivision has a range of potential units being 731-982

\*\*\* Central Village Subdivision has a range of potential units being 121-166

\*\*\*\* North Village Subdivision has a range of potential units being 200-470. Phase 1 has removed 60 lots/units and 4.18 ha of area

\*\*\*\*\* Fusion Homes Subdivision was subject to an OMB Hearing. The Board ordered approval date is May 24, 2013

APPENDIX I

**SUMMARY OF APPROVED UNITS BY DWELLING TYPE**

RESIDENTIAL UNIT TYPE	APPROVED BY REGISTERED PLAN OF SUBDIVISION JAN 1/70 - JUNE 30/16		APPROVED BY REGISTERED PLAN OF CONDOMINIUM JAN 1/70 - JUNE 30/16	
	<u>LOTS</u>	<u>UNITS</u>	<u>LOTS</u>	<u>UNITS</u>
Single Detached	4,323	4,323	0	0
Semi-Detached	568	1,136	0	0
Multiple Attached	142	478	9	253
Apartment	6	330	8	259
<b>TOTAL</b>	<b>5,039</b>	<b>6,267</b>	<b>17</b>	<b>512</b>

\*Conversion of 195 rental units to Condominium Tenure (no new units created)

**SUMMARY OF VACANT LOTS BY DWELLING TYPE**

RESIDENTIAL UNIT TYPE	VACANT LOTS WITHIN REGISTERED PLANS OF SUBDIVISION AT JUNE 30/16		VACANT LOTS WITHIN APPROVED DRAFT PLANS OF SUBDIVISION AT JUNE 30/16		TOTAL VACANT LOTS WITHIN REGISTERED AND DRAFT APPROVED PLANS OF SUBDIVISION AT JUNE 30/16	
	<u>LOTS</u>	<u>UNITS</u>	<u>LOTS</u>	<u>UNITS</u>	<u>LOTS</u>	<u>UNITS</u>
Single Detached	129	129	304	304	433	433
*Flex- Unit	0	0	1,477	1,477	1,477	1,477
Semi-Detached	4	8	25	50	29	58
Multiple Attached	6	38	3	31	9	69
Apartment	1	123	1	66	2	189
<b>TOTAL</b>	<b>140</b>	<b>298</b>	<b>1,810</b>	<b>1,928</b>	<b>1,950</b>	<b>2,226</b>

NOTE: Flex Units have a range of potential units being a minimum of 1,455-2,181 units. For calculation purposes, the lower range value has been used.

REGISTERED PLAN OF SUBDIVISION SUMMARY - JUNE 30, 2016

YEAR REG'D	REG'D PLAN	SUBDIVISION NAME	PLANNING DISTRICT	TOTAL		SINGLE- DETACHED	SEMI-DETACHED		MULTIPLE ATTACHED		APARTMENT	
				LOTS	UNITS		LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
1970	NS 5	Heritage Park	2	43	43	43		0				
1971	NS 8	Bisson	3	12	12	12		0				
1971	NS 14	Willson Heights Ext. 1	3	86	159	43	20	40	23	76		
1972	NS 17	Sherwood Forest	2	139	169	109	30	60				
1972	NS 19	Centennial Park	2	82	82	82		0				
1972	NS 20	Westbrook Park Village	3	110	123	97	13	26				
1973	NS 40	Glen Park Estates Ext.	2	74	74	74		0				
1974	NS 43	Dougherty Estates Ext. 1	2	9	48	4	4	8			1	36
1974	M-13	Woodfield Acres	4	196	196	196		0				
1975	M-15	Fazzalari	2	9	9	9		0				
1975	M-23	Fairlawn Gardens	1	56	56	56		0				
1975	M-24	Seaway Park	5	45	45	45		0				
1975	M-25	Woodlawn Estates Ext. 1	1	22	42	2	20	40				
1975	M-27	Viger Subdivision	5	56	75	37	19	38				
1976	M-34	Elmwood Extension	6	15	15	15		0				
1976	M-35	Orchard Green	2	39	39	39		0				
1976	M-36	Bridlewood Ext. 1	2	48	81	15	33	66				
1976	M-44	Bridlewood	1	195	245	145	50	100				
1976	M-47	Orama Park	1	52	52	52		0				
1976	M-50	Woodlawn Estates Ph. III	1	106	111	101	5	10				
1977	M-55	Suanna Park	3	5	5	5		0				
1977	M-60	Bridlewood Ext. II	1	12	22	10	1	2	1	10		
1977	M-62	Willson Heights Ext. II	2	98	98	98		0				
1977	M-63	Glen Park Estates Ext. II	2	82	139	79		0			3	60
1978	M-68	Mayfair Estates	3	71	139	3	68	136				
1978	M-69	Bridlewood North	1	189	207	171	18	36				
1978	M-71	Centennial Park Ext. I	2	18	34	2	16	32				
1979	M-75	Doral Construction	1	1	111			0			1	111
1979	M-79	Fox Estates	2	95	95	95		0				
1979	M-80	Fox Estates	2	1	1	1		0				
1979	M-81	Fox Estates	2	41	41	41		0				
1979	M-82	Wilkes Garden	3	57	57	57		0				
1980	M-86	Black's Subdivision	3	11	11	11		0				

APPENDIX III

YEAR REG'D	REG'D PLAN	SUBDIVISION NAME	PLANNING DISTRICT	TOTAL		SINGLE- DETACHED	SEMI-DETACHED		MULTIPLE ATTACHED		APARTMENT	
				LOTS	UNITS		LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
1984	59M-99	Guglielmi Subdivision	3	4	4	4		0				
1987	59M-116	Ricelawn Acres I	1	34	34	34		0				
1987	59M-121	Green Meadows Acres I	3	5	5	5		0				
1987	59M-122	Glenwood Park I	7	8	8	8		0				
1987	59M-125	Winfield Estates	1	85	85	85		0				
1987	59M-126	Ricelawn Acres II	1	57	57	57		0				
1987	59M-127	Green Meadows Acres II	3	29	29	29		0				
1988	59M-132	College View Estates	2	70	70	70		0				
1988	59M-135	Riverside Subdivision I	6	10	20		10	20				
1988	59M-137	Ricelawn Acres III	1	47	61	33	14	28				
1988	59M-139	College Park	2	74	92	56	18	36				
1988	59M-152	Kaywood Estates	1	10	10	10		0				
1989	59M-153	Ricelawn Acres IV	1	58	58	58		0				
1989	59M-154	Newton Plan	2	8	8	8		0				
1989	59M-160	Bridlewood Extension	2	17	34		17	34				
1989	59M-165	North Valley Gardens	2	47	47	47		0				
1989	59M-169	Westbrook Park Village II	3	25	31	19	6	12				
1990	59M-173	Northwood Park	1	11	11	11		0				
1990	59M-176	Woodlawn Estates Phase IV	1	84	84	84		0				
1990	59M-177	Blackheath	6	15	30		15	30				
1990	59M-178	College Park Phase II	1	18	36		18	36				
1990	59M-191	Fox Estates Phase III	2	41	41	41		0				
1991	59M-199	Riverside 2	6	28	56		28	56				
1992	59M-205	Stoneybrook Crescent	1	8	8	8		0				
1993	59M-206	Nelles Court	5	19	19	19		0				
1994	59M-211	Seaway Heights Phase 1	1	55	72	38	17	34				
1994	59M-212	Marc Court	5	8	14	2	6	12				
1994	59M-213	Seaway Heights Phase 2	1	71	84	58	13	26				
1994	59M-215	Fitch Street Subdivision	2	23	23	23		0				
1995	59M-222	Meadows Subdivision	1	111	111	111		0				
1996	59M-226	Cedar Park Estates	1	40	40	40		0				
1996	59M-230	Towpath Village	1	155	204	130	19	38	6	36		
1996	59M-231	Riverview Two	6	10	20		10	20				
1997	59M-242	Meadows Extension Subdivision	1	16	16	16		0				
1998	59M-246	South Pelham Subdivision	2	187	235	153	33	66	1	16		

YEAR REG'D	REG'D PLAN	SUBDIVISION NAME	PLANNING DISTRICT	TOTAL		SINGLE- DETACHED	SEMI-DETACHED		MULTIPLE ATTACHED		APARTMENT	
				LOTS	UNITS		LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
1998	59M-247	Regatta Subdivision	7	79	79	79		0				
1998	59M-249	Forest Heights	2	12	12	12		0				
1998	59M-256	Cedar Park Extension	1	30	30	30		0				
1998	59M-258	Nathalie Heights	6	16	16	16		0				
1999 *	59M-269	St. Andrew's Terrace	4	174	174	112		0	62	62		
2000	59M-277	Woodhaven Estates	2	61	61	61		0				
2001	59M-286	Towpath Village Extension	1	33	49	29		0	4	20		
2001	59M-288	Clare Avenue Estates	2	17	17	17		0				
2001	59M-289	Willow Landing	1	16	66		6	12	10	54		
2002	59M-294	Larchwood Circle Extension	1	14	14	14		0				
2002	59M-299	Harvest Estates	3	75	75	75		0				
2002	59M-301	Welland River Estates	3	18	18	18		0				
2003	59M-311	Bridgewater Court	1	10	20		10	20				
2004	59M-320	Draper's Creek Estates	3	66	66	66		0				
2004	59M-321	Stoneybrook Extension	1	16	16	16		0				
2004	59M-326	The Masters at Hunters Pointe	4	23	23	23		0				
2004	59M-328	Whispering Pines **	2	28	28	28		0				
2005	59M-332	Stonegate Estates	3	7	7	7		0				
2005	59M-336	Harvest Estates Phase 3	3	42	42	42		0				
2006	59M-343	Clare Avenue Phase 2	2	7	7	7		0				
2006	59M-346	Promenade Subdivision	5	8	16		8	16				
2006	59M-351	Riverside West	6	29	29	29		0				
2006	59M-355	Brookhaven	2	23	23	23		0				
2006	59M-356	Whispering Pines Extension	2	4	23			0	4	23		
2007	59M-359	Webber Estates	3	72	102	65		0	7	37		
2007	59M-360	Tetherwood	5	90	90	90		0				
2007	59M-361	Woodlawn Meadows	2	40	40	40		0				
2007	59M-364	Michael Estates	2	24	24	24		0				
2008	59M-369	Blue River Phase 1	3	9	9	9		0				
2008	59M-371	Clare Estates	3	16	16	16		0				
2008	59M-373	Block 150	4	8	10	7		0	1	3		
2008	59M-374	Coyle Creek	3	80	122	79		0	1	43		
2009	59M-378	Shipview Court	5	15	31		14	28	1	3		
2010	59M-380	Blue River Phase 2	3	44	50	42		0	2	8		
2011	59M-383	Clare Estates Phase 2	3	12	12	12						
2011	59M-385	Pine Creek Estates	2	27	27	27						



YEAR REG'D	REG'D PLAN	SUBDIVISION NAME	PLANNING DISTRICT	TOTAL		SINGLE- DETACHED	SEMI-DETACHED		MULTIPLE ATTACHED		APARTMENT	
				LOTS	UNITS		LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
2012	59M-387	First Avenue Estates	1	4	8		4	8				
2012	59M-389	North Village - Phase 1	4	60	60	60						
2012	59M-392	Clare Estates 3	6	126	301	113			12	65	1	123
2012	59M-402	Woods View Estates	2	14	17	11	3	6				
2013	59M-404	Coyle Creek Estates Phase 6	3	9	26		2	4	7	22		
2014	59M-410	Forest Creek Estates	2	18	18	18						
<b>Total</b>				<b>5,039</b>	<b>6,267</b>	<b>4,323</b>	<b>568</b>	<b>1,136</b>	<b>142</b>	<b>478</b>	<b>6</b>	<b>330</b>

\* Amended to reflect reduction in lots due to Part Lot Control and subsequent new Plan of Subdivision

\*\* Apartment lot and units deleted by new Plan of Subdivision. Whispering Pines Extension created 4 street townhouse lots with 23 units

**REGISTERED CONDOMINIUM SUMMARY - JUNE 30, 2016**

YEAR REG'D	REG'D PLAN	SUBDIVISION NAME	PLANNING DISTRICT	TOTAL		SINGLE- DETACHED	SEMI-DETACHED		MULTIPLE ATTACHED		APARTMENT	
				LOTS	UNITS		LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
1979	NSC10	Fairview Estates Phase I	6	1	100				1	100		
1988	NSC17	St. Charles Village	6	1	19				1	19		
1990	NSC20	Cambria Court	2	1	12						1	12
1990	NSC27	Greenpointe Condominiums	2	1	24				1	24		
1995	NSC47	Sharma Townhouses	2	1	11				1	11		
1997	NSC51	Policella Townhouses	2	1	24				1	24		
2000	NSC58	42 Rice Road	2	1	37						1	37
2000	NSC60	63 Empire Street	5	1	14				1	14		
2000	NSC61	810 Clare Avenue	1	1	6				1	6		
2001	NSC53	485 Thorold Road	2	1	60						1	60
2001	NSC63	117 Willson Road	3	1	18						1	18
2003	NSC70	162 First Street	5	1	19				1	19		
2007	NSC88	Kings Manor Inc. (22, 36, 42, Glen Park Drive)	2	3	60						3	60
2009	NSC106	330 Prince Charles Drive	6	1	72						1	72
2010	NSVLC109	70 Elmwood Avenue	6	1	36				1	36		
<b>Total</b>				<b>17</b>	<b>512</b>				<b>9</b>	<b>253</b>	<b>8</b>	<b>259</b>

VACANT LOTS REMAINING IN REGISTERED PLANS OF SUBDIVISION - JUNE 30, 2016

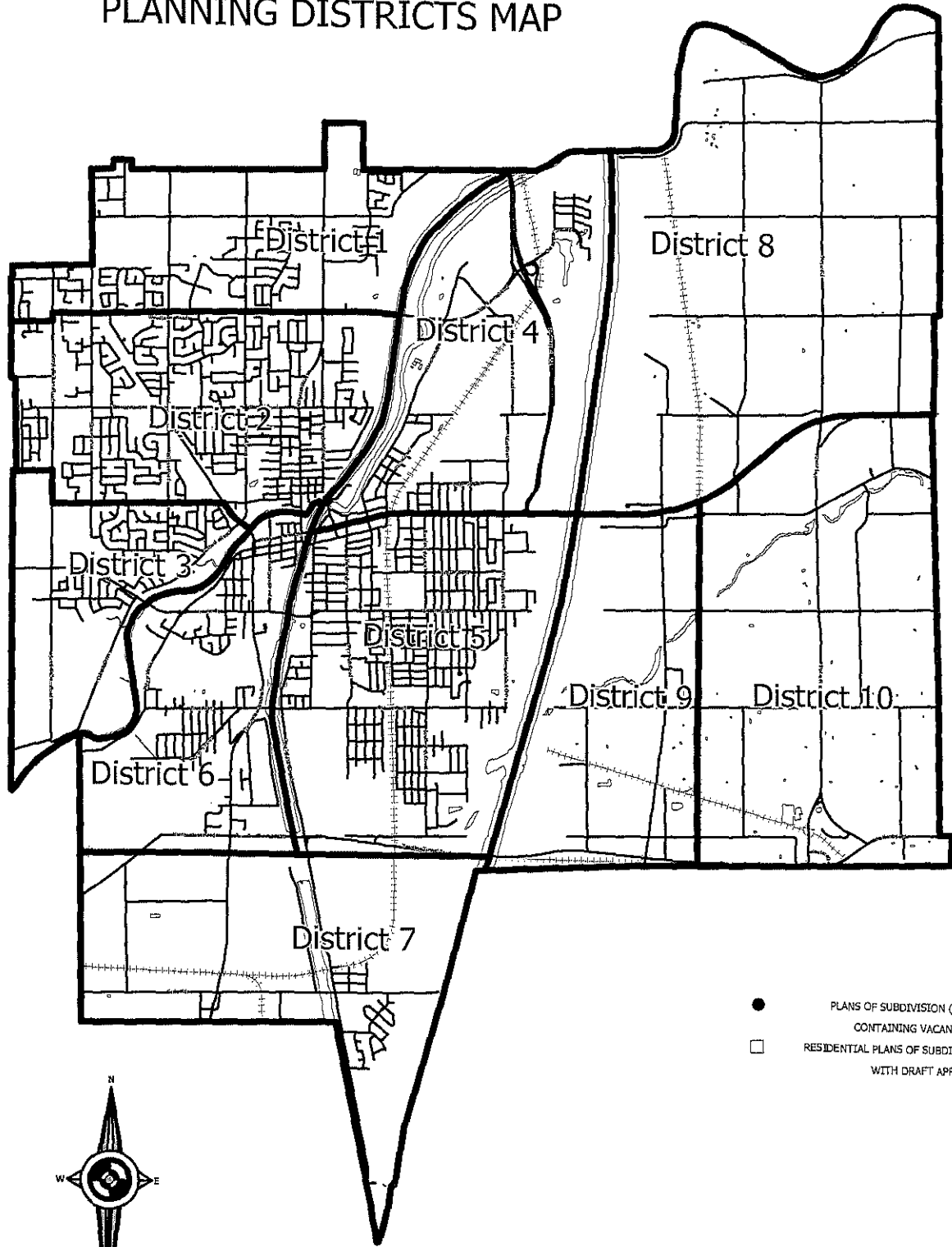
PLAN NO.	SUBDIVISION NAME	PLANNING DISTRICT	YEAR	ZONING	VACANT LOTS DEC31/15	NO. VACANT LOTS ON MONTHLY BASIS												TOTAL PERMITS	VACANT LOTS JUN30/16
						J	F	M	A	M	J	J	A	S	O	N	D		
M-44	Bridlewood	1	1976	Single	1	1	1	1	1	1	1						0	1	
M-47	Orama Park	2	1976	Single	1	1	1	1	1	1	1						0	1	
M-60	Bridlewood Extension II	2	1977	Single	1	1	1	1	1	1	1						0	1	
				Townhouse (10 units)	1	1	1	1	1	1	1						0	1	
M-63	Glen Park Extension 1	2	1977	Single	1	1	1	1	1	1	1						0	1	
M-68	Mayfair Estates	6	1978	Semi	2	2	2	2	2	2	2						0	2	
59M-99	Guglielmi Subdivision	3	1984	Single	1	1	1	1	1	1	1						0	1	
59M-125	Winfield Estates	1	1987	Single	1	1	1	1	1	1	1						0	1	
59M-127	Green Meadows Acres II	3	1987	Single	1	1	1	1	1	1	1						0	1	
59M-132	College View Estates	2	1987	Single	1	1	1	1	1	1	1						0	1	
59M-137	Ricelawn Acres III	1	1988	Single	1	1	1	1	1	1	1						0	1	
59M-152	Kaywood Estates	1	1988	Single	1	1	1	1	1	1	1						0	1	
59M-191	Fox Estates - Phase III	2	1990	Single	2	2	2	2	2	2	2						0	2	
59M-246	South Pelham	2	1998	Single	3	3	3	3	3	3	3						0	3	
59M-247	Regatta	7	1998	Single	28	28	28	28	28	28	28						0	28	
59M-249	Forest Heights	2	1998	Single	3	4	4	3	3	3	3						0	3	
59M-288	Clare Avenue Estates	2	2001	Single	1	1	1	1	1	1	1						0	1	
59M-326	The Masters (Phase 1)	4	2004	Single	3	3	3	3	3	3	3						0	3	
59M-332	Stonegate Estates	3	2005	Single	3	3	3	3	3	3	3						0	3	
59M-351	Riverside West	6	2006	Single	3	4	4	4	3	3	3						0	3	
59M-355	Brookhaven	2	2006	Single	4	4	4	4	4	4	4						0	4	
59M-359	Webber Estates	3	2007	Single	1	1	1	0	0	0	0						1	0	
				Townhouse (9 units)	2	2	2	2	2	2	2						0	2	
59M-360	Tetherwood	5	2007	Single	4	3	2	1	1	1	1						3	1	
59M-361	Woodlawn Meadows	2	2007	Single	2	4	4	4	2	2	2						0	2	
59M-364	Michael Estates	2	2007	Single	1	1	1	1	1	1	1						0	1	
59M-369	Blue River Phase 1	3	2008	Single	1	1	1	1	1	1	1						0	1	
59M-371	Clare Estates	3	2008	Single	1	1	1	1	0	0	0						1	0	
59M-374	Coyle Creek ***	3	2008	Single	4	4	3	2	2	2	1						3	1	
59M-378	Shipview Court ***	5	2009	Semi	1	1	1	1	1	1	1						0	1	
59M-380	Blue River (Phase 2)	3	2010	Single	1	1	1	1	1	1	1						0	1	
59M-385	Pine Creek Estates	2	2011	Single	9	9	9	9	9	7	7						2	7	

APPENDIX V

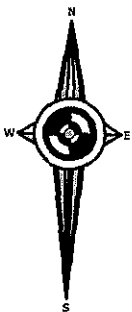
PLAN NO.	SUBDIVISION NAME	PLANNING DISTRICT	YEAR	ZONING	VACANT LOTS DEC31/15	NO. VACANT LOTS ON MONTHLY BASIS												TOTAL PERMITS	VACANT LOTS JUN30/16
						J	F	M	A	M	J	J	A	S	O	N	D		
59M-387	First Avenue Estates	1	2012	Semi	1	1	1	1	1	1	1						0	1	
59M-389	North Village Phase 1	4	2012	Single	16	16	14	13	13	11	11						5	11	
59M-392	Clare Estates 3	3	2012	Single	54	54	54	48	43	42	41						13	41	
				Townhouse (19 units)	5	5	5	5	4	4	3						2	3	
				Apartments (123 units)	1	1	1	1	1	1	1						0	1	
59M-402	Woods View Estates	2	2013	Single	6	4	4	4	4	4	1						5	1	
59M-410	Forest Creek Estates	2	2014	Single	2	2	2	2	2	2	2						0	2	
					175												35	140	

VACANT LOTS REMAINING JUNE 2016

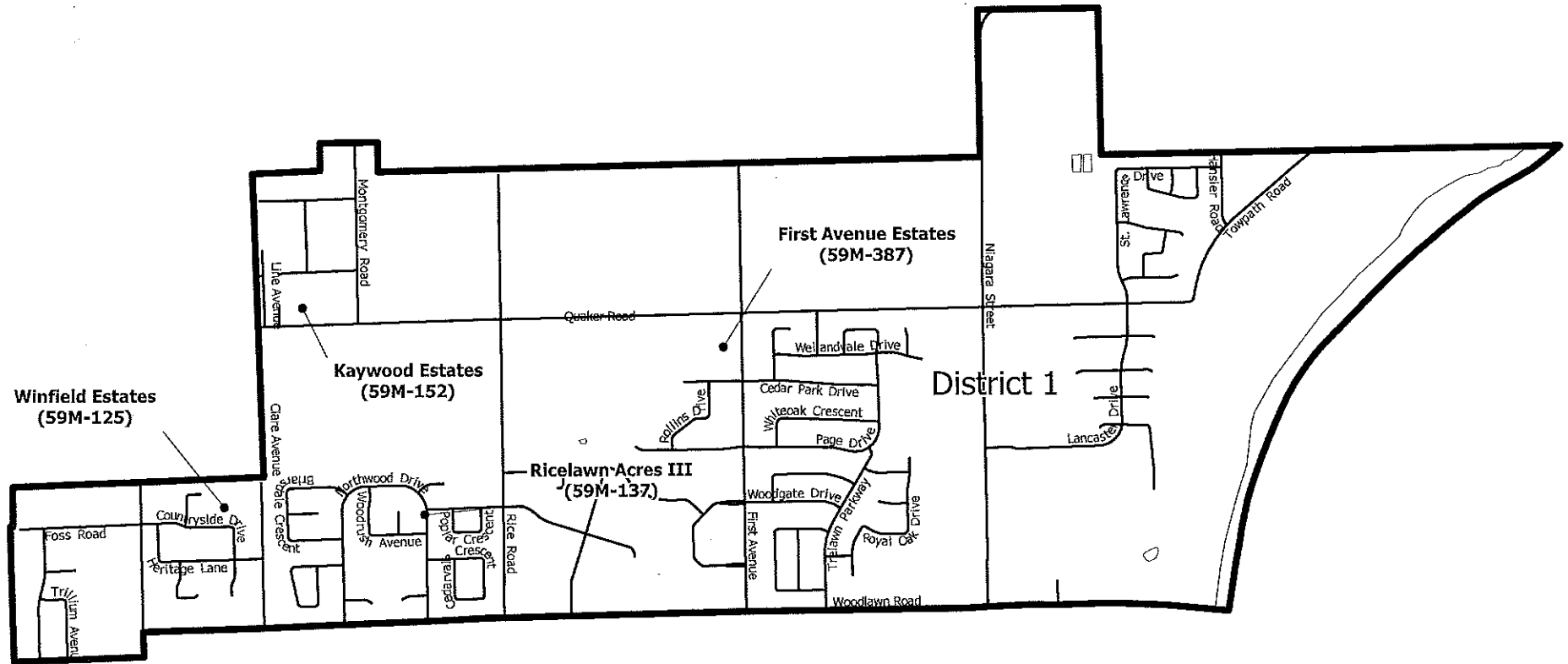
# The Corporation of THE CITY OF WELLAND PLANNING DISTRICTS MAP



- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL



CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



### Planning District 1

- PLANS OF SUBDIVISION (1970+) CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION WITH DRAFT APPROVAL



CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



Forrest Creek Estates  
(59M-410)

Michael Estates  
(59M-364)

Woodlawn Road

College View Estates  
(59M-132)

Brookhaven  
(59M-355)

South Pelham Road

Bridlewood Ext. 2  
(M-60)

Wood View Estates  
(59M-402)

Fox Estates III  
(M-191)

Forest Heights  
(59M-249)

Clare Avenue Estates  
(59M-288)

Thorold Road

Prince-Charles-Dr-N  
Willson Road

District 2

Thorold Road

Niagara Street

South Pelham  
(59M-246)

Glen Park Ext.  
(M-63)

First Avenue

Aqueduct Street

Orma Park  
(M-47)

Pine Creek  
(59M-385)

Clare Avenue

### Planning District 2

- PLANS OF SUBDIVISION (1970+) CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION WITH DRAFT APPROVAL

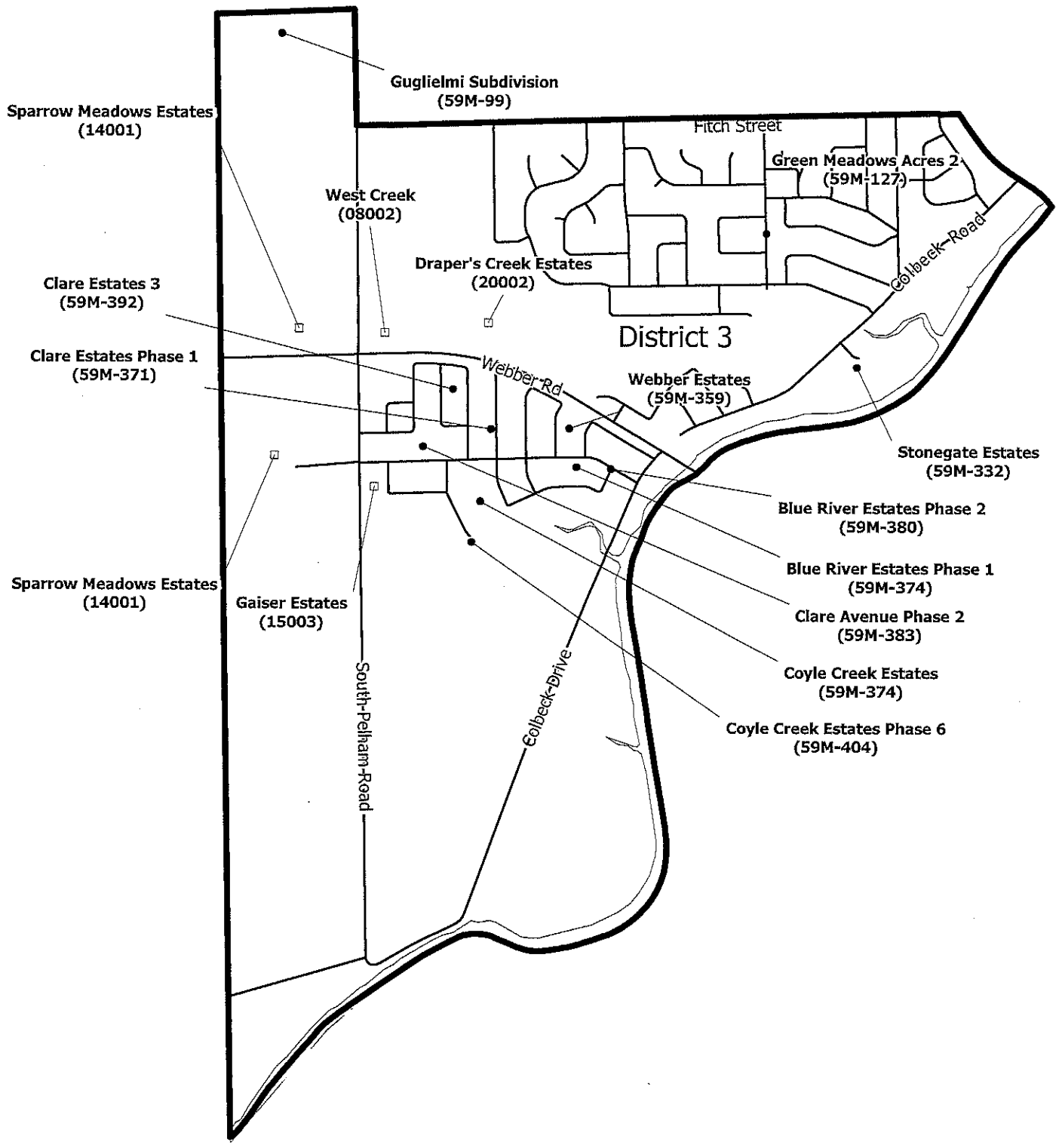


CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



# Planning District 3

- PLANS OF SUBDIVISION (1970+) CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION WITH DRAFT APPROVAL



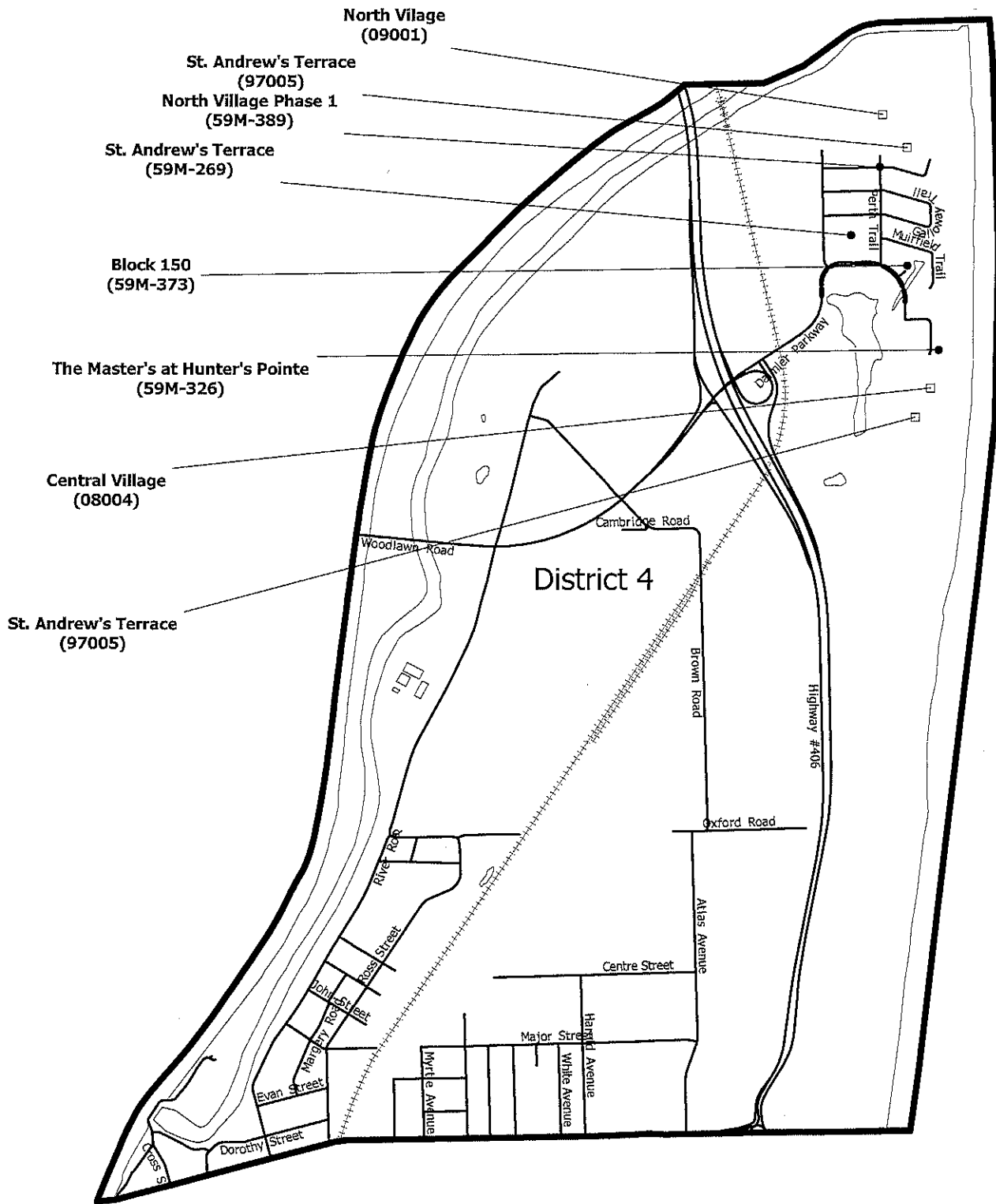
CITY OF WELLAND  
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Planning District 4

- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL

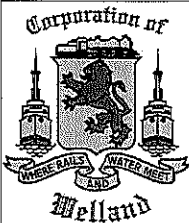
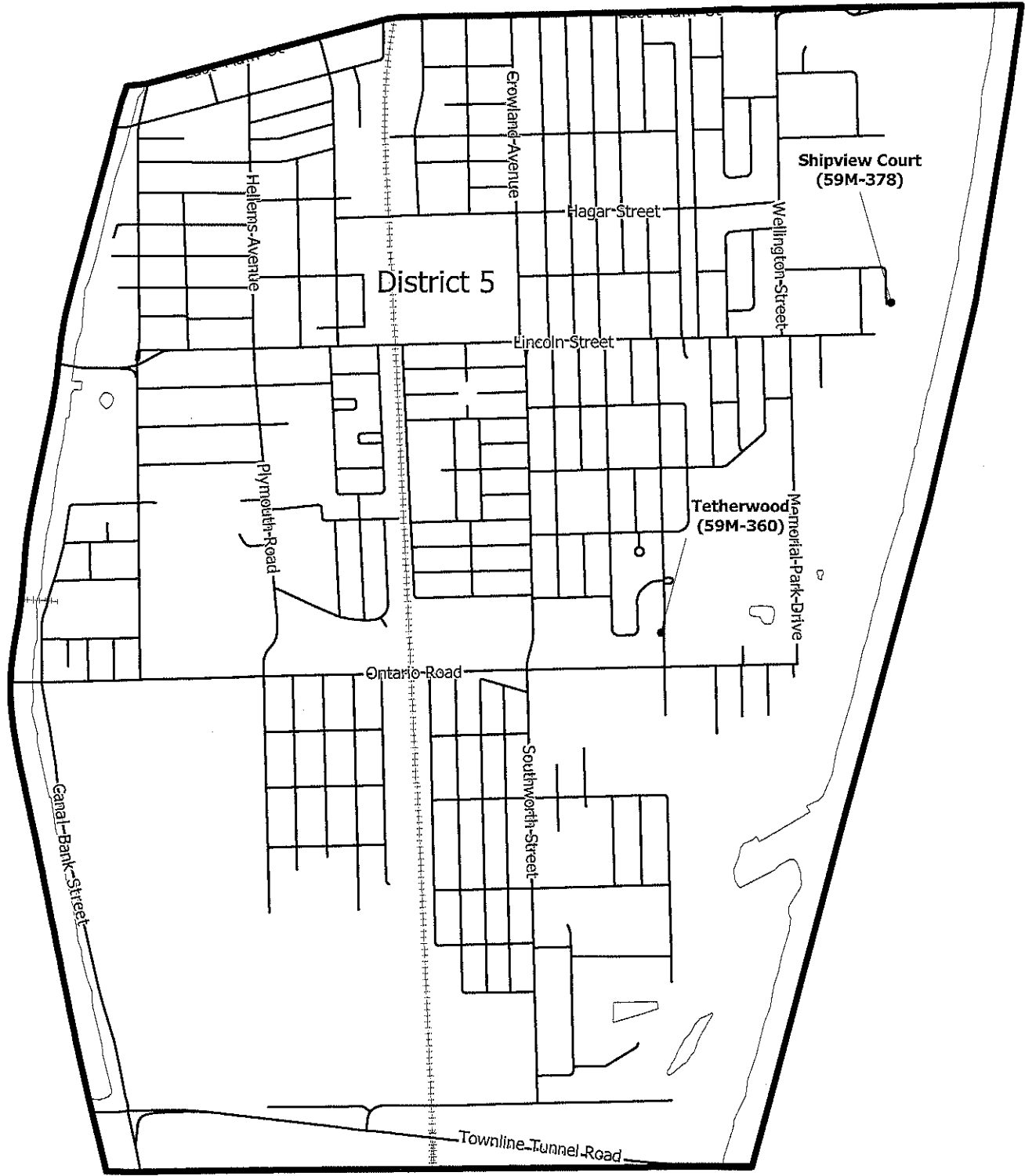


CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



# Planning District 5

- PLANS OF SUBDIVISION (1970+)
- CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION WITH DRAFT APPROVAL

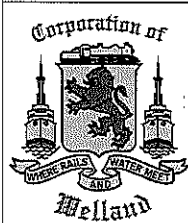
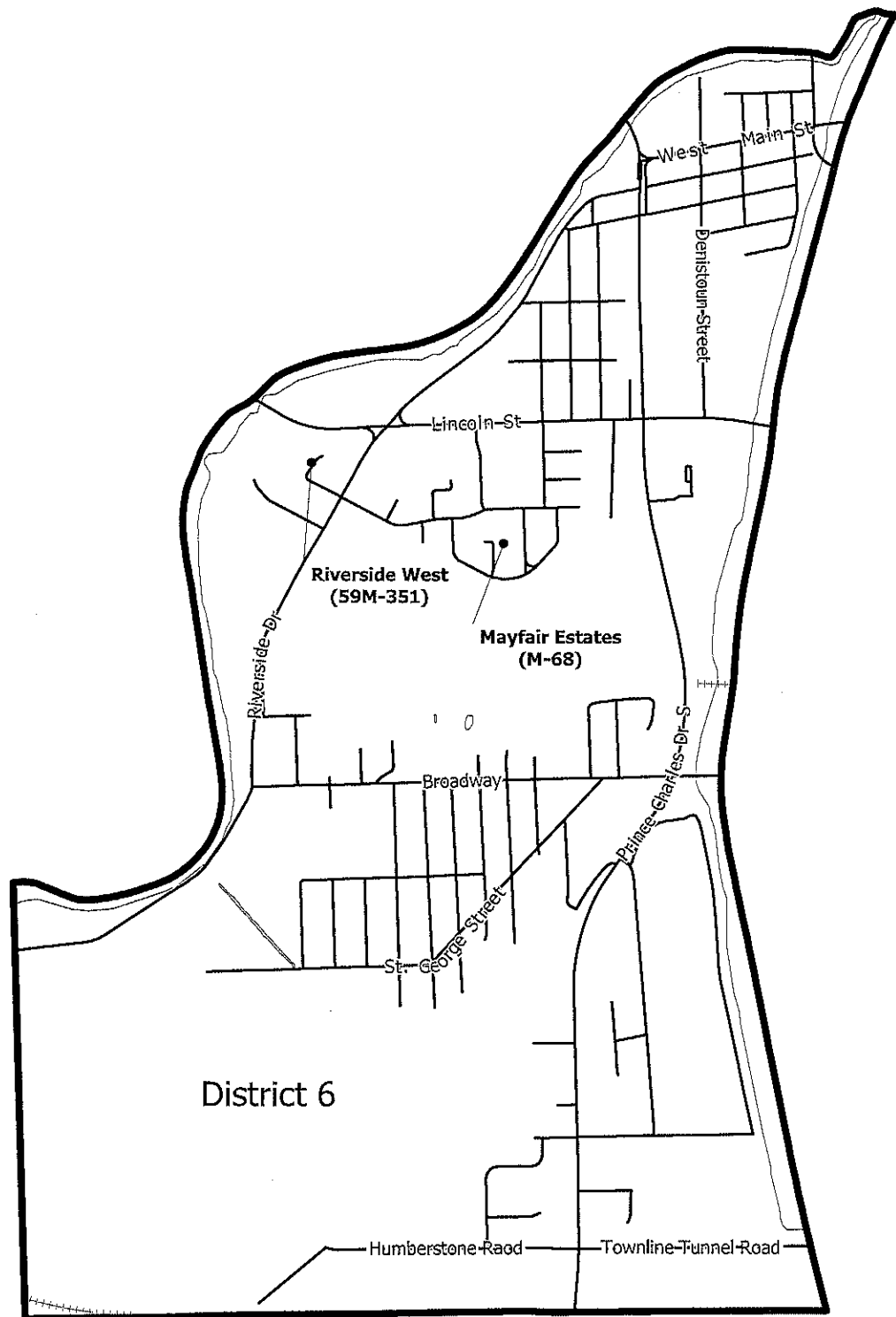


CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



# Planning District 6

- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL

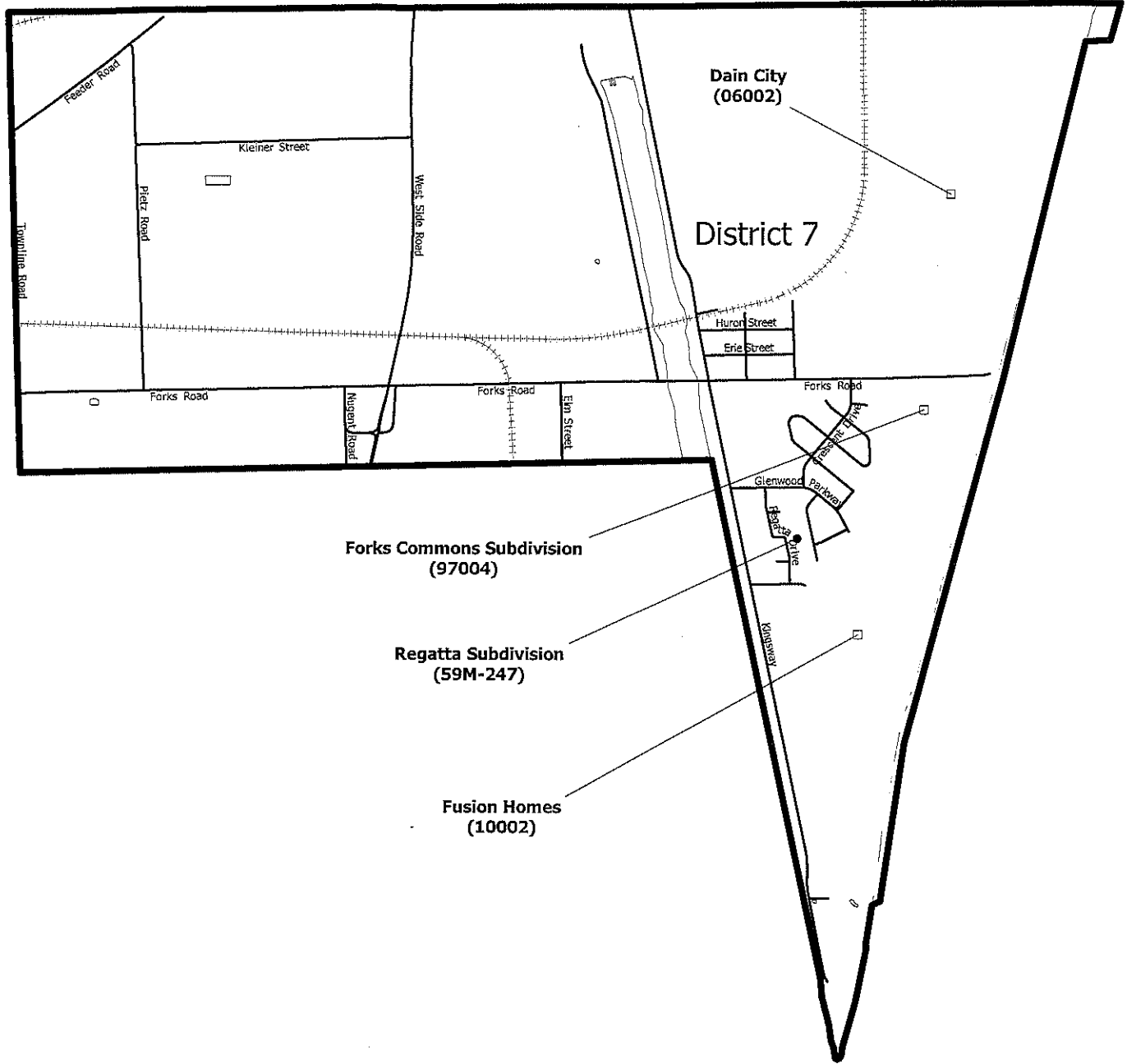


## CITY OF WELLAND INTEGRATED SERVICES PLANNING DIVISION



Planning District 7

- PLANS OF SUBDIVISION (1970+) CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION WITH DRAFT APPROVAL

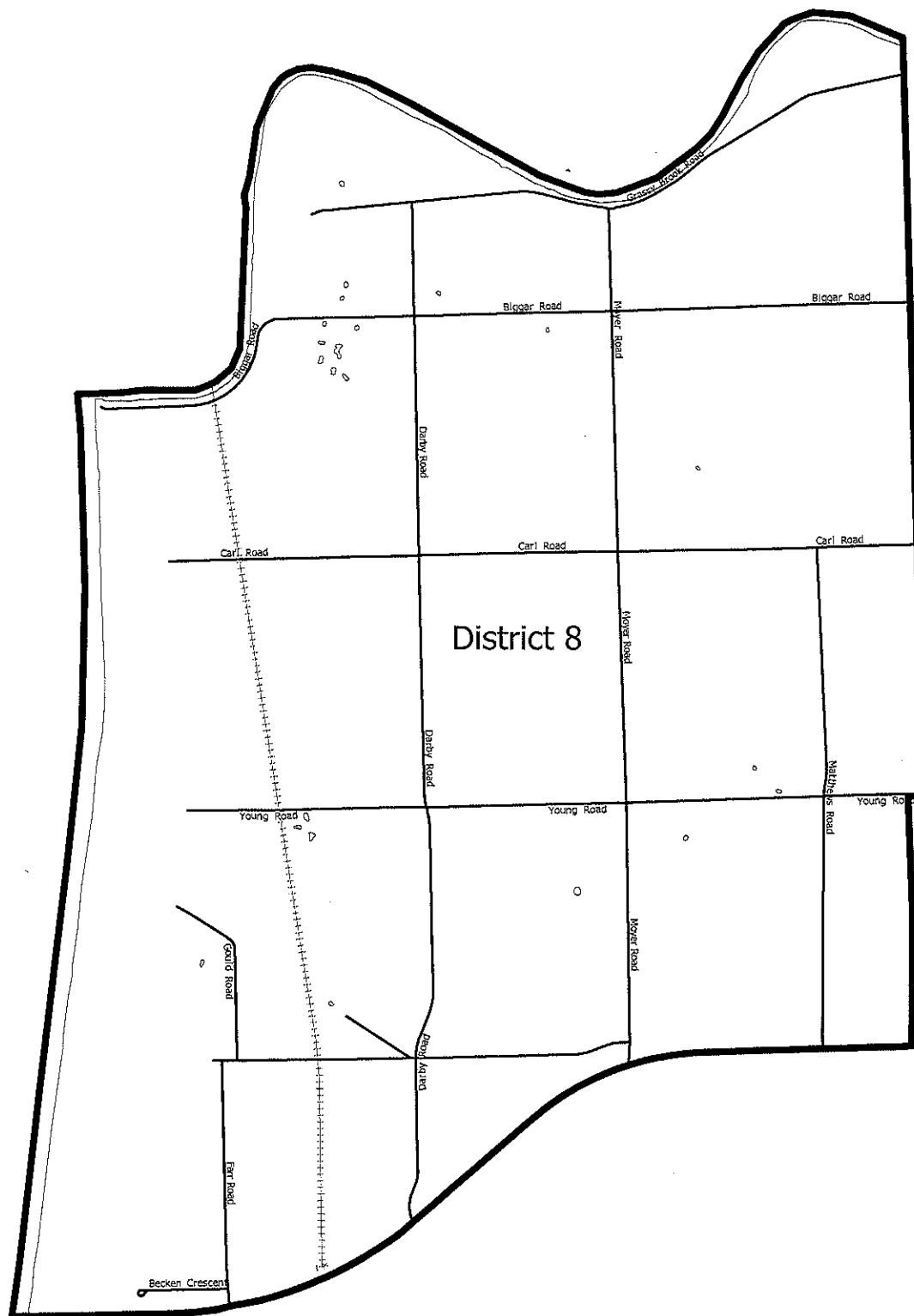


CITY OF WELLAND  
 INTEGRATED SERVICES  
 PLANNING DIVISION



# Planning District 8

- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL

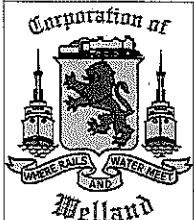
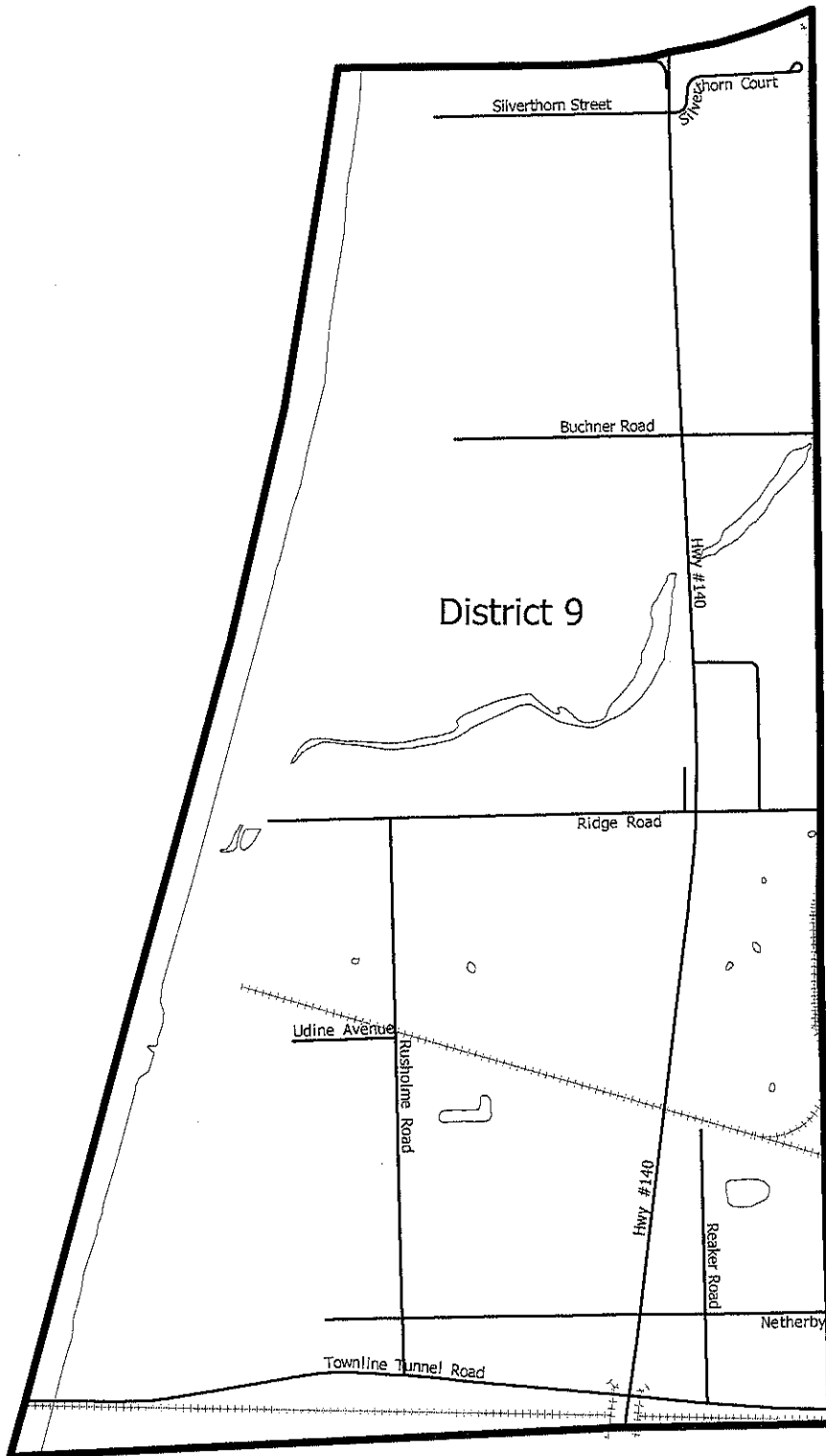


CITY OF WELLAND  
INTEGRATED SERVICES  
PLANNING DIVISION



# Planning District 9

- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL

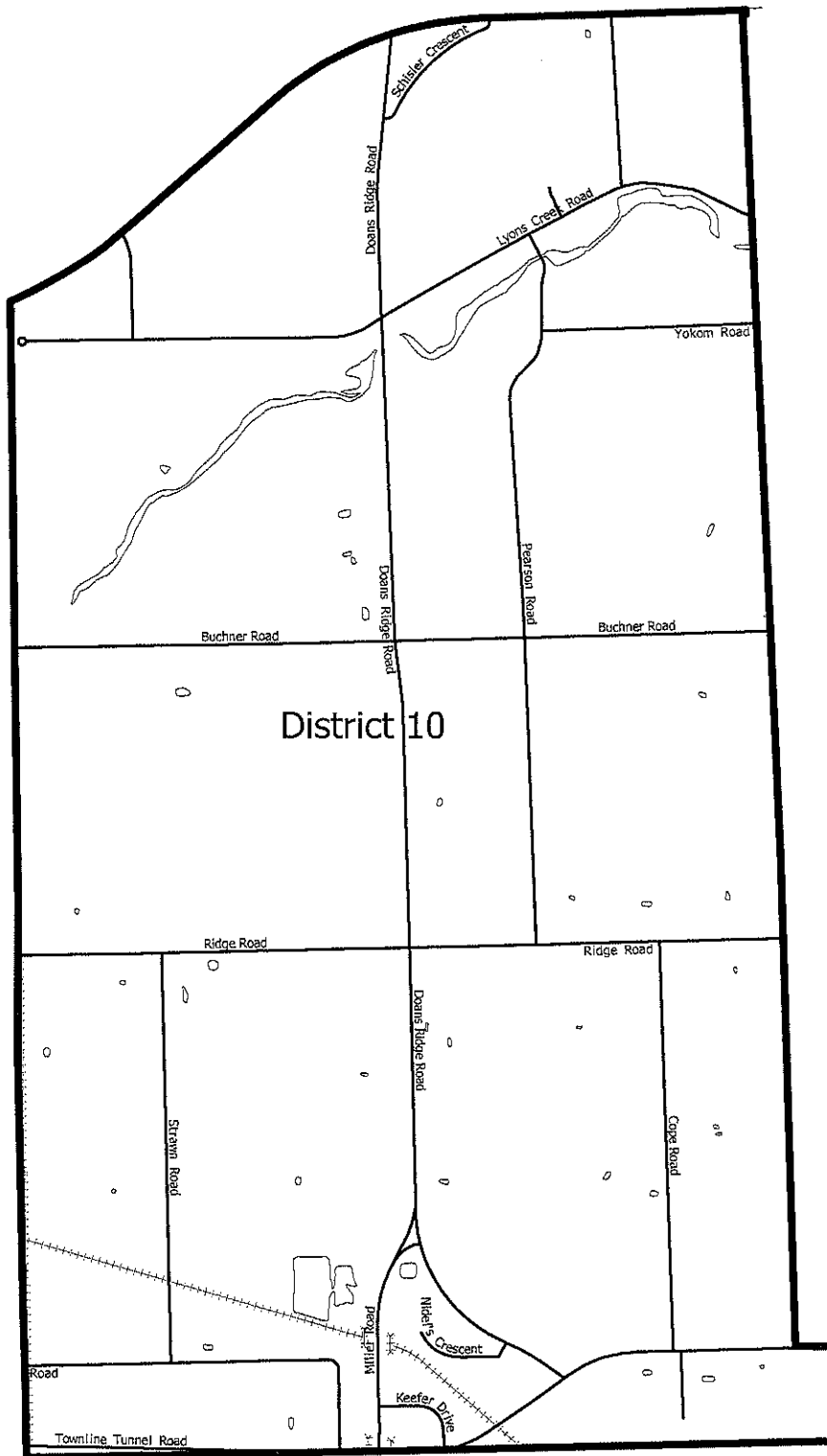


## CITY OF WELLAND INTEGRATED SERVICES PLANNING DIVISION

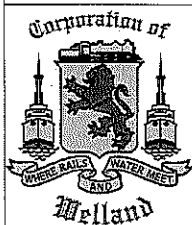


# Planning District 10

- PLANS OF SUBDIVISION (1970+)  
CONTAINING VACANT LOTS
- RESIDENTIAL PLANS OF SUBDIVISION  
WITH DRAFT APPROVAL



District 10



CITY OF WELLAND  
 INTEGRATED SERVICES  
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