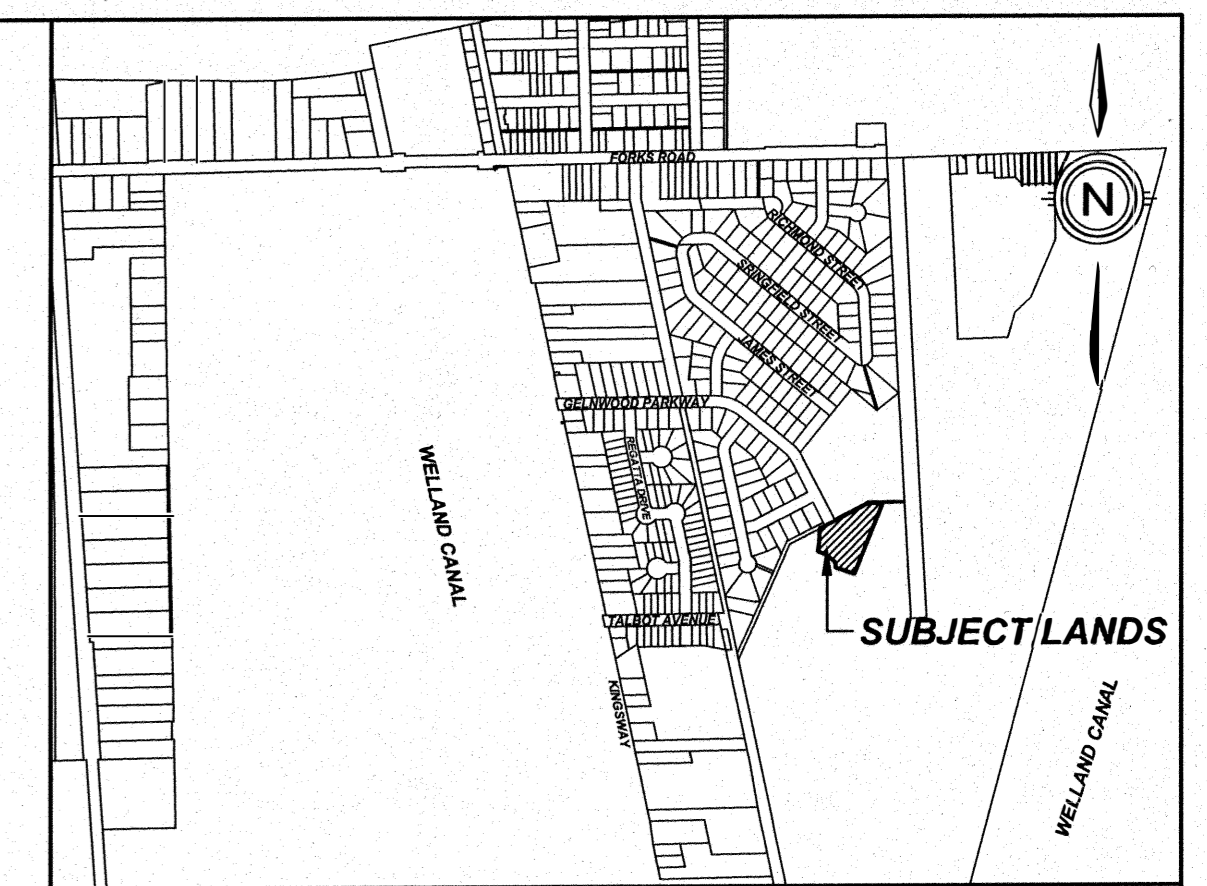
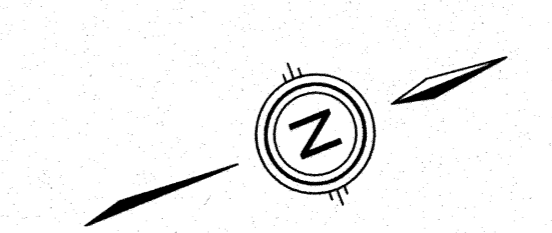


GLENWOOD PARKWAY, BLOCK 8 CITY OF WELLAND

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



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.

JANUARY 31, 2023E
2676903 ONTARIO INC. (CHARLES GREG PRESIDENT) DATE

SURVEYOR'S CERTIFICATE

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

Feb 1, 2023
J.D. BARNES LIMITED
JASHA PAGE 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 SANDE
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

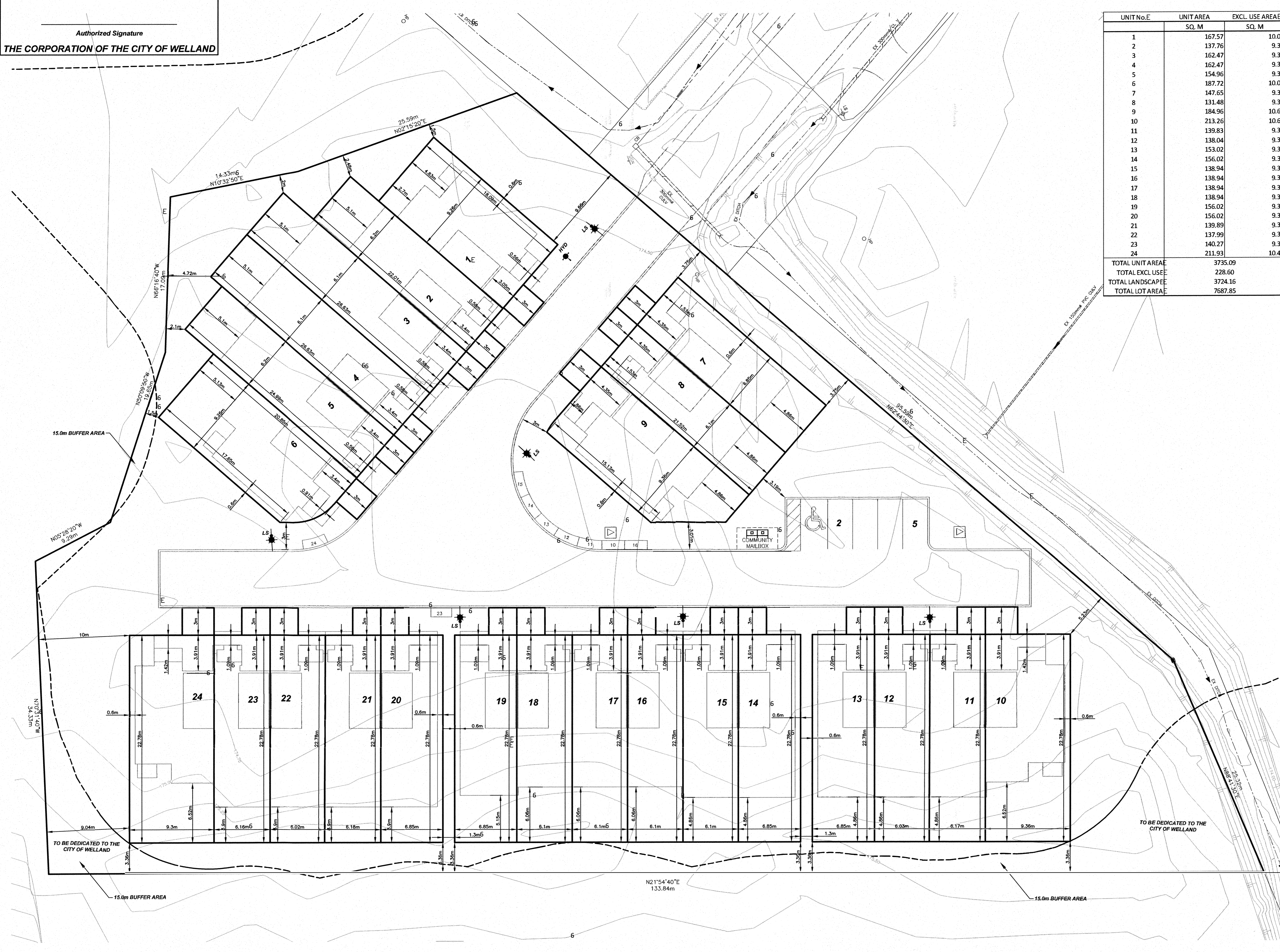
AREA	ha	% COVERAGE
BLOCK TOWNHOUSE	0.238E	30.95%
ROADWAY/PARKING	0.115E	14.95%
LANDSCAPE	0.358E	46.56%
15m BUFFER	0.058E	7.54%
TOTAL	0.769E	100.00E
UNITS		24E
DEVELOPABLE AREA (EXCL. 15m BUFFER)		0.718ha
DENSITY (UNITS/DEVELOPABLE AREA)E		33.43u/ha

0	ISSUED FOR APPROVAL	2023-02-01	TA
#	REVISION	DATE	INIT.



DRAWING TITLE	DRAFTING	TA
REDELINE TO DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	FEBRUARY 1, 2023
	PRINTED	FEBRUARY 1, 2023E
	SCALE	1:200
	DWG No.	22176-DP
	REVE	0

UNIT No.E	EXCL. USE AREA	
	SQ. M	SQ. M
1	167.57	10.05
2	137.76	9.30
3	162.47	9.30
4	162.47	9.30
5	154.96	9.30
6	187.72	10.05
7	147.65	9.30
8	131.48	9.30
9	184.96	10.66
10	213.26	10.66
11	139.83	9.30
12	138.04	9.30
13	153.02	9.30
14	156.02	9.30
15	138.94	9.30
16	138.94	9.30
17	138.94	9.30
18	138.94	9.30
19	156.02	9.30
20	156.02	9.30
21	139.89	9.30
22	137.99	9.30
23	140.27	9.30
24	211.93	10.48
TOTAL UNIT AREA	3735.09	
TOTAL EXCL. USE	228.60	
TOTAL LANDSCAPE	3724.16	
TOTAL LOT AREA	7687.85	



Appendix III