

■ APPELLATION

ELEVATING
EVERYDAY LIVING
IN WELLAND



**pri
mont**

+ A NEW COMMUNITY
OF TOWNS & SINGLES

ELEVATING EVERYDAY LIVING
IN WELLAND



04 THE HEART OF NIAGARA

A unique region world-renowned for its awe-inspiring natural features, friendly communities and wineries.



12 COMMUNITY OF WELLAND

Fostering community bonds and lifelong friendships, Welland is an ideal location for families.



22 AN ENGINEERING MARVEL

The 200-year old Welland Canal is an important shipping lane, with older sections now used for recreation.



24 DINING & SHOPPING

Discover local big box stores, small artisanal shops, casual cafes and fine dining.



28 SCHOOLS & EDUCATION

A range of elementary schools, high schools, a college and a university make it easy to get a good education.



34 PARKS & RECREATION

Breathe in the fresh air at local parks, green spaces, golf clubs and outdoor recreational centres.

WELCOME TO APPELLATION

CONTENT

- 04** The Heart of Niagara
- 06** Welland Connects to an Array of Niagara Attractions
- 14** Welcome to Welland
- 16** Top Reasons to Move to Appellation

- 20** Welland's Plan for Growth and Livability
- 22** The Welland Canal
- 24** What's On Your Plate?
- 26** Proceed to Checkout
- 28** Knowledge is Power

- 30** Next Stop, Convenience
- 32** Enticing Area Amenities
- 34** Reconnect with Nature
- 36** Waterfront Escapes

- 38** The Spirit of Welland at Appellation
- 48** Primont's Futura
- 50** Primont: We Are Family



THE HEART OF NIAGARA

The time has come to discover a new life, to escape to the Niagara Peninsula. A unique region that boasts a milder climate than anywhere else in eastern Canada, Niagara is world-renowned for its awe-inspiring natural features, and friendly communities.

Conveniently located right in the heart of the Niagara region, Welland offers premier proximity to some of Canada's top vineyards, as well as spectacular Niagara Falls. Welland is also not far from the beaches of Port Colborne, and many other communities such as St. Catharines and Niagara-on-the-Lake.

Offering infinite possibilities for exploration and adventure, the communities and attractions of Niagara form an exceptional residential region.



THE HEART OF NIAGARA

Welland connects to an array of Niagara attractions



Niagara wine country

LESS THAN 1 HOUR'S DRIVE
IN EVERY DIRECTION

Niagara is a wine lovers' paradise, with 93 Escarpment and Niagara-on-the-Lake craft wineries and esteemed vineyards awaiting discovery – and offering wine tasting.



Port Colborne

25-MINUTE DRIVE

The beautiful beaches of Port Colborne are just a short drive south of Welland. Take the family and revel in the golden sands and warm water of Lake Erie.



Niagara-on-the-Lake

35-MINUTE DRIVE

This quaint town is the home of theatrical extravaganzas put on by the Shaw Festival, as well as gourmet restaurants, galleries, and boutiques.



Niagara Falls

30-MINUTE DRIVE

No matter how many times you visit the Falls, they'll always take your breath away. Snap your photos and go for a walk above the river.



Buffalo, USA

45-MINUTE DRIVE

It's easy to cross over the bridge to Buffalo for shopping, restaurants, culture & architecture, and Buffalo Bills games.



St. Catharines

20-MINUTE DRIVE

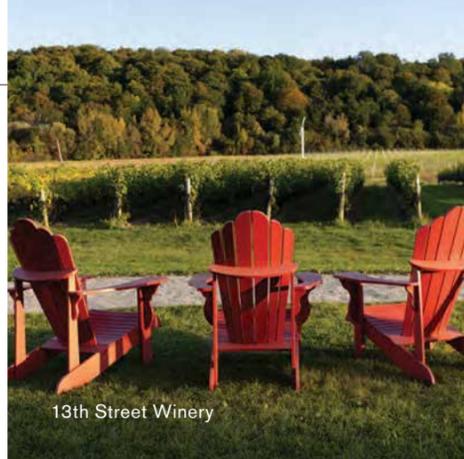
The largest community in Niagara, St. Catharines has the shopping malls, restaurants, and entertainment venues to make a trip from Welland worth the quick drive.



NIAGARA WINE REGION

The glass is always half-full – of wine

If you appreciate local food and wine, you'll love touring the wine country that surrounds Welland. The wineries – idyllic farms with vineyards – are always ready to share their product, and many offer tours, sampling opportunities, and locavore restaurants. You'll no doubt leave with a bottle of your favourite wine, or even a case to take home. Some wineries offer overnight accommodation, and some have banquet facilities.



13th Street Winery



Vineland Estates Winery



Vineland Estates Winery

Where to unwind with wine

PALATINE HILLS ESTATE WINERY
911 Lakeshore Rd | 905.646.9617

WAYNE GRETZKY ESTATES
1219 Niagara Stone Rd | 1.844.643.7799

PILLITTERI ESTATES WINERY
1696 Niagara Stone Rd | 905.468.3147

JOSEPH'S ESTATE WINES
1811 Niagara Stone Rd RR#2 | 905.468.1259

BELLA TERRA VINEYARDS
925 Line 2 Rd | 905.468.0777

JACKSON-TRIGGS NIAGARA ESTATE
2145 Niagara Stone Rd | 905.468.6173

TWO SISTERS VINEYARDS
240 John St E | 905.468.0592

PELLER ESTATES WINERY & RESTAURANT
290 John St E | 1.888.673.5537

INNISKILLIN WINES
1499 Line 3 | 905.468.2187

FROGPOND FARM ORGANIC WINERY
1385 Larkin Rd | 905.468.1079

PORT COLBORNE

Bliss out at the beach

A day at the beach can make all your cares disappear as you lazily watch the waves roll in from your vantage point on the golden sands that ring the sun-warmed waters of Lake Erie. Nickel Beach and Centennial Beach are fantastic day-trip destinations from Welland, so bring the whole family for some lakeside fun and exercise.



Centennial Beach

NIAGARA-ON-THE-LAKE

Historic gem in wine country

Plan a day trip to Niagara-on-the-Lake (NOTL), and get ready to take in this historic town's exceptional architecture, gardens, shopping, live theatre, and dining. This popular destination was the first capital of Upper Canada (now Ontario), and many of the old buildings have been lovingly preserved. Take a stroll along Queen Street and have your phone ready to snap photos – NOTL is Instagram-ideal.



The Prince of Wales Hotel



Fort George National Historic Site



Shaw Festival

THE GOOD KIND OF DRAMA

A really great reason to come to Niagara-on-the-Lake is the renowned Shaw Festival, which runs from April to October. With 10 or more professionally produced plays by Bernard Shaw, Charles Dickens, Agatha Christie and others every year in three theatres, there's always something on stage to entertain you.

FLAVOUR TOWN FAVOURITES

Combine a visit to the theatre with a trip to Niagara-on-the-Lake's ambitious restaurants and pubs. A centre of fine dining, the town fosters a competitive spirit among its top chefs at restaurants such as HobNob, Tiara, Noble, The Garrison House, and The Cannery. Local seasonal ingredients are the star on their menus.

FORT GEORGE SLICE OF HISTORY

History classes can be boring for kids, but at Fort George, they'll be enthralled to time travel back to the War of 1812 and interact with costumed storytellers and musket demonstrators. Special events include reenactments of World War I and the Napoleonic Wars.

NIAGARA FALLS

The power and the glory

One of the most appealing things about a visit to Niagara Falls is realizing you are part of a diverse range of people walking around in awe of this mesmerizing natural phenomenon. There's an upbeat spirit and a feeling of comradery as everyone takes in the singularity of the Falls, their power and energy.

The town itself, with picturesque old trees and vintage homes, is worth a look as well. Go for a stroll along the river and you'll arrive at Queen St., lined with shops and restaurants.

For even more excitement, check out Fallsview Casino and Clifton Hill District. Not just a place to play games, Fallsview is also home to several restaurants, a theatre, and live concerts. Kids will love Clifton Hill, also known as the "Street of Fun," with many exciting attractions, such as a Ferris wheel, midway, mini golf, and more!



4

Maid of the Mist approaching the falls

BUFFALO, U.S.A.

Cross-border excursions

A big city of more than 250,000 residents, Buffalo is close to Welland and offers urban shopping and dining attractions. There's a lot to do in Buffalo, with something for everyone.



Botanical Garden

BUFFALO BEST BETS

Canadians crossing the border to explore Buffalo usually gravitate to a few popular spots. Topping the list is Trader Joe's, Golf Galaxy, Outdoor World, and Galleria Mall. Take a walk downtown and admire the well preserved Art Deco architecture. Visit the modern and contemporary art collection at the AKG Art Museum. Or take in a Buffalo Bills game at Highmark Stadium.



Buffalo Bills game



AKG Art Museum



Downtown Buffalo

ST. CATHARINES

Garden City arts & culture fix

Although it's the largest city in the Niagara region, St. Catharines is also known as "Garden City" because of its vast amount of parkland. You can hike the Bruce Trail to a waterfall and go swimming at the beach. St. Catharines is also a prime shopping and dining destination, with a revitalized downtown and major arts, culture, and sporting venues.



Downtown St. Catharines

OUTLET COLLECTION AT NIAGARA

300 Taylor Rd.

Saving money on big-brand items is always a thrill, and this collection of factory outlets comes through in spades. All your favourites are here, including Aritzia, Brown's, Cole Haan, Coach, L'Occitane, Lululemon, Nike, Oak & Fort, Polo, Swarovski, The North Face, and Victoria's Secret.

FOURTH AVENUE WEST SHOPPING CENTRE

295 Fourth Ave.

Conveniently located off highway 406, these shopping centres are a one-stop shop for all your everyday needs, from groceries to household items to clothing. There's a Farm Boy, Walmart SuperCentre, Canadian Tire, Bulk Barn, Michael's, Tepperman's Furniture, Henry's Camera and more.

LOCK 7 VIEWING CENTRE

50 Chapel St., Thorold

A great opportunity for the whole family. Locals and tourists alike gather at this favourite spot to watch massive ships pass through the Welland Canal's Locks 4, 5, 6 and 7. The Centre is open from spring to fall and closed in winter.

FIRSTONTARIO PERFORMING ARTS CENTRE

250 St Paul St

Designed to showcase live performance, this 95,000-square-foot complex is a hub for music, dance, theatre, film, comedy, speakers, meetings and community gatherings. Catch big acts like Feist or cheer on local dance competitions from this state-of-the-art venue that's spurred a renaissance of retail and restaurants in downtown St. Catharines.



Outlet Collection at Niagara



COMMUNITY OF WELLAND

WELCOME TO WELLAND

A charming small city embraced by families

A vibrant small city of 55,000 people on the Niagara Peninsula between Lake Ontario and Lake Erie, Welland is uniquely surrounded by flowing waterways, green parkland, and flourishing farmland.

Welland is a feeling as well as a place. Balancing small-town charm with urban excitement, the city fosters an atmosphere of harmony and wellness.

Welland's amiability and strong sense of community shines through in the pride its residents take in promoting its festivals and markets. These welcoming events foster community bonds and stimulate lifelong friendships.

Discover why families are embracing Welland as the perfect place to raise children, with just the right mix of amenities and natural environment.

TOP REASONS

TO MOVE TO WELLAND



Welland is a blend of small-town charm and big-city amenities, with superb connectivity to the surrounding Niagara region and the GTA. To follow is a list of area benefits and perks .

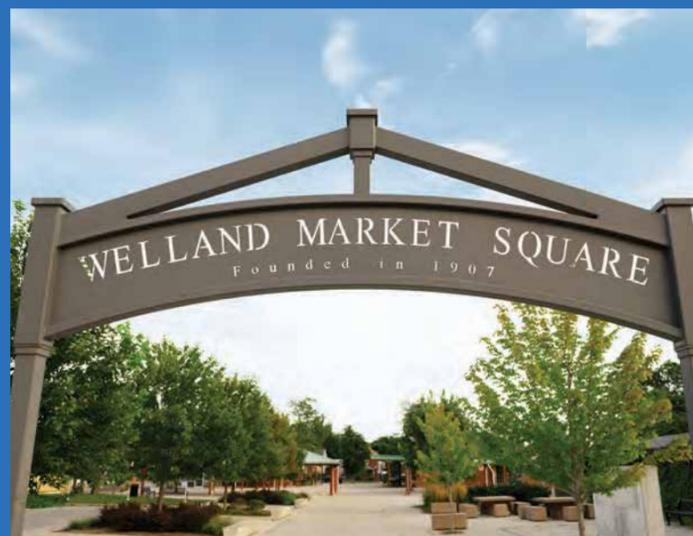
COST SAVINGS

Move to Appellation and discover how much more value you get for your money on your new home purchase.

Source: areavibes.com/thorold-on/cost-of-living/



Top reasons to move to Welland



SMALL-TOWN CHARM

Welland is big enough to offer the benefits of a city but small enough to foster meaningful connections among friends and neighbours.

TOP-RATED SCHOOLS

The community offers great access to top-rated local schools, parks, and recreational areas – ideal for families prioritizing their children's education and growth.



RECREATIONAL OPPORTUNITIES

With so many nearby recreational opportunities at arenas and rec centres offering lessons kids and adults can find their favourite sports and activities.



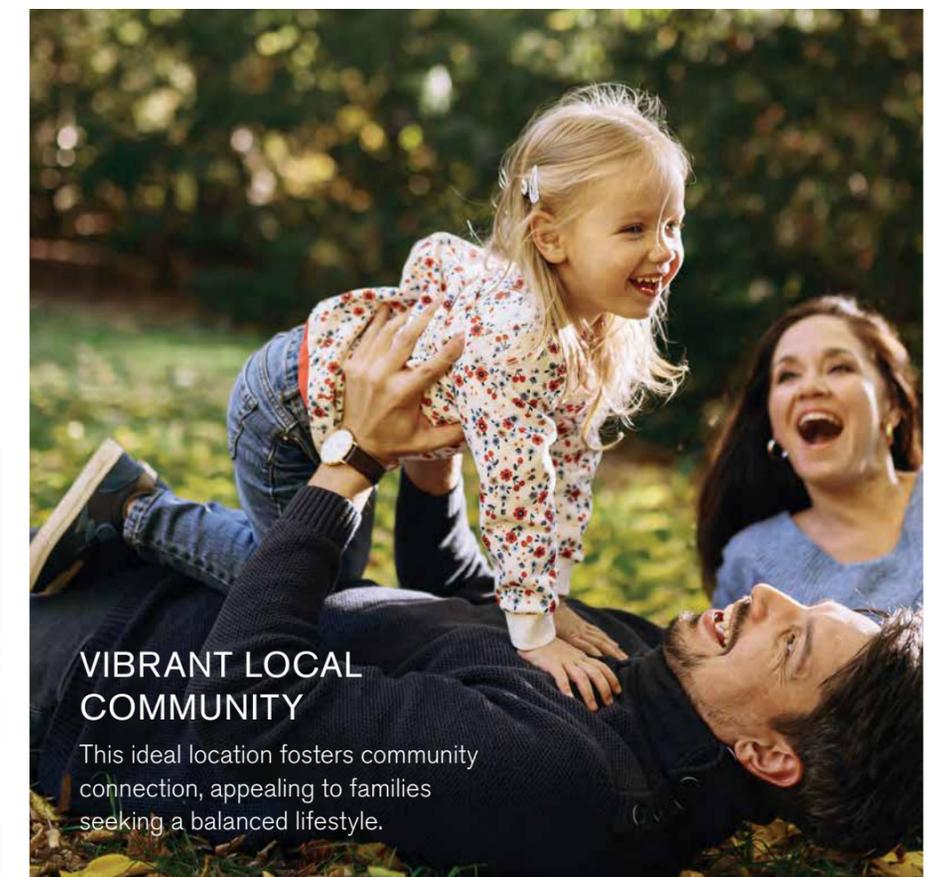
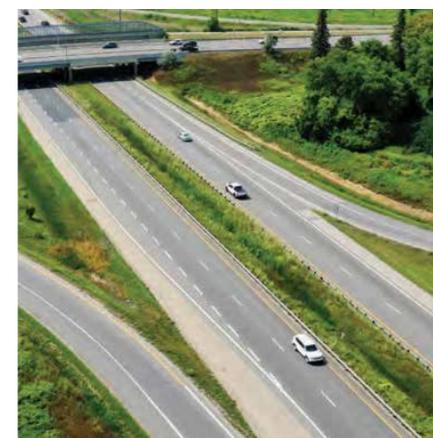
CONNECTION TO NATURE

The community offers access to the Niagara region's natural beauty—including waterways, trails, and parks—while promoting wellness and outdoor living.



ACCESS TO HIGHWAY 406

With easy access to the 406 for commuting to work or simply exploring the area, residents can enjoy a peaceful yet well-connected lifestyle.



VIBRANT LOCAL COMMUNITY

This ideal location fosters community connection, appealing to families seeking a balanced lifestyle.

Welland's plan for growth and livability

Inspiring a high quality of life

Guiding the future direction of Welland is its Strategic Plan, which outlines the goals of economic growth, health & well-being, environmental stewardship, and livability.

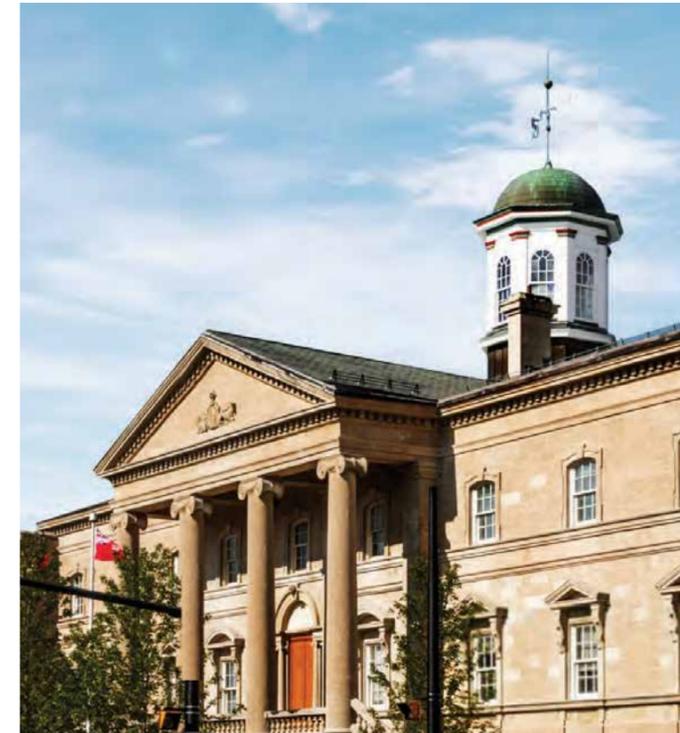
This strategic plan aims to create a diverse economy with quality employment, while also expanding health care services and recreation facilities.



The goal of the Strategic Plan is to position Welland as an economic gateway, and create a competitive business investment environment within a multi-sector market through supportive incentive programs and strategic infrastructure investments.

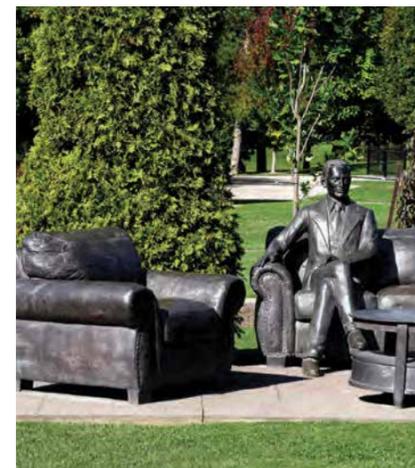
Employment is a big focus of the Plan. A major objective is to “seek opportunities and enhancements for the city to become an employer of choice within Niagara and beyond with high employee morale and satisfaction.”

Source: <https://www.welland.ca/Cityhall/pdf/2023-26-StrategicPlan.pdf>



“In today’s rapidly evolving world, it is imperative that we stay ahead of the curve and adapt to the changing needs of our community. Join us as we move forward into a prosperous and exciting future.”

FRANK CAMPION
Mayor of Welland



AN ENGINEERING MARVEL

The Welland Canal: Connecting the Great Lakes

Creation of the Canal

The Welland Canal is an important shipping lane, allowing large ships to travel between Lakes Erie and Ontario, bypassing the dangerous rapids and falls of the Niagara River. Way back in 1824, work started on the Canal, and since then, four slightly different routes have been constructed. Some of the

older routes now serve as recreational waterways for boating and swimming, and the present canal route runs north/south on the east side of the city. With the Welland River also bisecting Welland, water and waterside parks play a big role in the city, presenting easy escapes to nature close to home.



CANAL FUN FACTS

CANAL

IS "CHANNEL" IN FRENCH

3,000

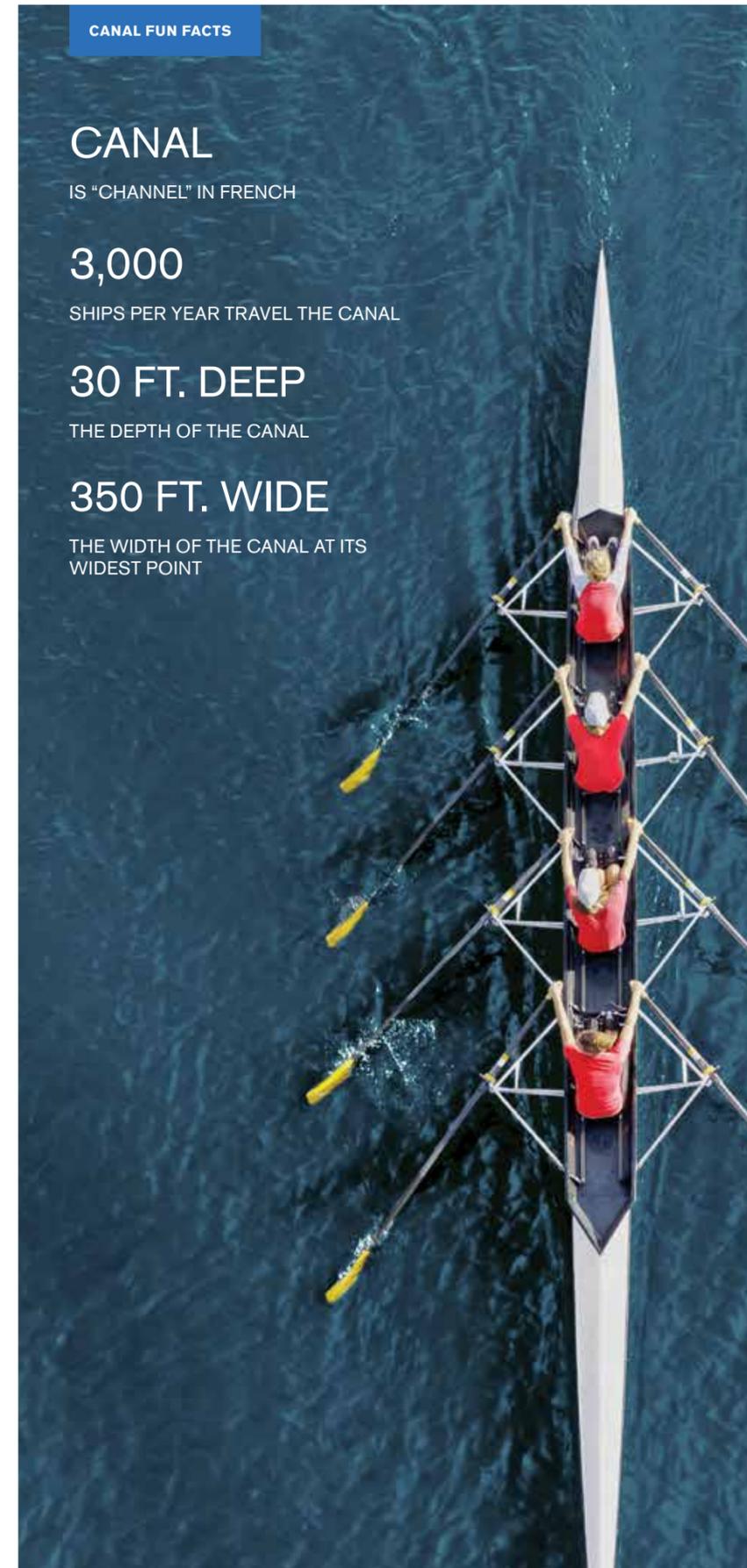
SHIPS PER YEAR TRAVEL THE CANAL

30 FT. DEEP

THE DEPTH OF THE CANAL

350 FT. WIDE

THE WIDTH OF THE CANAL AT ITS WIDEST POINT



HISTORY

The big dig

The Welland Canal has gone through four redos, with four slightly different routes winding their way between Lake Ontario and Lake Erie.

1829

AFTER 5 YEARS OF CONSTRUCTION, THE FIRST WELLAND CANAL OPENED. THE SCHOONER ANNE & JANE WAS THE FIRST VESSEL TO TRAVEL THROUGH THE CANAL.

1882

THE CANAL REOPENED AFTER BEING DEEPENED AND WIDENED IN ORDER TO ACCOMMODATE WIDER SHIPS WITH HEAVIER LOADS.

1887

THE CANAL WAS RECONFIGURED WITH A NEW SHORTER ALIGNMENT COMPLETED BETWEEN ST. CATHARINES AND PORT DALHOUSIE.

Today's canal was built between the periods of 1913–1932, with an interruption during World War I, when there weren't enough men to work on it. This was a completely different route, with only 8 locks, making transit faster through the canal.

DINING

What's on your plate?

Eating out with friends and family is one of the best ways to lift your mood, and Welland takes it seriously. From casual cafés to fine dining experiences, you can indulge in gastronomic pleasures, tasting cuisines from around the world, with meals crafted from local ingredients.



01



02

01 STACKED PANCAKE AND BREAKFAST HOUSE

844 Niagara St Unit # F, Welland | 🚗 7 min. drive

Hankering for a weekend family brunch? Stacked is the go-to destination. You might have to line up a bit on Sunday morning, but the wait is worth it. The menu offers something for everyone, from classic bacon and eggs to omelette platters to pancakes, all in generous portions.

02 MR. MIKES STEAKHOUSE

800 Niagara Street, Welland | 🚗 7 min. drive

If you're craving a delicious meal in a relaxed atmosphere, Mr. Mike's Steakhouse is the place. Known for their mouthwatering steaks, burgers, and casual favourites, it's the perfect spot to unwind with family or friends. Visiting in the warmer months? Grab a seat on the patio and enjoy great food and drinks in the fresh air.

03 THAILANDIA

119 E Main St, Welland | 🚗 9 min. drive

Drop by this restaurant for a culinary adventure in delectable Thai cooking. The extensive menu runs the gamut from Pad Thai to exotic curries, seafood, beef, and chicken dishes – all prepared from scratch with fresh ingredients.



03

04 NEXT KITCHEN + BAR

200 Hwy 20 E, Fonthill | 🚗 5 min. drive

Eclectic is an understatement at this restaurant and bar, where the chefs take inspiration from around the world. Traditional pub favourites mix it up with exotic items such as Pork Gyoza and Korean Fried Cauliflower. Stop by for a Mexican-inspired menu on Taco Tuesdays.



04



05

05 BRIDGEWATER BREWERY

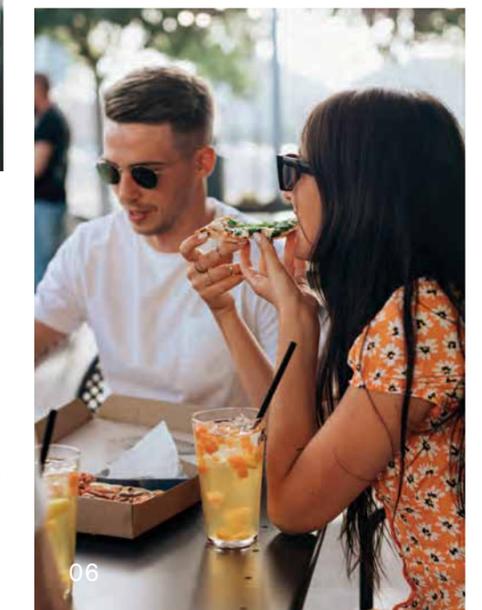
60 Niagara St, Welland | 🚗 7 min. drive

Overlooking the recreational canal, this brew pub presents a huge selection of beers made on the premises, along with crafty cocktails and a comprehensive menu that includes pasta, burgers and salad. Bridgewater also serves brunch on Sundays from 9:30-11:30.

06 FRATELLO'S

302 Aqueduct St, Welland | 🚗 5 min. drive

This popular spot is a prime choice for delicious Italian food to go. Full of flavour and smothered in cheese, the meatball pasta and chicken parm are must-tries. Fratello's massive family meals are bound to satisfy any big group.



06

SHOPPING

Proceed to checkout

Nothing beats the feeling of a new purchase, be it a nice piece of décor that suits your living room perfectly or a brand-new outfit that will turn heads. In and around Welland, there are many places to shop, from big retailers in Seaway Mall to small artisanal shops in the downtown core.



01

01

WELLAND SMART CENTRES

102 Primeway Dr, Welland | 🚗 4 min. drive

With a Walmart, Canadian Tire, Rona, Mark's, and LCBO, SmartCentres Welland has your family covered for everything you need year-round. Pick up household goods, groceries, and school clothes just a quick ride from home.



02

02

WELLAND FARMERS MARKET

70 Young St, Welland | 🚗 12 min. drive

This year-round farmers market has been going strong since 1907, drawing in purveyors of farm-fresh produce from the area, along with flowers, baked treats, and artisan products. Buskers and seasonal festivals add to the enchantment of this popular gathering place for locals and tourists alike.



03

03

VERMEER'S FLOWER SHOP AND GARDEN CENTRE

684 South Pelham Road, Welland | 🚗 5 min. drive

This is your all-in-one stop shop for everything green and growing. From tropical plants and cacti to beautify your home to flower arrangements for friends, and even just to take in the greenery in the cold season, Vermeer's instills a connection to nature all year round.



04

04

SEAWAY MALL

800 Niagara St, Welland | 🚗 3 min. drive

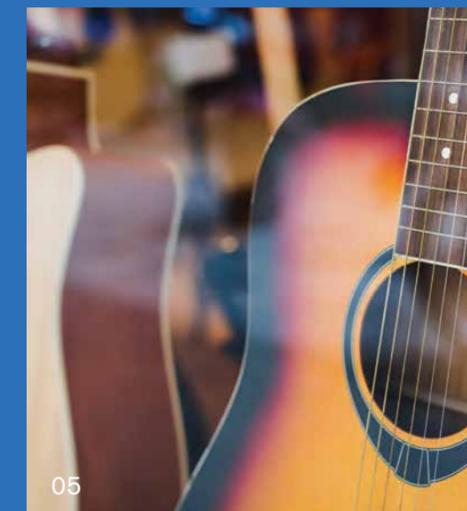
Named after the St. Lawrence Seaway of which the Welland Canal is a part, this shopping emporium has it all – groceries, men's and women's fashions, home furnishings, a movie theatre, big brands and small, independent retailers.

05

CENTRAL MUSIC

252 E Main St, Welland | 🚗 9 min. drive

Whether you're raising a child prodigy, you're a professional musician, or you simply love to play music for the sake of it, you'll appreciate this shop chock-full of musical instruments: keyboards, guitars, drums, amps and more.



05

SCHOOLS & EDUCATION

Knowledge is power

Choose from a variety of schools for all ages, with options ranging from elementary to high school and university. You don't have to go far to continue your studies, with Niagara College Welland campus right in the city centre and Brock University just an hour away.

Nearby Schools & Post Secondary Institutions

1. Quaker Road Public School
2. Alexander Kuska Catholic Elementary School
3. Notre Dame College
4. Franco-Niagara School
5. St. Francis of Assisi Catholic Elementary School
6. St. Andrew Catholic Elementary School
7. Princess Elizabeth Public School
8. Plymouth Public School
9. St. Mary Catholic School
10. St. Kevin Catholic Elementary School
11. Elementary School Catholic Du Sacré-Coeur
12. Welland Centennial Secondary School
13. Niagara College Canada Welland Campus
14. Niagara College
15. Trillium College - Niagara Campus
16. Ridley College
17. Brock University



NIAGARA COLLEGE

Welland

Higher education is just steps away. As Canada's leader in applied and experiential learning, Niagara College offers more than 130 innovative programs and courses, including English Language Studies, Nursing and Personal Support Worker, and Media Studies at the Welland campus.

130

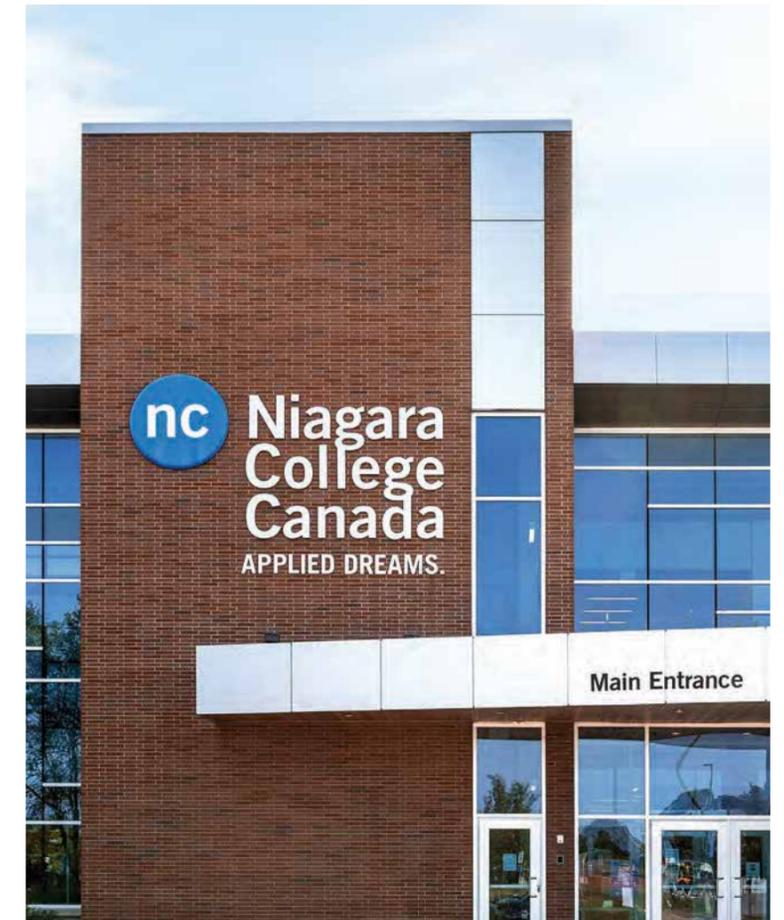
DIPLOMA & GRADUATE CERTIFICATE PROGRAMS

10,000

FULL-TIME STUDENTS

1,000

INTERNATIONAL STUDENTS



BROCK UNIVERSITY

St. Catharines

If you or your children dream of learning Design, Teaching, or Sport Management, then Brock University is the place to check out. Just outside of St. Catharines, this university offers undergraduate, advanced, post-graduate, and doctoral programs. Find your passion and participate in fun campus life.

120+

PROGRAMS

19,000+

STUDENTS IN 7 FACULTIES

100,000+

GRADUATES



TRANSPORTATION

Next stop, convenience

Welland is well connected to transportation routes around the Niagara Peninsula and the GTA. Hop on a regional bus to get to the beaches of Port Colborne, shopping in St. Catharines, playing the tourist in Niagara Falls, and catching entertainment further north in Hamilton and Toronto.



Take the train

There's a train station in St. Catharines where ViaRail and Go Transit trains stop and Go buses converge. This makes it easy to get from Niagara to Hamilton or Toronto.

Easy highway access

Being a small city, the streets of Thorold are usually free of traffic jams, so driving is a breeze. It's easy to connect with the major highways that serve the area, for fast trips to other Niagara Region cities.

Hike and bike

Welland's residential streets and paths along the canal are also wonderful for strolling or cycling and taking in the water vistas. Merritt Island, just steps from downtown, is a nature paradise for hikers and cyclists.

THOROLD

15 MINUTES BY CAR.

ST. CATHARINES

20 MINUTES BY CAR.

PORT COLBORNE

25 MINUTES BY CAR.

NIAGARA FALLS

30 MINUTES BY CAR.

HAMILTON

1 HOUR BY CAR.

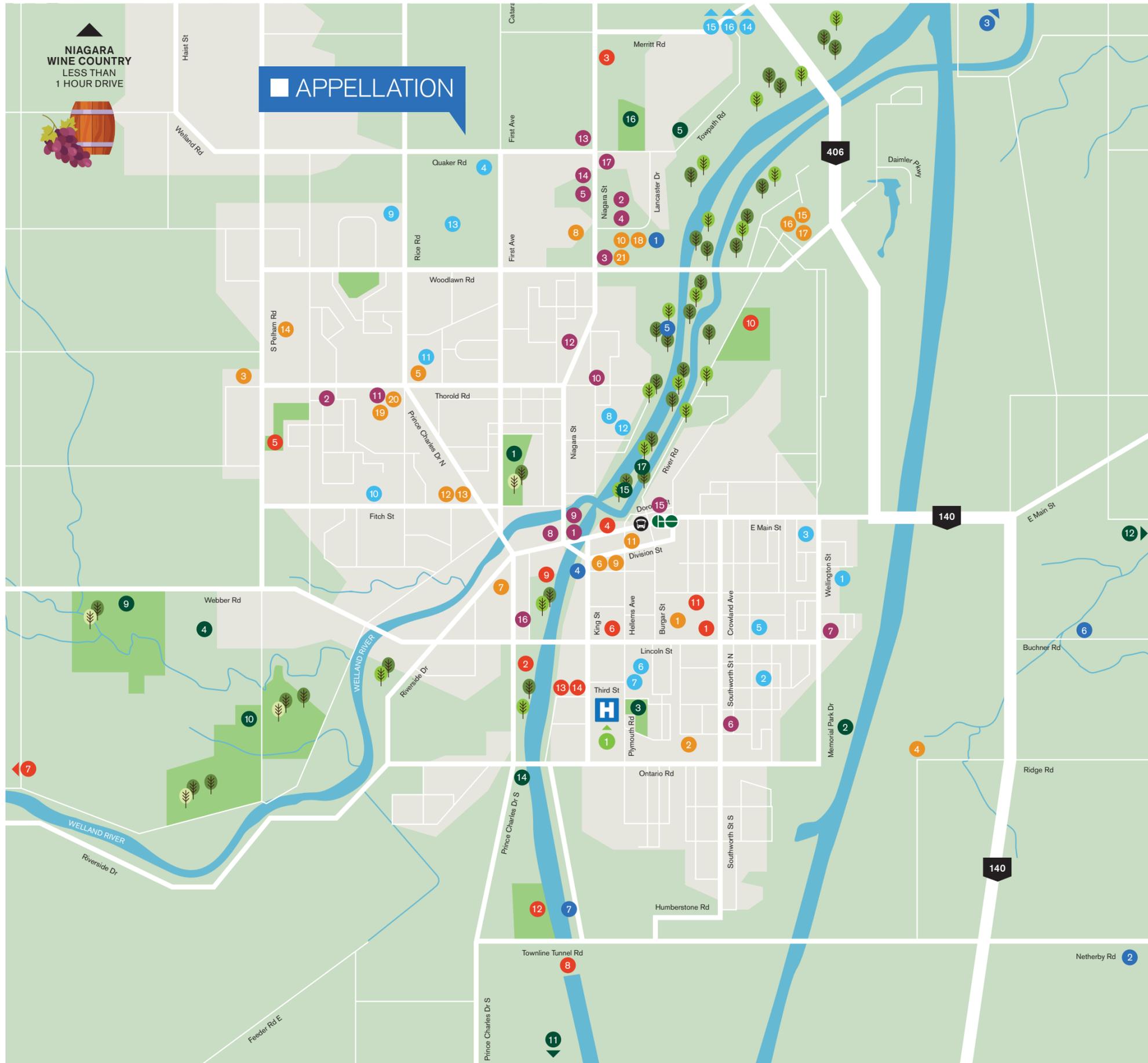
OAKVILLE

1 HOUR, 20 MINUTES BY CAR.

TORONTO

2 HOURS, 10 MINUTES BY CAR.





WELLAND LOCAL AMENITIES

Go local

Living at Primont Appellation, you can walk, cycle, or drive to numerous area amenities, including parks, sports centres, and fabulous restaurants. With the best of what the Niagara region has to offer, you're in the top spot to enjoy a full spectrum of activities and events.

GROCERIES & SHOPPING

1. Girard's NOFRILLS
2. FreshCo
3. Sobeys
4. Niagara Sausage Meat Products Ltd
5. M&M Food Market
6. The European Pantry
7. Pupo's Food Market
8. Zehrs Welland
9. Welland Farmers Market
10. Seaway Mall
11. Central Music
12. Fitch Street Plaza
13. Pet Valu
14. Vermeer's Garden Centre & Flower Shop
15. Walmart Supercentre
16. Canadian Tire at Seaway Mall
17. LCBO
18. Shoppers Drug Mart
19. Rexall
20. Dollarama
21. Value Village

RESTAURANTS & CAFES

1. Bridgewater Brewery
2. Mr. Mikes Steakhouse
3. MR MIKES SteakhouseCasual
4. Staked Pancake and Breakfast House
5. M.T. Bellies
6. Fireside Restaurant
7. Hakka Chinese & Indian
8. Taco Factory Bar and Lounge
9. Black Sheep Coffee Roasters
10. Frattello's
11. CC's Dugout Italian Eatery
12. Dairy Queen Grill & Chill
13. Donut Diner
14. Starbucks
15. Thailandia
16. Tim Hortons
17. Boston Pizza

SPORTS & RECREATION

1. Aereo Gymnastics Club
2. Anytime Fitness
3. BP Sports Park
4. Civic Square Skating Rink
5. Maple Park Pool
6. Nappers Boxing Club
7. Niagara Skydive Centre Inc.
8. South Niagara Rowing Club
9. Welland Tennis Club
10. Youngs Sportsplex
11. Top Dawgs Fitness
12. Welland International Flatwater Centre
13. Welland Main Arena
14. Jack Ballantyne Memorial Arena

GREEN SPACE & GOLF

1. Chippawa Park
2. Memorial Park
3. Plymouth Park
4. Sparrow Meadows Park
5. Towpath Village Park
6. Harold S Bradshaw Memorial Park
7. Gerry Berkhout Trail
8. Water Park Golf and Country Club
9. Pelham Hills Golf Club
10. Cardinal Lakes by Cardinal Golf Group
11. Mud Lake Conservation Area
12. Rolling Meadows Golf & Country Club
13. Grassy Brook Golf Course
14. Welland Dog Park
15. Welland Recreational Canal
16. Welland Sports Complex
17. Merritt Island Park

CULTURE & ENTERTAINMENT

1. Cineplex Odeon Seaway Mall Cinemas
2. Welland County Motorcycle Club
3. TASC Tulip Pick Farm
4. Merritt Park Amphitheatre
5. Welland Community Boathouse
6. Eagle Wing Ranch
7. South Niagara Canoe Club.

SCHOOLS & UNIVERSITIES

1. Franco-Niagara School
2. St. Francis of Assisi Catholic Elementary School
3. St. Andrew Catholic Elementary School
4. Quaker Road Public School
5. Princess Elizabeth Public School
6. Plymouth Public School
7. St. Mary Catholic School
8. St. Kevin Catholic Elementary School
9. Alexander Kuska Catholic Elementary School
10. Elementary School Catholic Du Sacré-Coeur
11. Welland Centennial Secondary School
12. Notre Dame College
13. Niagara College Canada Welland Campus
14. Trillium College - Niagara Campus
15. Ridley College
16. Brock University

HEALTH & MEDICAL CENTRES

1. Niagara Health - Welland Hospital



WELLAND TRANSIT & GO BUS TERMINAL



PARKS & RECREATION

RECONNECT WITH NATURE

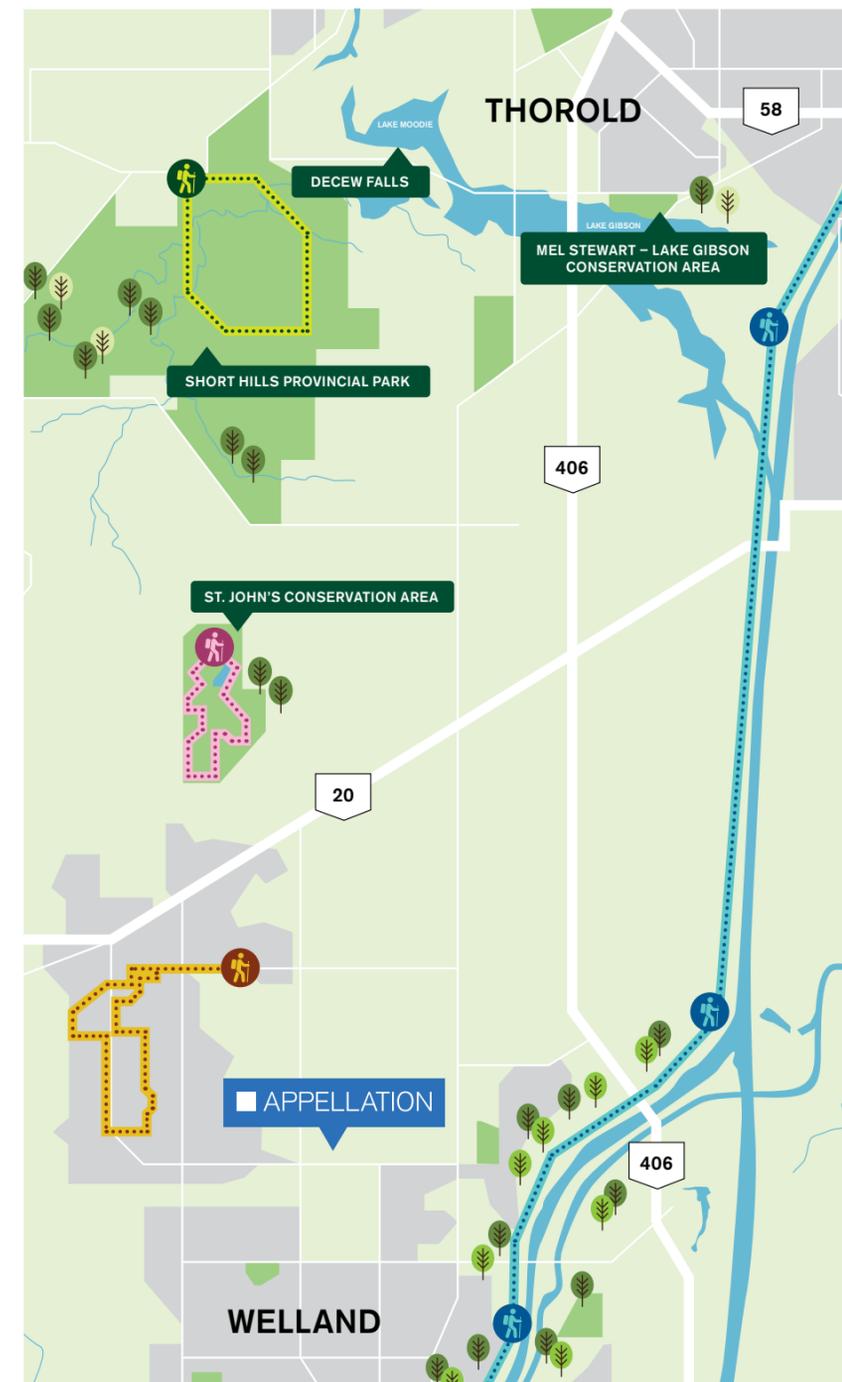
Green oasis awaiting discovery

Surrounded by parks, trails, and greenery, Appellation allows you to reconnect with nature. The community is designed to support and elevate a healthy lifestyle, with many outdoor activities available, from playing golf with gorgeous views to immersing yourself in the tranquility of nature on a solo or family walk.



Follow your path

With multiple walking trails and biking paths winding their way throughout Appellation, you have the choice of staying within the community for exercise and fresh air, or venturing out into other neighbourhoods connected by trails and walkways. Either way, you're ideally set for exploration with family and friends.



WELLAND CANAL PARKWAY TRAIL

This trail follows the length of the shipping canal all the way from St. Catharines to Port Colborne. Walk or bike alongside massive ships making their way along the canal.

MEL SWART – LAKE GIBSON CONSERVATION PARK

This 29-acre, waterfront park on the shores of Lake Gibson opened in 2002, showcasing re-naturalization that has resulted in the return of numerous indigenous bird and animal species. Trails and a boardwalk over the water enable hikers to observe all this vibrant life.

DECEW FALLS

Hike into this scenic 72-foot waterfall that plunges into a turquoise stream below. It's right at the historic Morningstar Mill, so the whole scene is like a slice of life from the past.

ST. JOHN'S CONSERVATION AREA

Four trails of various lengths and difficulty wind their way through the large forest here. And if you're into fishing, this area might satisfy your need to hook the big one; it's a good spot for seasonal trout fishing.

Local Trails

-  **WELLAND CANAL PARKWAY TRAIL (40KM)**
ORIGINATES IN ST. CATHARINE'S AND FINISHES IN PORT COLBORNE
-  **TOWN TRAILS OF FONTHILL (7.2KM)**
-  **ST. JOHN'S CONSERVATION AREA TRAIL (2.4KM)**
-  **BLACK WALNUT TRAIL LOOP (5.3KM)**

01

SOUTH NIAGARA CANOE CLUB

Float any boat

For a leisurely trip along the river, rent a canoe or a kayak and spend an hour on the water promenade – or go paddleboarding if you're not afraid of getting wet. For the little ones, the club offers summer camp programs to coach the next generation of athletes or help kids discover a new hobby. The Recreational Canal is a popular spot for international championships, so if you're not a paddler yourself, you can still enjoy it from the side, cheering on the local teams.



01

02

MERRITT PARK AMPHITHEATRE

Marvelous Merritt Park

Marvel at the beauty and serenity of Merritt Island — a natural paradise located right between the Welland Recreational Waterway and the Welland River. In addition to picnicking in the park, you can explore the island by hiking, cycling, rollerblading, or taking a stroll to Merritt Park Amphitheatre to enjoy musical or theatrical events and annual summer festivals.



03



02



04

03

WELLAND INTERNATIONAL FLATWATER CENTRE

A sporting achievement

The Welland International Flatwater Centre is a canoeing, kayaking and rowing facility. During the 2015 Pan American Games the Welland International Flatwater Centre hosted canoeing and rowing events. The Centre was also featured on Season 9, Episode 6 of the Amazing Race Canada.

04

CHIPPAWA PARK

A park for everyone

Featuring sports facilities, floral gardens, historical monuments, and more, this park is a cultural destination for family members of all ages. The gardens are known to be the top spot for photoshoots, wedding ceremonies, and picnics, while the lawns are perfect for playing beach volleyball or organizing a friendly baseball game. If you need some cooling down on a hot day, head over to the pavilions or the splash pad.

Fun by the water

WHERE WATER LOVERS COME TO PLAY

WATERFRONT ESCAPES

THE SPIRIT OF WELLAND AT APPELLATION

Small-town charm meets modern innovation

■ APPELLATION

Discover your best life in Welland at Appellation, Primont's new community of contemporary, high-quality townhomes and single family detached homes. Combining smart innovation with an invigorating wellness lifestyle, Appellation offers modern design and exceptional value for anyone seeking tranquility and connection. Savour the moments with friends and family in this community where time follows a slower, more relaxed pace. Charming small-town amenities and extraordinary waterfront parkland are always within easy access, awaiting exploration.



THE NEIGHBOURHOOD

Explore the neighbourhood

Designed for connection

Planned around the needs of growing families, Appellation offers a wealth of amenities for enriched living. The entire community is pedestrian-oriented, with interconnected walking and cycling paths, and open spaces geared to gathering and socializing. New parks are dotted throughout, giving everyone a bounty of green space to connect with nature and enjoy relaxing activities. Get to know your neighbours and establish lasting bonds in this contemporary community graced with fresh air and greenery.



TOWNHOMES & SINGLE FAMILY DETACHED HOMES

Homes that suit your life

A sophisticated collection

Appellation presents a collection of spacious new townhomes and single family homes. These smart homes are designed with cutting-edge features that prioritize comfort, style and functionality. Enjoy contemporary design and superior craftsmanship, with efficiently planned spaces for family living.



Single Family Detached Homes

These homes are offered with 3-5 bedroom options, and include an optional finished basement – ideal for a guest suite, in-law suite or even as a source of income.

Traditional Towns

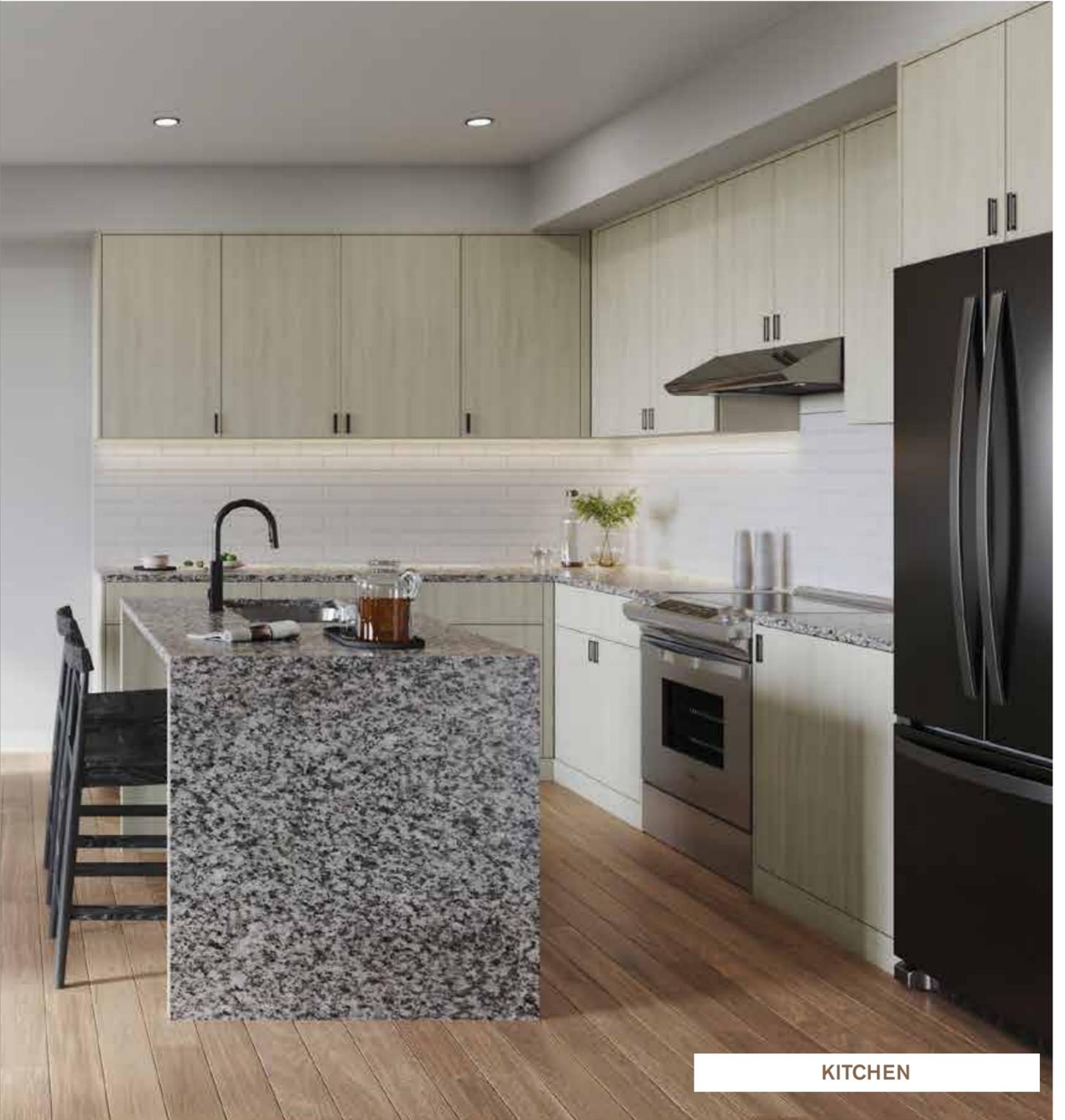
This collection of Traditional 2-storey townhomes offers homes with a generous amount of living space, with 3–5-bedroom options, and 2.5-3.5 bathroom options.



Back-to-Back Towns

This collection of back-to-back 3-storey townhomes offers spacious layouts, with 3 bedroom options and 2.5 bathrooms.





KITCHEN

Living & Dining Room

With large windows that let in natural light, the spacious living/ kitchen area combines the soft tones of nature with the functionality of a modern home chef experience.



ENSUITE

Ensuite Bathroom

Step into a space designed for quiet moments and daily renewal. The walk-in shower refreshes and rejuvenates, while the double vanity offers room to share without compromise. With designer-selected finishes adding a touch of elegance, this ensuite is where your day begins and ends with effortless comfort.

FUTURA

The future of living

The future is not something you enter, but something you create. The future of living, Futura by Primont enables you to plan your future to match your changing needs. So you can personalize your home and be ready for what's to come. Flexible layouts accommodate changes in your life's journey. Smart home features give you more control and peace of mind. And provisions for future technology give you confidence that your future will be sustainable and energy efficient, with lower costs for you.

Futura, offered at every new Primont home, enables you to feel confident about the future.

- 1 STAY CHARGED & CONNECTED**
 Convenient USB/USB-C outlets built into the kitchen and each bedroom, so your devices are always powered up.
- 2 BRIGHTER, SAFER ENTRANCES**
 A motion-activated front door light adds security and convenience.
- 3 SMART TEMPERATURE CONTROL**
 Enjoy the perfect climate year-round with a smart thermostat that adapts to your lifestyle.
- 4 CAMERA DOORBELL FOR ADDED SECURITY**
 A front doorbell with a built-in camera lets you see and speak to visitors from anywhere.
- 5 FUTURE-READY FOR EVS**
 The garage is pre-wired with conduit for a future electric vehicle charging station, making it easy to plug in when you're ready.





We are family

50 years of fine home building

For 50 years, Primont has followed the simple philosophy of building every home as if it's their own, and treating every customer like they're a member of the family. Now when you're purchasing a new home, you can benefit from all those years of experience.

Primont Homes is committed to providing the highest quality and value to homebuyers. Prime locations, elegant design, superb craftsmanship and unrivaled customer service have made Primont a leading and trusted name in the industry. It's been Primont's privilege to build several dynamic, outstanding new communities of more than 5,000 homes in the GTA and around southern Ontario.

Joe Montesano
President of Primont

Pictured left to right:

Lore Attardo, Vice President of Primont
Joe Montesano, President of Primont
Charles Attardo, Vice President of Primont



**pri
mont**

**pri
mont**



primont.com

Illustrations and renderings are the artist's interpretation. Prices, sizes, and specifications are subject to change without notice. The developer reserves the right to change, alter, or remove any incentive or product features at any time without notice. Please speak to a sales representative for details. E.&O.E. May 2025.