



Department of Community & Development Services  
 1593 Four Mile Creek Road  
 P.O. Box 100, Virgil, ON L0S 1T0  
 905-468-3266 • Fax: 905-468-0301

www.notl.org

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Other Fee (\$):

(Office Use Only)

## Application for Consent

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for Consent.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

*All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.*

### 1. Type of Application

Creation of a new lot     Boundary adjustment     Easement/right-of-way     Other: \_\_\_\_\_

### 2. Details of the Subject Lands

Municipal Address Lands on the south side of Carlton Street and east of Stewart Road		Assessment Roll Number 262702001809405	
Legal Description PART LOTS 171 & 172 CP PLAN 5 GRANTHAM, DESIGNATED AS PARTS 1 & 62 30R-15037; SUBJECT TO AN EAS			
Date the subject lands were acquired: August 29, 2018	Lot Area (metric): +/- 22.97 ha	Lot Frontage (metric): +/- 842.1 m	Lot Depth (metric): +/- 296.7 m
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): SUBJECT TO AN EASEMENT OVER 62 30R15037 AS IN GRN22840			
Name of the person to whom the subject lands or an interest in the subject lands is to be transferred, charged, or leased: Lactalis Canada Inc.			

### 3. Registered Owner (as shown on the deed and title of the property)

Name FREDERICK WILLIAM STEWART	Company Name	Municipality Niagara-on-the-Lake
Mailing Address 477 Stewart Road RR5	Unit Number	Postal Code L0S 1J0
Province Ontario	Email fstewart17@hotmail.com	Telephone 905-941-0993

### 4. Authorized Agent (if one has been authorized)

Name Tony Cugliari	Company Name Lactalis Canada Inc.	Municipality Niagara Falls
Mailing Address c/o NPG Planning Solutions Inc., 4999 Victoria Avenue	Unit Number	Postal Code L2E 4C9
Province Ontario	Email Tony.Cugliari@ca.lactalis.com; jhenricks@npgsolution	Telephone 905 321 6743

Contact for all future correspondence (select one):     Registered Owner     Authorized Agent

<b>5. Solicitor (if different from Authorized Agent)</b>																											
Name David Forgione		Company Name Owens Wright LLP																									
Mailing Address 20 Holly Street		Municipality Toronto	Unit Number 300																								
Province Ontario		Email DForgione@owenswright.com	Postal Code M4S 3B1																								
		Telephone 416 848 4708																									
<b>6. Mortgages, Charges, and Other Encumbrances (if applicable)</b>																											
Name		Company Name Royal Bank of Canada																									
Mailing Address 36 York Mills Road		Municipality Toronto	Unit Number 4th floor																								
Province Ontario		Email	Postal Code M2P 0A4																								
		Telephone																									
<b>7. Details of the Lands to be Severed, Granted Easement or Right-of-way, Leased, Charged, etc.</b>																											
Part number(s) on drawing: Part 6	Lot/part area (metric): +/- 2.30 ha	Lot/part frontage (metric): To be added to Part 5	Lot/part depth (metric): To be added to Part 5																								
Identify how the lands will be accessed: To be added to Part 5																											
<input checked="" type="checkbox"/> Public road maintained all year <input type="checkbox"/> Niagara River Parkway <input type="checkbox"/> Provincial highway <input type="checkbox"/> Public road maintained seasonally <input type="checkbox"/> Private easement/right-of-way <input type="checkbox"/> Waterway																											
If the lands to be severed will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the lands to be severed to the nearest public road:																											
Identify how the lands will be serviced:																											
<table border="0"> <tr> <td><b>Water</b></td> <td><b>Sewage Disposal</b></td> <td colspan="2"><b>Storm Drainage</b></td> </tr> <tr> <td><input type="checkbox"/> Publicly owned and operated piped water system</td> <td><input type="checkbox"/> Publicly owned and operated sanitary sewage system</td> <td colspan="2"><input type="checkbox"/> Sewers</td> </tr> <tr> <td><input checked="" type="checkbox"/> Privately owned and operated individual well</td> <td><input checked="" type="checkbox"/> Privately owned and operated individual septic system</td> <td colspan="2"><input checked="" type="checkbox"/> Ditches/swales</td> </tr> <tr> <td><input type="checkbox"/> Privately owned and operated communal well</td> <td><input type="checkbox"/> Privately owned and operated communal septic system</td> <td colspan="2"><input type="checkbox"/> Other: _____</td> </tr> <tr> <td><input type="checkbox"/> Lake or other water body</td> <td><input type="checkbox"/> Privy</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Other: _____</td> <td><input type="checkbox"/> Other: _____</td> <td colspan="2"></td> </tr> </table>				<b>Water</b>	<b>Sewage Disposal</b>	<b>Storm Drainage</b>		<input type="checkbox"/> Publicly owned and operated piped water system	<input type="checkbox"/> Publicly owned and operated sanitary sewage system	<input type="checkbox"/> Sewers		<input checked="" type="checkbox"/> Privately owned and operated individual well	<input checked="" type="checkbox"/> Privately owned and operated individual septic system	<input checked="" type="checkbox"/> Ditches/swales		<input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Privately owned and operated communal septic system	<input type="checkbox"/> Other: _____		<input type="checkbox"/> Lake or other water body	<input type="checkbox"/> Privy			<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____		
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<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____																										
Identify the existing buildings and structures on the lands: Two (2) structures for private wastewater treatment purpose																											
Identify the existing use(s) on the lands: Private wastewater treatment facilities																											
Identify the proposed buildings and structures on the lands: No new buildings or structures proposed																											
Identify the proposed use(s) of the lands: Private wastewater treatment facilities																											
If severed lands will merge with abutting lands, identify the Part number on the attached sketch, and name of the current owner: Part 5 (current owner - Stewarhaven Farms Limited, future owner - Lactalis Canada Inc.)																											
If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner: NA																											

<b>8. Details of the Lands to be Retained</b>						
Part number(s) on drawing: Part 7	Lot/part area (metric): +/- 13.84 ha	Lot/part frontage (metric): +/- 466.1 m	Lot/part depth (metric): +/- 797.8 m			
Identify how the lands will be accessed: <input checked="" type="checkbox"/> Public road maintained all year <input type="checkbox"/> Niagara River Parkway <input type="checkbox"/> Provincial highway <input type="checkbox"/> Public road maintained seasonally <input type="checkbox"/> Private easement/right-of-way <input type="checkbox"/> Waterway If the lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the lands to be retained to the nearest public road:						
Identify how the lands will be serviced: <table style="width:100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top; padding: 5px;"><b>Water</b> <input type="checkbox"/> Publicly owned and operated piped water system <input checked="" type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other: _____</td> <td style="width: 33%; vertical-align: top; padding: 5px;"><b>Sewage Disposal</b> <input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other: _____</td> <td style="width: 33%; vertical-align: top; padding: 5px;"><b>Storm Drainage</b> <input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: _____</td> </tr> </table>				<b>Water</b> <input type="checkbox"/> Publicly owned and operated piped water system <input checked="" type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other: _____	<b>Sewage Disposal</b> <input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned and operated individual septic system <input type="checkbox"/> Privately owned and operated communal septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other: _____	<b>Storm Drainage</b> <input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: _____
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Identify the existing buildings and structures on the lands: None						
Identify the existing use(s) on the lands: Agricultural						
Identify the proposed buildings and structures on the lands: None						
Identify the proposed use(s) on the lands: Agricultural						
<b>9. Previous Applications</b> (if applicable)						
Have any lands been severed from the parcel originally acquired by the Registered Owner of the subject lands? <span style="float: right;"><input type="checkbox"/> Yes    <input type="checkbox"/> No</span> If yes, provide the date of transfer, the name of the transferee and the use of the severed lands: <span style="float: right;">Unknown</span>						
Have the subject lands ever been the subject of an application under the <i>Planning Act, R.S.O. 1990, c. P.13, as amended</i> for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, or a zoning by-law amendment? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</span> If yes, provide the information requested below for each previous application:						
Application Type	File Number	Status of the Application				
<b>10. Concurrent Applications</b> (if applicable)						
Application Type	File Number	Status of the Application				
Combined Consent #2 & Minor Variance		Concurrently filed				
Consent #1		Concurrently filed				
Consent #4		Concurrently filed				
Consent #5 & Minor Variance #2		Concurrently filed				

**11. Checklist of Requirements for a Complete Application** (all boxes must be checked)

The following plans, reports, and information must accompany this application in a digital format (pdf):

- One copy of the Pre-Consultation Agreement;
- All applicable application fees (payable by cheque, cash, or debit);
- Property Index Map(s) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- Parcel Register(s) (including all PIN printouts and Legal Instruments) of the subject lands from the Land Registry Office, dated within one (1) month of receipt of this application;
- A sketch of the subject lands prepared by an Ontario Land Surveyor, to scale;
- All required plans, reports, and information identified on the Pre-Consultation Agreement.

*This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.*

**12. Checklist of Drawing Requirements** (all applicable boxes must be checked)

Plans and drawings accompanying this application must be prepared by an Ontario Land Surveyor, and must show the following information, in metric units:

- North arrow;
- Metric scale;
- The boundaries and dimensions of the subject lands, the part to severed, and the part to be retained;
- The boundaries and dimensions of any lands abutting the subject lands that are owned by the Registered Owner (if applicable);
- The location of all lands previously severed from the parcel originally acquired by the Registered Owner of the subject lands (if applicable);
- The approximate distance between the subject lands and the nearest Town lot line or landmark such as a bridge or railway crossing;
- The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- The location and nature of any easement affecting the subject lands (if applicable).

*Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.*

**13. Plans, Reports, and Information Submitted with this Application**

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Planning Justification Report	March 2022	NPG Planning Solutions
2	Sketch of Severance	February 28, 2022	SCHAEFFER DZALDOV BENNETT LT
3			
4			
5			
6			

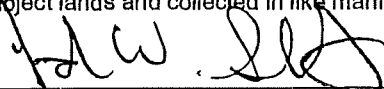
**14. Acknowledgement and Agreement of Registered Owner**

I, Fred Stewart/ Stewarhaven Farms Limited **AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND**  
*(Name of Registered Owner/Company)*

I **ACKNOWLEDGE AND AGREE** that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I **ACKNOWLEDGE AND AGREE** that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I **ACKNOWLEDGE AND AGREE** that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

  
*(Signature of Registered Owner)*

March 11 2022  
*(Date)*

**15. Authorization of Registered Owner**

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, Fred Stewart/ Stewarhaven Farms Limited **AM THE REGISTERED OWNER OF THE SUBJECT LANDS**  
*(Name of Registered Owner/Company)*

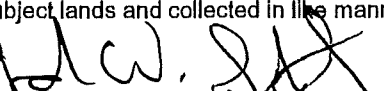
**AND HEREBY AUTHORIZE** Tony Cugliary/ Lactalis Canada Inc.  
*(Name of Authorized Agent/Company)*

**TO SUBMIT THIS APPLICATION** to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I **UNDERSTAND** that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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*(Signature of Registered Owner)*

March 11 2022  
*(Date)*

**16. Sworn Declaration**

I, Tony Cugliari/ Lactalis Canada Inc. OF THE City of Brampton  
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

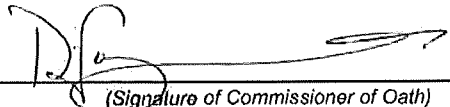
IN THE Regional Municipality of Peel  
(Name of Regional Municipality or Province)

**DO SOLEMNLY DECLARE** that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in City of Brampton in the Regional Municipality of Peel  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 10 day of March, 2022.  
(Month) (Year)

  
(Signature of Registered Owner/Authorized Agent)

  
(Signature of Commissioner of Oath)

David John Forgiare, Commissioner

**THIS APPLICATION MUST BE SUBMITTED TO:**

Town of Niagara-on-the-Lake  
Community & Development Services  
1593 Four Mile Creek Road  
PO Box 100  
Virgil, ON L0S 1T0

Phone: (905) 468-3266  
Fax: (905) 468-0301  
Website: [www.nottl.org](http://www.nottl.org)