

File No:

Date of Receipt:

(Office Use Only)

Surplus Farm Dwelling Information Form

in Support of an Application for Consent
under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

Please complete all applicable sections of this form. All measurements are to be provided in metric units. The information requested on this form is required to review the proposal. An incomplete form will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this form, 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. Details of the Subject Lands

Municipal Address 944 Concession 1 Road		Assessment Roll Number 262702002113300	
Legal Description Part of Lot 22, Registered Plan No. TP 166			
Lot Area (metric) 4670.0 sm	Lot Frontage (metric) 76.869 m	Lot Depth (metric) 60.96 m	Year the surplus dwelling was constructed Approximately 1970

Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house:
The existing dwelling is capable of human habitation and is not a farm help house.

2. Proposed Transaction

Identify the proposed transaction (i.e., the proposed severance and merging of lands):
It is proposed to sever a surplus farm dwelling at 944 Concession 1 Road and consolidate agricultural lands at 944 Concession 1 Road with the agricultural lands at 1008 Concession 1 Road.

Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due farm consolidation:
The owners principal residence is 1008 Concession 1 Road. The dwelling at 944 Concession 1 is surplus to the owners needs.

3. Details of the Lands Farmed by the Person to whom the Dwelling is Surplus

To whom is the dwelling surplus? ☒ Owner ☐ Purchasing Farmer		
Total area of land farmed (metric): 127 acres (51.4 ha)	Total area of farm land owned (metric): 127 acres (51.4 ha)	Total area of farm land leased (metric): NA

Identify the locations of all lands farmed by the owner/purchasing farmer:
1008 Concession 1 Road and 944 Concession 1 Road. Additional farmland includes 5 parcels located on Concession 1 & 2, Arnold Road and Line 5 Road for a total of 127 acres. Please see Figure 5 in the Planning Justification Report.

Identify the crops that are farmed by the owner/purchasing farmer:
The owner cultivates the following crops: wine grapes, fresh market grapes, peaches, plums and sweet cherries.

5. Principal Residence of the Owner/Purchasing Farmer

Identify the location of the owner's/purchasing farmer's principal residence:

1008 Concession 1 Road

Does the owner/purchasing farmer own or rent their principal residence?

☒ Own

☐ Rent

Does the owner/purchasing farmer own any other dwellings?

☒ Yes

☐ No

If yes, identify the location of all other dwellings owned by the owner/purchasing farmer:

944 Concession 1 Road

6. Sworn Declaration

I, Susan Wheler, Susan Wheler & Associates

OF THE Town of Niagara-on-the-Lake

(Name of Registered Owner/Company or Authorized Agent/Company)

(Name of City, Town, Township, etc.)

IN THE Region of Niagara

(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this form is true and complete.

Declared before me in Town of NOTL

(Name of City, Town, Township, etc.)

in the Niagara Region

(Name of Regional Municipality or Province)

on this 27 day of March, 2025

(Month)

(Year)

Natalie Elora Thomson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Town of Niagara-on-the-Lake.
Expires April 25, 2027.

Susan Wheler
(Signature of Registered Owner/Authorized Agent)

Natalie Elora Thomson
(Signature of Commissioner of Oath)

THIS FORM 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.notl.org