

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 <b>2052 York Rd, Niagara-on-the-Lake, ON L0S 1J0</b>	Assessment Roll Number <b>262702002227700</b>
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Legal Description  
**PT LT 6 CP PL 1 NIAGARA AS IN RO313248; NIAGARA-ON-THE-LAKE**

Date the subject lands were acquired: <b>2025/03/27</b>	Lot Area (metric): <b>2511 Sq m</b>	Lot Frontage (metric): <b>36.58 m</b>	Lot Depth (metric): <b>99.89 m</b>
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Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):

Name of the person to whom the subject lands or an interest in the subject lands is to be transferred, charged, or leased:

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

Name <b>Christopher Adams</b>	Company Name <b>Newcastle Communities</b>	Municipality <b>St. Catharines</b>
Mailing Address <b>1725 Third Street Louth</b>	Unit Number	Postal Code <b>L2R 6P9</b>
Province <b>Ontario</b>	Email <b>chris@newcastlecommunities.com</b>	Telephone <b>905-329-3280</b>

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

Name <b>Aaron Butler</b>	Company Name <b>NPG Planning Solutions</b>	Municipality <b>Niagara Falls</b>
Mailing Address <b>4999 Victoria Ave</b>	Unit Number	Postal Code <b>L2E 4C9</b>
Province <b>Ontario</b>	Email <b>abutler@npgsolutions.ca</b>	Telephone <b>(905) 321-6743</b>

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



### 5. Solicitor (if different from Authorized Agent)

Name		Company Name	Municipality	
Mailing Address			Unit Number	Postal Code
Province	Email		Telephone	

### 6. Mortgages, Charges, and Other Encumbrances (if applicable)

Name		Company Name	Municipality	
Mailing Address			Unit Number	Postal Code
Province	Email		Telephone	

### 7. Details of the Lands to be Severed, Granted Easement or Right-of-way, Leased, Charged, etc.

Part number(s) on drawing: <b>Part 1</b>	Lot/part area (metric): <b>1692 Sq m</b>	Lot/part frontage (metric): <b>18.29 m</b>	Lot/part depth (metric): <b>68.66 m</b>
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Identify how the lands will be accessed:

- ☒ Public road maintained all year
 ☐ Niagara River Parkway
 ☐ Provincial highway  
☐ Public road maintained seasonally
 ☐ Private easement/right-of-way
 ☐ 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:

#### Water

- ☒ Publicly owned and operated piped water system  
☐ Privately owned and operated individual well  
☐ Privately owned and operated communal well  
☐ Lake or other water body  
☐ Other: \_\_\_\_\_

#### Sewage Disposal

- ☒ Publicly owned and operated sanitary sewage system  
☐ Privately owned and operated individual septic system  
☐ Privately owned and operated communal septic system  
☐ Privy  
☐ Other: \_\_\_\_\_

#### Storm Drainage

- ☒ Sewers  
☐ Ditches/swales  
☐ Other: \_\_\_\_\_

Identify the existing buildings and structures on the lands:

**Vacant**

Identify the existing use(s) on the lands:

**Vacant**

Identify the proposed buildings and structures on the lands:

**Single Detached Dwelling**

Identify the proposed use(s) of the lands:

**Residential**

If severed lands will merge with abutting lands, identify the Part number on the attached sketch, and name of the current owner:

If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner:

## 8. Details of the Lands to be Retained

Part number(s) on drawing: <b>Part 2</b>	Lot/part area (metric): <b>818 Sq m</b>	Lot/part frontage (metric): <b>18.29 m</b>	Lot/part depth (metric): <b>44.76 m</b>
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Identify how the lands will be accessed:

- ☒ Public road maintained all year
 ☐ Niagara River Parkway
 ☐ Provincial highway  
☐ Public road maintained seasonally
 ☐ Private easement/right-of-way
 ☐ 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:

### Water

- ☒ Publicly owned and operated piped water system  
☐ Privately owned and operated individual well  
☐ Privately owned and operated communal well  
☐ Lake or other water body  
☐ Other: \_\_\_\_\_

### Sewage Disposal

- ☒ Publicly owned and operated sanitary sewage system  
☐ Privately owned and operated individual septic system  
☐ Privately owned and operated communal septic system  
☐ Privy  
☐ Other: \_\_\_\_\_

### Storm Drainage

- ☒ Sewers  
☐ Ditches/swales  
☐ Other: \_\_\_\_\_

Identify the existing buildings and structures on the lands:

**Single Detached Dwelling**

Identify the existing use(s) on the lands:

**Residential**

Identify the proposed buildings and structures on the lands:

**Single Detached Dwelling**

Identify the proposed use(s) on the lands:

**Residential**

## 9. Previous Applications (if applicable)

Have any lands been severed from the parcel originally acquired by the Registered Owner of the subject lands?

☐ Yes ☒ No

If yes, provide the date of transfer, the name of the transferee and the use of the severed lands:

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* 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?

☐ Yes  
☒ No  
☐ Unknown

If yes, provide the information requested below for each previous application:

Application Type	File Number	Status of the Application

## 10. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application
<b>Minor Variance for Part 1</b>		
<b>Minor Variance for Part 2</b>		



## 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	Consent Sketch	April 2025	Chambers and Associates Surveying Ltd.
2	Natural Heritage Evaluation	July 2025	GEI
3	Conceptual Building Elevations	July 2025	Jason Pizzicarola Design – Architects Inc.
4	Tree Inventory and Preservation Plan Report	July 2025	Jackson Arboriculture Inc.
5	Streetscape Study	July 2025	NPG Planning Solutions
6	Planning Justification Brief	July 2025	NPG Planning Solutions



## 14. Acknowledgement and Agreement of Registered Owner

I, chris adams 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.

christopher Adams  
(Signature of Registered Owner)

2025-07-31  
(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, chris adams AM THE REGISTERED OWNER OF THE SUBJECT LANDS  
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE NPG consultants

(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.

**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.

christopher Adams  
(Signature of Registered Owner)

2025-07-31  
(Date)

## 16. Sworn Declaration

I, Aaron Butler / NPG Planning Solutions OF THE City of Niagara Falls  
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE Regional Municipality of Niagara  
(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 The City of Hamilton in the Province of Ontario  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 5 day of August, 20 25.  
(Month) (Year)

A Butler

(Signature of Registered Owner/Authorized Agent)

**Robert Scott Fiedler,  
a Commissioner, etc.,  
Province of Ontario,  
for NPG Planning Solutions Inc.  
Expires February 19, 2028.**

R Fiedler

(Signature of Commissioner of Oath)

### 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.notl.org](http://www.notl.org)