

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: discharge mortgage

2. Details of the Subject Lands

Municipal Address 46 Paxton Lane		Assessment Roll Number 2627020025006000000	
Legal Description Part of Lot 90, formerly, in the Township of Niagara, in the County of Lincoln, designated as Part 1 on plan 30R-3213 sav			
Date the subject lands were acquired: 2011	Lot Area (metric): 1.97ha (4.88 acres)	Lot Frontage (metric): varies	Lot Depth (metric): irregular
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): no current easments. A new easement is proposed on Part 2 on the attached consent plan.			
Name of the person to whom the subject lands or an interest in the subject lands is to be transferred, charged, or leased: Hummel Properties Inc. or other company to be established			

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

Name	Company Name 2233479 Ontario Limited	Municipality Toronto
Mailing Address 1858 Avenue Road	Unit Number 300	Postal Code M5M 3Z5
Province ON	Email vanmali@look.ca	Telephone 416-818-3464

4. Authorized Agent (if one has been authorized)

Name Jennifer Vida	Company Name J. Vida Consulting Inc.	Municipality St. Davids
Mailing Address Box 522	Unit Number	Postal Code L0S 1P0
Province ON	Email jennifervidaconsulting@gmail.com	Telephone 905-246-3061

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

5. Solicitor (if different from Authorized Agent)						
Name Tom Richardson		Company Name Sullivan Mahoney				
Mailing Address 40 Queen Street		Municipality St. Catharines				
Province ON		Email tarichardson@sullivan-mahoney.com	Telephone 905-688-6655			
6. Mortgages, Charges, and Other Encumbrances (if applicable)			None			
Name		Company Name				
Mailing Address		Municipality				
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: Part 2 &3	Lot/part area (metric): 2178m2m2	Lot/part frontage (metric): 32.84m	Lot/part depth (metric): 82m+			
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: <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> 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: </td> <td style="vertical-align: top;"> 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: </td> <td style="vertical-align: top;"> Storm Drainage ☒ Sewers ☐ Ditches/swales ☐ Other: </td> </tr> </table>				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:
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Identify the existing buildings and structures on the lands: existing Paxton House (designated structure) to remain						
Identify the existing use(s) on the lands: vacant						
Identify the proposed buildings and structures on the lands: future restoration and addition to the heritage structure to be controlled through future heritage permit applications						
Identify the proposed use(s) of the lands: single detached dwelling						
If severed lands will merge with abutting lands, identify the Part number on the attached sketch, and name of the current owner: n/a						
If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner: Part 2 will be an easement for access and servicing purposes in favor of Part 1.						

8. Details of the Lands to be Retained

Part number(s) on drawing: Part 1	Lot/part area (metric): 1.76ha	Lot/part frontage (metric): 58m	Lot/part depth (metric): 194m+
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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:

none

Identify the existing use(s) on the lands:

vacant

Identify the proposed buildings and structures on the lands:

future singles and townhouses on a private road

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:

n/a

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
Draft Plan of Vacant Land Condominium	26CD-18-12-01	draft approved

10. Concurrent Applications (if applicable)

Application Type	File Number	Status of the Application
redline revision to draft plan of condominium	TBD	concurrent

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	July 24th 2025	J.D Barnes
2	PIN and Block Plan	July 2025	OLR
3	Cover Letter/Planning Brief	July 2025	Hummel Properties Inc.
4			
5			
6			

14. Acknowledgement and Agreement of Registered Owner

I, SIMON YAKUBOWICZ 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)

7/30/2025
(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, SIMON YAKUBOWICZ AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Jennifer Vida of J. Vida Consulting Inc.

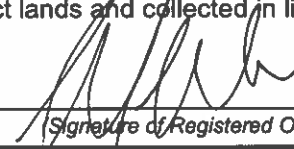
(Name of Authorized Agent/Company)

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)

7/30/2025
(Date)

16. Sworn Declaration

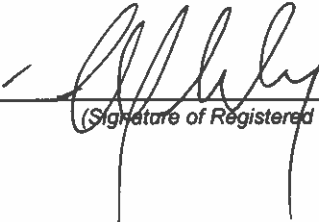
I, SIMON YAKUBOWICZ OF THE TORONTO
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE ONTARIO
(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 TORONTO in the PROVINCE OF ONTARIO
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 31st day of JULY, 20 25.
(Month) (Year)


(Signature of Registered Owner/Authorized Agent)


(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