

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 765 Four Mile Creek Road		Assessment Roll Number 262702002011600	
Legal Description PT TWP LOT 83 RP 30R4902;PART 2 PART 3 P			
Lot Area (metric) 7.84 ha	Lot Frontage (metric) 243.9 metres	Lot Depth (metric) 443.987 metres	Year the surplus dwelling was constructed Prior to 2000
Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house: The dwelling is capable of habitation and is currently being utilized as a residence			

### 2. Proposed Transaction

Identify the proposed transaction (i.e., the proposed severance and merging of lands):  
 Puglisi Farms is acquiring the Subject Lands. Upon acquisition the dwelling and accessory structures will be deemed surplus to farming operations. The retained agricultural portion will be merged with 917 Line 7 Road.

Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due farm consolidation:  
 The current owners of the lot are Joseph Bernard Pillitteri and Deborah Jean Pillitteri who both currently reside in the dwelling. The dwelling will be rendered surplus at the time of sale. See Planning Justification Brief

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

To whom is the dwelling surplus? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Purchasing Farmer		
Total area of land farmed (metric): 137 ac / 55.1 ha	Total area of farm land owned (metric): 96 ac / 38.7 ha	Total area of farm land leased (metric): 41 ac / 16.4 ha
Identify the locations of all lands farmed by the owner/purchasing farmer: 925 Line 2 Road, 916 Line 7 Road, 1581 Concession 1 Road, 901 East & West Line, Lands abutting Firelane 5 Road, 925 Line 1 Road, 994 Line 3 Road, 1436 Four Mile Creek Road		
Identify the crops that are farmed by the owner/purchasing farmer: Grapes		

### 5. Principal Residence of the Owner/Purchasing Farmer

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

925 Line 2 Road, Niagara-on-the-Lake

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:

1581 Concession 1 Road, 916 Line 7 Road

### 6. Sworn Declaration

I, Max Fedchyshak OF THE St. Catharines  
(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 City of Toronto in the Province of Ontario  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 12th day of February, 2026.  
(Month) (Year)

  
\_\_\_\_\_  
(Signature of Registered Owner/Authorized Agent)

  
\_\_\_\_\_  
Lichheng Lim,  
A Commissioner, etc.,  
Province of Ontario,  
For NPG Planning Solutions Inc.  
Expires February 19, 2028  
(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