

5. Solicitor (if different from Authorized Agent)																											
Name Adam Stewart		Company Name Stewart Law Group																									
Mailing Address 1501 Niagara Stone Road, Box 543		Unit Number	Postal Code L0S 1T0																								
Province Ontario	Email Adam@stewartlawgroup.ca	Telephone 905.641.2633																									
6. Mortgages, Charges, and Other Encumbrances (if applicable)																											
Name Lauren Daly		Company Name Pen Financial																									
Mailing Address 295 Fourth Avenue		Unit Number	Postal Code L2S 0E7																								
Province Ontario	Email Laurendaly@penfinancial.com	Telephone 905.688.2044 Ext 1704																									
7. Details of the Lands to be Severed, Granted Easement or Right-of-way, Leased, Charged, etc.																											
Part number(s) on drawing: Part 1	Lot/part area (metric): 4046.9 sm	Lot/part frontage (metric): 47.197 m	Lot/part depth (metric): 85.750 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 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>Water</td> <td>Sewage Disposal</td> <td colspan="2">Storm Drainage</td> </tr> <tr> <td><input checked="" 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 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>				Water	Sewage Disposal	Storm Drainage		<input checked="" type="checkbox"/> Publicly owned and operated piped water system	<input type="checkbox"/> Publicly owned and operated sanitary sewage system	<input type="checkbox"/> Sewers		<input 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: Single-family dwelling. Storage buildings that are to be removed																											
Identify the existing use(s) on the lands: Principal Residence of Owner																											
Identify the proposed buildings and structures on the lands: New two-storey garage with storage on the second level																											
Identify the proposed use(s) of the lands: The dwelling will continue to be the principal residence of the owners. The home industry will be removed.																											
If severed lands will merge with abutting lands, identify the Part number on the attached sketch, and name of the current owner: NA																											
If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner: A road widening of 3.05 m will be dedicated to the Town across the entire frontage of the property (Part 2).																											

8. Details of the Lands to be Retained

Part number(s) on drawing: Part 3	Lot/part area (metric): 36,706 sm	Lot/part frontage (metric): 15.119 m	Lot/part depth (metric): 444.99 m
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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	Sewage Disposal	Storm Drainage
<input checked="" type="checkbox"/> Publicly owned and operated piped water system <input 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: _____	<input type="checkbox"/> Publicly owned and operated sanitary sewage system <input 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: _____	<input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: _____

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

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
Zoning By-law Amendment		To be submitted concurrently

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).

Planning, Building and 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 2, 2026	Susan Wheler + Associates
2	Consent Sketch	February 17, 2026	The Larocque Group
3	Draft Zoning By-Law Amendment	March 9, 2026	Susan Wheler + Associates
4	Zoning By-law Amendment Application	March 9, 2026	Susan Wheler + Associates
5	Consent Application	March 9, 2026	Susan Wheler + Associates
6	Surplus Farm Dwelling Form	March 9, 2026	Susan Wheler + Associates

14. Acknowledgement and Agreement of Registered Owner

I, John & Dorothy Floris & Lynda & Michael Bailey 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.

Dorothy Floris

John & Dorothy Floris & Lynda & Michael Bailey
(Signature of Registered Owner)

March 14, 2026
(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, John & Dorothy Floris & Lynda & Michael Bailey AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Susan Wheler, Susan Wheler + Associates
(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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Dorothy Floris

John & Dorothy Floris & Lynda & Michael Bailey
(Signature of Registered Owner)

March 14, 2026
(Date)

16. 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 application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in Town of NOTL in the Niagara Region
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 19 day of March, 2026.
(Month) (Year)

Susan Wheler
(Signature of Registered Owner/Authorized Agent)

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

[Signature]
(Signature of Commissioner of Oath)

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Planning, Building and 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