



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 1231 Concession 2 Road		Assessment Roll Number	
Legal Description Part of Township Lot 31			
Lot Area (metric) 4.1 ha	Lot Frontage (metric) 62.316 m	Lot Depth (metric)	Year the surplus dwelling was constructed 1960
Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house: The owners purchased the dwelling in 1970 and have lived in it continuously since that date. It 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 the surplus farm dwelling and consolidate the agricultural lands with the farm holdings (60 acres) of the purchasing farmer.			
Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due farm consolidation: The purchasing farmer's principal residence is at 5 Gossen Drive in NOTL. The dwelling is therefore surplus to his needs.			
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):	Total area of farm land owned (metric):	Total area of farm land leased (metric):	
Identify the locations of all lands farmed by the owner/purchasing farmer: Please see the attached Table.			
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:

5 Gossen Drive 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:

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

on this 19 day of March, 20 26.
(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

Summary of Lands Farmed by the Purchasing Farmer

Property / Location	Area (Acres)	Ownership
Part Twp Lot 21, Plan 30R 5303; Part 1 & Part 3 Rover; Parts 3 & 4, Line 1 Road	25	James Richard Zabek
957 Line 6 Road	10	James Richard Zabek & Megan Ann Zabek
992 Line 7 Road	25	Zabek Vineyards Ltd.
1231 Concession 2 Road	9.12	John & Dorothy Floris