



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 <b>1931 Four Mile Creek Road</b>		Assessment Roll Number <b>262702000916500</b>	
Legal Description <b>PLAN 167 PT LOT 5 AND RP;30R11579 PART 1</b>			
Lot Area (metric) <b>3.89 ha</b>	Lot Frontage (metric) <b>349.35 m</b>	Lot Depth (metric) <b>221.15 m</b>	Year the surplus dwelling was constructed <b>Prior to 1965</b>
Provide confirmation that the surplus dwelling is capable of human habitation, and that it is not a farm help house: <b>The surplus dwelling unit is capable of human habitation and not a farm help house. See Planning Justification Report.</b>			

### 2. Proposed Transaction

Identify the proposed transaction (i.e., the proposed severance and merging of lands):  
**The proposed severance is to create a residential lot that was made surplus when Lepp Farms Inc. purchased the subject lands in March 2024. See Planning Justification Report.**

Identify how/why the dwelling is surplus to the needs of the owner/purchasing farmer due farm consolidation:  
**The current owner of the detached dwelling is George Lepp, who owns Lepp Farms Inc. He currently resides in the dwelling located at 72 Hunter Road.**

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

To whom is the dwelling surplus?       Owner       Purchasing Farmer

Total area of land farmed (metric): <b>300 acres/121 ha</b>	Total area of farm land owned (metric): <b>240 acres/97 ha</b>	Total area of farm land leased (metric): <b>60 acres/24 ha</b>
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Identify the locations of all lands farmed by the owner/purchasing farmer:  
**See Planning Justification Report. Figure 3**

Identify the crops that are farmed by the owner/purchasing farmer:  
**Tender fruit, including grapes**

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

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

72 Hunter 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:

### 6. Sworn Declaration

I, Max Fedchyshak/NPG Planning Solutions Inc OF THE City of 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 the City of Hamilton in the Province of Ontario  
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 11 day of March, 2026.  
(Month) (Year)

[Signature]  
(Signature of Registered Owner/Authorized Agent)

[Signature]  
(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