



Planning, Building & Development Services
 1593 Four Mile Creek Road
 P.O. Box 100, Virgil, ON L0S 1T0
 905-468-3266 • Fax: 905-468-0301

www.notl.com

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: _____

2. Details of the Subject Lands

Municipal Address 1894 Concession 4 Road		Assessment Roll Number 262702000919050	
Legal Description PLAN M11 PT LOT 70 RP;30R9347 PART 1			
Date the subject lands were acquired: 10/28/2025	Lot Area (metric): 3.18 ha	Lot Frontage (metric): 175.78m	Lot Depth (metric): 133.4
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): N/A			
Name of the person to whom the subject lands or an interest in the subject lands is to be transferred, charged, or leased:			

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

Name Peter Boekestyn	Company Name Virgil Greenhouses Limited	Municipality Niagara-on-the-Lake
Mailing Address 337 Hunter Road	Unit Number	Postal Code L0S 1J0
Province Ontario	Email peter@virgilflowers.com	Telephone 905-327-2450

4. Authorized Agent (if one has been authorized)

Name	Company Name	Municipality
Mailing Address	Unit Number	Postal Code
Province	Email	Telephone

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

5. Solicitor (if different from Authorized Agent)						
Name		Company Name	Municipality			
Mailing Address		Unit Number	Postal Code			
Province	Email		Telephone			
6. Mortgages, Charges, and Other Encumbrances (if applicable)						
Name		Company Name	Municipality			
Mailing Address		Unit Number	Postal Code			
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: 1	Lot/part area (metric): 4627.6 sq.m.	Lot/part frontage (metric): 72.3m	Lot/part depth (metric): 64.01m			
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" style="width: 100%;"> <tr> <td style="vertical-align: top;"> Water <input 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 checked="" type="checkbox"/> Other: <u>Cistern</u> </td> <td style="vertical-align: top;"> Sewage Disposal <input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" 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: _____ </td> <td style="vertical-align: top;"> Storm Drainage <input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: _____ </td> </tr> </table>				Water <input 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 checked="" type="checkbox"/> Other: <u>Cistern</u>	Sewage Disposal <input type="checkbox"/> Publicly owned and operated sanitary sewage system <input checked="" 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: _____	Storm Drainage <input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other: _____
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Identify the existing buildings and structures on the lands: <u>Dwelling, pool house and shed</u>						
Identify the existing use(s) on the lands: <u>Residential</u>						
Identify the proposed buildings and structures on the lands: <u>None</u>						
Identify the proposed use(s) of the lands: <u>Residential</u>						
If severed lands will merge with abutting lands, identify the Part number on the attached sketch, and name of the current owner:						
If an easement is proposed, identify the Part number on the attached sketch, purpose, and benefitting Part number and owner:						

8. Details of the Lands to be Retained

Part number(s) on drawing: 2	Lot/part area (metric): 27189.9 sq.m.	Lot/part frontage (metric): 103.48m	Lot/part depth (metric): 133.4m
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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 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 checked="" type="checkbox"/> Other: <u>N/A</u>	<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 checked="" type="checkbox"/> Other: <u>N/A</u>	<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

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	December 9, 2025	Chambers and Associates Surveying
2	Planning Justification Report	May, 2026	Upper Canada Consultants
3			
4			
5			
6			

14. Acknowledgement and Agreement of Registered Owner

I, Peter Boekestyn (ASO) 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)

May 8 / 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, _____ AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE _____
(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)

(Date)

16. Sworn Declaration

I, Peter Boekestyn (ASO) 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)

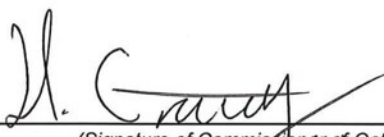
DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

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

on this _____ day of May, 2026.
(Month) (Year)



(Signature of Registered Owner/Authorized Agent)



(Signature of Commissioner, etc.)
Hannah Kay Gracey, a Commissioner, etc.,
Province of Ontario, for Upper Canada
Planning & Engineering Ltd.
Expires Novemeber 28, 2028.

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake	Phone: (905) 468-3266
Planning, Building & Development Services	Fax: (905) 468-0301
1593 Four Mile Creek Road	Website: www.notl.org
PO Box 100	
Virgil, ON L0S 1T0	