



PLEASE TYPE OR USE BLACK INK

**Section 1**

<b>1. Registered Owner (s):</b>	
Name: 2023781 Ontario Inc.	
Mailing Address: 2309 Hwy # 3	
City: Port Colborne	Province: Ontario
Postal Code: L3K 5V3	Telephone: 905-835-8484
Fax:	Email: wwvisser@hotmail.com

<b>1.2 Owner's SOLICITOR (if applicable)</b>	
Name: R. Brian Miller	
Mailing Address: 1415 Pound Avenue	
City: Fort Erie	Province: Ontario
Postal Code: L2A 5P9	Telephone: 905-658-0057
Fax:	Email: bmiller@rbmillerlaw.com

<b>1.3 Owner's Authorized AGENT (if applicable) Not Applicable</b>	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:

<b>1.4 MORTGAGES, Charges &amp; Other Encumbrances:</b>
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.
Peter Typer
Richard Typer

<b>1.5 Date and Subject Land was acquired by the Current Owner:</b>
March 12, 2018

<b>1.6 Owner's ONTARIO LAND SURVEYOR (if applicable)</b>

Name: Lanthier & Gilmore	
Mailing Address: 173 Clarence Street	
City: Port Colborne	Province: Ontario
Postal Code: L3K 3G4	Telephone: 905-835-5477
Fax:	Email: lanthier.gilmore@bellnet.ca

<b>1.7 All communications should be sent to the:</b>
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Solicitor <input type="checkbox"/> Agent

**Section 2: LOCATION**

Former Municipality: Humberstone	
Concession No.	Lot(s): Part of Garlinda Avenue
Registered Plan No. 831	Lot(s):
Reference Plan No.	Part(s):
Name of Street: Omer Avenue	Street No. Not assigned

<b>2.1 Type of proposed transaction: (Check appropriate space(s))</b>
<input type="checkbox"/> Creation of New Lot <input checked="" type="checkbox"/> Addition to lot <input type="checkbox"/> Mortgage or Charge <input type="checkbox"/> Lease <input type="checkbox"/> Disposal of Surplus Farm Dwelling <input type="checkbox"/> Farm Retirement Lot <input type="checkbox"/> Partial Discharge or Mortgage <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
Reason for proposed transaction:
Re-configure the lands of the neighbouring property owner.

<b>2.2 If a lot addition, identify the lands to which the parcel will be added:</b>
Part 2 on the attached sketch being Lots 21-27 & Pt Lot 28, Plan 831

<b>2.3 Name of person(s), if known, to whom land or interest in land is intended to be conveyed, leased, or mortgaged:</b>
Wesley William Visser

### Section 3: OFFICIAL PLAN & ZONING

**3.1 What is the current designation of the land in the Official Plan and the Regional Plan?**

Port Colborne Official Plan: **Urban Residential**

Regional Policy Plan: **Built-up Area**

**3.2 What is the Zoning of the land (By-law 6575/30/18)?**

**Fourth Density Residential Zone (R4)**

**3.3 Is the proposal consistent with Provincial policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O., as amended?**

- Yes  
 No

### Section 4

**Are there any existing EASEMENTS OR RESTRICTIVE COVENANTS affecting the land?**

- Yes  
 No

If "Yes" describe the easement or covenant and its effect:

### Section 5

**Type of ACCESS**

- Provincial Highway  
 Regional Road  
 Municipal Road maintained all year  
 Other Public Road  
 Municipal Road maintained **seasonally**  
 Right-of-Way  
 Water Access  
 Private Road

### Section 6

**What type of WATER SUPPLY is proposed?**

- Publicly owned and operated piped water supply  
 Lake  
 Well (private or communal)  
 Other (specify)

### Section 7

**What type of SEWAGE DISPOSAL is proposed?**

- Publicly owned and operated sanitary sewage system  
 Septic system (private or communal)  
 Other (specify)

**Section 8**

<b>What type of STORMWATER DISPOSAL is proposed?</b>
<input checked="" type="checkbox"/> Publicly owned and operated stormwater system <input type="checkbox"/> Other (specify) _____

**Section 9****Part No. On Sketch:** 4

<b>DESCRIPTION OF PARCEL TO BE SEVERED (in metric units)</b>		
Frontage: 18.29 m	Depth: 26.67 m	Area: 487.3 sq.m.
Existing Use: <b>Vacant Residential Land</b>		
Proposed Use: <b>To be attached to the lands to the west</b>		

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: <b>None</b>
Proposed: <b>Create a development site comprised of Parts 2, 4 &amp; 5 on the attached sketch</b>

**Section 10****Part No. On Sketch:** 3

<b>DESCRIPTION OF PARCEL TO BE RETAINED (in metric units)</b>		
Frontage: 18.29 m.	Depth: 26.67 m.	Area: 487.8 sq.m.
Existing Use: <b>Vacant Residential Land</b>		
Proposed Use: <b>Future Development Site</b>		

Existing and proposed buildings and structures on the land to be retained. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: <b>None</b>
Proposed: <b>Future Development Site</b>

**Section 11**

<b>Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

If the answer is "Yes," please provide the following information:

File Number:
Decision:

**Section 12**

<b>HAS THE LAND BEEN SEVERED from the parcel originally acquired by the owner of the land?</b>
<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No

If the answer is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name:
Land Use on severed parcel:
Date Parcel Transferred:
Consent file number (if known): B

**Section 13: OTHER APPLICATIONS**

<b>13.1 If known, identify whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of:</b>		
Official Plan Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning By-Law Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Consent	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Site Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>13.2 If the answer to the above is yes, and if known, provide the following for each application noted:</b>	
File number of the application:	Not assigned
Name of the approval authority considering the application:	City of Port Colborne
Lands affected by the application:	Part 1 on the attached sketch
Purpose of the application:	Boundary adjustment
Status of the application:	Pre-application consultation
Effect of the application on the proposed amendment:	Create a better land configuration

**Section 14 ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND**

<b>14.1 ALL EXISTING USE</b>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input type="checkbox"/> Parkland <input type="checkbox"/> Vacant <input type="checkbox"/> Other  <hr/>

**14.2 What is the length of time the existing use(s) of the land have continued?**

Since the creation of Plan 831

**14.3 Are there any buildings or structures on the subject land?**

Yes

No

If Yes, for each existing building or structure, complete the following:

Type of Building or Structure	Setback from the front lot line (in metres)	Setback from the rear lot line (in metres)	Setback from the side lot line (in metres)	Setback from the side lot line (in metres)	Height (in metres & number of stories)	Dimensions or floor area (in metres)	Date of construction

**14.4 ALL PREVIOUS USE**

Residential

Industrial

Commercial

Institutional

Agricultural

Parkland

Vacant

Other

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**14.5 ALL ADJACENT USE(S)**

	NORTH	SOUTH	EAST	WEST
Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/> X	<input checked="" type="checkbox"/> X	<input checked="" type="checkbox"/> X
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/> Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**14.6 If Industrial or Commercial, specify use**

Not Applicable

**14.7 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?**

Yes

No

Unknown

**14.8 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?**

- Yes  
 No  
 Unknown

**14.9 Has there been petroleum or other fuel stored on the subject land or adjacent lands?**

- Yes  
 No  
 Unknown

**14.10 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?**

- Yes  
 No  
 Unknown

**14.11 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?**

- Yes  
 No  
 Unknown

**14.12 Have the lands or adjacent lands ever been used as a weapons firing range?**

- Yes  
 No  
 Unknown

**14.13 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?**

- Yes  
 No  
 Unknown

**14.14 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?**

- Yes  
 No  
 Unknown

**14.15 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?\***

- Yes  
 No  
 Unknown

- Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.

**ACKNOWLEDGMENT CLAUSE**

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

X

Date

APRIL 27, 2023

X

2023781 Ontario Inc.

**14.16 Are there any buildings designated under the Ontario Heritage Act?**

- Yes  
 No  
 Unknown

**14.17 If there are any existing buildings on the site, briefly describe them and indicate their proposed use**

Not Applicable

**14.18 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?**

- Yes  
 No

## NIAGARA PENINSULA CONSERVATION AUTHORITY

### Pre-screening Criteria

**15.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"?**

- Yes  
 No  
 Unknown

**15.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?**

- Yes  
 No  
 Unknown

**15.3 Is the property located on or within 30 metres of the Lake Erie shoreline?**

- Yes  
 No  
 Unknown

**15.4 Is there a valley slope on the property?**

- Yes  
 No  
 Unknown

**15.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?**

- Yes  
 No  
 Unknown

X April 27/2023  
Date

X \_\_\_\_\_  
2023781 Ontario Inc.  
Per: Wesley William Visser  
I Have Authority to Bind the Corporation

Please note: If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/~~we~~ Wesley William Visser

Of the City/~~Town~~ of Port Colborne

In the ~~County~~/Regional Municipality of Niagara

solemnly declare that all the statements contained in this application are true, and I/we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the  
City \_\_\_\_\_ of Port Colborne

In the Regional Mun. of Niagara

This 27th day of April

A.D 20 23

TO BE SIGNED IN THE PRESENCE OF A  
COMMISSIONER FOR TAKING AFFIDAVITS

X \_\_\_\_\_

Signature of applicant(s), solicitor, or authorized agent

A Commissioner, etc.

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to the City Clerk at 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.