

For Office Use Only:

File Number	<u>BNPL2017185</u>	Application Fee	<u>1842.00</u>
Related File Number	_____	Conservation Authority Fee	<u>231.65</u>
Pre-consultation Meeting	_____	OSSD Form Provided	_____
Application Submitted	<u>July 4-2017</u>	Planner	_____
Complete Application	<u>July 4-2017</u>	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance

Property Assessment Roll Number: 493-080-28100-0000

A. Applicant Information

Name of Owner LARRY Joseph Blizman & Wilma Blizman

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 2418 FRONT RD. RR#1 Vittoria ONTARIO

Town and Postal Code NDE 1W0

Phone Number 519 426-8519

Cell Number —

Email mlb.farms@hotmail.com

Name of Agent N/A

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

- ☒ Owner ☐ Agent

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

2418 FRONT RD. Charlotteville Con. 1 SPT

LOTS 17 and 18 PLAN 36B BLK 3 PARTS LOTS 1 AND 2 IRREG. 192.26 ac.

Municipal Civic Address: _____

Present Official Plan Designation(s): Agricultural + Hazard Land.

Present Zoning: Agricultural + Hazard Land.

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: April 07 1988

4. Present use of the subject lands:

Agriculture Tobacco, Beans, Rye, Corn

5. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

See Attached sketch.

6. If known, the date existing buildings or structures were constructed on the subject lands: Greenhouse 1992 100'x50' BARN 1996 All other buildings existing at time of purchase
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

8. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

N/A

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

N/A

10. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

11. If known, the length of time the existing uses have continued on the subject lands:

Approx. 80 years

12. Existing use of abutting properties:

EAST BORDER IS LONG POINT BASIN LAND TRUST (TREES PLANTED)

13. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

There is a R.O.W for access to L.P.B.L.T property on the North side shown on sketch #1

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	<u>601 Ft.</u>	<u>N/A.</u>
Lot depth	<u></u>	<u></u>
Lot width	<u></u>	<u></u>
Lot area	<u>192.26 acres</u>	<u></u>
Lot coverage	<u></u>	<u></u>

Front yard	<u>48 ft.</u>	
Rear yard	<u>greater than 100 ft.</u>	
Left Interior side yard	<u>11</u>	
Right Interior side yard	<u>11</u>	
Exterior side yard (corner lot)	<u>11</u>	

2. Please outline the relief requested (assistance is available):

N/A

N/A 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

N/A

4. Description of land intended to be severed in metric units:

Frontage: 116 ~~ft~~ mt.

Depth: _____

Width: _____

Lot Area: 30 Hectares.

Present Use: Agriculture.

Proposed Use: Agriculture.

Proposed final lot size (if boundary adjustment): N/A.

Description of land intended to be retained in metric units:

Frontage: 183 met.

Depth: _____

Width: _____

Lot Area: 47.3 Hectares.

Present Use: Agriculture

Proposed Use: Agriculture

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____ N/A
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

_____ N/A

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: None other than previously mentioned in application.
Roll Number: 493-080-28100-0000
Total Acreage: 192.26 acres
Workable Acreage: 170.00
Existing Farm Type: (i.e., corn, orchard etc) Tobacco, Rye, corn, Beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1944

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____ *N/A*

Workable Acreage: _____ *1A*

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

We have farmed here for 32 years and are not aware of any excavation or contamination in that period.

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No *N/A*

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

Agricultural LAND USE. LAND USED for production of
corn tobacco beans rye peach trees.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Keeping LAND in Agriculture use.

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance ~~500m~~

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☒ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☒ No

5. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

FRONT ROAD

G. Other Information

1. Does the application involve a local business? ☒ Yes ☒ No

If yes, how many people are employed on the subject lands?

Farming operation 10 PART TIME People employed seasonally.

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

See attached document Sketch #2 pg 11.

IN 1988 when we bought the farm it was in two parcels however the lawyers failed to keep them separate and they then merged together. Since then we would like to separate them back into two units.

10/20/15

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

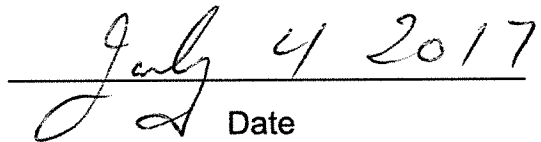
Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

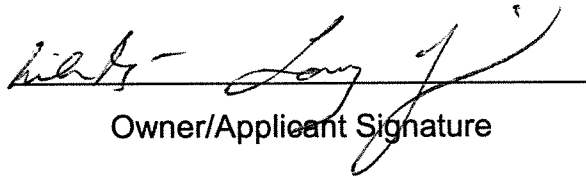
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

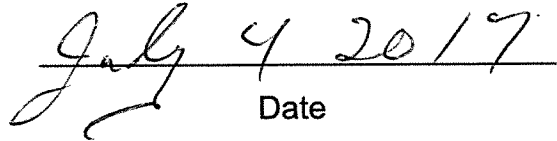

Owner/Applicant Signature


Date

J. Permission to Enter Subject Lands

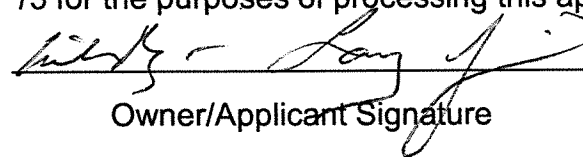
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

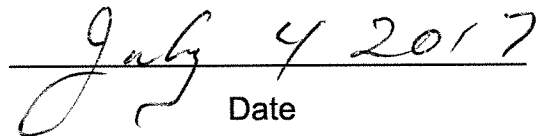

Owner/Applicant Signature


Date

K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant Signature


Date

L. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

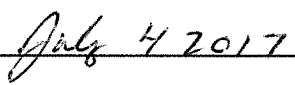
Date

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.



Applicant Signature



Date

Agent Signature

Date

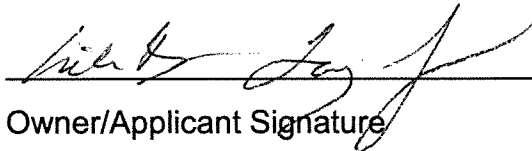
N. Declaration

I, LARRY & Wilma Blizman of 2418 FRONT RD RRI Vittoria ONT,
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I 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:

Robinson Administration Bldg.

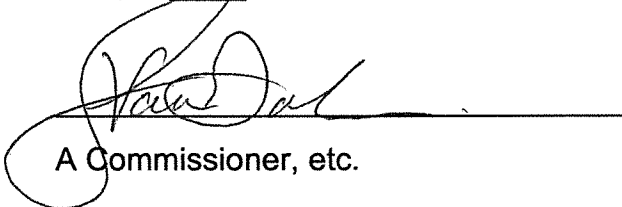

Owner/Applicant Signature

In SIMCOE - ON.

This 4 day of JULY

A.D., 20 17

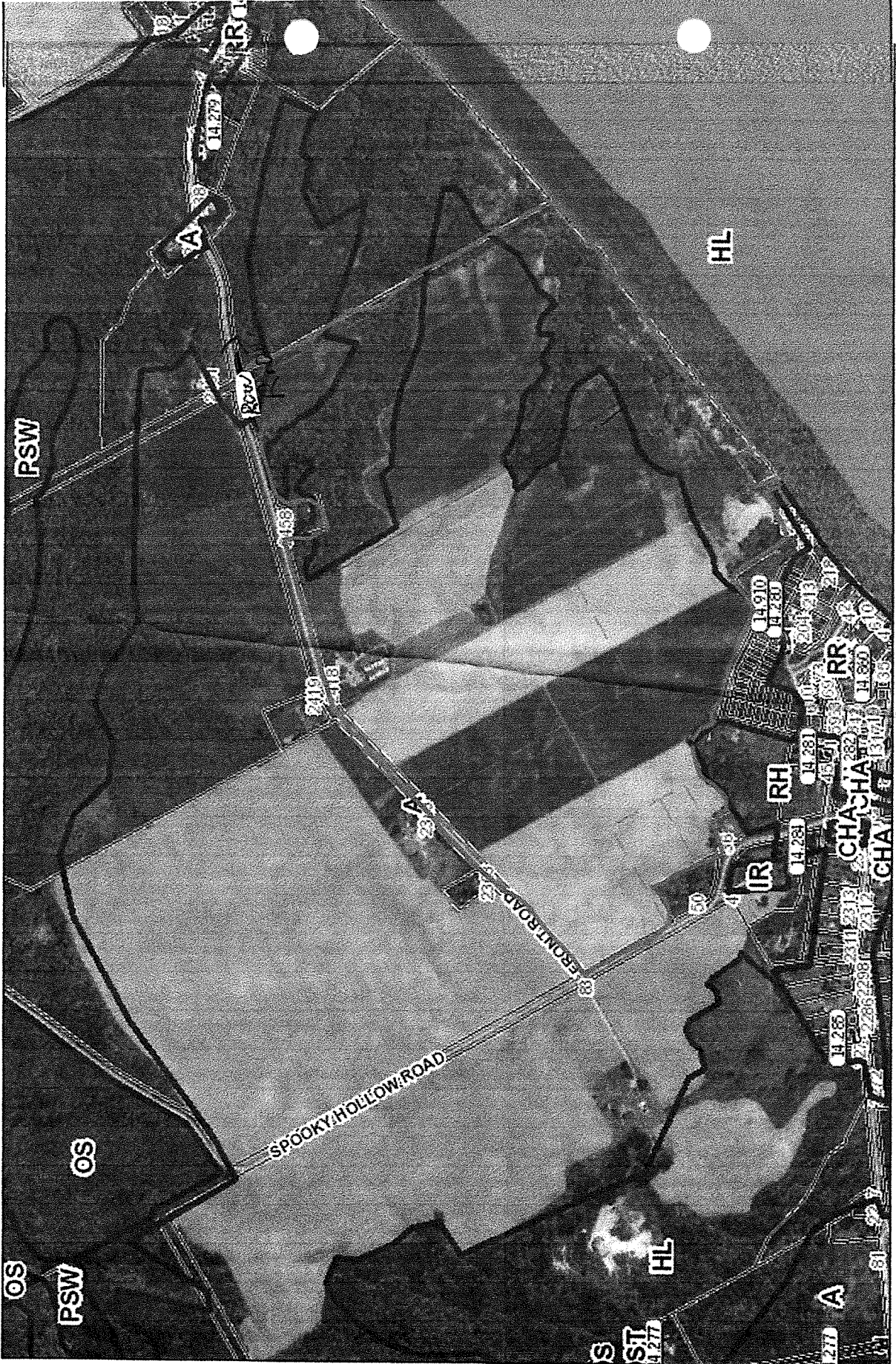
Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires November 5, 2018.


A Commissioner, etc.

Sketch #1

MAP NORFOLK - Community Web Map

Showing K.V.W.
access for L.P.B.L.T
to the east of property



June 15, 2017

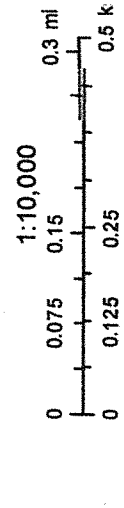
Zones 1-Z-2014

- ☐ Zone
- ☒ Zone with Holding Provision

- ☒ Special Provisions
- ☒ Site Plan Control

- ☐ Land Parcels
- ☐ Plan Lines

Lakeshore Erosion Prone Areas



Queen's Printer for Ontario
Norfolk GIS

1171C

Community Web Map



1:10

Land Parcels

- 15' LANE WEST OF Bush
- Plan Lines
- Queen's Printer for Ontario
Norfolk GIS
- 0 0.125 0.25

- Land Parcels
- Plan Lines
- 15' LANE WEST OF BUSH
- Queen's Printer for Ontario
Norfolk GIS
- 0 0.075 0.15 0 0.125 0.25

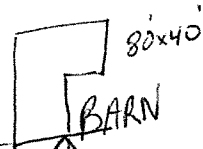
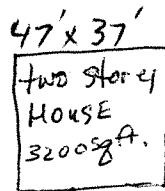
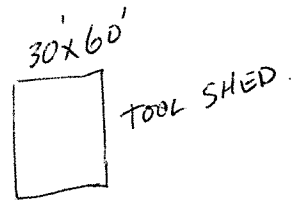
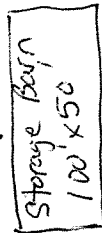
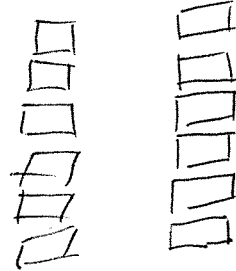
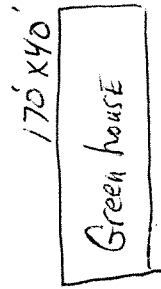
- Land Parcels
- Plan Lines
- 15' LANE WEST OF BUSH
- Queen's Printer for Ontario

Plan Lines
OF Bu\$H
Queen's Printer for Ontario
Norfolk GIS

FARM Buildings

Position # 5
Sketch.

12 Bulk Kilns. (Tobacco Kilns)



LANEWAY

74'

FRONT ROAD.

FRONT ROAD

This farm belonging to LARRY & Wilma Blizman has been farmed by our family for 32 years. Our 3 children have worked side by side on this farm from ages 10 - Adulthood. They have gone away to university to acquire their degree and then returned home with the idea to take over the farm in the future.

As part of an estate plan we would like to split this farm so as to achieve two viable farm units.

FARM ONE would retain 112 acres

FARM TWO would acquire the remaining 80 acres.

FARM ONE would continue to farm tobacco, Rye, Beans
FARM TWO would like to set up a peach and or hazelnut tree orchard and potentially grapes.

This LAND ON FARM TWO is ideal for orchard because of the proximity to Lake ERIE Shore Line.

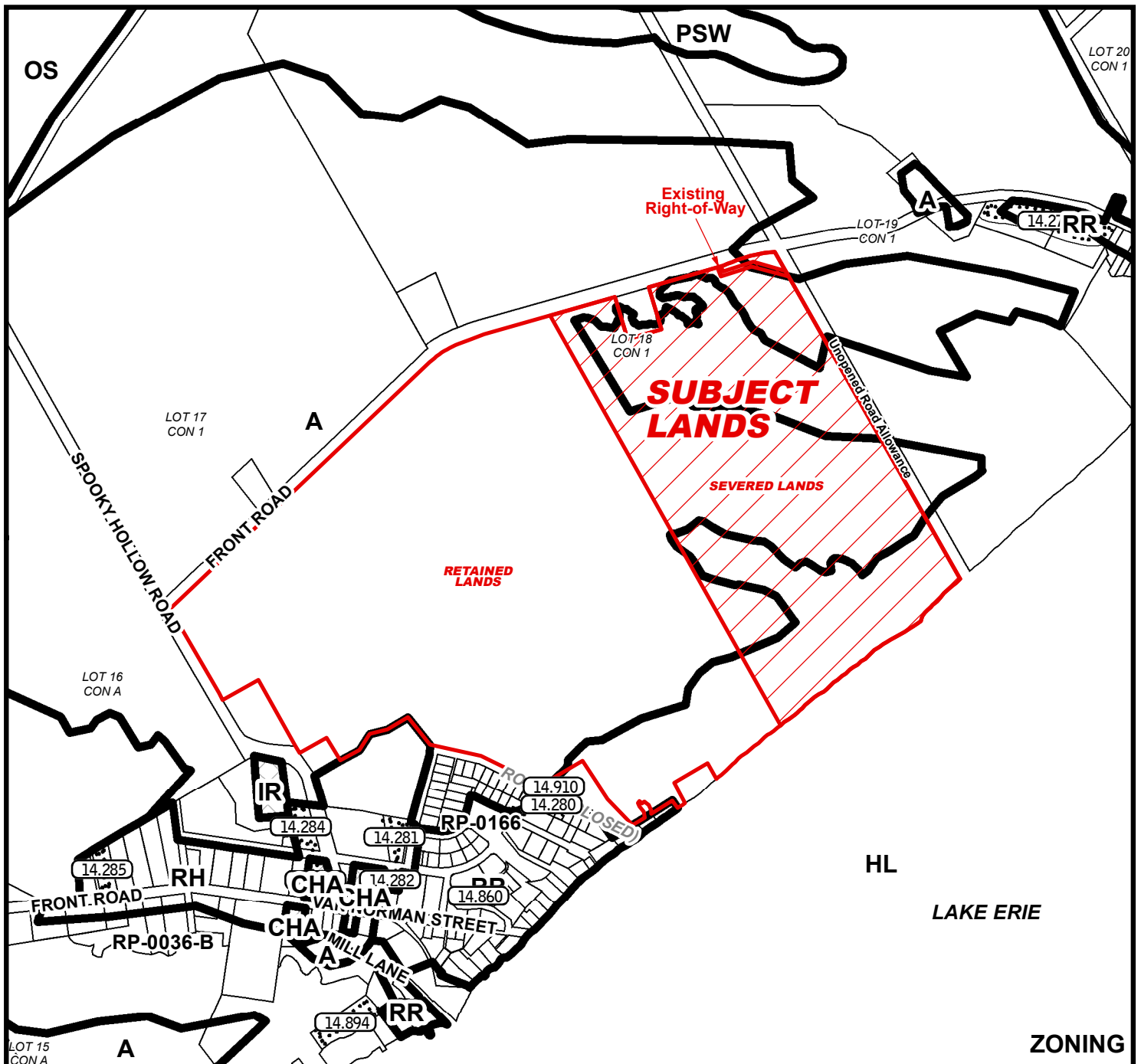
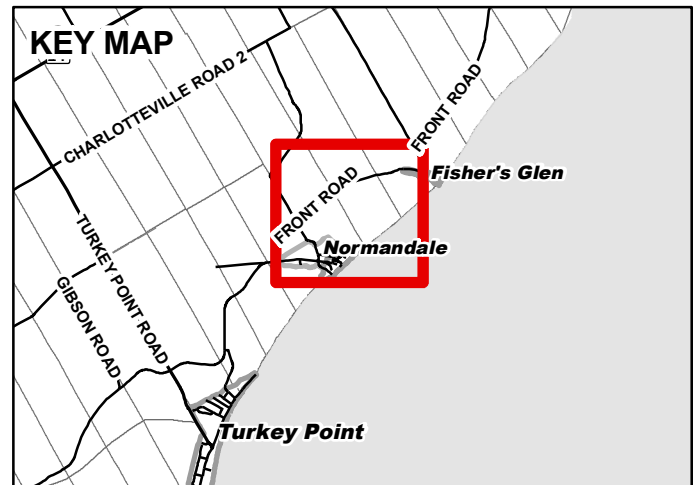
Estimated value of 30 acres of peach trees are as follows:

INCOME 200 TREES per acre
 100 lbs per tree = 10 tons per acre
 10 tons x 570.00 per acre = 5,700 per acre

EXPENSES → TREE PLANTING
 → LABOR
 → machinery, chemicals, Fertilizer } Cost 2,500 per acre

Profit from 30 acres would be approx. 3,200 per acre
OR 96,000 / year

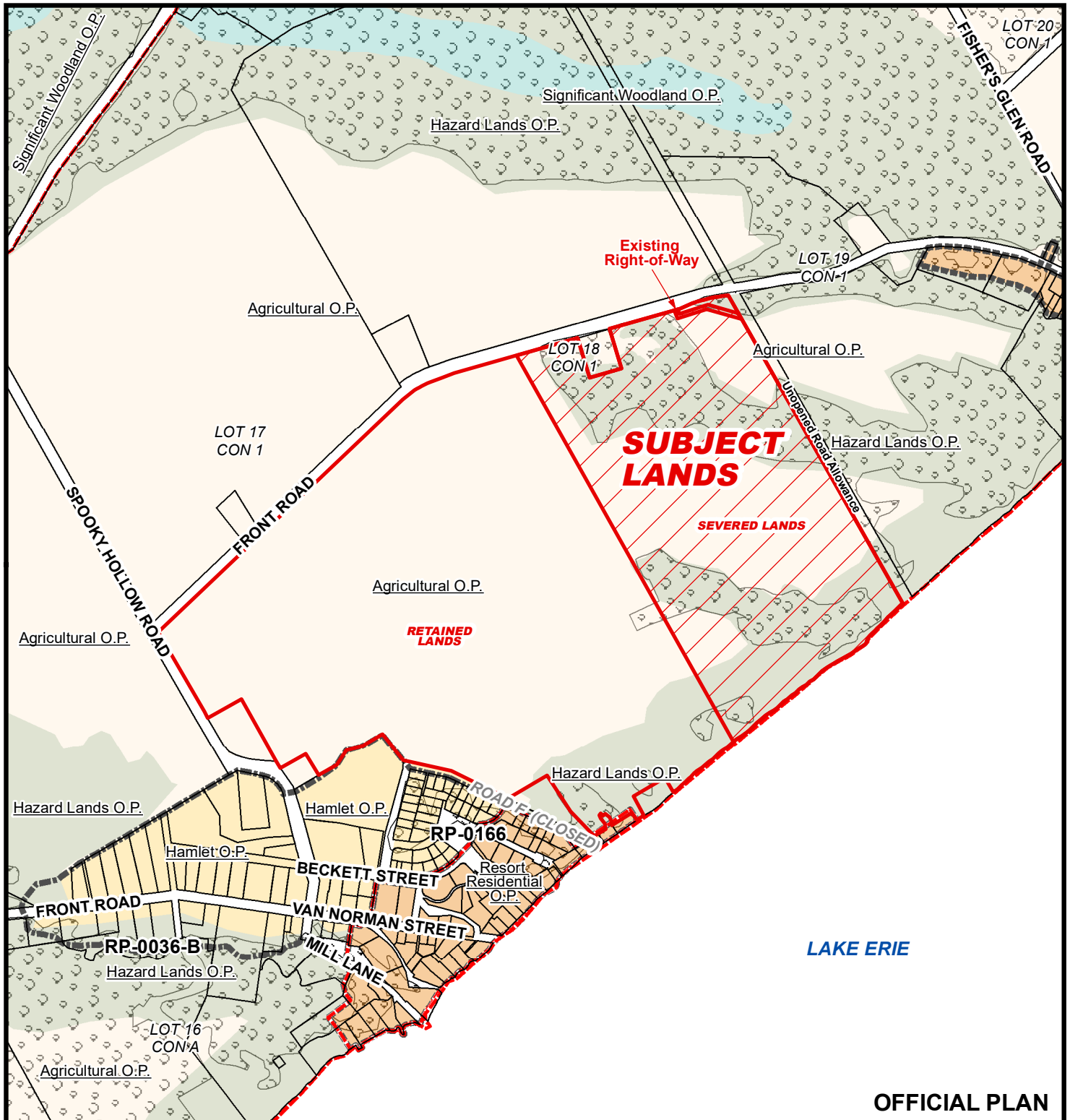
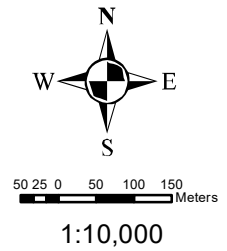
This projection is after the fifth year of growth.



MAP 2

File Number: BNPL2017135

Geographic Township of CHARLOTTEVILLE



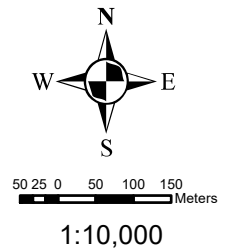
OFFICIAL PLAN

9/6/2017

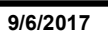
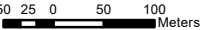
MAP 3

File Number: BNPL2017135

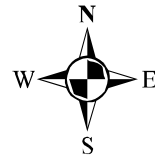
Geographic Township of CHARLOTTEVILLE



Geographic Township of CHARLOTTEVILLE



Geographic Township of CHARLOTTEVILLE



A scale bar with markings at 50, 25, 0, 50, and 100 meters. The bar is black with white markings and the word "Meters" at the end.

1:7,500

