

For Office Use Only:

File Number	<u>BNPL 2017135</u>	Application Fee	<u>842.00</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	<u>LARRY Joseph Blizman & Wilma Blizman</u>
Address	<u>2418 FRONT RD. RR # 1 Vittoria ONTARIO.</u>
Town and Postal Code	<u>NDE 1W0</u>
Phone Number	<u>519 426-8579</u>
Cell Number	<u>—</u>
Email	<u>mlb.Farms@hotmail.com</u>

Name of Agent	<u>N/A</u>
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. Charlottesville Con. 1 S PT

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 100x50' 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
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Please indicate unit of measurement, i.e. m, m² or %, etc.

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

Front yard	100 48 ft.	
Rear yard	greater than 100 ft.	
Left Interior side yard	"	
Right Interior side yard	"	
Exterior side yard (corner lot)	"	

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

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: 14

Workable Acreage: _____

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 _____

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

Municipal piped water Communal wells

Individual wells Other (describe below)

Sewage Treatment

Municipal sewers Communal system

Septic tank and tile bed 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 seasonably.

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 #3 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.

1000



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.

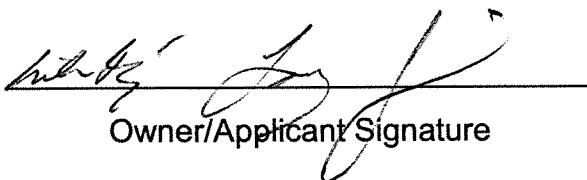
All final plans must include the owner's signature as well as the engineer's signature and seal.

Met



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



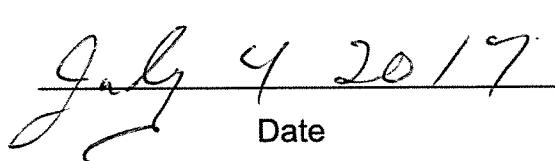
July 4 2017

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.



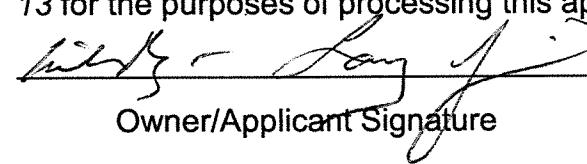
Owner/Applicant Signature



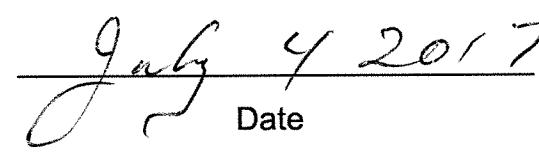
July 4 2017

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



July 4 2017



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

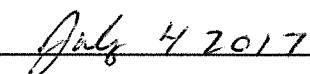
Date

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 RR1 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*.

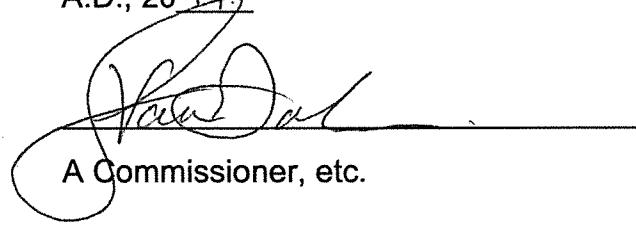
Declared before me at:

Robinson Administration Bldg.

In Simcoe - ON

This 4 day of July

A.D., 20 17


A Commissioner, etc.


Owner/Applicant Signature

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

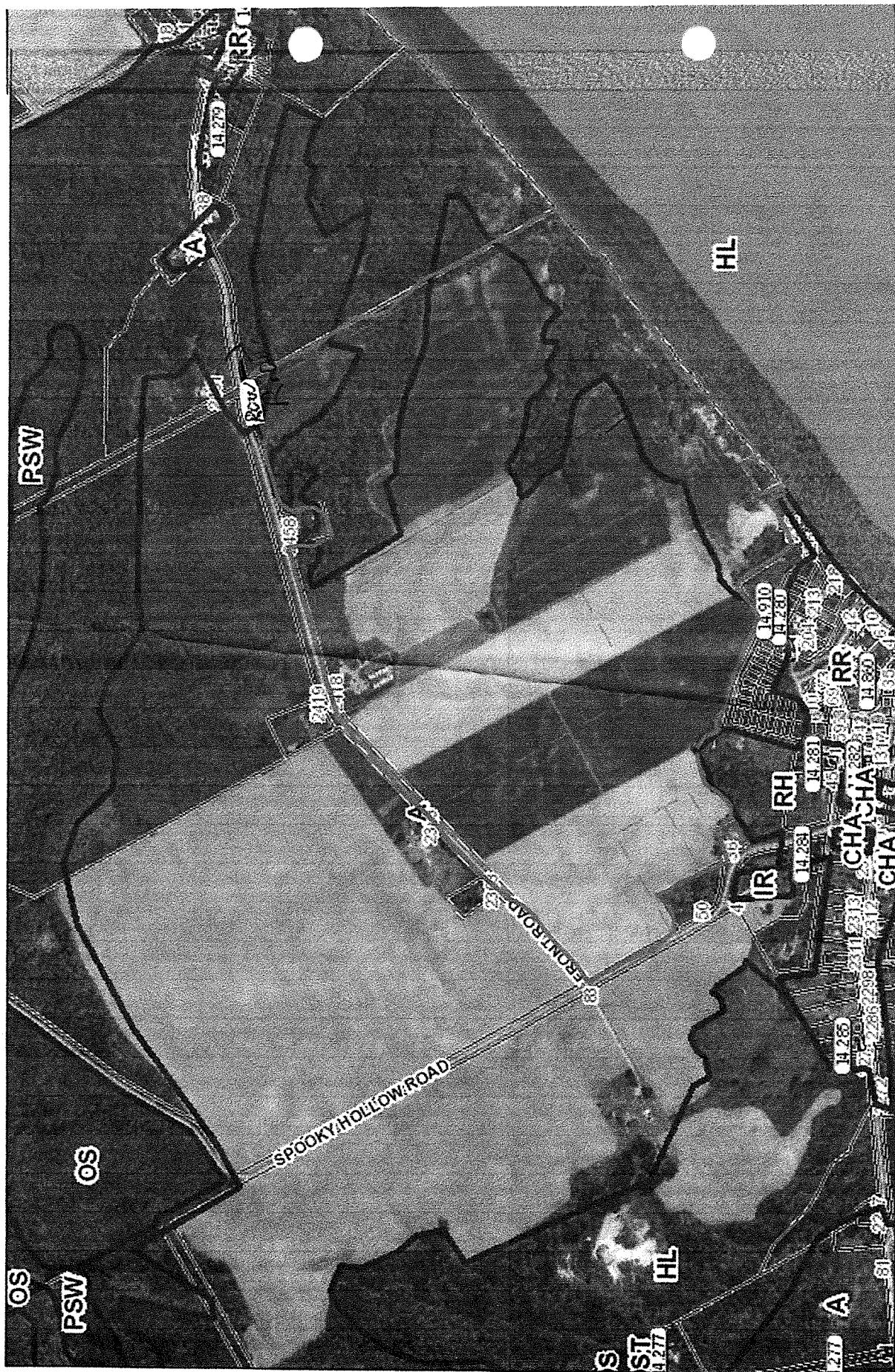


NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND PLANNING SERVICES

Sketch #1

MAP NORFOLK - Community Web Map

Showing K.W.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

Lakeshore Erosion Prone Areas

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0 0.125 0.25 0.5 k

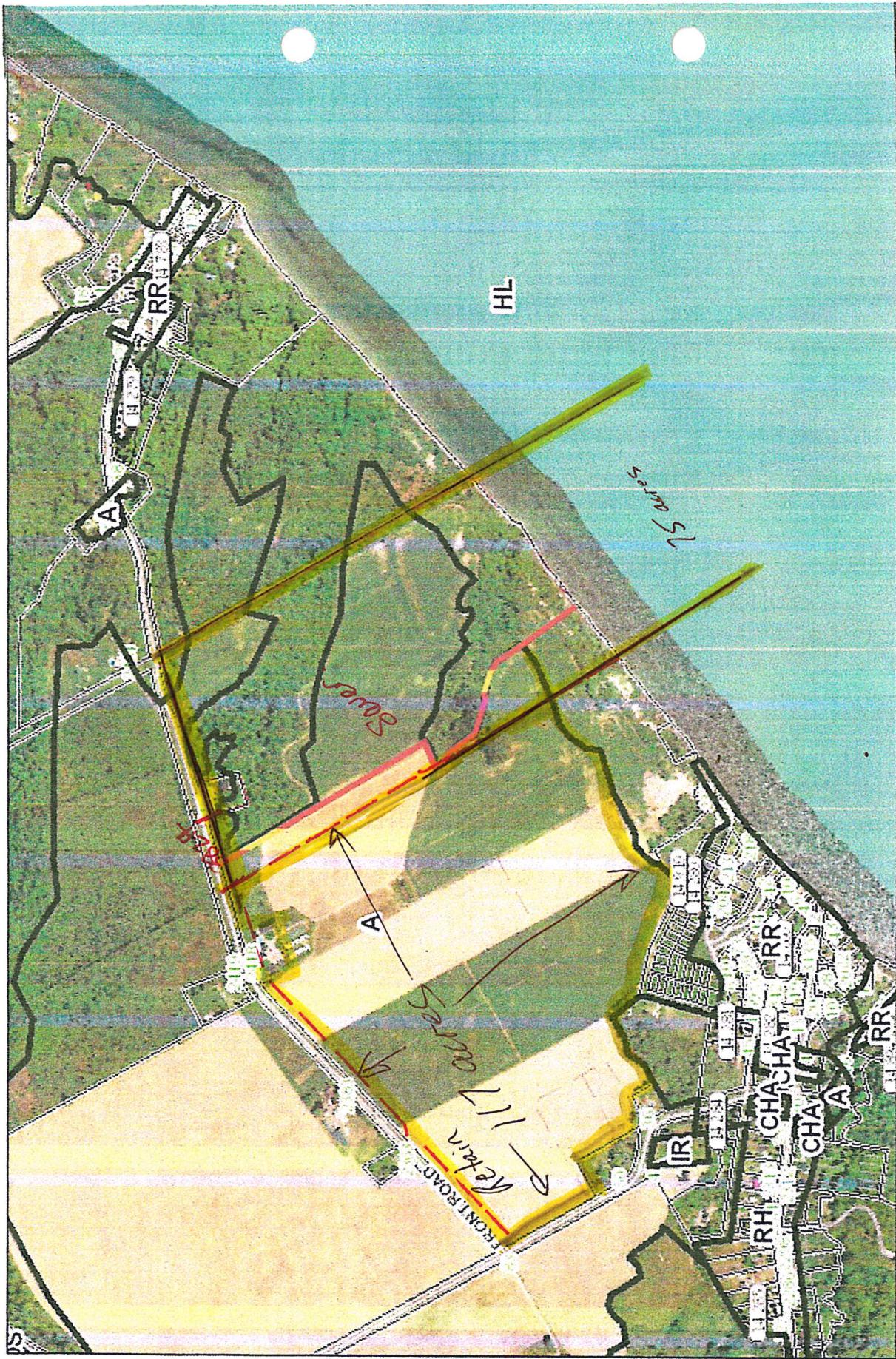
Queen's Printer for Ontario
Norfolk GIS

No
Norfolk

Split 75 acres to the east of farm
Retain 117 acres west portion.

LAKRY & Wilma BLIZZARD TRIM DR-11

MAP NORFOLK - Community Web Map



June 28, 2017

Zones 1-2-2014

Zone

Zone with Holding Provision

Special Provisions

Site Plan Control

Lakeshore Erosion Prone Areas

Land Parcels

15' LANE WEST

15' BUSH

Plan Lines

Queen's Printer for Ontario
Norfolk GIS

1:10,000

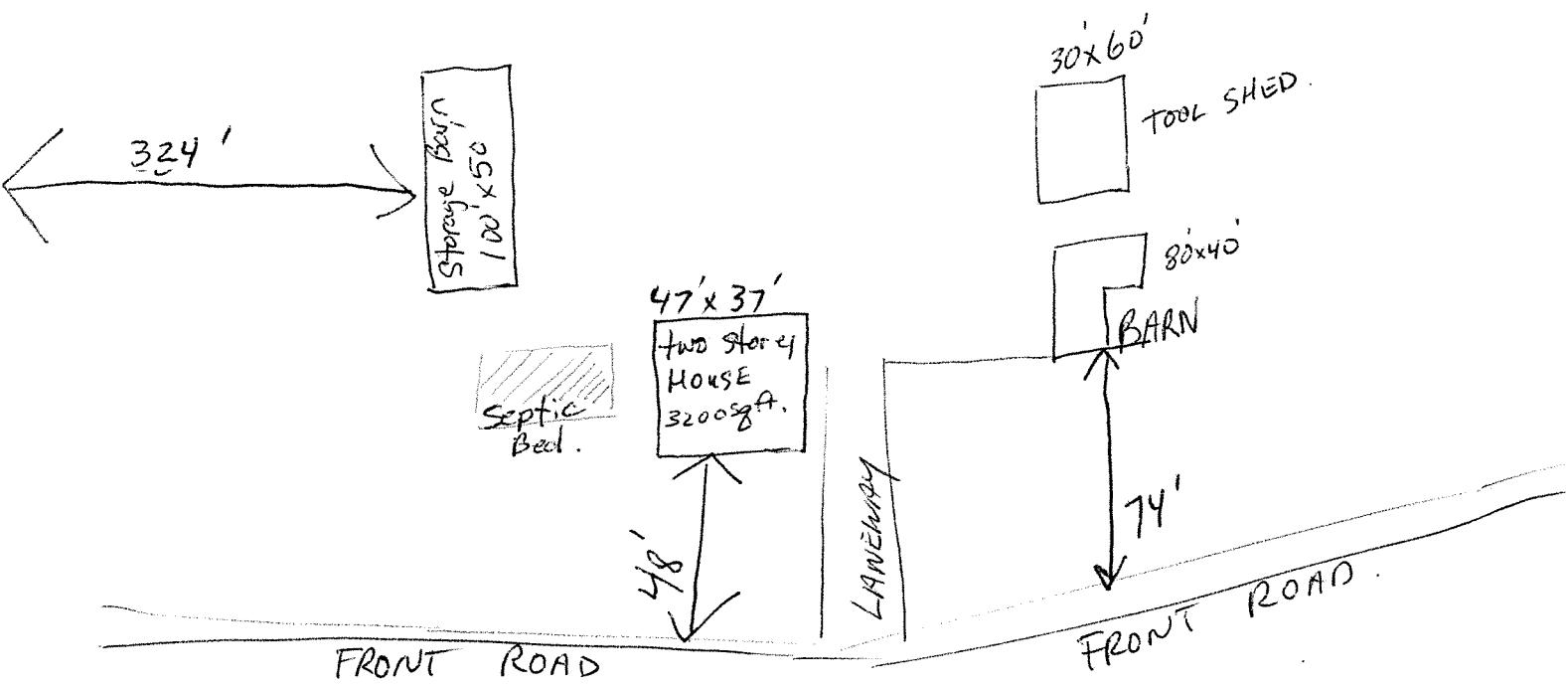
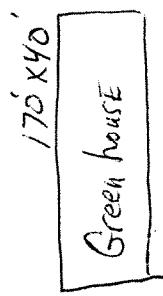
0 0.075 0.15 0.25 0.5

0 0.125 0.25 0.5

FARM Buildings

Position #5
Sketch.

12 Bulk K.I.N.S. (Tobacco K.I.N.S.)



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 there 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 \$70.00 per acre = \$700 per acre

EXPENSES → TREE PLANTING

→ LABOR

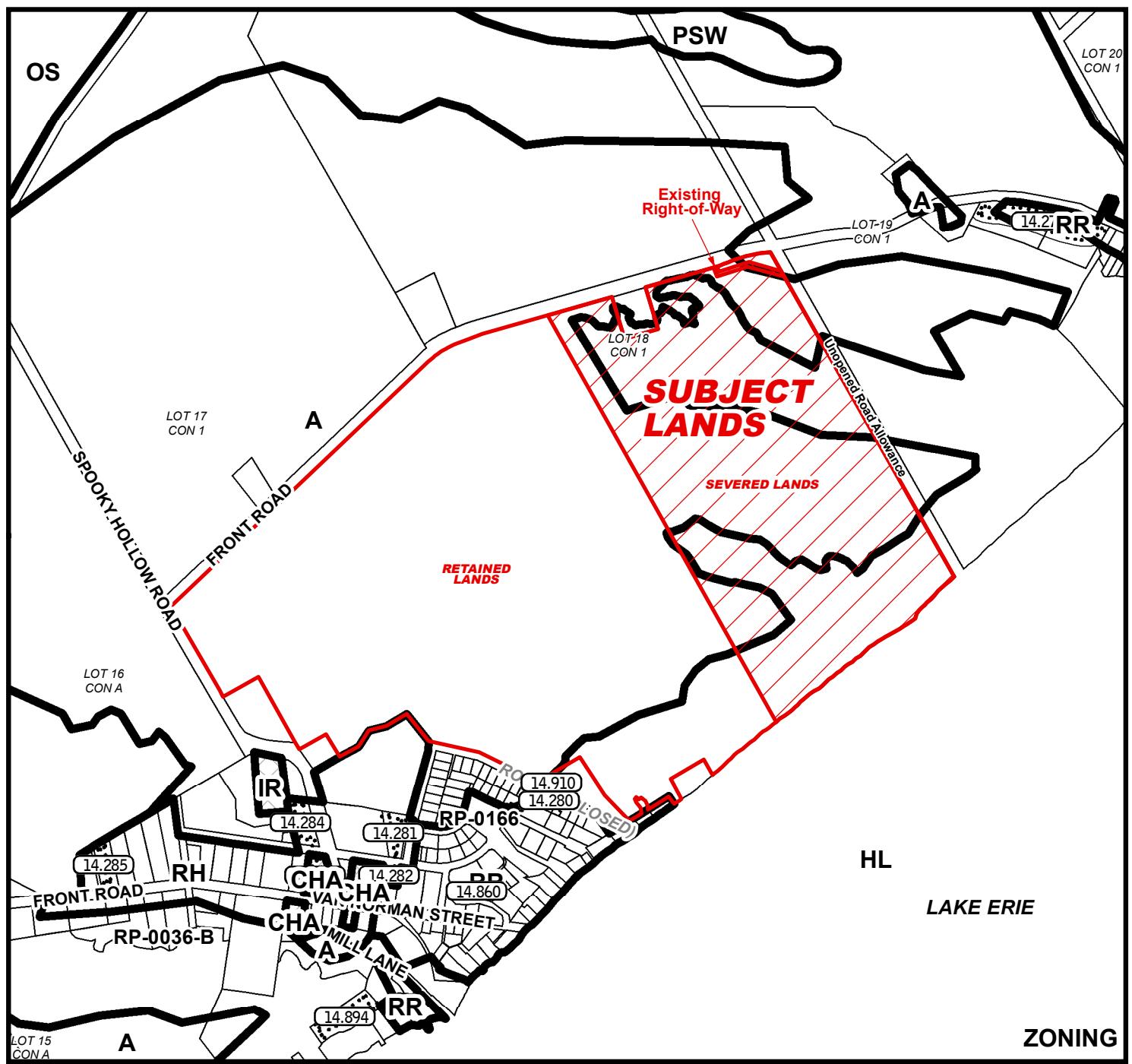
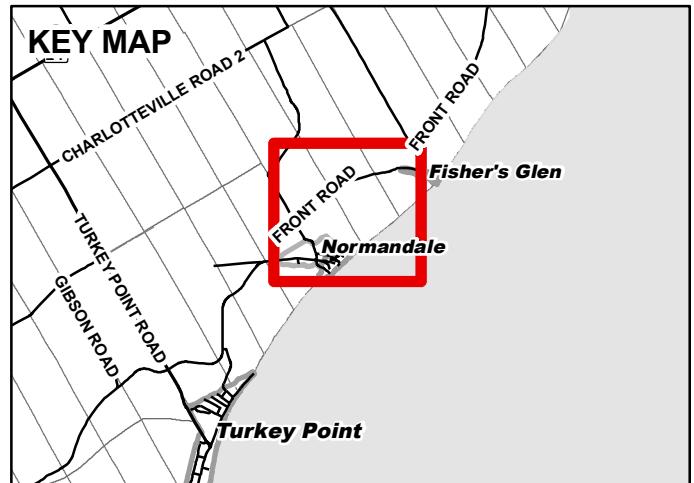
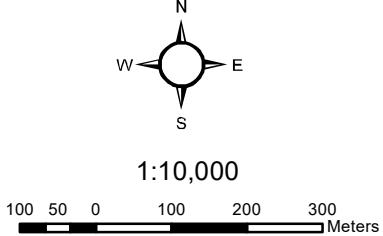
→ MACHINERY, CHEMICALS, FERTILIZER

Cost \$2,500 per acre

Profit from 30 acres would be approx. \$200 per acre
or \$6,000 / year

This projection is after the fifth year of growth.

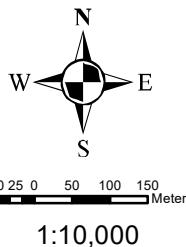
MAP 1
File Number: BNPL2017135
Geographic Township of
CHARLOTTESVILLE



MAP 2

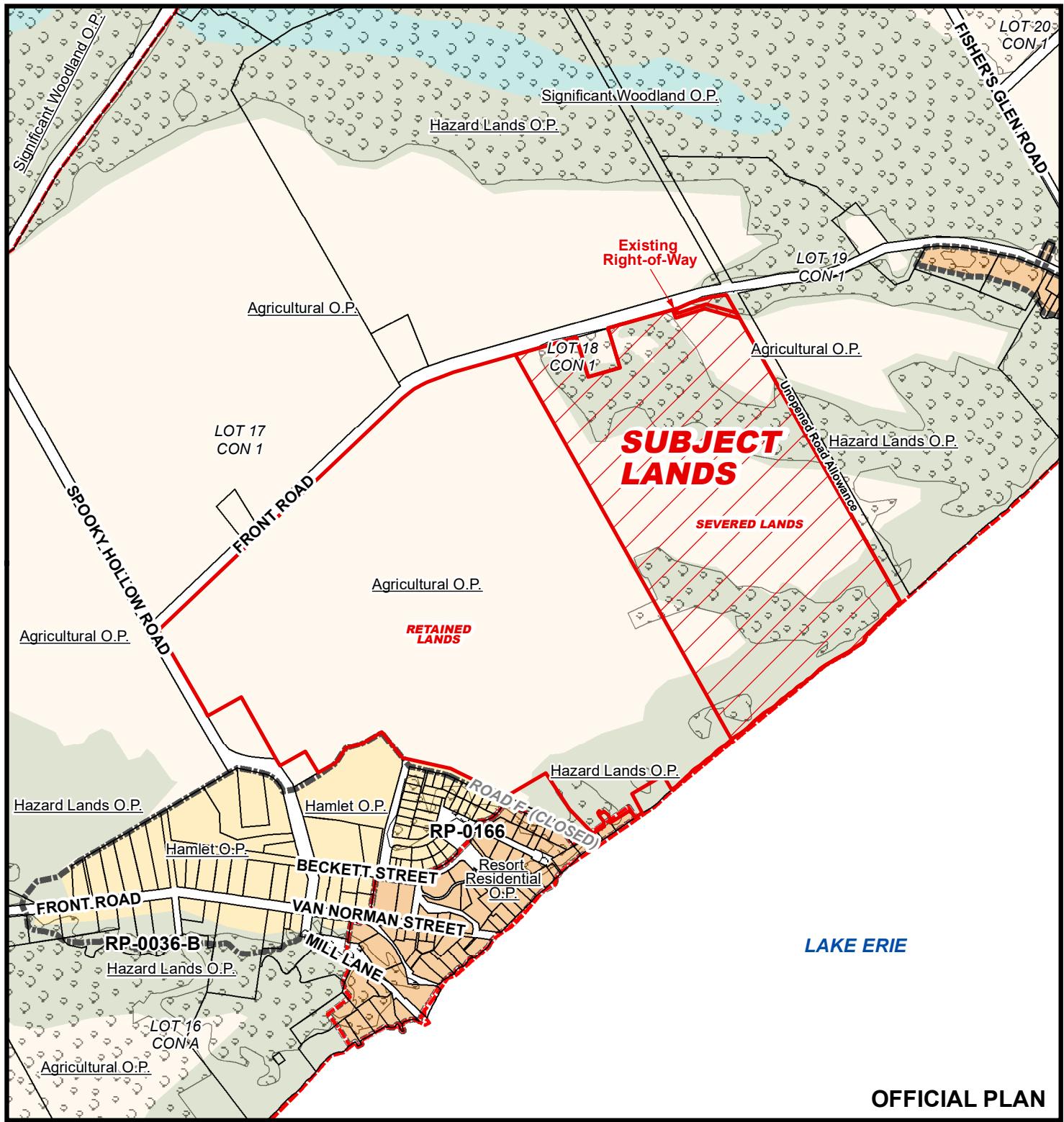
File Number: BNPL2017135

Geographic Township of CHARLOTTESVILLE



50 25 0 50 100 150 Meters

1:10,000



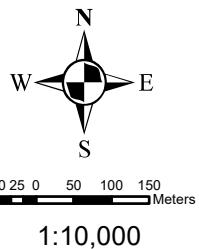
OFFICIAL PLAN

9/6/2017

MAP 3

File Number: BNPL2017135

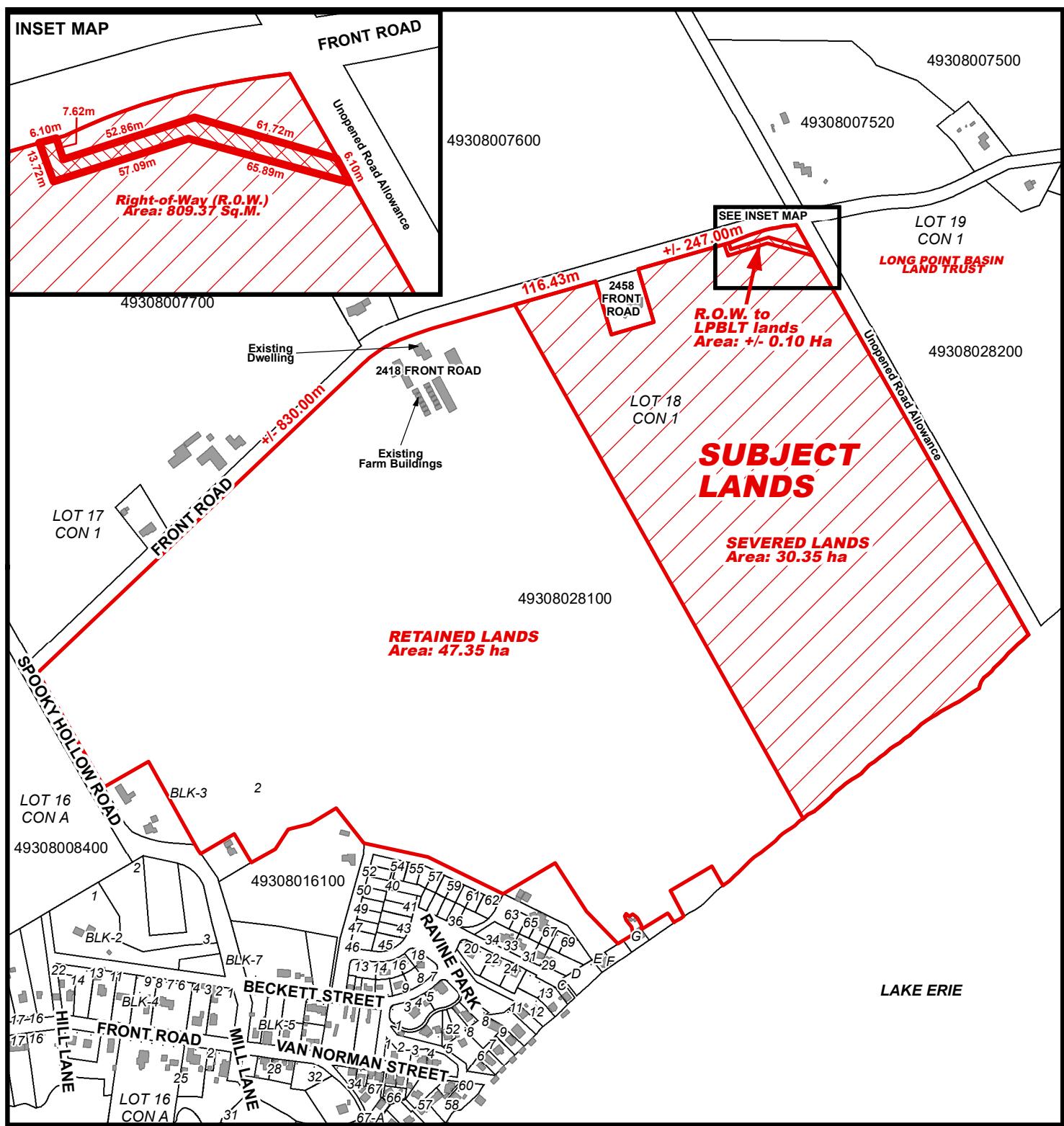
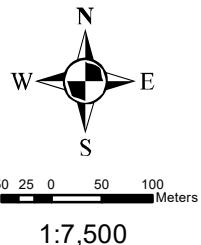
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BNPL2017135

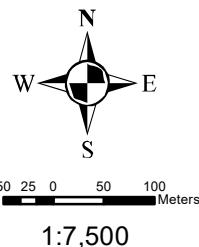
Geographic Township of CHARLOTTESVILLE



LOCATION OF LANDS AFFECTED

File Number: BNPL2017135

Geographic Township of CHARLOTTEVILLE



1:7,500

