

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

- ☐ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☒ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 3310-493-080-19900 \_\_\_\_\_**A. Applicant Information****Name of Owner** Richard Maleki \_\_\_\_\_

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** 423 Pleasant Ridge Road \_\_\_\_\_**Town and Postal Code** Brantford, ON N3T 5L5 \_\_\_\_\_**Phone Number** \_\_\_\_\_**Cell Number** 519-732-1531 \_\_\_\_\_**Email** 1531rm@gmail.com \_\_\_\_\_**Name of Applicant** Agent \_\_\_\_\_**Address** \_\_\_\_\_**Town and Postal Code** \_\_\_\_\_**Phone Number** \_\_\_\_\_**Cell Number** \_\_\_\_\_**Email** \_\_\_\_\_

**Name of Agent** David McPherson  
**Address** 8 Culver Lane  
**Town and Postal Code** Simcoe, ON N3Y 5C8  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.com

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

☐ Owner ☒ Agent ☐ Applicant

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):

Lot 10 Plan 253

Municipal Civic Address: \$ Ravine Park, Normandale

Present Official Plan Designation(s): RR

Present Zoning: RR

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

4. 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, and height on your attached sketch which must be included with your application:

The existing 2 storey cottage (152.4sqm) is to be demolished. The existing detached garage (40.9sqm) is to be retained. These structures are shown on the attached survey.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a

6. 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, and height on your attached sketch which must be included with your application:

Proposed is a 3 storey dwelling of some 170.73 sqm. Shown on attached site plan.

7. 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:

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

75 years

9. Existing use of abutting properties:

residential

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

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

### C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	33.025m	15m		33.025m	
Lot depth	63.971m			63.971m	
Lot width	22m			22m	
Lot area	1221.03sqm			1221.03sqm	
Lot coverage	12.48%	15%		13.98%	
Front yard	25.5m	6m		24.5m	
Rear yard	10m	9m		10m	
Height	7.6m	9.1m		9.8m	0.7m
Left Interior side yard	7.9m	3mm		7.9m	
Right Interior side yard	3.6m	1,2m		3.6m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



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

Architectural design of the cottage includes a third storey glassed lookout to take advantage of the lakeshore vista. This is a very small room of roughly only 6% of the ground floor footprint.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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

**D. All Applications: 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 (for example: gas station, or petroleum storage):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

3. Provide the information you used to determine the answers to the above questions:  
Information provided by owner.

\_\_\_\_\_  
\_\_\_\_\_

4. 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

**E. All Applications: 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:

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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:

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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:

Property is not within a WHPA

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



4. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

### Sewage Treatment

- ☐ Municipal sewers  
☒ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)

### Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Ravine Park

## G. All Applications: Other Information

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

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

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.

Premise and Justification report is attached

#### **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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ 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 Conservation and Parks, 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.

### 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.

### 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/Agent Signature

  
Date

### J. 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 RICHARD MALECKI & MARGARET are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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

OCT. 22 / 25  
Date

  
Owner

OCT. 30 / 25  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



**K. Declaration**

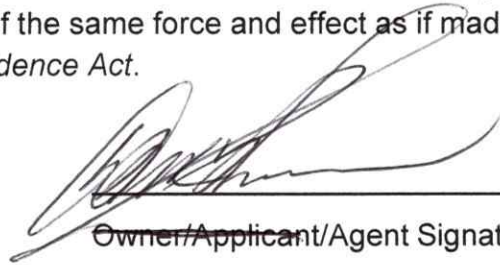
I, David McPherson of Simcoe

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:

NORFOLK County



Owner/Applicant/Agent Signature

In Simcoe Ont.

This 20<sup>th</sup> day of October 2025

A.D., 20 25



Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 16, 2026.

A Commissioner, etc.

# **Premise and Justification of Minor Variance Application At 4 Ravine Park, Normandale**

This application seeks relief of 0.7 m from the maximum permitted height of 9.1 m, to permit a building with a height of 9.8 m.

The subject property is located within the existing cottage node of Normandale. Situate on the property, exists a 2-storey cottage of about 153 sq. m and a detached garage of about 41 sq. m.

The owners propose demolition of the existing cottage and to construct a new cottage of about 171 sq. m. footprint, with a small 3<sup>rd</sup> floor glassed look-out, to take advantage of the lakeshore vista. The 3<sup>rd</sup> floor is a sitting room only and only amounts to about 6% of the building footprint in area.

The following documents are attached:

- Existing Survey
- Proposed Site Plan
- Conceptual Architectural Plans

The proposed 3<sup>rd</sup> floor look-out is relatively minor, only 10.1 sq. m. on top of a building footprint of 171 sq. m., or just 6% of the floor space of the 2 storeys below it. Having a viewing area to take advantage of the lakeshore vista is desirable and reminiscent of a bygone era when coastal homes sported widows walks and belvederes from which to view the lake.

This proposal has regard for Section 2 of the Planning Act.

This proposal also conforms to the 2024 Provincial Planning Statement.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

### **Norfolk County Official Plan**

The subject property is designated as Resort Residential in the Norfolk County Official Plan. Permitted uses within this designation include cottages. The Official Plan allows for the improvement of existing properties within the Resort Residential designation. This application enables the continued use and better use of a cottage property within the Resort Residential designation and therefore conforms to the general intent and purpose of the Official Plan, including the Lakeshore Special Policy Area Secondary Plan.

### **Norfolk County Zoning By-law 1-Z-2014**

Zoning By-law 1-Z-2014 zones the property Resort Residential. Article 5.8.1a) permits a vacation home within the Resort Residential Zone.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. The proposed cottage is compatible with the existing streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote the continued and better use of the vacation home property.

### **Is the Variance Desirable and Appropriate**

The continued use of this property, with the proposed new cottage is compatible with and fits within the existing neighborhood. This proposal is an improvement of the property in that a new, up-to-date, efficient cottage is desirable and an appropriate reflection of the Ravine Park streetscape.

### **Is the Variance Minor in Nature**

The application is minor in nature because it proposes a modest increase in building height, to accommodate a belvedere, of only 6% of the building footprint. The construction of the proposed new cottage is minor and impacts no other cottages. Ravine Park sports updated vacation homes. The Normandale area is slowly being re-built with modern, up-to-date dwellings.

### **Conclusion**

This proposed development meets the overall intent and purpose of the Planning Act, the Provincial Planning Statement, the Norfolk County Official Plan, and the Norfolk County Zoning By-law. The application is minor and desirable for the appropriate development of the lands.

David McPherson



RAVINE PARK  
(REGISTERED PLAN 166)

# TOPOGRAPHIC SITE PLAN

FOR:

**JOHN NEATE  
4 RAVINE PARK  
NORMANDALE**

**PIN 50206-0240 (LT)**

SCALE 1 : 200

2 0 8 METRES

**JEWITT AND DIXON LTD.**

## METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN  
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

## UTILITY NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE  
BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION  
LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED  
AND ADVISED.

## SITE B.M. #1

SPIKE IN FACE OF  
WOOD HYDRO POLE  
ELEV = 182.97  
(GEODETIC)

## LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
UNDERGROUND HYDRO LINE	SHOWN	U/G	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⋈
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
MANHOLE	SHOWN	MH	⊙

## NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY WAS COMPLETED  
BY JEWITT & DIXON LTD. DATED 27/03/84 (C-41-39)
- (2) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (3) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (4) - F.F. DENOTES FINISHED FLOOR
- (5) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO  
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (6) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC  
DATUM, NAD83 (CSRS) HTv2.0 (2010) (CGVD28)
- (7) - THIS SKETCH WAS COMPLETED FROM FIELD WORK  
COMPLETED ON THE 19th DAY OF DECEMBER, 2024.

## PROPERTY DESCRIPTION:

ALL OF LOT 10  
REGISTERED PLAN 253 (NORMANDALE)  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE  
NORFOLK COUNTY

## CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED  
FOR TRANSACTION OR FINANCING PURPOSES

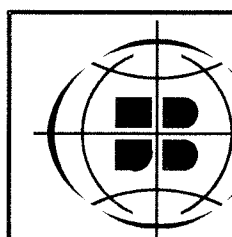
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JANUARY 15, 2025

KIM HUSTED, O.L.S.

THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S SEAL.



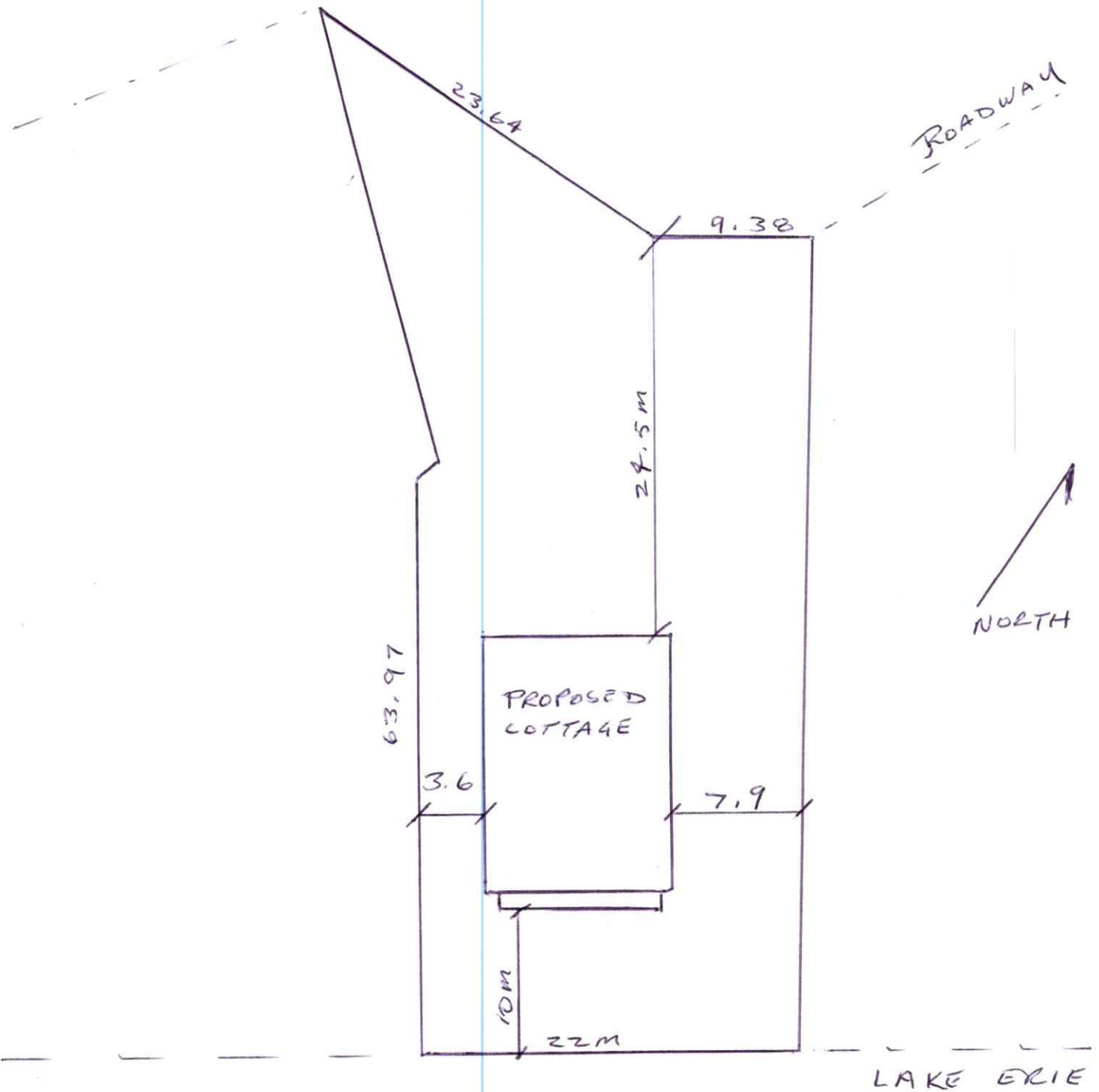
**JEWITT AND DIXON**  
ONTARIO LAND SURVEYORS  
A Division of Kim Husted Surveying Ltd.

SURVEYING  
MAPPING  
GIS

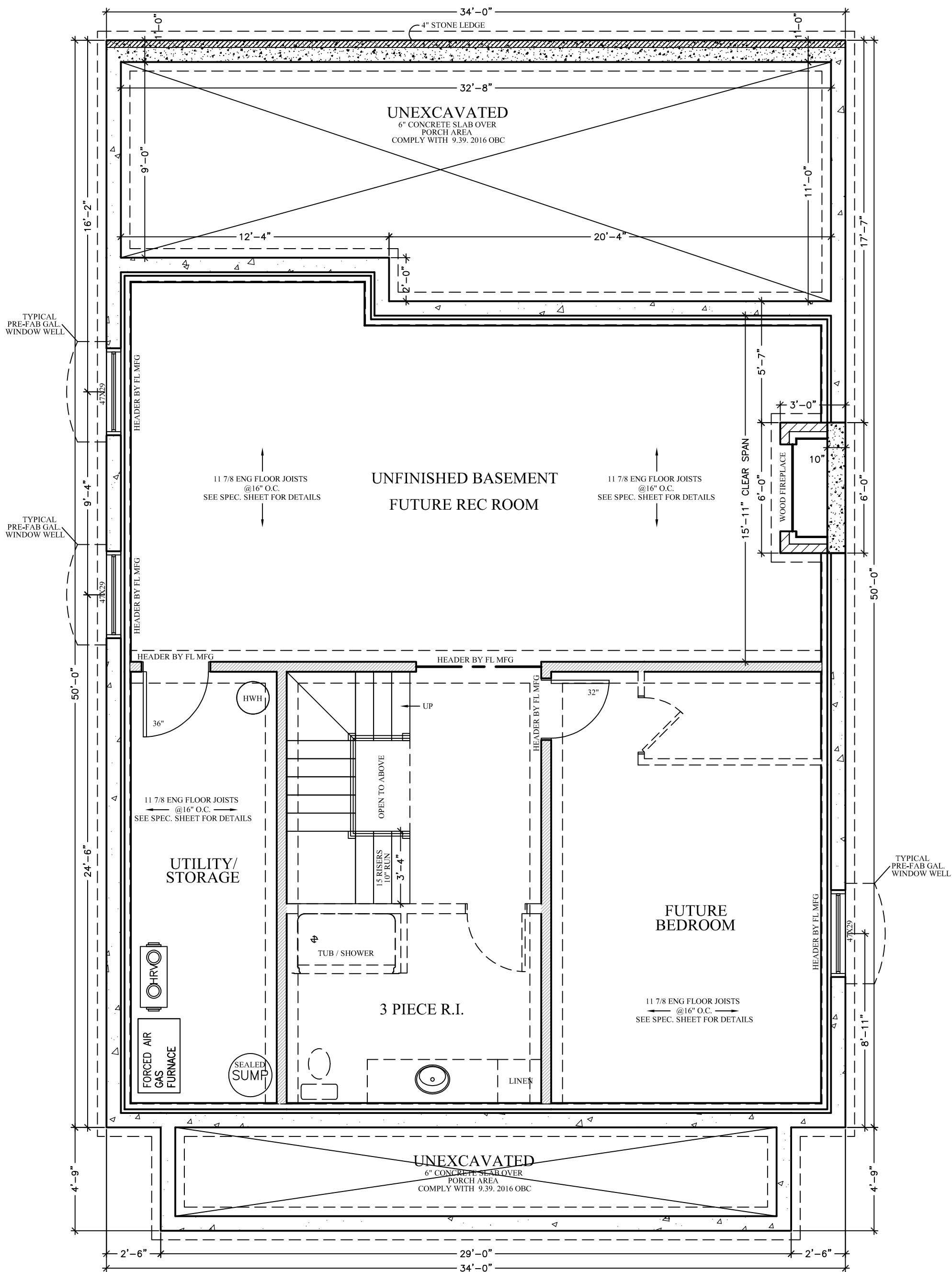
650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdbarnes.com

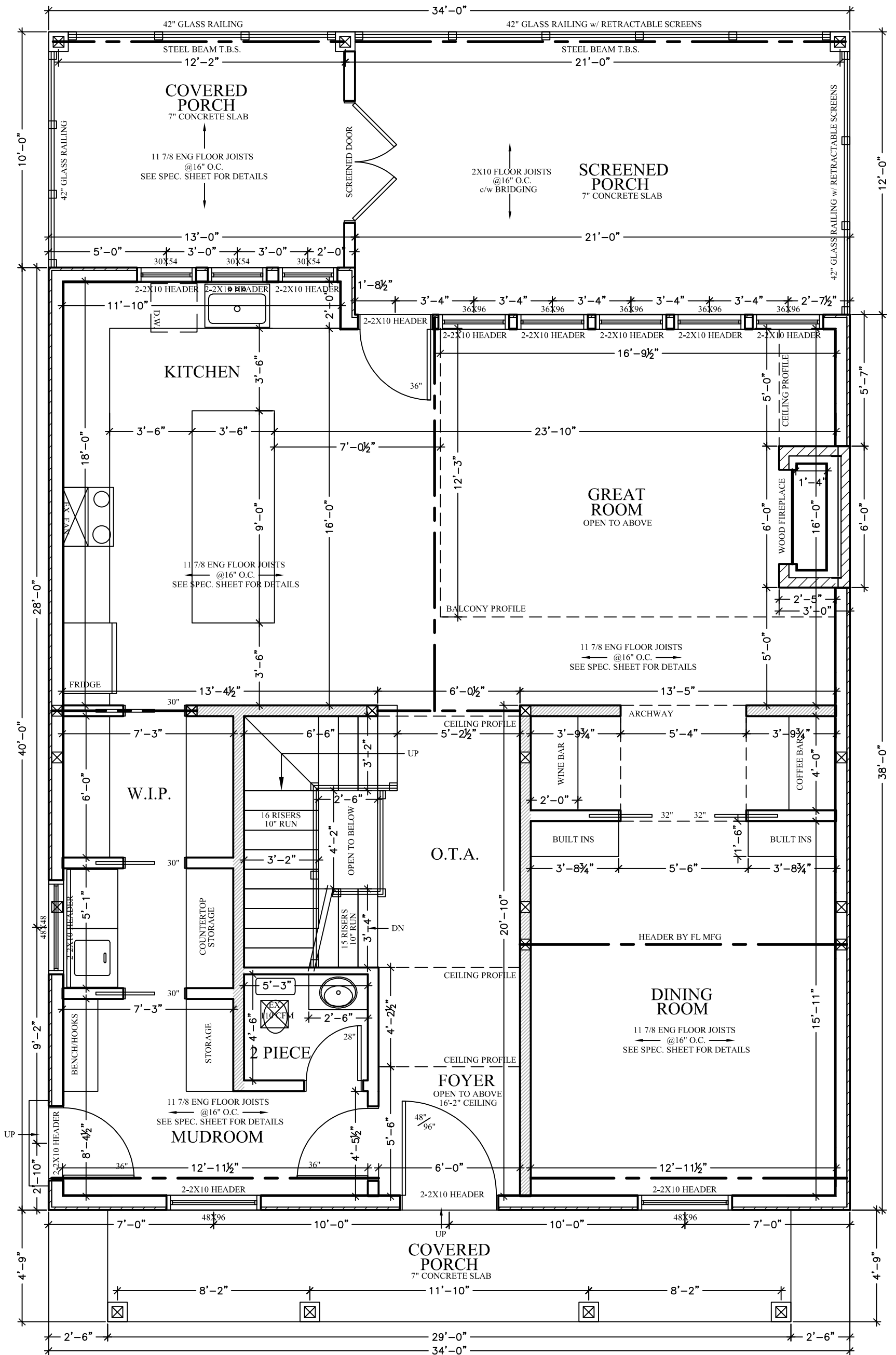
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				DATED:	JANUARY 15, 2025

# 4 RAVINE PARK



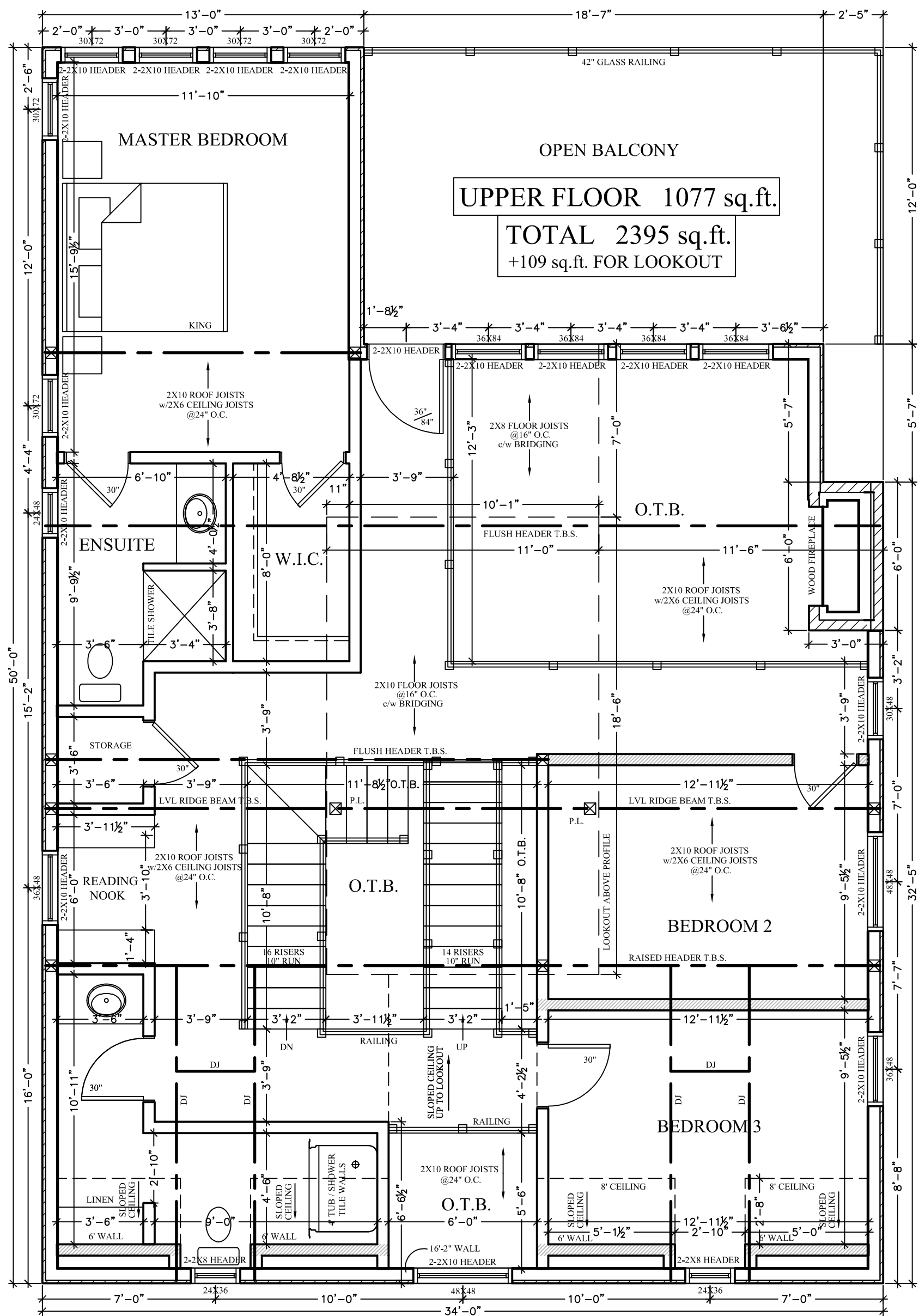
PROPOSED SITE PLAN

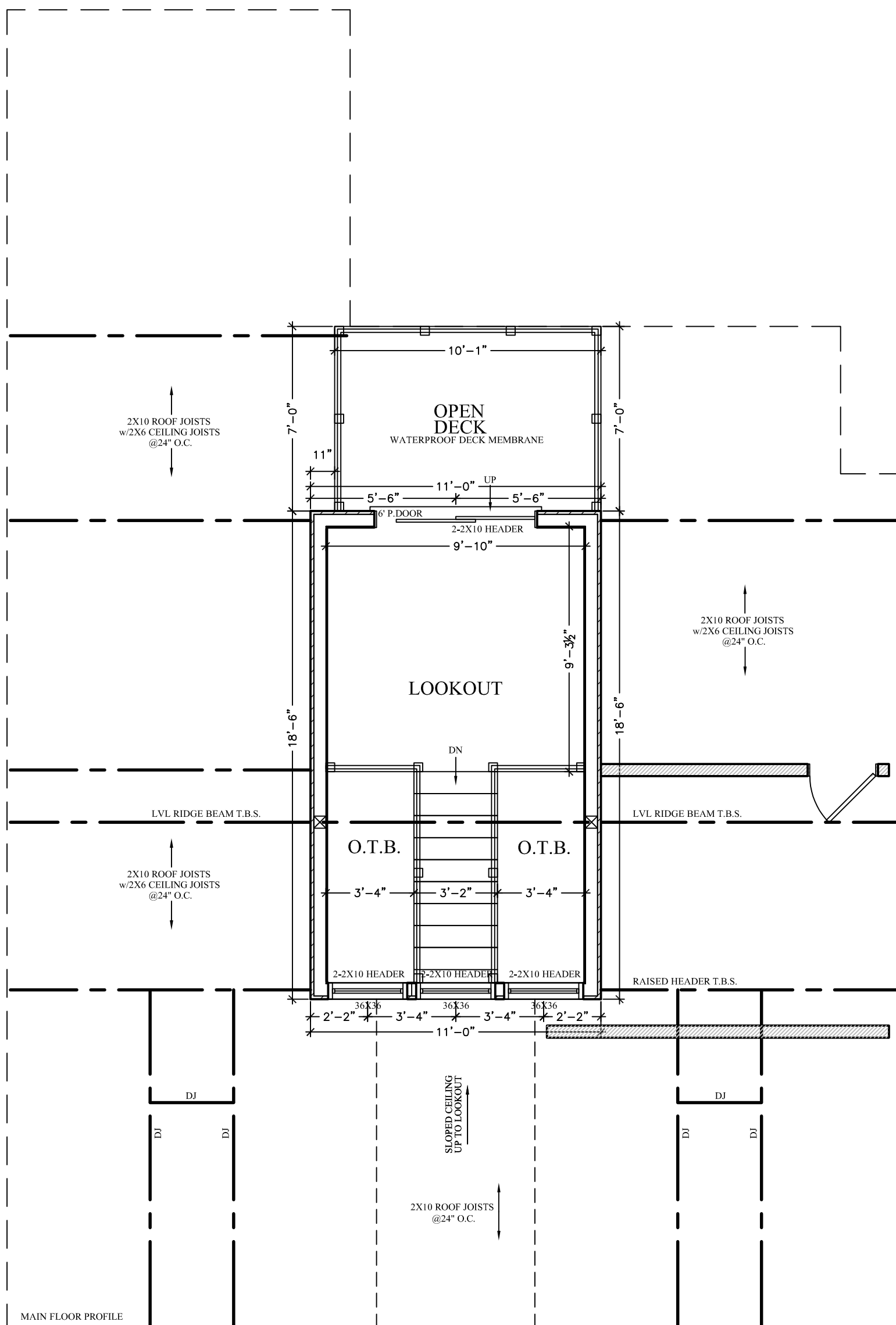


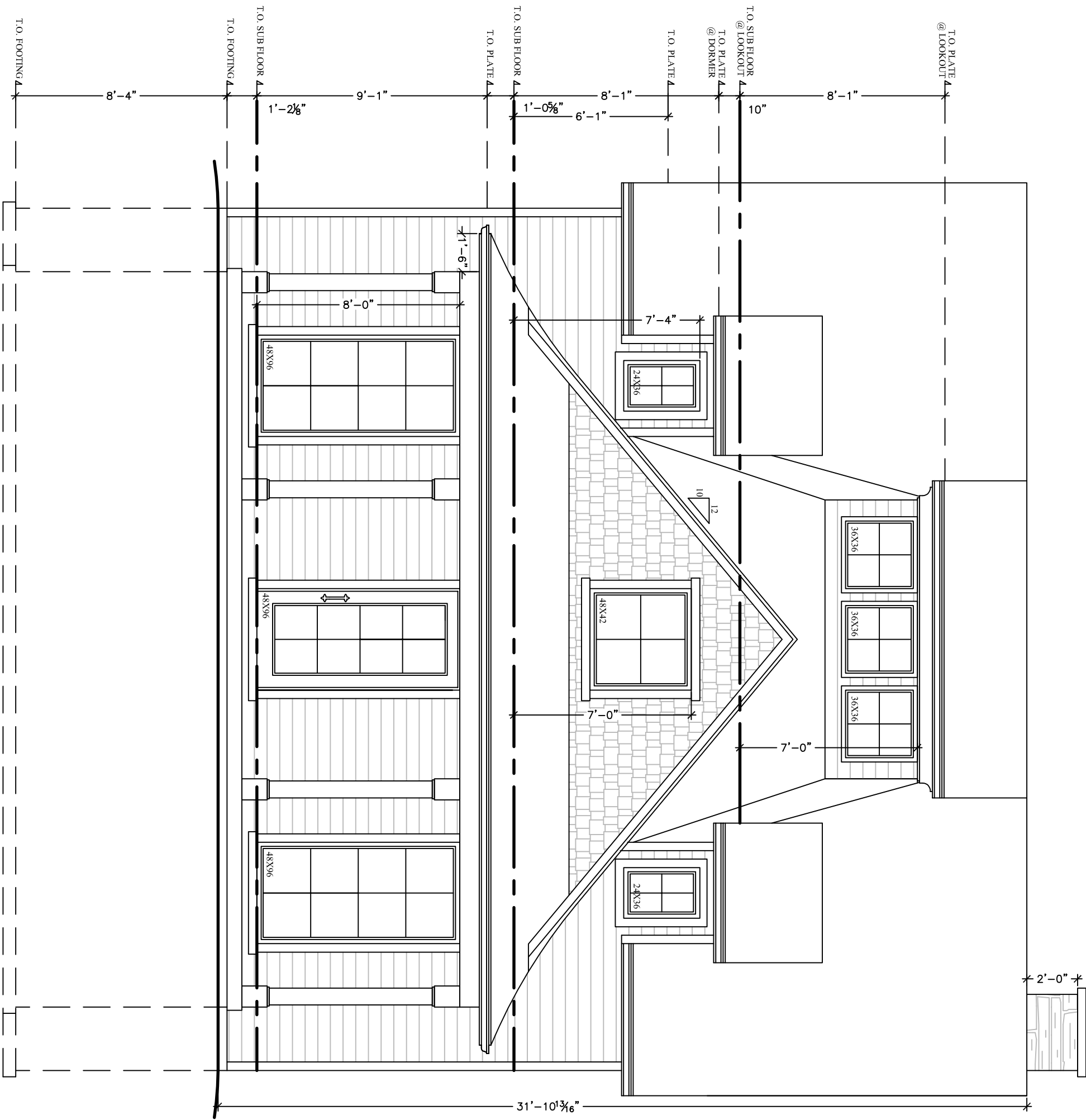


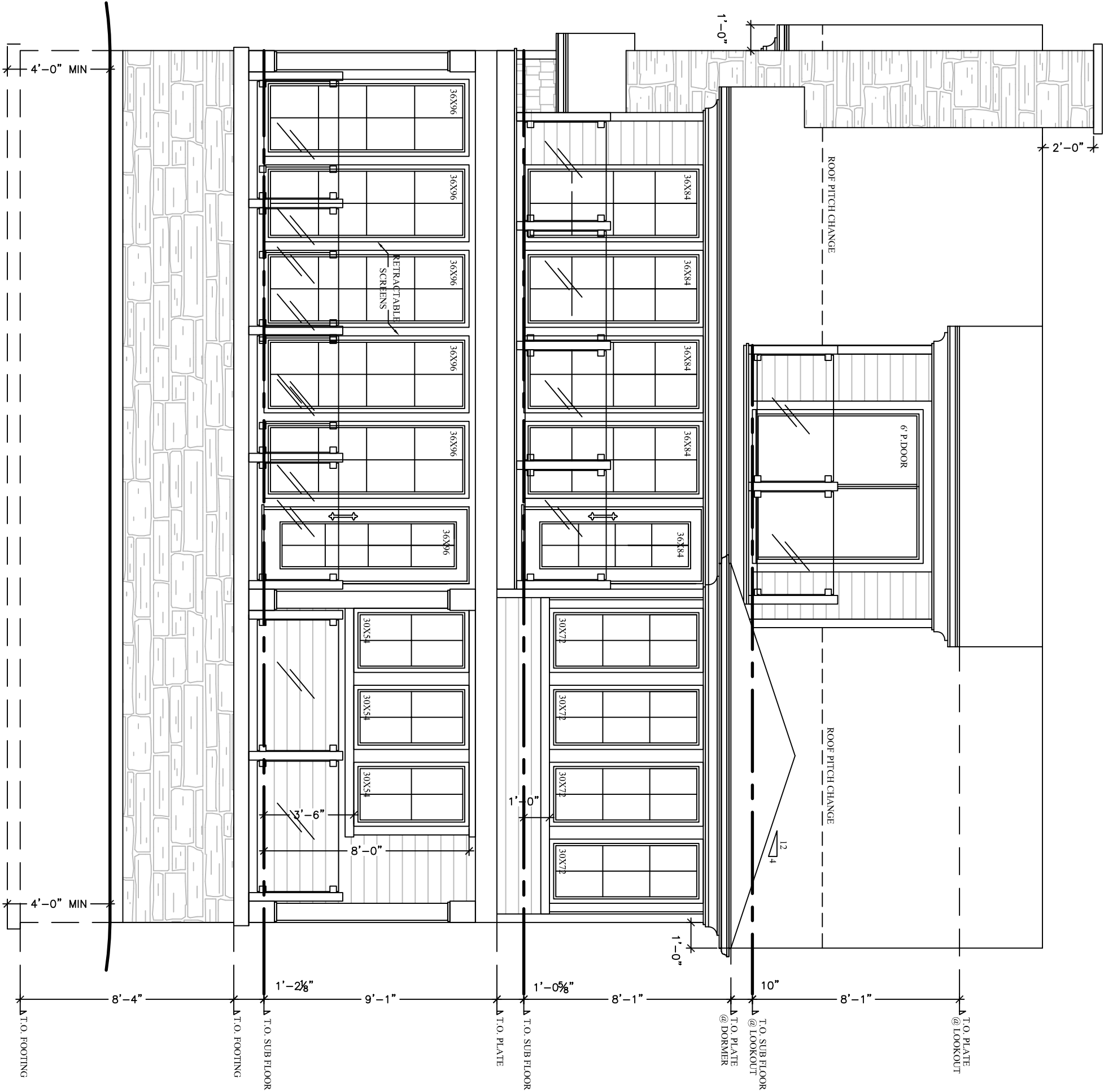
MAIN FLOOR 1318 sq.ft.



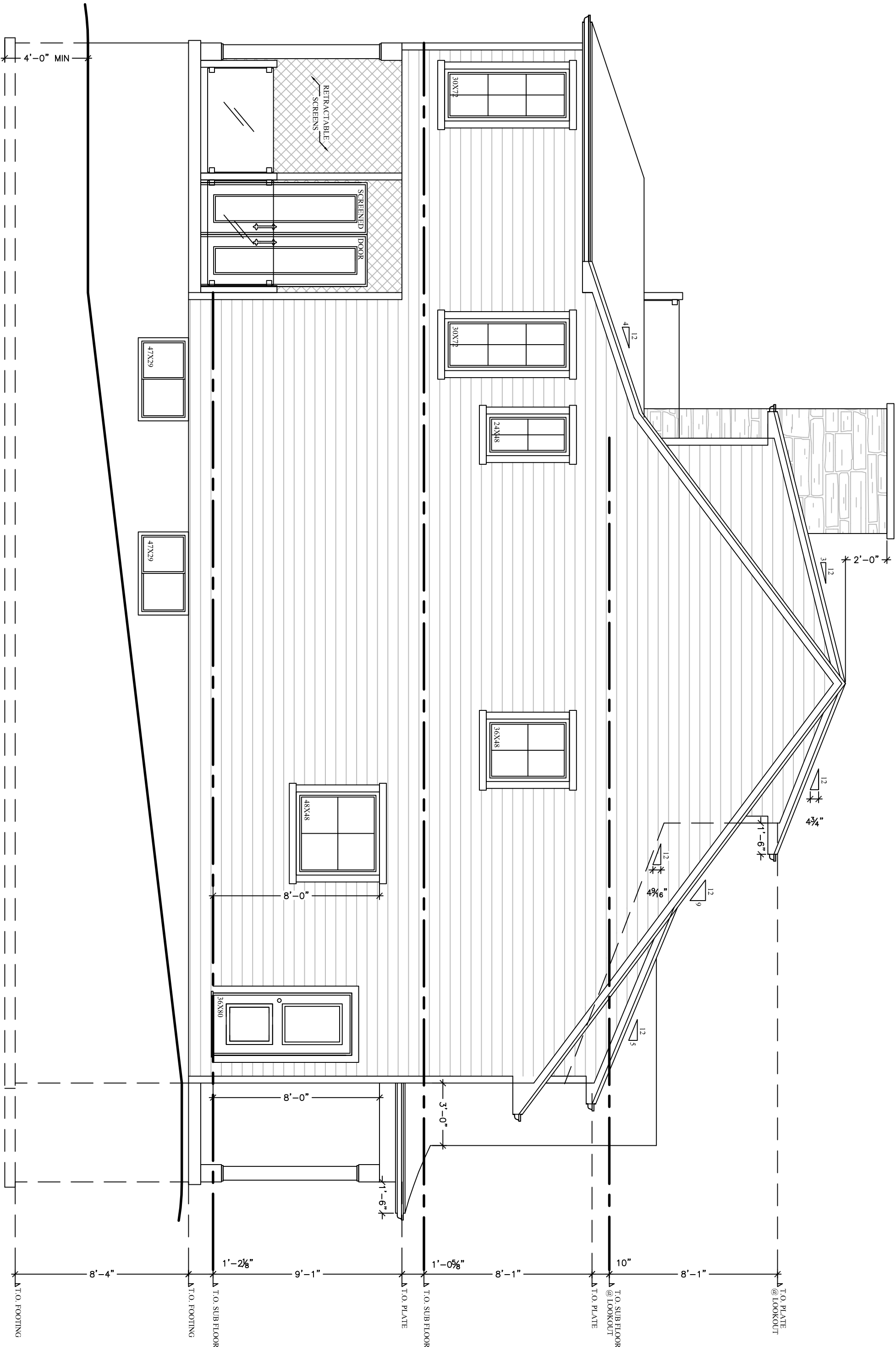


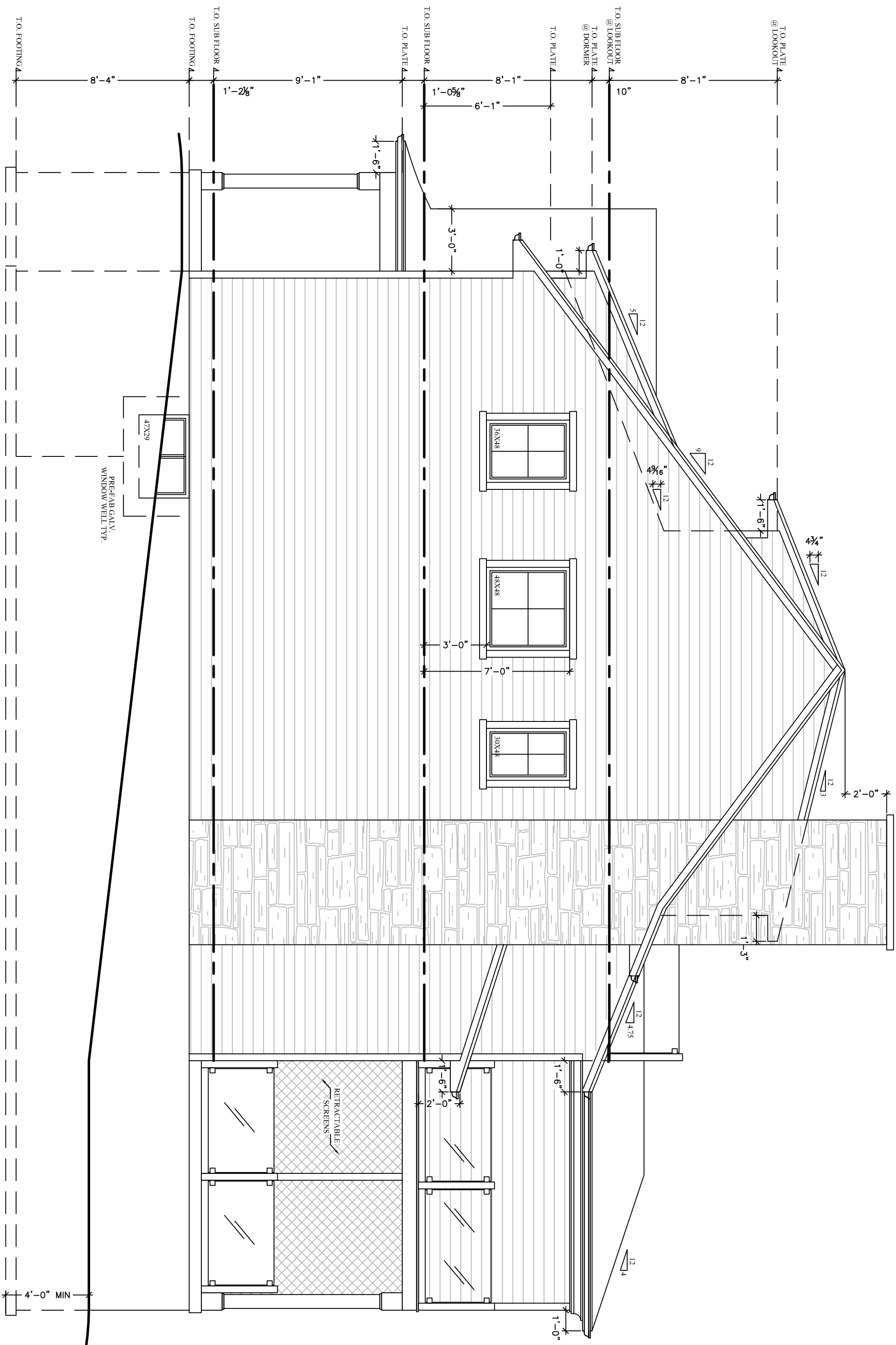


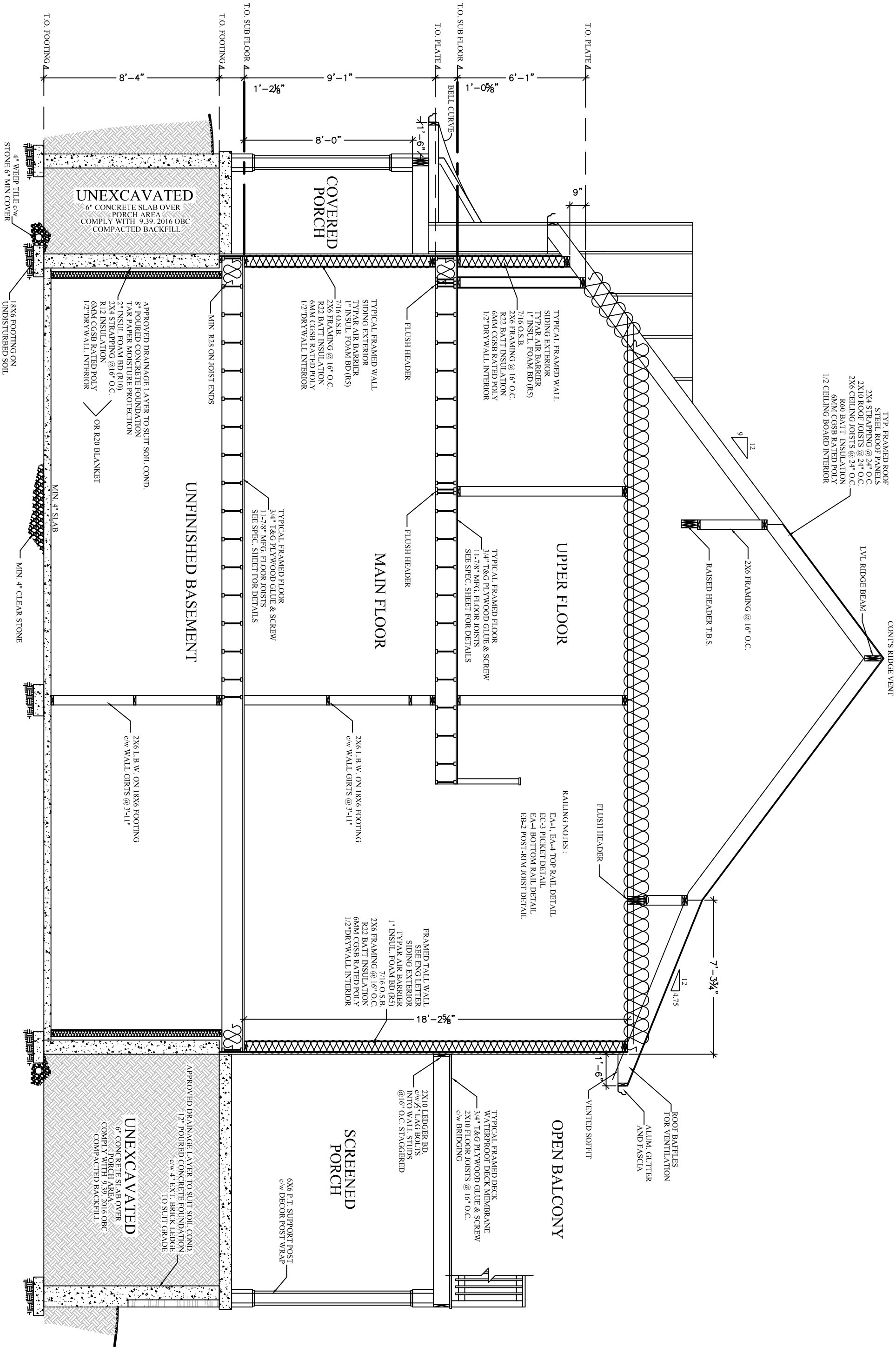


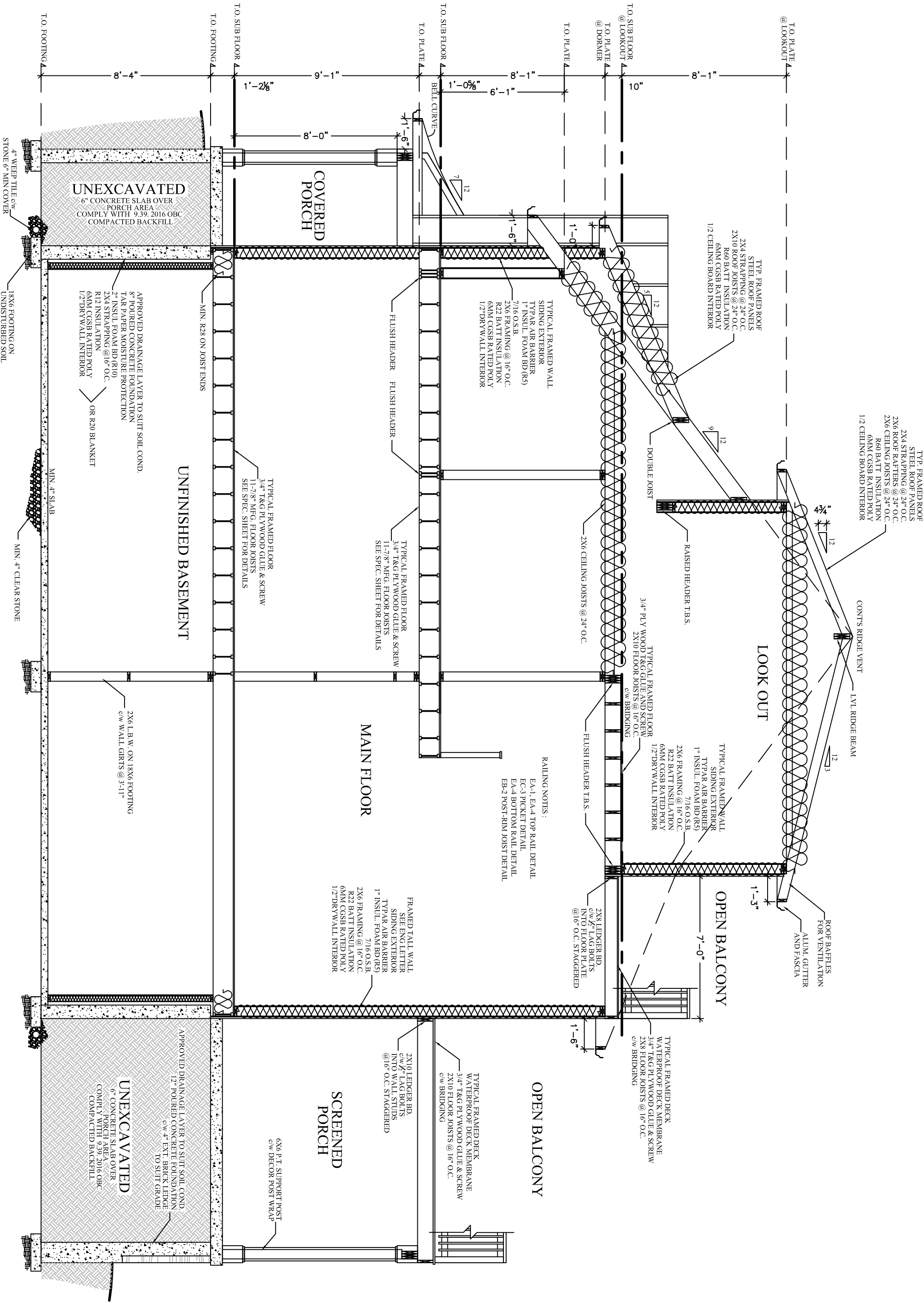




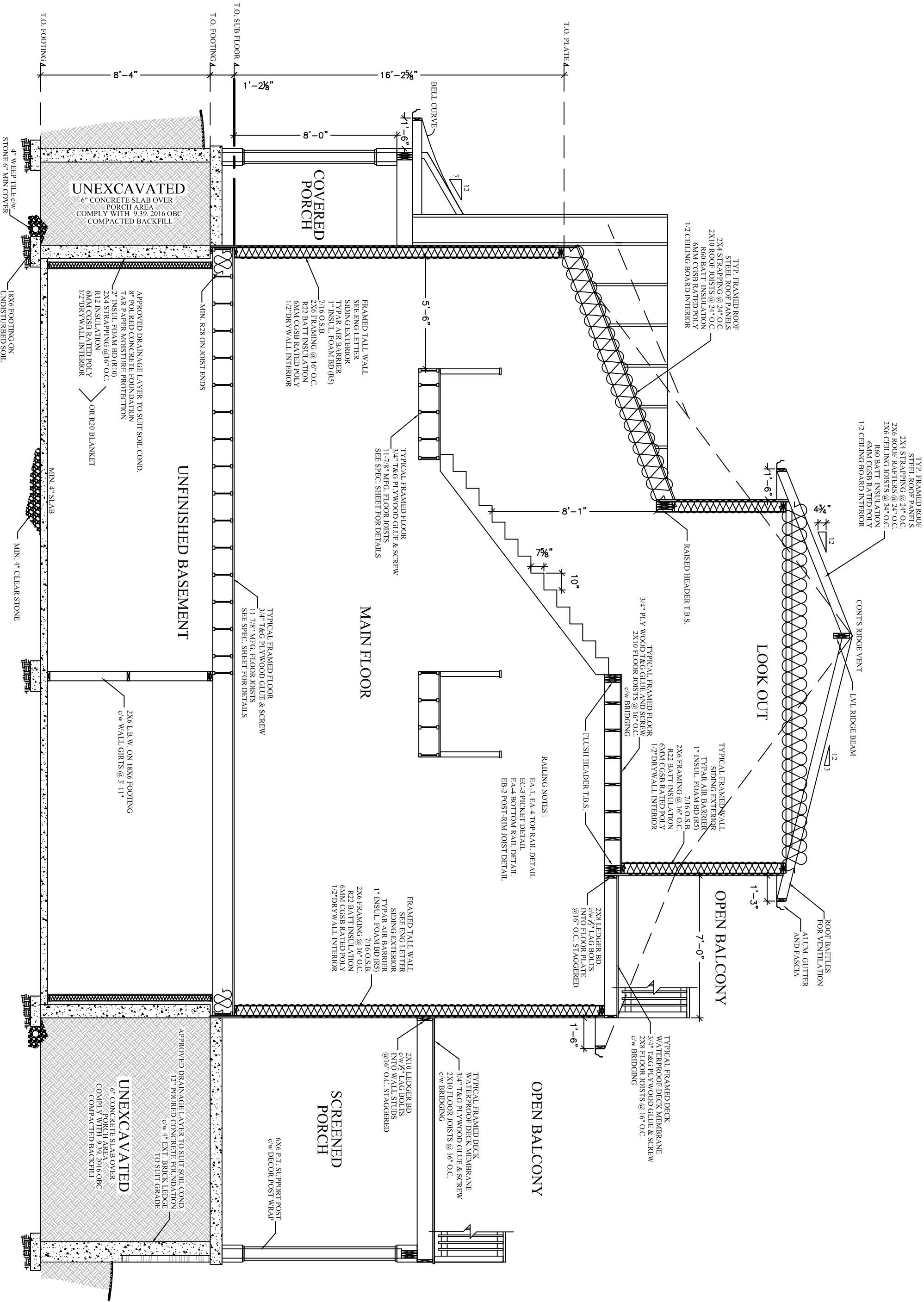












# RECEIPT

## LONG POINT REGION CONSERVATION AUTHORITY

4 Elm St., Tillsonburg, Ontario N4G 0C4  
519-842-4242 or 1-888-231-5408 • Fax 519-842-7123  
Website: www.lprca.on.ca

No. 12115

DATE Oct 24 2025

RECEIVED FROM Richard Malecki

ADDRESS 423 Pleasant Ridge Rd., Brantford N3R3S5

DOLLARS CENTS

514 15

THE SUM OF Five Hundred Fourteen

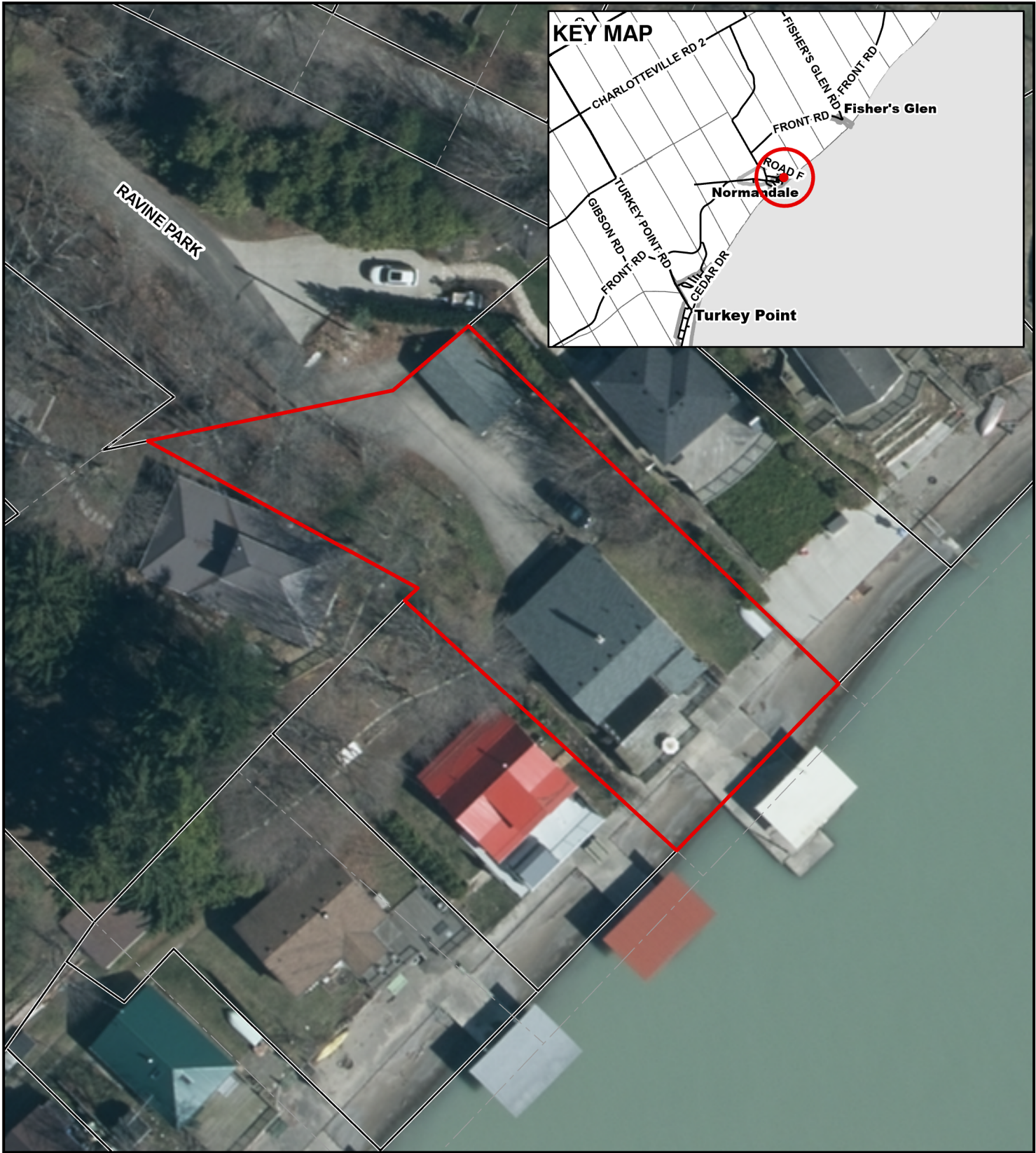
15 DOLLARS

DESCRIPTION minor variance - ANPL2025342 (4 Ravine Park)


HOW PAID		ACCOUNT	
CASH		CLIENT #	
CHEQUE	<u>100</u>	INVOICE #	
OTHER			

CODE

PER M

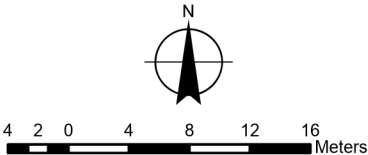


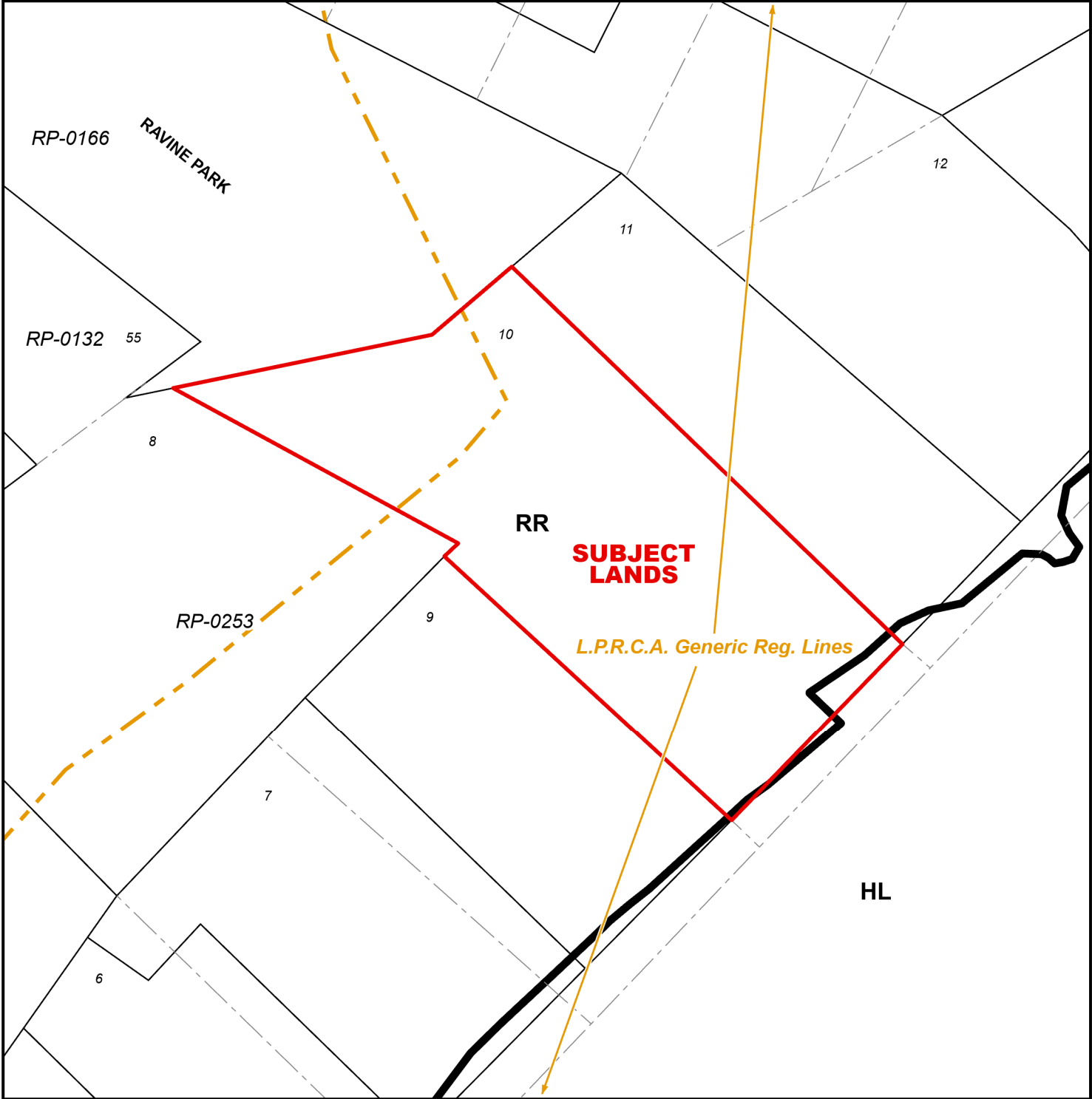
**Legend**

 Subject Lands

2020 Air Photo

11/6/2025





**LEGEND**

Subject Lands

LPRCA Generic RegLines

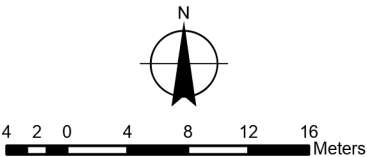
**ZONING BY-LAW 1-Z-2014**

(H) - Holding

HL - Hazard Land Zone

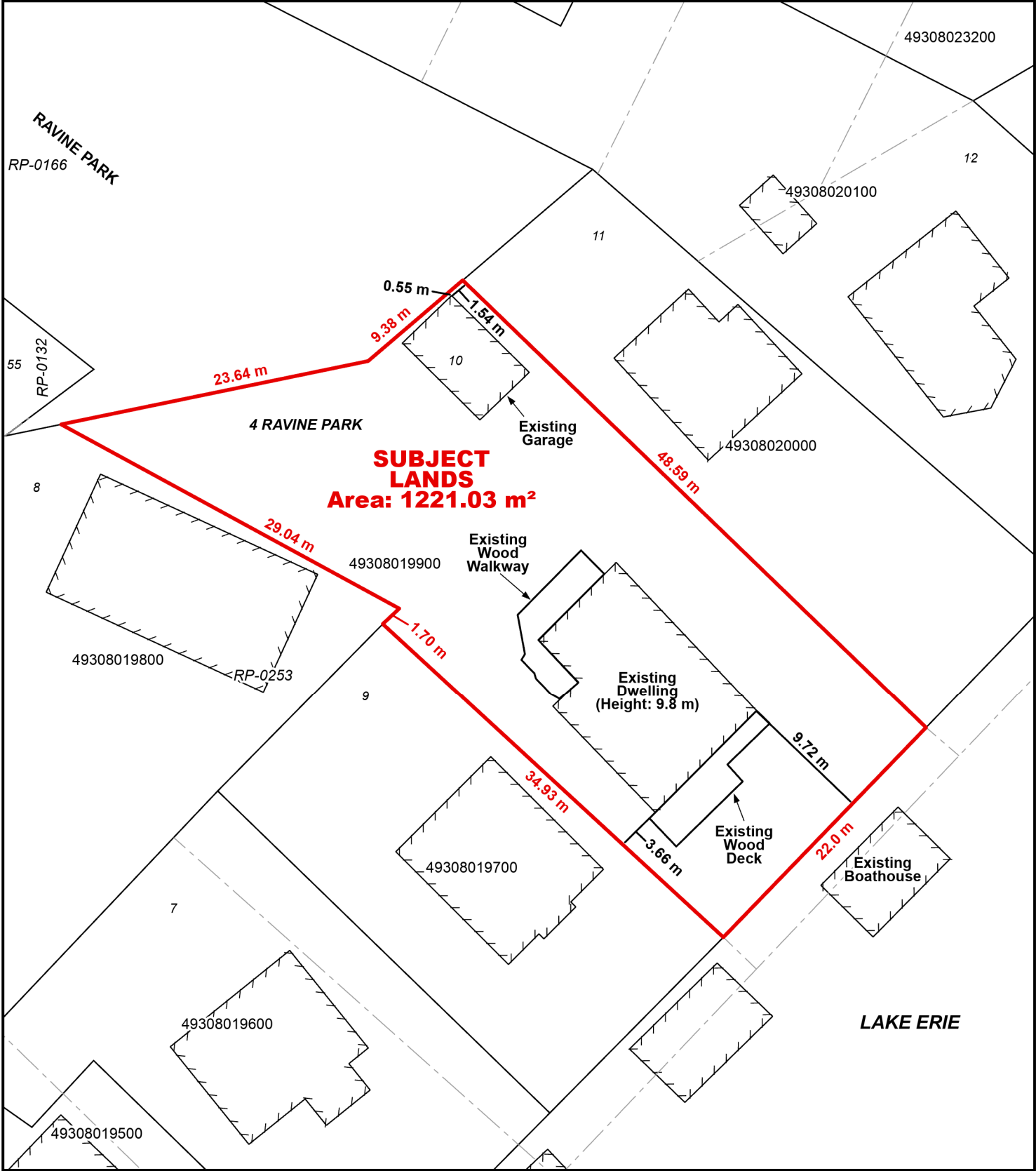
RR - Resort Residential Zone

11/6/2025





CONCEPTUAL PLAN  
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

11/6/2025

