

**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:** 3310-336-040-70400

**A. Applicant Information**

**Name of Owner** Magalas Poultry Farms Limited

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** 228 McMichael Road

**Town and Postal Code** Waterford, ON N0E 1Y0

**Phone Number** \_\_\_\_\_

**Cell Number** 519-420-8667

**Email** lauragene@kwic.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 mortgages, 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 13 Concession 7 Townsend

Municipal Civic Address: 2336 Cockshutt Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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 and Agricultural



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 farm contains a single family dwelling and a detached garage.

The house and garage are to be severed as surplus to the farm needs.

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:

After the surplus house is taken off the remnant farmland will be vacant.

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:

The land has been farmed for well over 100 years. The dwelling to be severed was constructed about 75 years ago.

9. Existing use of abutting properties:

agricultural and 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	518m	30m		488m	
Lot depth	582m			488m	
Lot width	518m			518m	
Lot area	30.75 ha	40ha		29.26ha	10.74ha
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
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:

The existing farm is undersized.

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

Frontage: 30m

Depth: 144.5m

Width: 73.06m

Lot Area: 0.60ha

Present Use: agricultural and residential

Proposed Use: residential

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: 488m

Depth: 582m

Width: 518m

Lot Area: 29.26ha

Present Use: agricultural and residential

Proposed Use: residential

Buildings on retained land: none

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: Magalas Poultry Farms Limited  
Roll Number: 336-040-70400  
Total Acreage: 30ha  
Workable Acreage: 29ha  
Existing Farm Type: (for example: corn, orchard, livestock) corn  
Dwelling Present?:  Yes  No If yes, year dwelling built about 1951  
Date of Land Purchase: \_\_\_\_\_

Owners Name: Magalas Poultry Farms Limited  
Roll Number: 337-030-30400  
Total Acreage: 45.3ha  
Workable Acreage: 44ha  
Existing Farm Type: (for example: corn, orchard, livestock) corn and poultry  
Dwelling Present?:  Yes  No If yes, year dwelling built 1950 approx  
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)

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Sewage Treatment

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

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Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

Cockshutt Road

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**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?

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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

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**I. Transfers, Easements and Postponement of Interest**

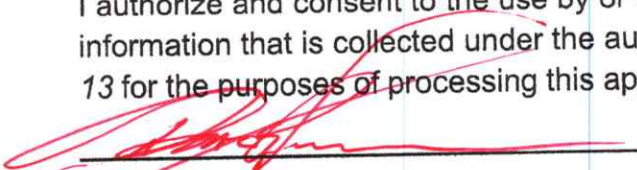
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

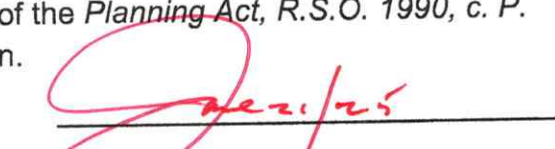
**Permission to Enter Subject Lands**

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 \_\_\_\_\_ am/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.

EUGENIE MACALAS  
\_\_\_\_\_  
Owner

JUNE 21 2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

JUNE 21 2025  
\_\_\_\_\_  
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

This 12 day of February

A.D., 2026



\_\_\_\_\_

Fabian Fidalgo Serra, *c*  
Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires October 3, 2023

A Commissioner, etc.

**Premise and Justification of  
Minor Variance Application  
at 2336 Cockshutt Road**

This application is companion to a surplus farm dwelling severance application.

This application comes as a result of the severance of a surplus farm residence. The application seeks relief of 10.74 hectares from the minimum required remnant farm parcel size of 40 hectares.

The existing farm parcel is 30.75 hectares in size and, after the surplus farm dwelling is severed off, the remnant farm will be 29.26 hectares in size.

The subject lands are located on the east of Cockshutt Road, and the farm is known as 2336 Cockshutt Road. The farm has an approximate frontage on Cockshutt Road of 518 m. Severing off the residential dwelling and detached garage will leave a vacant farm parcel as retained farmland.

Adjacent lands are active farms and residences.

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.

This proposal also has regard for the Planning Act.

The Provincial Planning Statement speaks to surplus farm residences in Section 4.3.3.1 and permits the severance of the surplus residence, without respect to the size of the remnant farmland parcel.

### **Norfolk County Official Plan**

The subject property is designated as Agricultural in the Norfolk County Official Plan.

Official Plan section 7.2.3 states that consents to sever a residence made surplus through farm amalgamation shall be subject to the policies of 7.2.3(b) and 7.2.3(c).

Section 7.2.3(b) states that no consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operations of the farm operation. In this case, the Magalas' operate another poultry farm at 273 Radical Road.

The proposed severed lands are of a minimum size to meet the needs of a residential property and do not remove any active farm lands from production. As such, this application conforms to the Norfolk County Official Plan.

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

The subject farmland is zoned Agricultural within the Norfolk County Zoning By-law. Article 12.1.1 e)) permits a farm in the Agricultural zone. However, article 12.1.2 a) i) requires a minimum lot area of the retained farmland to be a minimum of 40 hectares. The retained farmland in this instance is 29.26 hectares, deficient by only 10.74 hectares.

The application meets the intent of the Norfolk County Zoning By-law.

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

The severance of a surplus residence is permitted by the Provincial Planning Statement.

The remnant farmland will continue to be farmed by a large-scale produce and poultry farm operator.

The continued use of this farm parcel is both desirable and appropriate.

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

The application is minor in nature because it proposes only a modest reduction of 10.74 hectares from the minimum farm parcel size of 40 hectares.

### **Conclusion**

The proposed retained farm parcel size of 29.26 hectares meets the overall intent and purpose of the Planning Act, conforms to the Provincial Police Statement 2024, meets the intent of the Norfolk County Official Plan, and the Norfolk County Zoning By-law.

This application is minor in nature and is desirable and appropriate.

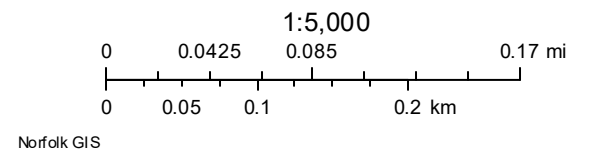
David McPherson

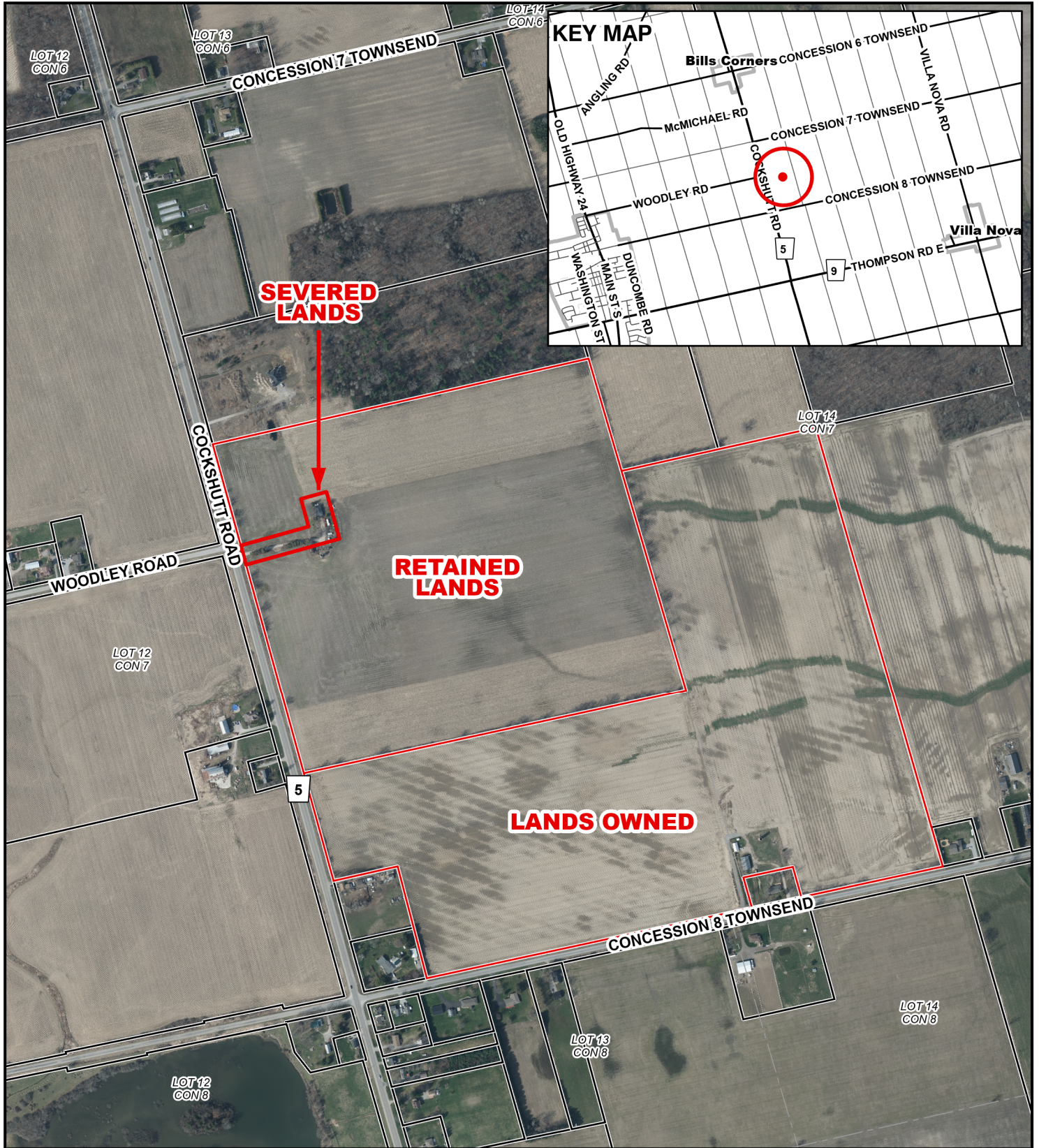
# MAP NORFOLK - Community Web Map



2/17/2026, 2:50:24 PM

- Land Parcels
- Civic Address
- Plan Lines
- Road Labels
- DraftPlan



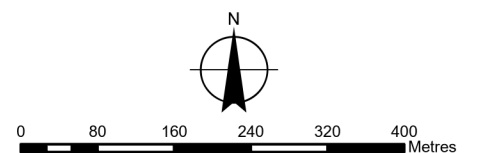


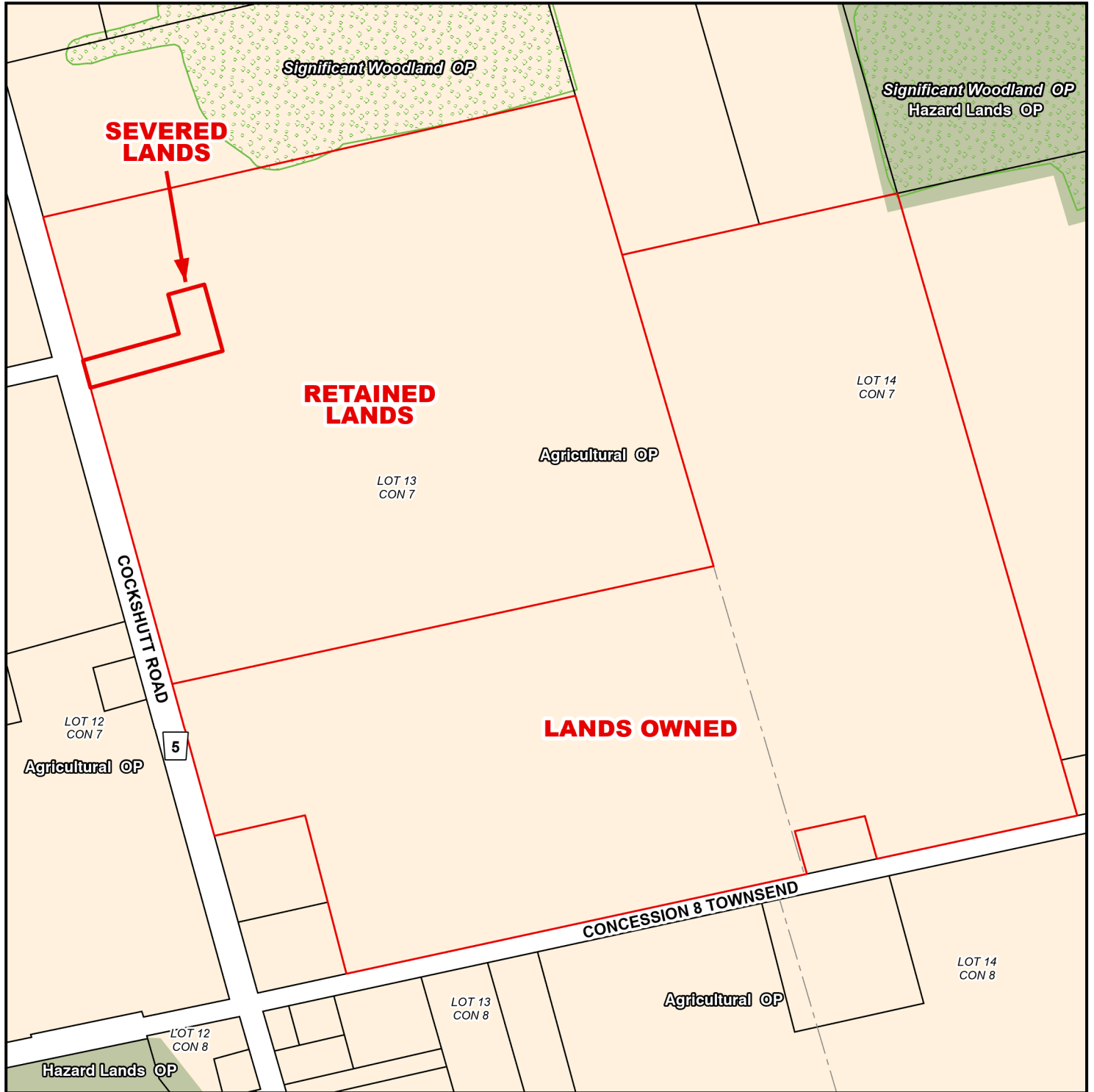
**Legend**

- Subject Lands
- Lands Owned

3/3/2026

2020 Air Photo





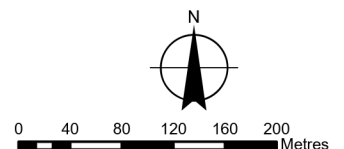
**Legend**

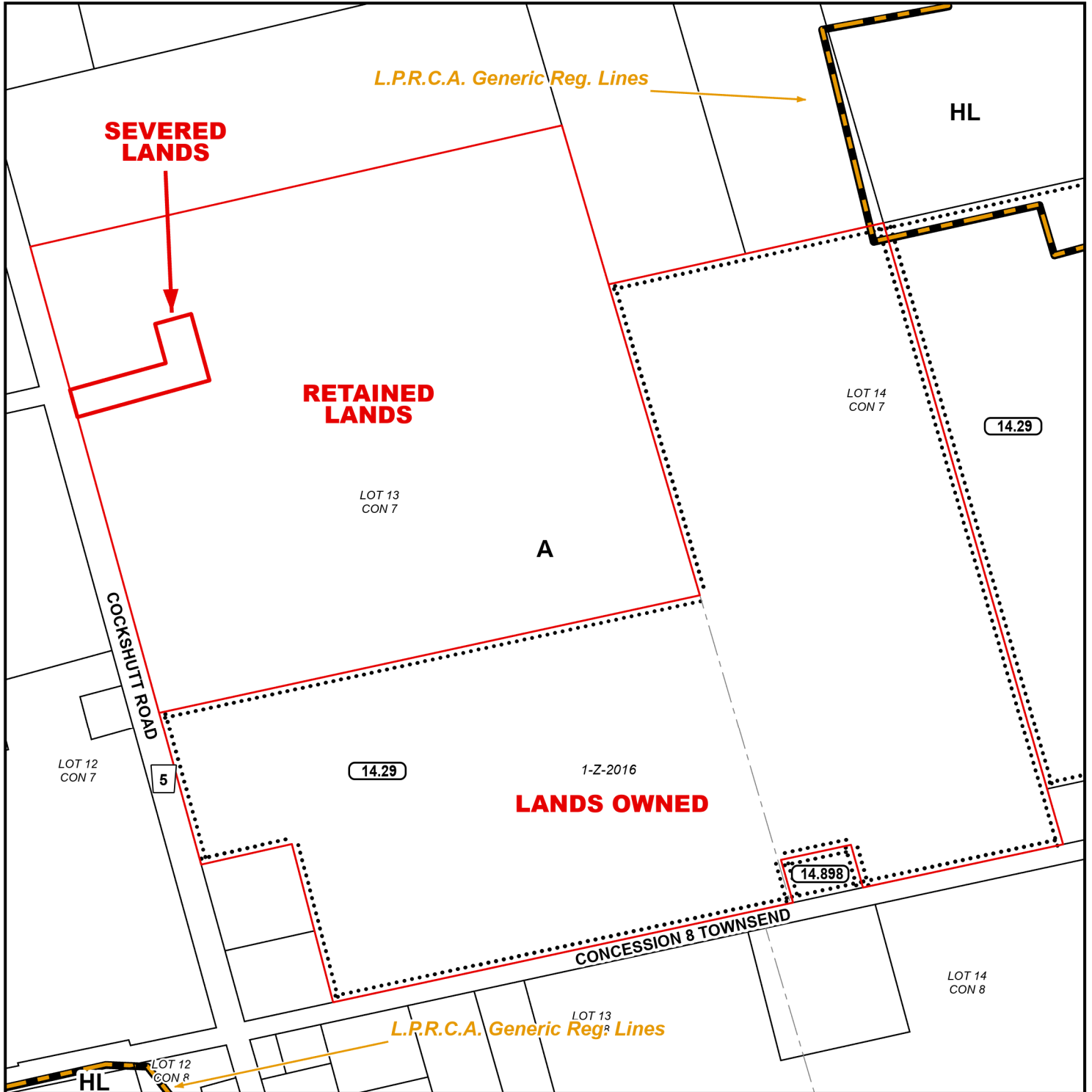
- Subject Lands
- Lands Owned

**Official Plan Designations**

- Agricultural
- Hazard Lands
- Significant Woodland

3/3/2026





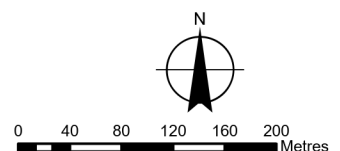
**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

3/3/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone





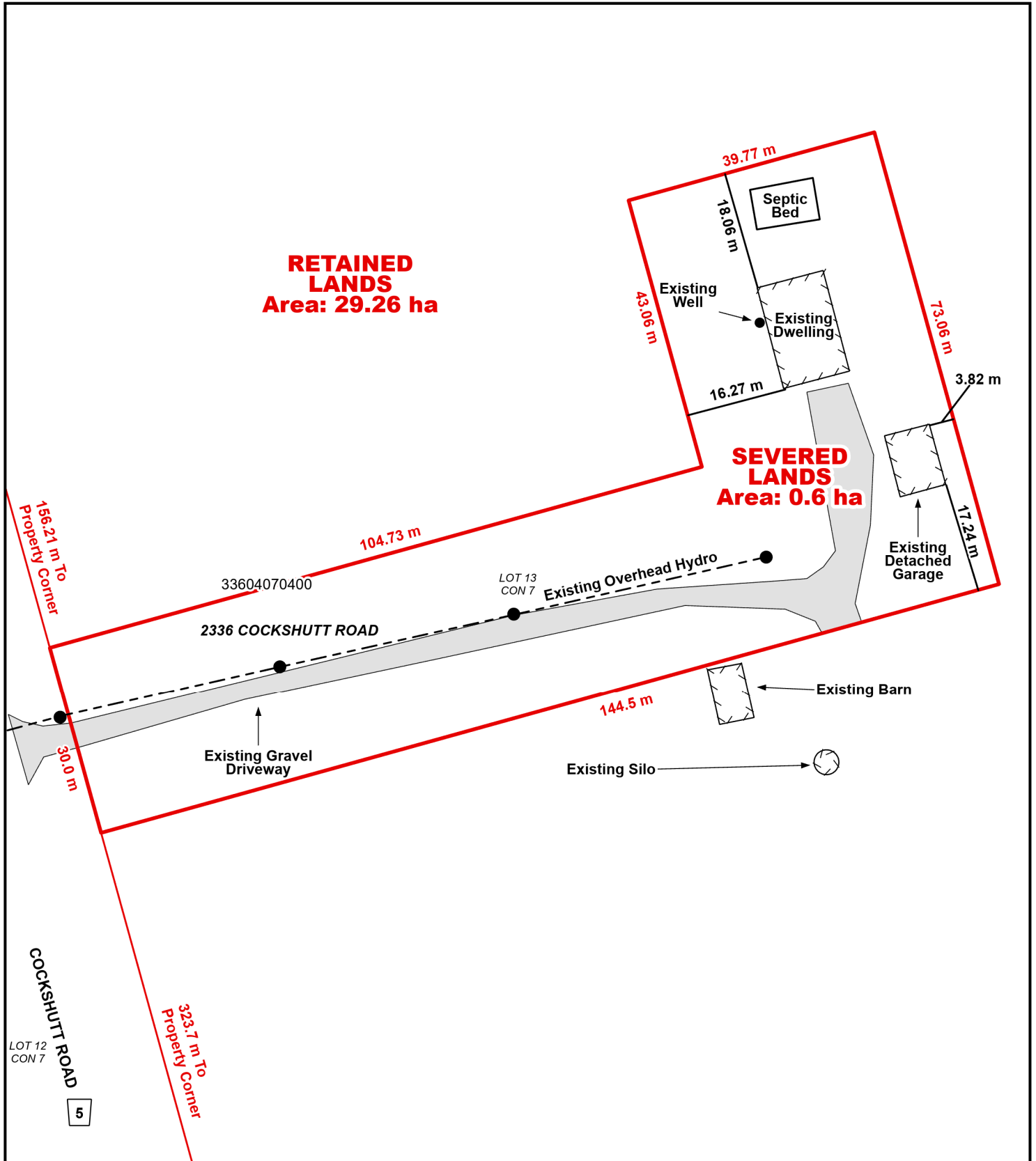
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN



Geographic Township of TOWNSEND

BNPL2026040

ANPL2026041



### Legend

-  Subject Lands
-  Lands Owned

3/3/2026

