



For Office Use Only:

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

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

- ☐ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☒ Routine Minor Variance

Property Assessment Roll Number: 331040201015500

A. Applicant Information

Name of Owner Malo 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 4151 Hwy 3 E. RR#5
Town and Postal Code Simcoe, ON, N3Y4K4
Phone Number (519) 426-8908
Cell Number (519) 427-8749
Email stevenmalo007@gmail.com

Name of Authorized Applicant _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Authorized Agent

Steve Szucs

Address

857 Norfolk Street South.

Town and Postal Code

Simcoe, ON N3Y4K1

Phone Number

Cell Number

519-429-8100

Email

steve@mybrokersteve.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:

B. Location, Legal Description and Property Information

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

PT LT 2 CON 3 WOODHOUSE AS IN NR411063; NORFOLK COUNTY

Municipal Civic Address: 54 Ryerse Rd, Simcoe, ON, N3Y4K2

Land acquisition date (if known): May 19th, 2026

Present Official Plan Designation(s): Agricultural OP

Present Zoning: A

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:

Farm with dwelling. In the process of severing off a surplus dwelling.



4. Please describe all existing and proposed buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Number of Storey(s)	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Number of Dwelling Units per lot	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Buildings/Structures/ARDU Width (m)	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Building/ Structures /ARDU Length (m)	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Building/ Structures /ARDU Height (m)	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Usable Floor Area (sq.m)	<u>N/A - farm land</u>	<u>N/A - farm land</u>
Lot coverage	<u>N/A - farm land</u>	<u>N/A - farm land</u>

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. 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:

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

Farmed for 50+ years

8. Existing use of abutting properties:

This property is surrounded by farms - all owned inside the Malo Family.

9. 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. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)	40 HA	19.10	20.9
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			



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 (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:

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. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☐ Yes ☒ No

If you answered no, please explain:

2. It is the 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 Planning Statement ?



☒ Yes ☐ No

If no, please explain:

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:

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

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☒ Yes ☐ No

If yes, indicate: ☐ Significant Woodland ☐ Provincially Significant Wetland ☐ Floodplain ☒ Other LYNN RIVER

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Retained portion is a farm field. No well on retained portion.



Sewage Treatment

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

NA - FARM

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

RYERSE ROAD

G. Other Information

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.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

Steven Malo

07/27/26

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the authorized 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 Malo Farms Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize STEVE SZUCS 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.

Steven Malo

07/27/26

Owner

Date

Owner

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, Steve Szucs 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:

Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

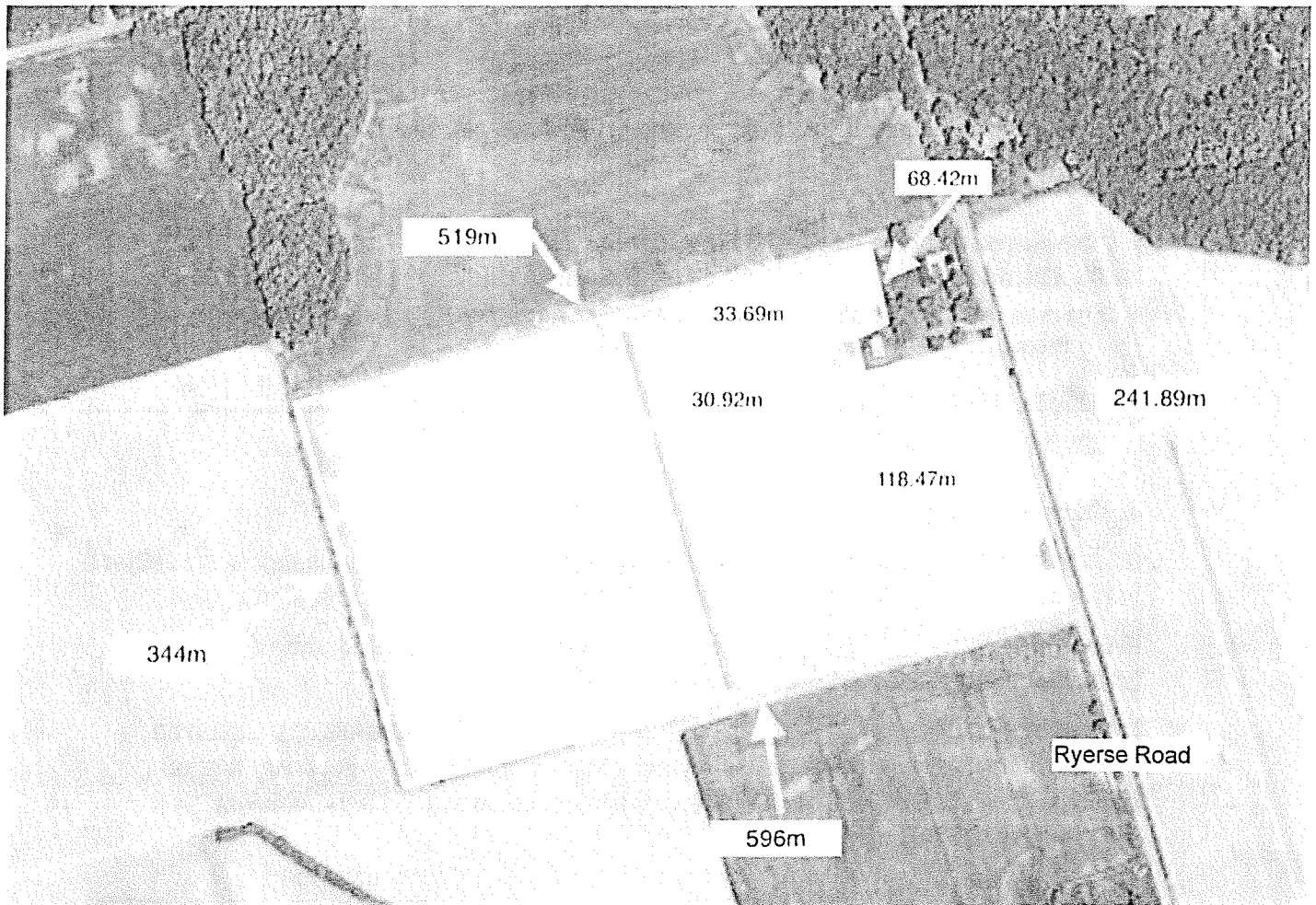
This 29 day of July.

A.D., 20 26

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.



The property Fronts on the West side of Ryerse Road.

Ryerse Road is a year round municipal road.

The property is farm land, with no structures, and surrounded by farm land.

The surrounding lands are owned by the Malo Family as well.



I. Transfers, Easements and Postponement of Interest

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Steven Malo

07/27/26

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the authorized 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 Malo Farm Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Steve Szucs 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.

Steven Malo

07/27/26

Owner

Date

Owner

Date

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



ZONING DEFICIENCY FORM

AGRICULTURAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026188

Owner / Applicant: STEVE SZUCS
Civic Address: 54 RYERSE RD
Legal Description: WDH CON 3 PT LOT 2 50.00AC FR D
Roll Number: 3310402010155000000
Current zoning: A - AGRICULTURAL
Proposed building/use: N/A
Existing uses on property: N/A

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Lot Area	19.1 ha	40 ha	20.9 ha	12.1.2 a
Lot Frontage	241.89 m	30 m	m	12.1.2 b
Front Yard Setback	N/A m	13 m	m	12.1.2 c
Exterior Side Yard Setback	N/A m	13 m	m	12.1.2 d
Interior Side Yard Setback(Left)	N/A m	3 m	m	12.1.2 e
Interior Side Yard Setback(Right)	N/A m	3 m	m	12.1.2 e
Rear Yard Setback	N/A m	9 m	m	12.1.2 f
Minimum separation between farm processing facility and a dwelling on adjacent lot	N/A m	30 m	m	12.1.2 g
Building Height	N/A m	11 m	m	12.1.2 h
Number Of Parking Spaces	N/A	2		4.9
Other:				
Other:				

Comments:

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature:

Steve Malo

Owner / Applicant

07/30/26

Date

Tray Sain

Zoning Administrator

7/30/2026

Date

Community Development Division - Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016



The property Fronts on the West side of Ryerse Road.

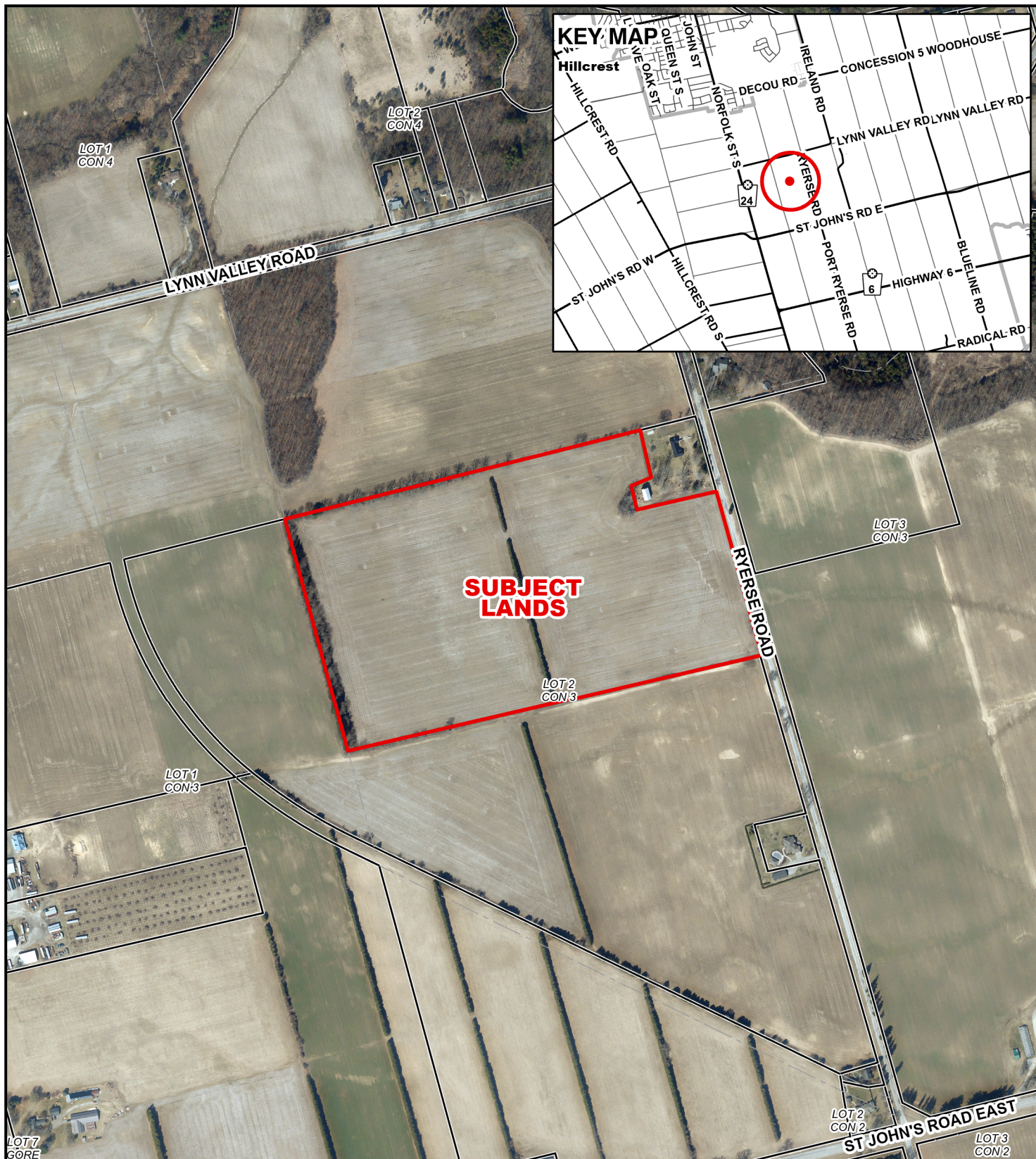
Ryerse Road is a year round municipal road.

The property is farm land, with no structures, and surrounded by farm land.

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CONTEXT MAP

Geographic Township of WOODHOUSE

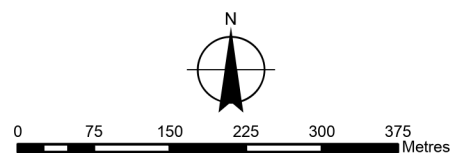


Legend

Subject Lands

8/12/2026

2025 Air Photo

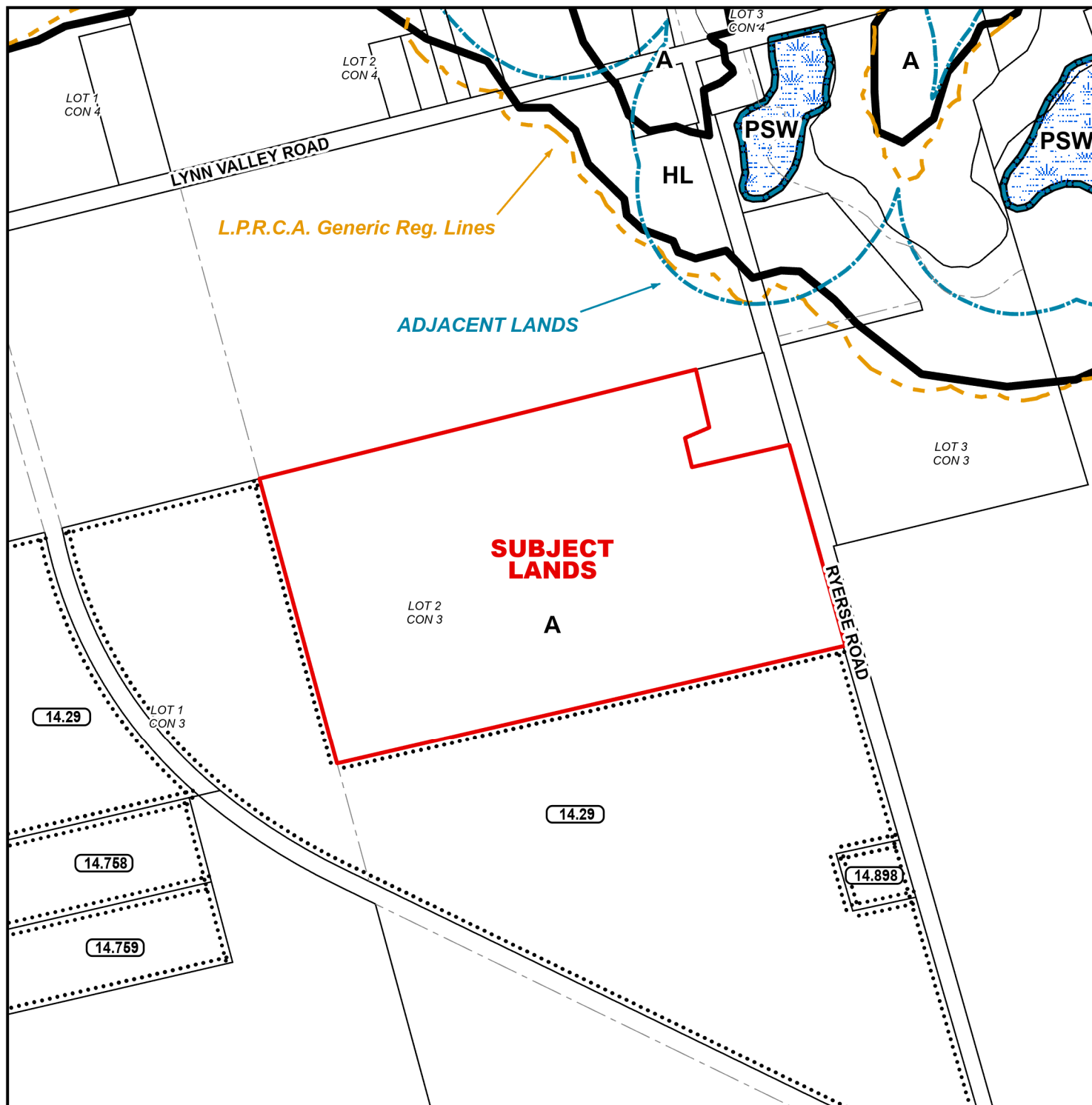


MAP B

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

ANPL2026188



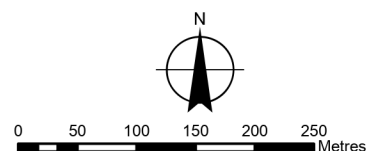
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

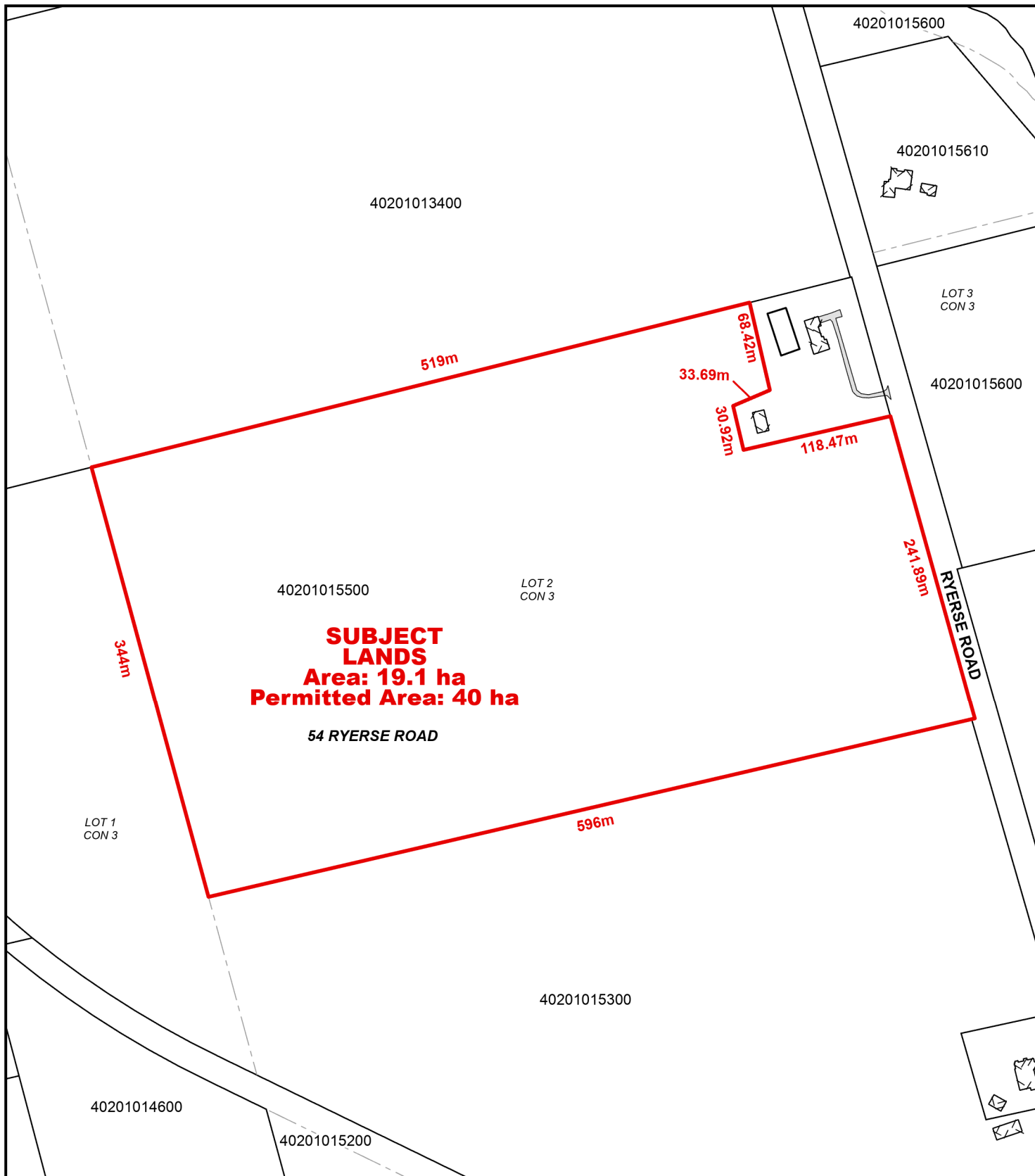
8/12/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

Subject Lands

8/12/2026

