



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	_____

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

- ☐ Consent/Severance
☒ Surplus Farm Dwelling Consent/Severance
☐ Boundary Adjustment/Land Conveyance
☐ Easement/Right-of-Way Severance

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



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

	Severed lot	Retained lot
Number of Existing Buildings/Structures	2	0
Number of Storey(s) for Existing Buildings/Structures	House 1, Barn 2	0
Number of Proposed Buildings/Structures	0	0
Number of Storey(s) for Proposed Buildings/Structures	0	0
Number of Dwelling Units per lot	1	0

5. 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:

6. If known, the length of time the existing uses have continued on the subject lands:
It has been a farm with residence for many decades

7. Existing use of abutting properties:

The property is surrounded by farms.

8. Does this proposal require a minor variance application? ☒ Yes ☐ No

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)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)			
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 (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): ¹_____

Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

1. Proposed final lot size and frontage of the benefitting lot _____
2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:



ii. Easement/Right-of-Way Request(s)

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____ _____	_____ _____

iii. **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: Malo Farms Limited
Roll Number: 331040201012900 331040201015600 331040201015700
Total Acreage: 173.49
Workable Acreage: 150
Existing Farm Type: (for example: corn, orchard, livestock) Tabbaco
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1905
Date of Land Purchase: 1971

Owners Name: Malo Farms Limited
Roll Number: 331040201013400
Total Acreage: 95.73
Workable Acreage: 82
Existing Farm Type: (for example: corn, orchard, livestock) Beans / grains/ corn
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1980



Owners Name: Malo Farms Limited
Roll Number: 331040201007000
Total Acreage: 94.28
Workable Acreage: 94.28
Existing Farm Type: (for example: corn, orchard, livestock) Tabbaco / beans / corn
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1982

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. 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. 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 policy statement ?

☒ Yes ☐ No

If you answered 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 you answered no, please
explain: _____



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

Livestock facility or stockyard

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

Significant Woodland

☐ 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 or other environmental feature

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

Floodplain

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

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

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 in good working order | ☐ Other (describe below) |

Storm Drainage

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

Existing or proposed access to subject lands:

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

Name of road/street:

Existing Access off 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.

Farm Land is being added to an existing farming operation. House is being severed as a surplus dwelling.



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 197/96.

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) 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;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



I. Transfers, Easements and Postponement of Interest

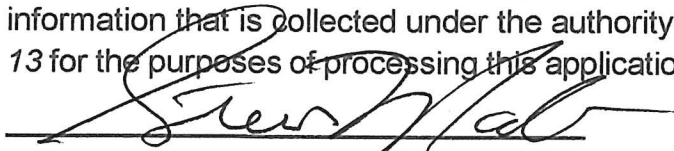
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that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

28 May 26

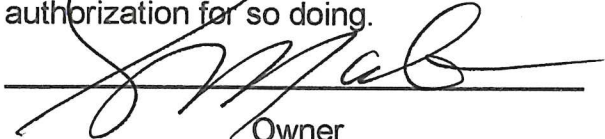
Date

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.



Owner

May 28 / 26

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 J. Zuos 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

In Simcoe

This 28 day of may

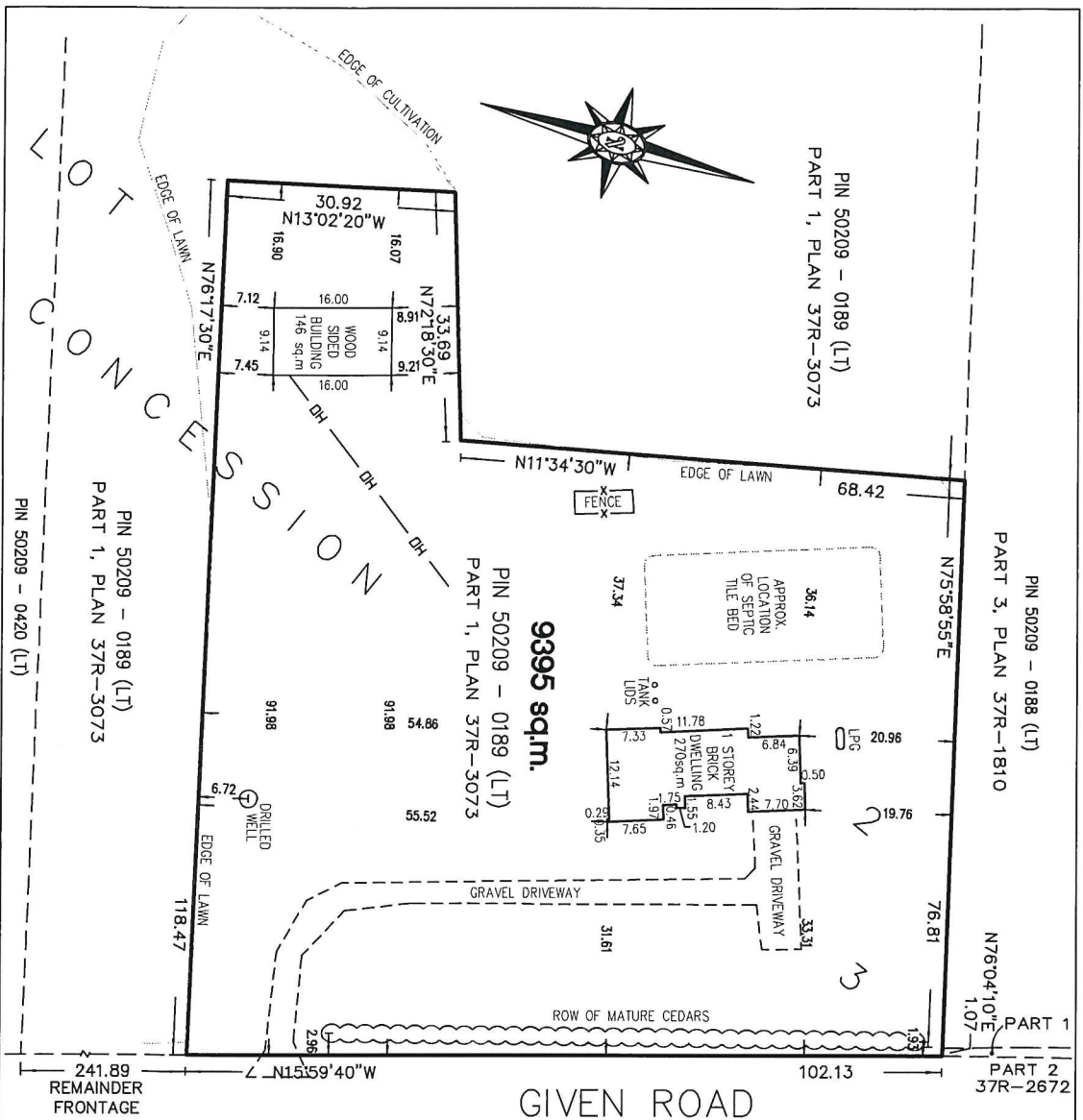
A.D., 20 20

Kaitlyn Anderson Poole

A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

Kaitlyn Anderson Poole, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2027.



GIVEN ROAD
(VARIOUS WIDTHS - KNOWN AS RYERSE ROAD)
PIN 50209 - 0193 (LT)

SKETCH SHOWING
PROPOSED SEVERANCE
OF PART OF
LOT 2
CONCESSION 3
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.

METRIC NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



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

DRAWN BY: J.L.M.	CHECKED BY: K.H.	REFERENCE NO.: 26-54-575-00
		DATED: MAY 26, 2026

LYNN VALLEY ROAD (20.12m WIDE - ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TILES ACT.

PLAN 37R-

RECEIVED AND DEPOSITED

DATED DATE

DATED DATE

ADVANCE COPY

SUBJECT TO
CORRECTIONS AND
ADDITIONS

R. C. DIXON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TILES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART LOT 2	CONCESSION 3	PART OF PIN 50209-0189 (LT)

PLAN OF SURVEY OF PART OF LOT 2 CONCESSION 3 IN THE GEOGRAPHIC TOWNSHIP OF WOODHOUSE IN NORFOLK COUNTY

SCALE: 1 : 500



JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND/OR COORDINATES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

PIN 50209 - 0189 (LT)
PART 1, PLAN 37R-3073

PIN 50209 - 0188 (LT)
PART 3, PLAN 37R-1810

PART 1
PIN 50209 - 0189 (LT)
PART 1, PLAN 37R-3073

PIN 50209 - 0189 (LT)
PART 1, PLAN 37R-3073

PART 1, PLAN 37R-6184

PART 1
37R-6184

PART 1
37R-9529

FORMER RAILWAY LANDS

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK (RTK) OBSERVATIONS UTM ZONE 17, NAD83(CSRS)(2010.0)

FOR BEARING COMPARISONS, A ROTATION OF 2°24'10" COUNTER-CLOCKWISE WAS
APPLIED TO BEARING ON P1

FOR BEARING COMPARISONS, A ROTATION OF 2°24'15" COUNTER-CLOCKWISE WAS
APPLIED TO BEARING ON P2

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED
TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0)
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF O.R.L.G. 216/110

POINT ID	NORTHING	EASTING
ORP(A)	0	0
ORP(B)	0	0

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	SIB
2.5cm X 2.5cm X 0.6m	IRON BARS	SHOWN	SSIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	PB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	IB
LOT LINES	SHOWN	IB	IB
DEED LINES	SHOWN		
FENCE LINES	SHOWN		
CENTRE LINES	SHOWN		
ROAD LINES	SHOWN		
FOUND IRON BARS	SHOWN		
PLANTED IRON BARS	SHOWN		
J. B. DODD, O.L.S.			
PLAN 37R-3073			
PLAN 37R-4035			
PLAN 37R-9529			
WITNESS MONUMENT			
ORIGIN UNKNOWN			
MEASURE			
SET			
PROPERTY IDENTIFICATION NUMBER			
NORTH			
SOUTH			
EAST			
WEST			
CENTRELINE			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TILES
ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE

DATED:

R. C. DIXON O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-134640



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

650 Island Rd., Suite 200, ON N3Y 4K2
E: (519) 421-0842 www.jdwms.com

DRAWN BY: J.L.M.

CHECKED BY: K.H.

REFERENCE NO.: 26-54-575-00

DATED: MAY 26, 2026

98760



Ministry of
Consumer and
Commercial
Relations

Ministère de
la Consommation
et du Commerce

CERTIFICATE

is to certify that these
are effective on

CERTIFICAT

Ceci certifie que les présents
statuts entrent en vigueur le

MAY 24 MAI, 1996

TRANS
CODE

C

18

8

em D. 1111

Director / Directeur

Business Corporations Act / Loi de sur les compagnies

**ARTICLES OF AMENDMENT
STATUTS DE MODIFICATION**

Form 3
Business
Corporations
Act

Formule
numéro 3
Loi
sur les
compagnies

1. The present name of the corporation is: Dénomination sociale actuelle de la compagnie:

M A L O F A R M S L I M I T E D

2. The name of the corporation is changed to (if applicable): Nouvelle dénomination sociale de la compagnie (s'il y a lieu):

3. Date of incorporation/amalgamation: Date de la constitution ou de la fusion:

25, March, 1959

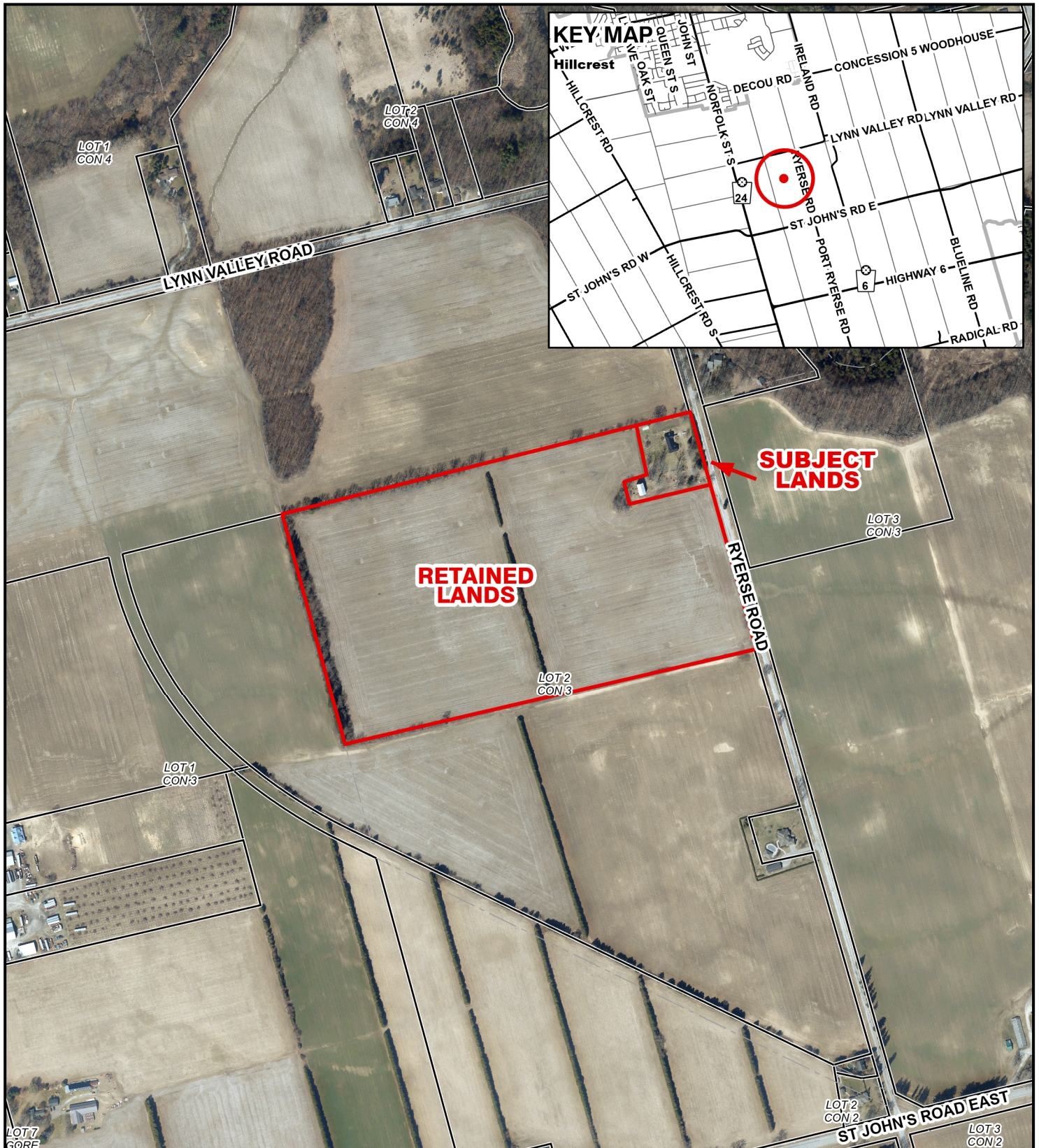
(Day, Month, Year)
(jour, mois, année)

4. The articles of the corporation are amended as follows: Les statuts de la compagnie sont modifiés de la façon suivante:

- I. The authorized capital of the Corporation consists of an unlimited number of common shares, an unlimited number of Class A Special Shares, an unlimited number of Class B Special Shares, and an unlimited number of Class C Special Shares.

CONTEXT MAP

Geographic Township of WOODHOUSE

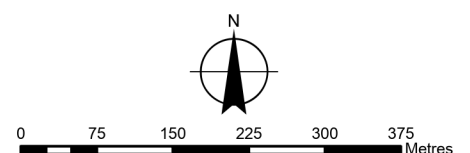


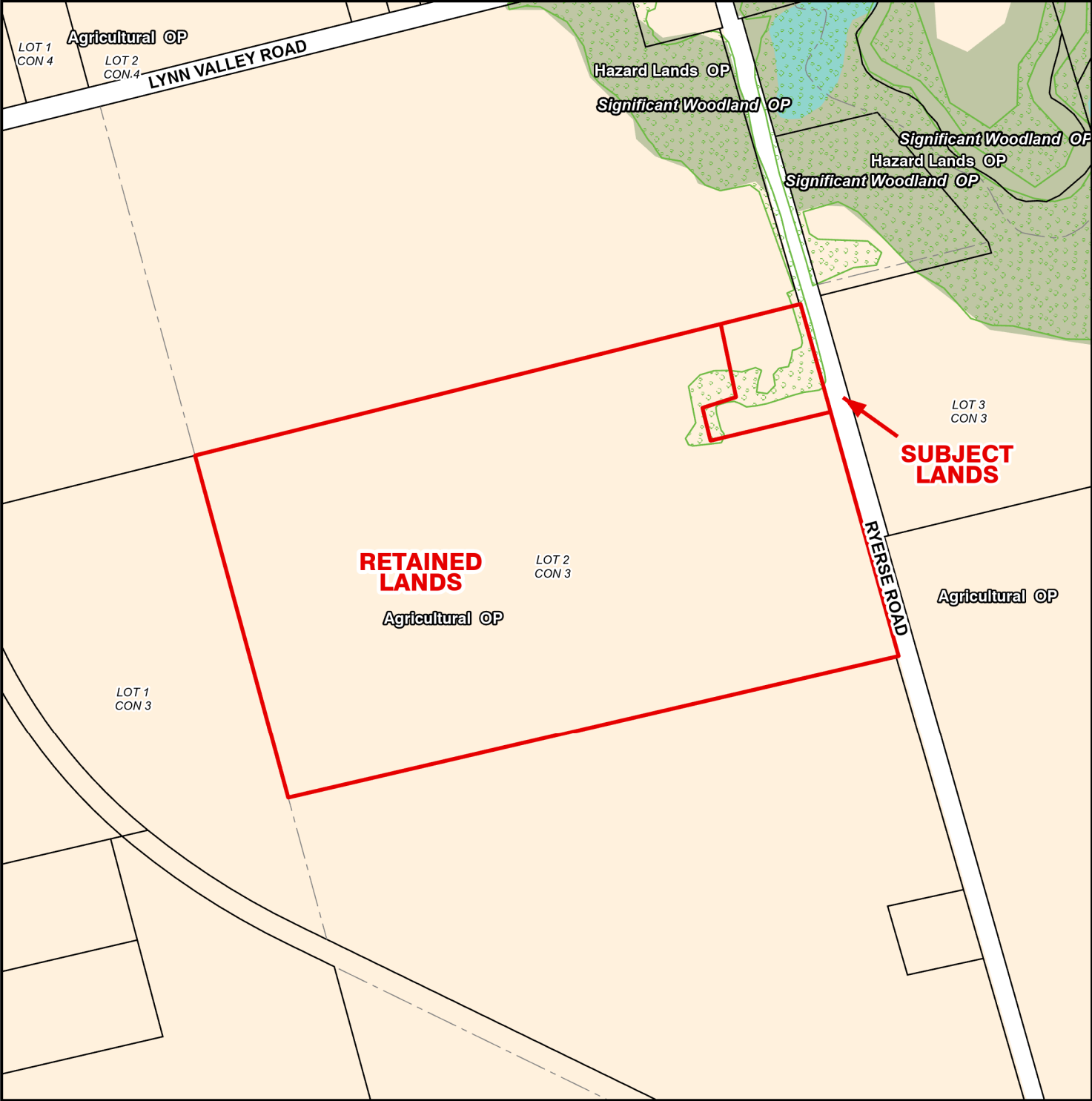
Legend

- Subject Lands
- Lands Owned

6/15/2026

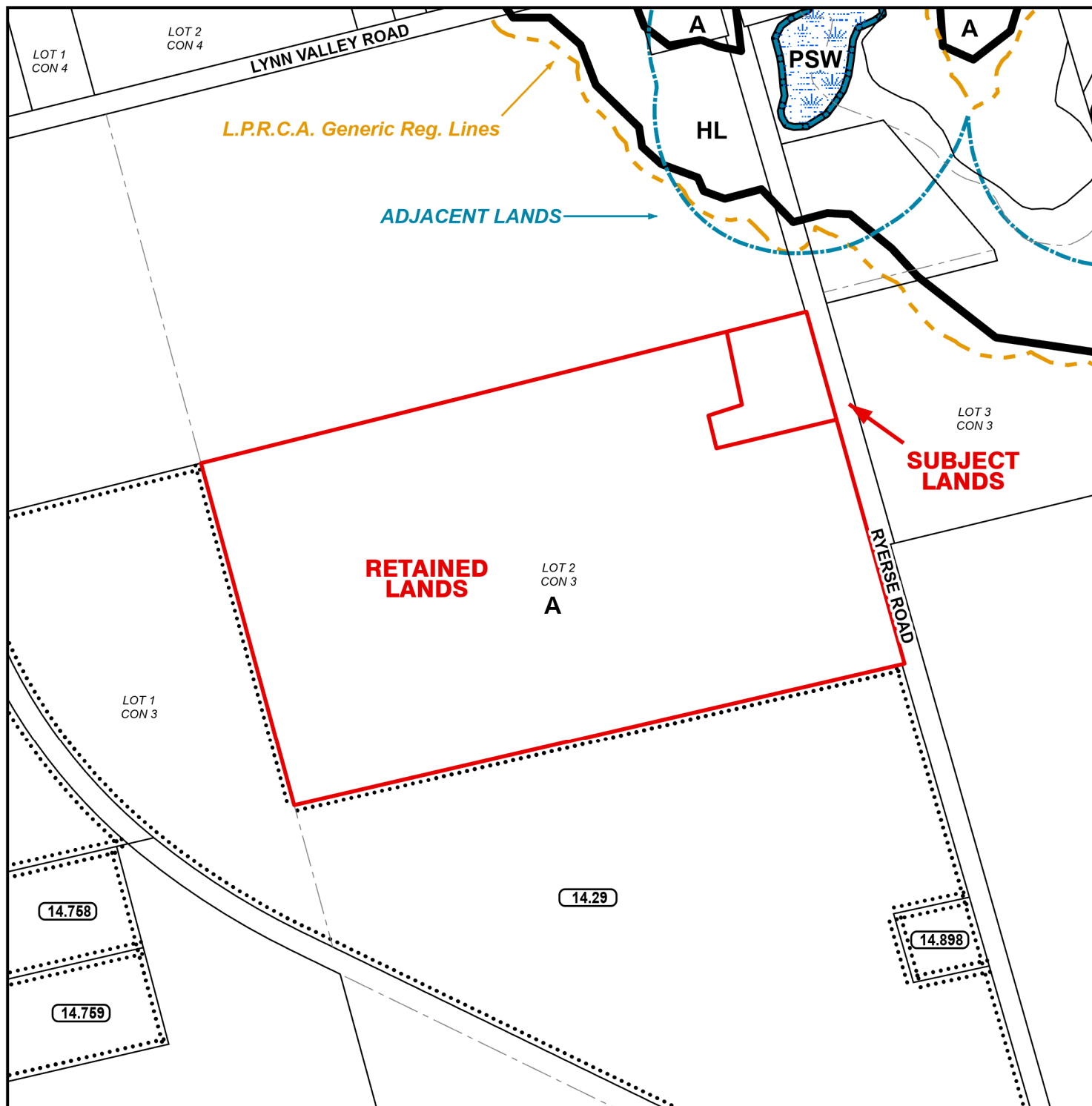
2025 Air Photo





ZONING BY-LAW MAP

Geographic Township of WOODHOUSE



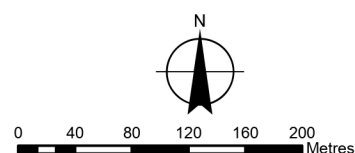
LEGEND

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

ZONING BY-LAW 1-Z-2014

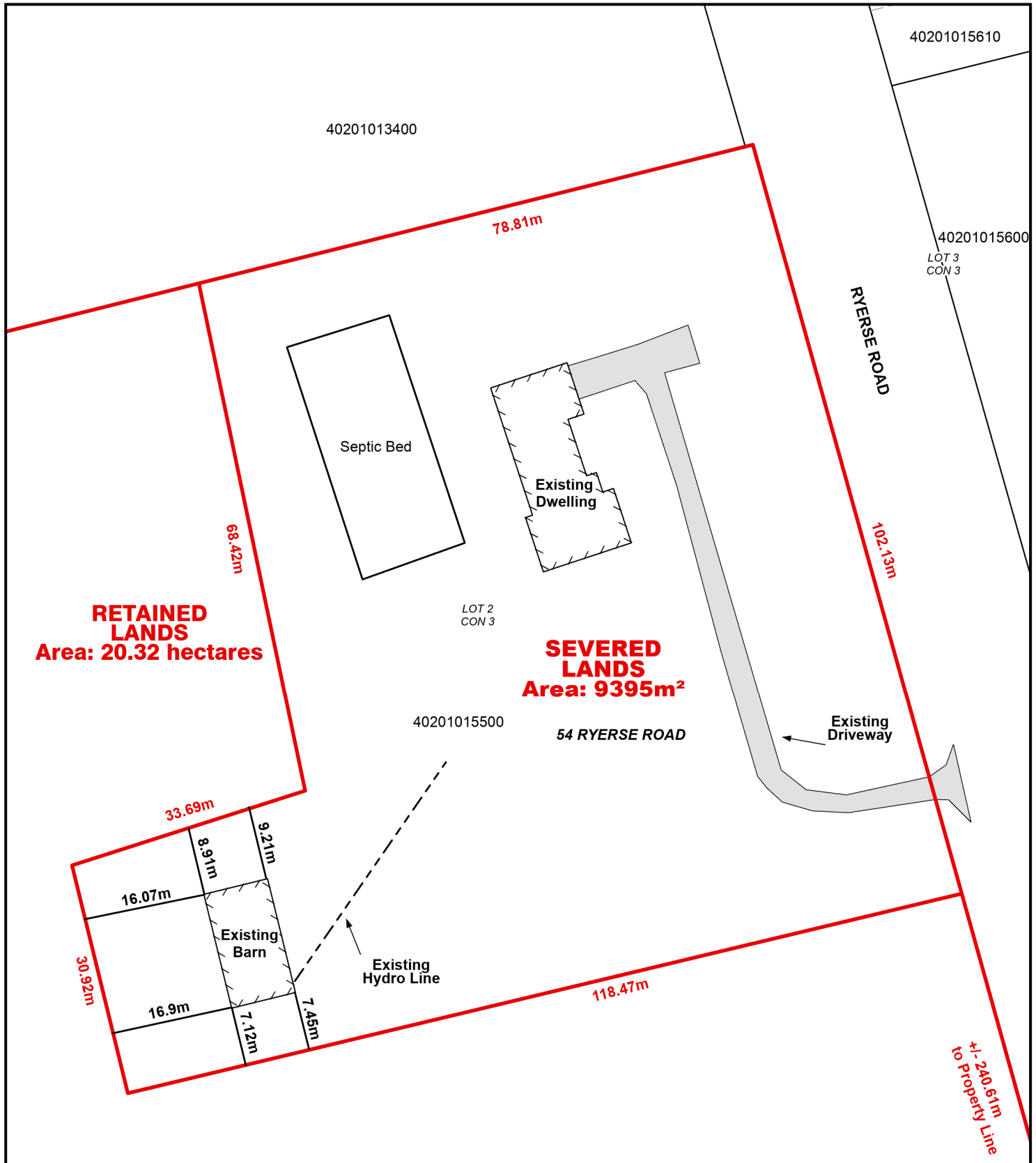
6/15/2026

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



CONCEPTUAL PLAN

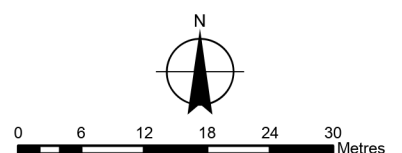
Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

6/15/2026

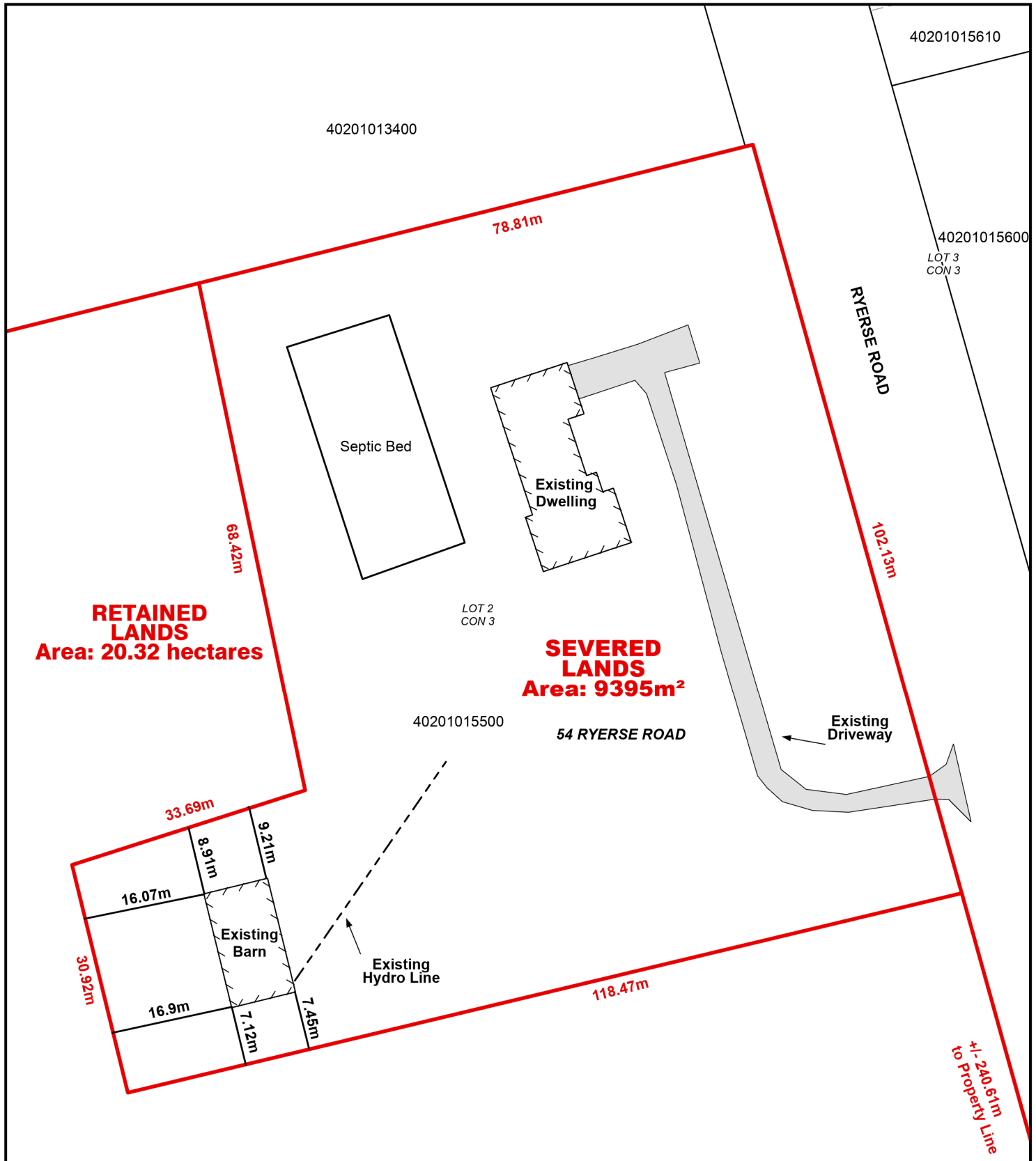


LOCATION OF LANDS AFFECTED

BNPL2026129

CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

6/15/2026

