

Date of Application: Oct 8/24
 File No.: B05/24

APPLICATION FOR CONSENT

Council _____ in the Town of Espanola _____

Name of Owner XP Developments Inc.	Name of Agent(if applicant is an agent authorized by the owner)
Address 12 Pioneer Court, St Catharines	Address
ON, L2N 7B6	
Telephone / Email 416 648 1546 / xavierft@gmail.com	Telephone / Email

TYPE – PURPOSE of proposed transaction such as a transfer for the creation of:

☐ new lot
 ☐ lot addition
 ☐ easement
 ☒ charge
 ☐ lease
 ☐ correction of title
☐ Other (specify) _____

Name of Person to whom the land or an interest in the land is to be transferred, charged or leased (if known)
 XP Developments Inc.

LEGAL DESCRIPTION of subject land (such as the municipality, concession, lot, registered plan and lot numbers, reference plan and part numbers and name of street and number)

Note: See reverse of page 4 for details of sketch required.

EASEMENTS – RESTRICTIVE COVENANTS affecting the subject land and a description of each easement or covenant and its effect (indicate for each):

Easement/Convenant **Description:** An easement is required to give Lot A access over Part 3 and to give Lot B access over Part 2 for a shared driveway. **Effect:**

Easement/Convenant
 Description:

Effect:

CURRENT DESIGNATION of the subject land in any applicable official plan:

PREVIOUS APPLICATIONS

if known, indicate if the subject land has ever been the subject of an application under the Act for:

☐ Approval of a plan of subdivision (under sec 51)	File # _____	Status _____
☐ Consent (under sec 53)	File # _____	Status _____

CONCURRENT APPLICATIONS

if known, indicate if the subject land is the subject of any other application under the Act for:

☐ approval of plan of subdivision	File # _____	Status _____
☐ consent	File # _____	Status _____
☐ official plan amendment	File # _____	Status _____
☐ zoning by-law	File # _____	Status _____
☐ minor variance	File # _____	Status _____
☐ other (specify)	File # _____	Status _____

PREVIOUS SEVERANCES – ORIGINAL PARCEL

Has any land been severed from the parcel originally acquired by owner?

☐ Yes (specify below) ☒ No

Date of transfer: _____ Name of transferee: _____

Land use of the severed land: _____

LAND TO BE SEVERED**DIMENSIONS OF LAND** intended to be severed:

Frontage: 18.27

Depth: 36.58

Area: 668.26

EXISTING USES of the land:

VACANT

EXISTING BUILDINGS-STRUCTURES-Where there are any buildings or structures on the land, indicate for each:

TYPE:	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	
TYPE:	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	

PROPOSED USES of the land:

SEMI-DETACHED RESIDENTIAL BUILDING WITH DETACHED ACCESSORY DWELLING UNIT IN EACH LOT

PROPOSED BUILDINGS-STRUCTURES-Where there are any buildings or structures on the land, indicate for each:

TYPE: RESIDENTIAL, SEMI-DETACHED	Front lot line setback: 5M	Height: 7.5M
	Rear lot line setback:	Dimensions: 10.6M x 13.7M
	Side lot line setback: 2M	Floor Area: 145.22SM
	Side lot line setback: 5.6M	
TYPE: RESIDENTIAL, ADU	Front lot line setback:	Height: 4M
	Rear lot line setback: 2.5M	Dimensions: 5.2M x 9.9M
	Side lot line setback:	Floor Area: 51.5SM
	Side lot line setback:	

ACCESS-Access to the land will be by:

- | | |
|---|--|
| ☐ Provincial highway | ☐ Municipal road-seasonal |
| ☒ Municipal road-year round | ☐ Right-of-way |
| ☐ Other public road(specify) | ☐ Water |

WATER ACCESS-Where access to the land will be by water only

Parking facilities (specify)	Docking facilities (specify)
approx. distance from subject land	approx. distance from subject land
approx. distance from nearest public road	approx. distance from nearest public road

WATER-Will be provided to the land by:

- | | |
|--|---|
| ☒ Publicly-owned/operated piped water system | ☐ Lake or other water body |
| ☐ Privately-owned/operated individual well | ☐ Other means (specify) |
| ☐ Privately-owned/operated communal well | |

SEWAGE DISPOSAL-Will be provided to the land by:

- | | |
|--|--|
| ☒ Publicly-owned/operated sanitary sewage system | ☐ Privately-owned/operated individual septic system |
| ☐ Privy | ☐ Privately-owned/operated communal septic system |
| ☐ Other means (specify) | |

LAND TO BE RETAINED**DIMENSIONS OF LAND** intended to be retained:

Frontage: 18.27

Depth: 36.58

Area: 668.26

EXISTING USES of the land:

VACANT

EXISTING BUILDINGS-STRUCTURES-Where there are any buildings or structures on the land, indicate for each:

TYPE:	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	
TYPE:	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor Area:
	Side lot line setback:	

PROPOSED USES of the land:

SEMI-DETACHED RESIDENTIAL BUILDING WITH DETACHED ACCESSORY DWELLING UNIT IN EACH LOT

PROPOSED BUILDINGS-STRUCTURES-Where there are any buildings or structures on the land, indicate for each:

TYPE: RESIDENTIAL, SEMI-DETACHED	Front lot line setback: 5M	Height: 7.5M
	Rear lot line setback:	Dimensions: 10.6M x 13.7M
	Side lot line setback: 2M	Floor Area: 145.22SM
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TYPE: RESIDENTIAL, ADU	Front lot line setback:	Height: 4M
	Rear lot line setback: 2.5M	Dimensions: 5.2M x 9.9M
	Side lot line setback:	Floor Area: 51.5SM
	Side lot line setback:	

ACCESS-Access to the land will be by:

- | | |
|---|--|
| ☐ Provincial highway | ☐ Municipal road-seasonal |
| ☒ Municipal road-year round | ☐ Right-of-way |
| ☐ Other public road(specify) | ☐ Water |

WATER ACCESS-Where access to the land will be by water only

Parking facilities (specify)	Docking facilities (specify)
approx. distance from subject land	approx. distance from subject land
approx. distance from nearest public road	approx. distance from nearest public road

WATER-Will be provided to the land by:

- | | |
|--|---|
| ☒ Publicly-owned/operated piped water system | ☐ Lake or other water body |
| ☐ Privately-owned/operated individual well | ☐ Other means (specify) |
| ☐ Privately-owned/operated communal well | |

SEWAGE DISPOSAL-Will be provided to the land by:

- | | |
|--|--|
| ☒ Publicly-owned/operated sanitary sewage system | ☐ Privately-owned/operated individual septic system |
| ☐ Privy | ☐ Privately-owned/operated communal septic system |
| ☐ Other means (specify) | |

PROVINCIAL POLICY STATEMENTS

This application is consistent with the policy statements issued under subsection 3 (1) of the Planning Act

☐ Yes

☐ No

PROVINCIAL PLANS-The subject land is within an area of land designated under a provincial plan(s)

☐ Yes

☐ No

If yes, this application does:

☐ conform to the applicable provincial plan(s)

☐ not conflict with the applicable provincial plan(s)

**AUTHORIZATION
BY OWNER**

I, the undersigned, being the owner of the subject land, hereby authorize

_____ to be the applicant in the submission of this application.

Signature of Owner

Signature of witness

Date

**DECLARATION
OF APPLICANT**

I, Xavier Toby of the City of St. Catharines in the District of Niagara Region

solemnly declare that:

All the statements contained in this application and provided by me 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.

Declared before me at the _____
of _____
in the _____
this _____ day of _____

Town

Espanola

District

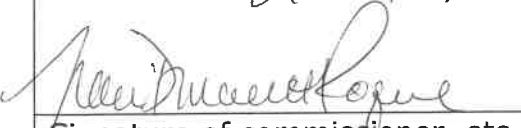
of

Sudbury

November



Signature of applicant


Signature of commissioner, etc.

Traci Ann Denault-Roque, a Commissioner
etc., Province of Ontario,
for the Corporation of the Town of Espanola
Expires April 25, 2027

This application must be accompanied by a sketch showing the following

- i. The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ii. The approximate distance between the subject land and the nearest town lot line or landmark such as a bridge or railway crossing.
- iii. 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.
- iv. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- v. The approximate location 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 that,
(i) are located on the subject land and on land that is adjacent to it, and
(ii) in the applicant's opinion, may affect the application.
- vi. The current uses on adjacent land, such as residential, agricultural and commercial uses.
- vii. 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 right of way.
- viii. If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used.
- ix. The location and nature of any easement affecting the subject land.

FOR OFFICE USE ONLY

Name of Owner _____	Address _____
Name of Agent _____	Address _____
Date of receipt of completed application _____	Checked by _____
Zoning By-law # _____	Passed _____
Amended by By-law # _____	Passed _____
And By-law # _____	Passed _____
Official Plan Designation _____	
Site visit carried out by staff or approval authority member:	Yes ☐ No ☐
Minor variance or by-law amendment needed	Yes ☐ No ☐
Authorization of owner received (if required)	Yes ☐ No ☐
Approval Authority File # _____	Approval Authority Submission # _____
Hearing Date _____	Adjourned Hearing Date _____
Date notice of decision sent to the applicant and other persons and agencies: _____	
General comments: _____	