

Date of Application: OCT 16 2024

File No.: B04/24

APPLICATION FOR CONSENT

Council _____

in the Town of Espanola

Name of Owner DAN MASSICOTTE	Name of Agent(if applicant is an agent authorized by the owner)
Address 454 MEAD Blvd	Address
Telephone / Email 705 869-8002	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)**DANIEL MASSICOTTE JR.****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)**454 MEAD Blvd ESPANOLA ONTARIO**

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/Covenant

Description:

Effect:

Easement/Covenant

Description:

Effect:

CURRENT DESIGNATION of the subject land in any applicable official plan: **RESIDENTIAL****PREVIOUS APPLICATIONS**

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

- | | | |
|---|----------------------|-----------------------|
| <input type="checkbox"/> Approval of a plan of subdivision (under sec 51) | File # | Status |
| <input checked="" type="checkbox"/> Consent (under sec 53) | File # B05/21 | Status Lapsed. |

CONCURRENT APPLICATIONS

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

- | | | |
|--|--------|--------|
| <input type="checkbox"/> approval of plan of subdivision | File # | Status |
| <input type="checkbox"/> consent | File # | Status |
| <input type="checkbox"/> official plan amendment | File # | Status |
| <input type="checkbox"/> zoning by-law | File # | Status |
| <input type="checkbox"/> minor variance | File # | Status |
| <input type="checkbox"/> 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: +/- 50'

Depth: +/- 120'

Area: 6,000 SQ FT

EXISTING USES of the land:

RESIDENTIAL

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

TYPE:

SHED

Front lot line setback: 220

Height: 7

Rear lot line setback: 228

Dimensions: 8x8

Side lot line setback: 4

Floor Area: 64 SQ FT

Side lot line setback: 38

TYPE: SHEDS

Front lot line setback: 220

Height: 7

Rear lot line setback: 228

Dimensions: 8x8

Side lot line setback: 16

Floor Area: 64 SQ FT

Side lot line setback: 26

PROPOSED USES of the land:

RESIDENTIAL

PROPOSED 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:

ACCESS-Access to the land will be by:

- ☐ Provincial highway
☒ Municipal road-year round
☐ Other public road(specify)

EXISTING

- ☐ Municipal road-seasonal
☐ Right-of-way
☐ Water

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

Parking facilities (specify)

EXISTING

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
☐ Privately-owned/operated individual well
☐ Privately-owned/operated communal well

- ☐ Lake or other water body
☐ Other means (specify)

SEWAGE DISPOSAL-Will be provided to the land by:

- ☒ Publicly-owned/operated sanitary sewage system
☐ Privy
☐ Other means (specify)

- ☐ Privately-owned/operated individual septic system
☐ Privately-owned/operated communal septic system

LAND TO BE RETAINED**DIMENSIONS OF LAND** intended to be retained:Frontage: +/- 50 Depth: +/- 120 Area: 6,000 Sq FT**EXISTING USES** of the land:RESIDENTIAL**EXISTING BUILDINGS-STRUCTURES**-Where there are any buildings or structures on the land, indicate for each:

TYPE: SHED Front lot line setback: 104 Height: 10'
Rear lot line setback: 114 Dimensions: 12x8
Side lot line setback: 4 Floor Area: 96 Sq FT
Side lot line setback: 38'

TYPE: SHED Front lot line setback: 92 Height: 10'
Rear lot line setback: 10 Dimensions: 6x8
Side lot line setback: 10 Floor Area: 48 Sq FT
Side lot line setback: 38'

PROPOSED USES of the land:RESIDENTIAL**BUILDINGS-STRUCTURES**-Where there are any buildings or structures on the land, indicate for each: EXISTING

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

TYPE: Home Front lot line setback: +/- 18 Height: 18'
Rear lot line setback: 52' Dimensions: 32x26
Side lot line setback: 4' Floor Area: +/- 900 Sq FT
Side lot line setback: 12

ACCESS-Access to the land will be by:

- | | |
|---|--|
| <input type="checkbox"/> Provincial highway | <input type="checkbox"/> Municipal road-seasonal |
| <input checked="" type="checkbox"/> Municipal road-year round | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other public road(specify) | <input type="checkbox"/> 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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Publicly-owned/operated piped water system | <input type="checkbox"/> Lake or other water body |
| <input type="checkbox"/> Privately-owned/operated individual well | <input type="checkbox"/> Other means (specify) |
| <input type="checkbox"/> Privately-owned/operated communal well | |

SEWAGE DISPOSAL-Will be provided to the land by:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Publicly-owned/operated sanitary sewage system | <input type="checkbox"/> Privately-owned/operated individual septic system |
| <input type="checkbox"/> Privy | <input type="checkbox"/> Privately-owned/operated communal septic system |
| <input type="checkbox"/> 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

DAN MASSICOTTE to be the applicant in the submission of this application.



Signature of Owner



Signature of witness

Oct 16/24

Date

**DECLARATION
OF APPLICANT**

I, Dan Massicotte of the Town of
Espanola in the District of Sudbury

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 Town
of Espanola
in the District of Sudbury.
this 25th day of October, 2024



Signature of applicant

Signature of commissioner, etc.

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	<input type="checkbox"/> No <input type="checkbox"/>
Minor variance or by-law amendment needed		Yes	<input type="checkbox"/> No <input type="checkbox"/>
Authorization of owner received (if required)		Yes	<input type="checkbox"/> No <input type="checkbox"/>
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: _____			

