

Date of Application: Jan 16/24  
 File No.: 203-24

**APPLICATION FOR CONSENT**

Council \_\_\_\_\_ in the Town of Espanola \_\_\_\_\_

Name of Owner <i>DANIEL PICHOSKI</i>	Name of Agent (if applicant is an agent authorized by the owner) <i>ADRIAN BORTOLUSSI</i>
Address <i>2174 BASS LAKE ROAD</i>	Address <i>144 ELM ST</i>
<i>ESPAÑOLA</i>	<i>SUDBURY</i>
Telephone / Email <i>(705) 869-8477</i>	Telephone / Email <i>(705) 675-2566 BORTOLUSSI SURVEYING@OUTLOOK.COM</i>

**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 + DEREK PICHOSKI - PIN 73427-0051*

**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) *# 2174 BASS LAKE ROAD PART LOT 9, CON 1, TWP OF MERRITT - PIN 73427-0066*

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: <i>PART 2 53R-9821</i>	Effect: <i>PIN 73427-0066 HAS R-O-W OVER PART 2 53R-9821</i>
Easement/Covenant Description:	Effect:

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

**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 type="checkbox"/> 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:

<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: *SEE ATTACHED SKETCH*  
Frontage: *0* Depth: *92 +/- m* Area: *1257 m<sup>2</sup>*

**EXISTING USES** of the land:

*VACANT*

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

TYPE: <i>NONE</i>	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:

*TO BE CONSOLIDATED WITH PIN 73427-0051*

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

TYPE: <i>UNKNOWN AT THIS TIME</i>	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:

- |   |  |
|---|--|
| <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 type="checkbox"/> Publicly-owned/operated piped water system          | <input type="checkbox"/> Lake or other water body    |
| <input checked="" 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 type="checkbox"/> Publicly-owned/operated sanitary sewage system | <input checked="" 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)                          | <input type="checkbox"/>  |

**LAND TO BE RETAINED**

**DIMENSIONS OF LAND** intended to be retained: *SEE BLOCK MAP*

Frontage: *1300 +/- m*      Depth: *1400 +/- m*      Area: *60 Ha +/-*

**EXISTING USES** of the land:

*RURAL RESIDENTIAL*

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

TYPE: <i>1 STOREY DWELLING</i>	Front lot line setback: <i>26 m</i>	Height: <i>1 STOREY</i>
	Rear lot line setback: <i>-</i>	Dimensions: <i>7.5 x 9.9</i>
	Side lot line setback: <i>12.6 m</i>	Floor Area: <i>61.5 m<sup>2</sup></i>
	Side lot line setback: <i>-</i>	

TYPE: <i>GARAGE</i>	Front lot line setback: <i>60 +/- m</i>	Height: <i>1 STOREY</i>
	Rear lot line setback: <i>-</i>	Dimensions: <i>10.5 x 10.9</i>
	Side lot line setback: <i>17.6 m</i>	Floor Area: <i>102 m<sup>2</sup></i>
	Side lot line setback: <i>-</i>	

**PROPOSED USES** of the land:

*RURAL RESIDENTIAL*

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

TYPE: <i>SOME</i>	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:

- |   |  |
|---|--|
| <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 type="checkbox"/> Publicly-owned/operated piped water system          | <input type="checkbox"/> Lake or other water body    |
| <input checked="" 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 type="checkbox"/> Publicly-owned/operated sanitary sewage system | <input checked="" 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)                          | <input type="checkbox"/>  |

**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

DANIEL PICHOSKI to be the applicant in the submission of this application.

~~Derek Pichoski~~

Daniel Pichoski

Signature of Owner

Chris Botta

Signature of witness

Dec 21/2023

Date

**DECLARATION OF APPLICANT**

I, ADRIAN BORTOLUSSI of the CITY of

GREATER SUDBURY in the PROVINCE of ONTARIO

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 CITY  
of GREATER SUDBURY  
in the PROVINCE of ONTARIO  
this 21<sup>ST</sup> day of DECEMBER 2023

Adrian Bortolussi

Signature of applicant

Chris Botta

Signature of commissioner, etc.