



A-2026-02.

25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0  
TEL.: (705) 752-2740 FAX.: (705) 752-2452

**APPLICATION FOR MINOR VARIANCE OR PERMISSION**

**APPLICATION FEE:** Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. Payment can be made by cheque (made payable to the Municipality of East Ferris), cash or debit. All fees are non-refundable.

It is required that three (3) copies of the application be filed together with sketches with the Secretary-Treasurer of the Municipality of East Ferris and be accompanied by the fee. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

The undersigned hereby applies to the Committee of Adjustment for the Municipality of East Ferris under section 45 of the Planning Act for relief, as described in this application, from By-law No. 1284 (as amended). Failure to submit all of the required information may prevent or delay the consideration of the application.

**1. APPLICANT INFORMATION:**

Owner(s): 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins

Home Phone: [REDACTED] Alternate Phone: 705-670-9922

Fax Number: [REDACTED] Email: kerloski01@hotmail.com

Mailing Address: 101 McKeown Avenue City/Town/Village/Hamlet: North Bay, ON

Postal Code: [REDACTED]

Municipal Address of Lands Affected (911 Number): 652 Corbiel Astorville Road

Authorized Agent/Applicant Solicitor (if any): TULLOCH Engineering c/o Steve McArthur

Phone Number: 705-474-1210 x.561 Alternate Phone: 705-492-8587

Address: 621 Main Street West, Unit 2 City/Village: North Bay, ON

Fax: \_\_\_\_\_ Email: steve.mcarthur@tulloch.ca

Specify to whom all communications should be sent (check appropriate space):

Owner  Agent  Solicitor  Both

**2. LOCATION OF SUBJECT LAND:**

Lot(s) <sup>PL Lts 14&15</sup> Concession No(s). 4 Registered Plan (Subdivision) No. \_\_\_\_\_

Lot(s) (No(s)) \_\_\_\_\_ Reference Plan (Survey) No. 36R-2910 Part(s) 3 to 6, 16 & 17

Parcel(s) <sup>PIN 49187-0260</sup> Hamlet (Astorville, Corbeil, Derland) \_\_\_\_\_

Are there any easements or restrictive covenants affecting the subject land?

Yes

No

Please Describe: \_\_\_\_\_

**3. DESCRIPTION OF SUBJECT LAND:**

Description of Land:

Frontage: ± 141.8 m Depth: ±45.2 m Area: ± 3472.1 m<sup>2</sup>

**4. DATE OF ACQUISITION OF SUBJECT LAND:** 2007/10/15

**5. NAMES AND ADDRESSES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS:**

**6. EXISTING USES OF SUBJECT LAND:**

Existing Use(s) (e.g. residential, commercial): Residential/Seasonal Recreational

Number of Buildings and Structures (existing) on land subject to the application: 18

Use(s) of Buildings and Structures (existing) on land subject to the application (e.g. dwelling, garage, etc.):

Residential/Seasonal Recreational

**7. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.**

Type of Building(s) or structure(s)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height
18 cabins	Please see attached sketch for full details					
Various accessory structures						
Single detached dwelling						

Not Applicable (please check if there are no existing building(s) or structure(s))

**8. LOCATION OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.**

Type of Existing Building(s) or Structure(s)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
18 cabins	Please see attached sketch for full details			
Various accessory structures	All existing structures are considered legal non-conforming			
Single detached dwelling				

Not Applicable (please check if there are no existing building(s) or structure(s))

**9. PROPOSED USES OF SUBJECT LAND:**

Proposed Use(s) (e.g. Residential, Commercial): Residential/Seasonal Recreational

Number of Buildings and Structures (proposed) on land subject to this application 2

Use(s) Buildings and Structures (proposed) on land subject to the application (e.g. dwelling, garage, etc.):

Seasonal recreational dwellings and associated accessory structures

**10. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.**

Type of Proposed Building(s) or structure(s)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height

Not Applicable (please check if there are no proposed building(s) or structure(s))

**11. LOCATION OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.**

Type of Proposed Building(s) or Structure(s)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line

Not Applicable (please check if there are no proposed building(s) or structure(s))

**12. DATE OF CONSTRUCTION OF ALL BUILDING(S) AND STRUCTURE(S) ON SUBJECT LAND:**

At least 50 years ago

**13. LENGTH OF TIME WHICH THE EXISTING USE(S) OF THE SUBJECT PROPERTY HAS CONTINUED:**

For at least 50 years

**14. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

Waterfront

**15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

Resort Commercial (C3)

**16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):**

2021-60

**17. WHY IS THE MINOR VARIANCE BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION (why the proposed structure/use can not comply with the provisions of the Zoning By-law).**

To permit the severance of an undersized lot in order to facilitate the installation of two separate septic systems that will replace one existing failing septic system

**18. PROPOSED MINOR VARIANCE (nature and extent of the relief from the Zoning By-law):**

Relief from table 6B requiring C3 (on lake) properties to have a minimum lot area of 1.2ha

**19. ACCESS (Please check all that apply):**

A. Access:

- Unopened Road Allowance   
Open Municipal Road   
Private Right of Way   
Provincial Highway   
Other (specify)   
Name of Road/Street: Corbiel Astorville Road

Is Access only by water?  Yes  No

If the answer to the above question was "yes" describe the boat docking facilities to be Used and the approximate distance of these facilities from the subject land and the nearest opened public road: \_\_\_\_\_

**20. SERVICES (PLEASE CHECK ALL THAT APPLY):**

A. Water Supply:

- Municipally owned and Operated   
Privately Owned and Operated   
Individual   
Communal   
Lake   
Dug Well   
Drilled Well   
Other(Specify)   
\_\_\_\_\_

B. Sewage Disposal:

- Municipally owned and Operated   
Privately Owned and Operated   
Individual   
Communal   
Septic Tank/Field Bed   
Holding Tank   
Other (Specify)   
\_\_\_\_\_

C. Storm Drainage:

- Sewers   
Ditches   
Swales   
Other (Specify)   
\_\_\_\_\_

**21. IF KNOWN, HAVE THE LANDS:**

A) Ever been, or is now, part of an application for:

1) Official Plan Amendment?

Yes  No  Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

II) Plan of Subdivision?

Yes                       No                       Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

III) Consent?

Yes                       No                       Unknown

If 'yes', file # Concurrent application Status of Application In processing

IV) Rezoning?

Yes                       No                       Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

V) Minor Variance?

Yes                       No                       Unknown

If 'yes', file # \_\_\_\_\_ Status of Application \_\_\_\_\_

B. Ever been the subject of a Minister's Zoning Order?

Yes                       No                       Unknown

If 'yes', what is the Ontario Regulation Number \_\_\_\_\_

**22. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?**

Yes                       No

Name of Plan(s): Growth Plan for Northern Ontario

**23. IF THE ANSWER TO THE ABOVE IS "YES", DOES THE APPLICATION CONFORM TO OR DOES NOT CONFLICT WITH THE APPLICABLE PROVINCIAL PLAN OR PLANS?**

Yes                       No

Name of Plan(s): \_\_\_\_\_

**24. IS THE APPLICATION FOR MINOR VARIANCE CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?**

Yes

No

**25. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?**

Yes

No

If "yes", please explain: \_\_\_\_\_

**26. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed.)**

Please see attached sketch for full details

**27. AFFIDAVIT OR SWORN DECLARATION**

I/We Steven Neil McArthur of the City  
of North Bay in the District of Nipissing

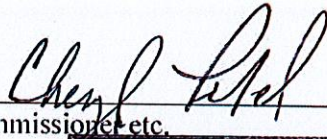
Solemnly declare that:

All the above statements and the statements contained in all of the exhibits transmitted herewithin are true, and I/We 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 North Bay

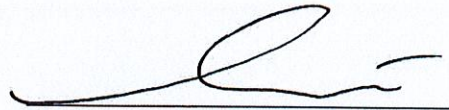
in the District of Nipissing this 13<sup>th</sup>

day of January 20 26

  
A Commissioner etc.

*Cheryl Anne Lebel  
a Commissioner etc.,  
Province of Ontario  
for Tulloch Geomatics Inc.  
Expires January 29, 2027*

A Commissioner etc.



Signature of Applicant, Solicitor,  
Authorized Agent


Signature of Applicant, Solicitor,  
Authorized Agent

**28. AUTHORIZATION**

Consent of the owner(s) to the use and disclosure of personal information.

I/We 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins am/are the owner(s) of the land that is the subject of this minor variance application for the purposes of the Freedom of Information and Privacy Act I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the sole purposes of processing this application.

13/01/2026  
Date

  
Karl Lindlau (Jan 13, 2026 11:59:39 EST)  
Signature of Owner

Jan 13, 2026  
Date


  
Signature of Owner

**29. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION:**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize TULLOCH Engineering c/o Steve McArthur to make this application on my/our behalf, and for the purposes of the Freedom of Information and Protection of Privacy Act to provide any of my personal information that will be included in this application or collected during the processing of this application.

13/01/2026  
Date

  
Karl Lindlau (Jan 13, 2026 11:50:20 EST)  
Signature of Owner


Jan 13, 2026  
Date

  
Signature of Owner

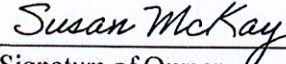
**30. CONSENT OF OWNER – SITE INSPECTION**

I/We 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins am/are the owner(s) of the land that is the subject of this application for a minor variance and I/We authorize Municipal Staff and Committee Members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

13/01/2026  
Date

  
Karl Lindlau (Jan 13, 2026 11:59:39 EST)  
Signature of Owner

Jan 13, 2026  
Date

  
Signature of Owner

For Office Use Only:

Date Complete application was received: \_\_\_\_\_

File No. \_\_\_\_\_

Date Stamp:

**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS  
BY LAW NO. 2023-11  
SCHEDULE " F " PLANNING SERVICES**

	2023	2024	2025	2026
Review and execution of Site Plan Control Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and execution of Site Plan Control Agree.(amended)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
*Review and processing an application for Minor Variance	\$ 800.00	\$ 800.00	\$ 850.00	\$ 850.00
Review and processing an application for an Official Plan Amendment	\$ 2,300.00	\$ 2,300.00	\$ 2,400.00	\$ 2,400.00
*Review and processing an application for a Zoning-By-law Amendment	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
Review and processing a concurrent application for an Official Plan and Zoning By-Law Amendment	\$ 3,200.00	\$ 3,200.00	\$ 3,300.00	\$ 3,300.00
Review and processing an application for a Plan of Subdivision/Condominium	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Review and processing a Subdivision/Condominium Agreement	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
In lieu of Parkland Dedication for Subdivision/Condominium	5%	5%	5%	5%
Review and processing of an application for a concurrent Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision/Condominium	\$ 3,500.00	\$ 3,500.00	\$ 3,600.00	\$ 3,600.00
Review and processing an application for Consent	\$ 1,400.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
Each additional Consent from the same lot	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Consent Finalization	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
In lieu of Parkland Dedication for consent	\$ 1,250.00	\$ 1,250.00	\$ 1,500.00	\$ 1,500.00
Deposit Required for review and execution of a Consent-Development Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Request to amend conditions of approval	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Revised application requiring re-circulation of any Planning Act application	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Review and processing an application to Close a Lakeshore Road Allowance	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Review and processing of a Road Closure and Disposition of Municipal Land	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Deposit required with Lakeshore Road Allowance and Road Closure and Disposition of Municipal Land	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and processing of Deeming By-Law	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Zoning Compliance certificate	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Certificate of Compliance of Pump Out By-Law	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Sudbdivision Agreement Compliance Certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Site Plan Control Agreement Compliance certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Purchase price of Shoreline and/or Road Allowances (per square foot) <sup>(1)</sup>	\$0.75	\$0.75	\$0.75	\$0.75
(1) In the case of a road allowance with a length of over 200 feet (approx. 60 metres), the applicant may request that the municipality obtain an independent appraisal to determine the land value; however, the minimum value shall be the equivalent to 200 feet of road allowance at the standard by-law rate of \$0.75/square foot.				
Copy of Official Plan	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Copy of Zoning By-Law	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Short-Term Rentals License Fees - By-Law 2022-36	As per by-law	As per by-law	As per by-law	As per by-law






# 252197 - Happy Holiday Cabins - Astorville Rd - Minor Variance App - COMMISSIONED

Final Audit Report

2026-01-13

Created:	2026-01-13
By:	Susan McKay (sue_mckay@vianet.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAABAHx49e8qVI-RQuHPPrLkevQE2JgHVp7h_E

## "252197 - Happy Holiday Cabins - Astorville Rd - Minor Variance App - COMMISSIONED" History

-  Document created by Susan McKay (sue\_mckay@vianet.ca)  
2026-01-13 - 4:50:24 PM GMT
-  Document emailed to Karl Lindlau (karloski01@hotmail.com) for signature  
2026-01-13 - 4:50:34 PM GMT
-  Email viewed by Karl Lindlau (karloski01@hotmail.com)  
2026-01-13 - 4:58:45 PM GMT
-  Document e-signed by Karl Lindlau (karloski01@hotmail.com)  
Signature Date: 2026-01-13 - 4:59:39 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-13 - 4:59:39 PM GMT