

B-2026-03



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

APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. If approved there is a \$250.00 Finalization Fee and a \$1,250.00 Parkland Dedication Fee.

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 two (2) 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 consent application framework is formally established in the Ontario Planning Act R.S.O. 1990, c.P.13. 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: [REDACTED]

Fax Number: [REDACTED] Email: [REDACTED]

Home Address: [REDACTED] City/Town/Village/Hamlet: [REDACTED]

Postal Code: [REDACTED]

Municipal Address of Lands affected (911 number): 652 Corbeil Astorville Road

Authorized Agent/Applicant Solicitor (if any): TULLOCH Engineering

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

1B. NAME(S) AND ADDRESS(ES) OF ANY MORTGAGE COMPANIES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES RELATED TO THE SUBJECT LANDS:

2. PURPOSE OF THE APPLICATION:

Type and purpose of Transaction (Check appropriate space)

Conveyance:

New Lot Right of Way Lot Addition Easement

Other:

Charge Lease Validation of Title Partial Discharge of Mortgage

Name of Person(s) (purchaser, lease, mortgage, etc.) to whom land or interest in land is to

be conveyed, leased or mortgaged (if known): 1743617 Ontario Inc.

Relationship (if any) of person(s) named above (specify nature of relationship):

Same Ownership

3. LOCATION OF SUBJECT LAND:

Lot(s) Pt Lts 14 & 15 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) PIN 49187-0260 Hamlet (Asterville, Corbeil, Derland) _____

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

Yes

No

Please Describe: _____

4. HISTORY OF SUBJECT LAND:

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

Yes No

If "yes", number of parcels created _____

Date parcel(s) created Unknown

User(s) of Parcel(s) Happy Holidays Cabins

Name(s) of Transferee(s) 1743617 Ontario Inc.

5. DESCRIPTION OF SUBJECT LAND TO BE SEVERED:

Frontage: ±141.8m Depth: ±45.2m Area: ±3472.1m²

Existing Use(s): Residential / Seasonal Recreational

Number of Buildings and Structures (existing) on land to be severed: 7

Use(s) of Buildings and Structures (existing) on land to be severed: _____

Residential / Seasonal Recreational

Particulars of all building(s) and structure(s) (Existing) on the land to be Severed. Specify the setback distances from the side, rear and front lot lines.

| TYPE OF EXISTING BUILDINGS OR STRUCTURES | Side Lot Line | Side Lot Line | Front Lot Line | Rear Lot Line |
|--|---|---------------|----------------|---------------|
| 6 Cabins - Units 1-5, 17 & 18 | (Please see attached sketch and Planning Justification Report for full details) | | | |
| Various Sheds, etc. | | | | |
| | | | | |

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

Proposed Use(s): Residential / Seasonal Recreational

Number of Buildings and Structures (proposed) on land to be severed: No change

Use(s) of Buildings and Structures (proposed) on land to be severed: No change

Particulars of all building(s) and structure(s) (Proposed) on the land to be Severed. Specify the setback distances from the side, rear and front lot lines.

| TYPE OF PROPOSED BUILDINGS OR STRUCTURES | 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))

6. DESCRIPTION OF SUBJECT LAND TO BE RETAINED:

Frontage: ±375.6m Depth: ±112m Area ±10,755m²

Existing Use(s): Vacant

Number of Buildings and Structures (existing) on land to be retained: 13

Use(s) of Buildings and Structures (existing) on land to be retained:

Residential / Seasonal Recreational

Particulars of all building(s) and structure(s) (Existing) on the land to be **retained**. Specify the setback distances from the side, rear and front lot lines.

| TYPE OF EXISTING BUILDINGS OR STRUCTURES | Side Lot Line | Side Lot Line | Front Lot Line | Rear Lot Line |
|--|---|---------------|----------------|---------------|
| 11 Cabins - Units 6-16 | (Please see attached sketch and Planning Justification Report for full details) | | | |
| Single Detached Dwelling | | | | |
| Office Trailer | | | | |
| Various Sheds, etc. | | | | |

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

Proposed Use(s): Residential / Seasonal Recreational

Number of Buildings and Structures (proposed) on land to be retained: None at this time

Use(s) of Buildings and Structures (proposed) on land to be retained:

Particulars of all building(s) and structure(s) (Proposed) on the land to be **Retained**. Specify the setback distances from the side, rear and front lot lines.

| TYPE OF PROPOSED BUILDINGS OR STRUCTURES | 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))

7. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

| | Severed | Retained |
|---|-------------------------------------|-------------------------------------|
| Municipally owned and Operated (Individual) | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately owned and operated (Communal) | <input type="checkbox"/> | <input type="checkbox"/> |
| Lake | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dug Well | <input type="checkbox"/> | <input type="checkbox"/> |
| Drilled Well | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

B. Sewage Disposal:

| | Severed | Retained |
|---|-------------------------------------|-------------------------------------|
| Municipally owned Operated (Individual) | <input type="checkbox"/> | <input type="checkbox"/> |
| Privately owned and Operated (Communal) | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Tank/Field Bed | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Holding Tank | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

C. Access:

| | Severed | Retained |
|-----------------------------------|-------------------------------------|-------------------------------------|
| Unopened Road Allowance | <input type="checkbox"/> | <input type="checkbox"/> |
| Open Municipal Road (Public Road) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Private Right of Way | <input type="checkbox"/> | <input type="checkbox"/> |
| Provincial Highway | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

Name of Road/Street: Corbeil 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: _____

C. Storm Drainage:

| | Severed | Retained |
|-----------------------|-------------------------------------|-------------------------------------|
| Sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Ditches | <input type="checkbox"/> | <input type="checkbox"/> |
| Swales | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other (Specify) _____ | <input type="checkbox"/> | <input type="checkbox"/> |

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

Waterfront

9. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (ZONING OF SUBJECT LAND) (PLEASE CONTACT PLANNING STAFF):

Resort Commercial (C3)

10. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING STAFF):
2021-60

11. WHAT IS THE PROPOSED ZONING OF THE LAND INTENDED TO BE SEVERED?
Same. Resort Commercial (C3)

12. IF KNOWN, HAVE THE LANDS:

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

I) 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 # _____ Status of Application _____

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 _____

13. IS THE SUBJECT LAND (SEVERED AND RETAINED) WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

Yes No

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

14. 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): _____

15. IS THE APPLICATION FOR CONSENT CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Yes No

16. 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

17. 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: _____

19. REQUIRED SKETCH (return this sketch with application form. Without a sketch, an application form cannot be processed.)

See attached sketch.



20. 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 7th
day of JANUARY 20 26.

Cheryl Lebel
A Commissioner etc.

| |
|---|
| <i>Cheryl Anne Lebel a Commissioner etc., Province of Ontario for Tulloch Geomatics Inc. Expires January 29, 2027</i> |
|---|

A Commissioner etc.

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent

[Signature]
Signature of Applicant, Solicitor,
Authorized Agent

21. 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 consent 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.

09/01/2026
Date

[Signature]
Karl Lindlau (Jan 9, 2026 10:07:48 EST)
Signature of Owner

Jan 9, 2026
Date

Susan McKay
Signature of Owner


22. 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 consent and I/We authorize TULLOCH Engineering 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.

09/01/2026

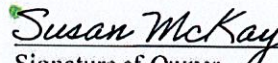
Date


Karl Lindlau (Jan 9, 2026 10:07:48 EST)

Signature of Owner

Jan 9, 2026

Date



Signature of Owner

23. 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 consent and I/We authorize Municipal Staff, Committee Members, and Council members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

09/01/2026

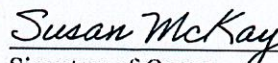
Date


Karl Lindlau (Jan 9, 2026 10:07:48 EST)

Signature of Owner

Jan 9, 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) ⁽¹⁾ | \$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 - Consent to Sever App - COMMISSIONED

Final Audit Report

2026-01-09

| | |
|-----------------|---|
| Created: | 2026-01-09 |
| By: | Susan McKay (sue_mckay@vianet.ca) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAACUrswYBF6d7jd7JJJaAQ1g9gqSpZ3O47d |

"252197 - Happy Holiday Cabins - Astorville Rd - Consent to Sever App - COMMISSIONED" History

-  Document created by Susan McKay (sue_mckay@vianet.ca)
2026-01-09 - 1:38:28 PM GMT
-  Document emailed to Karl Lindlau (karloski01@hotmail.com) for signature
2026-01-09 - 1:38:34 PM GMT
-  Email viewed by Karl Lindlau (karloski01@hotmail.com)
2026-01-09 - 1:43:19 PM GMT
-  Document e-signed by Karl Lindlau (karloski01@hotmail.com)
Signature Date: 2026-01-09 - 3:07:48 PM GMT - Time Source: server
-  Agreement completed.
2026-01-09 - 3:07:48 PM GMT