



March 6, 2026

RE: APPLICATION FOR SEVERANCE B02-2026

OWNER: Nicholas Kaplanis

LOCATION: 1 Boundary Drive, Neebing, Ontario

NOTICE OF THE DECISION OF THE COUNCIL OF THE MUNICIPALITY

Property owners in the vicinity of the property which is the subject of this notice, First Nations, Metis, and interested agencies, were advised by way of notice sent on February 11, 2026, of a public meeting of the Council of The Corporation of the Municipality of Neebing, sitting as Committee of the Whole, to be held on March 4, 2026. You are receiving notice of the decision either because you received one of the notices, or because you attended the hearing and requested receipt of a copy of the decision.

PLEASE TAKE NOTICE that the Committee of the Whole recommended to the Council that the application for severance be approved. Council ratified that decision at the Council meeting held on March 4, 2026. Via Resolution #2026-03-046, Council resolved:

WHEREAS Council considers that approval of the application brought by Thora Cartlidge, as agent for Nicholas Kaplanis, the owner, to sever parcels from property on Boundary Drive for the purposes of creating four new lots;

AND WHEREAS Council considers that the proposed locations for the severed and retained lot will not result in negative impacts to any nearby residential property owners;

AND WHEREAS full conformity with the Official Plan road frontage and environmental policies will be achieved upon (i) approval of the road opening by both municipalities, and (ii) confirmation through environmental assessment that the ANSI will not experience negative impacts; as well as confirm that any impacts or site contamination resulting from the 2023 fire have been addressed.

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Thora Cartlidge, as agent for Nicholas Kaplanis, the property owner, relative to property with municipal address 1 Boundary Drive and legally described as Concession 1, NE $\frac{1}{4}$ Section 7, Parcel 7196 SEC DFWF, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay; the consent requested in Application B02-2026, as submitted, be approved, subject to the following conditions::

1. That the unopened road allowance east of Boundary Drive East (approximately 550 m) be legally opened as a public highway by by-laws passed by both the Municipality of Neebing and the Municipality of Oliver Paipoonge, and that no certificates of consent be issued and no conveyances be finalized until the road is fully opened and added to the municipal road system;

2. Prior to finalizing any consent, the Owner shall provide an environmental assessment prepared by a qualified professional demonstrating that the proposed road opening and the creation/use of the severed lots will have no negative impacts on the Squaretop Mountain Maple Stand Area of Natural and Scientific Interest (ANSI) or its ecological functions, and identifying any required mitigation measures, all to the satisfaction of the Municipality;
3. The environmental assessment shall also confirm that any site contamination resulting from the 2023 fire has been fully characterized and remediated to residential standards;
4. A survey is finalized and registered for both the road allowance and the severed lots;
5. A driveway entrance for the severed lots is pre-approved by the Roads Foreman;
6. Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;
7. A letter is obtained from a sewage hauler confirming that there is sufficient capacity at an Environmental Compliance Approval (ECA) approved waste disposal facility; and
8. Conveyance of the road allowance and the lots must occur within twenty-four (24) months of the date that this decision becomes final and binding.

PLEASE TAKE FURTHER NOTICE that an appeal to the Ontario Land Tribunal in respect to this severance may be made by filing a notice of appeal with the Clerk-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Neebing (Municipality of) as the Approval Authority or by mail to the address noted below, no later than 4:30 p.m. on **March 26, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@neebing.org.

Should there be no appeal, the Decision will become final and binding. It is the applicant and/or agent's responsibility to fulfil the conditions of consent approval within two years of the date of this letter pursuant to Section 53 of the Planning Act. We will issue no further notice or warning of the expiration of the two-year period. If the conditions to consent approval are not fulfilled within two years from the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

Who Has Appeal Rights

Other than the applicant, only a "specified person" or "public body", as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal.

"Specified person" means,

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,

- (c) *Hydro One Inc.,*
- (d) *a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,*
- (e) *a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,*
- (f) *a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,*
- (g) *a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or*
- (h) *a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply.*

THIS NOTICE is sent to various public authorities and agencies, and to the property owners surrounding the Subject Property (as required by Ontario Regulation 197/96, as amended), for their information. It will also be posted on the Municipality's website at www.neebing.org/notices.

Yours truly,



Erika Kromm
Clerk-Treasurer
THE CORPORATION OF THE MUNICIPALITY OF NEEBING