

The Corporation of the Municipality of Neebing
4766 Highway 61 - Neebing, ON P7L 0B5
T: 807-474-5331 / F: 1-807-474-5332

Application for Consent

The Applicant consents to an inspection of the property by members of the Neebing Municipal Council and by municipal staff. The undersigned hereby applies to the Neebing Municipal Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended.

THE INFORMATION IN THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

1. Owner/Applicant Information:

Name:	Nicholas Kaplanis		Tel:	807-626-4131
Address:	99 Little Norway Road		Fax:	
City/Prov/PC:	Slate River ON P7J 0C9	Email:	nickk@tbaytel.net	
Name:			Tel:	
Address Same As Owner Above <input type="checkbox"/> Or			Fax:	
City/Prov/Pc:			Email:	

2. Agent Information Acting On Behalf Of Owner (If Any):

Name:	Thora Cartilage RPP, MCIP		Tel:	807-620-1086
Address:	68 Cottage Dr. E.		Fax:	
City/Prov/Pc:	Neebing ON P7L 0A9		Email:	tcartilage@gmail.com

3. Indicate the type of transaction for which the severance is required (Mark 'x'):

To sell/transfer property	x	To approve a lease with a term over 21 yrs.	
To add property to another (consolidate)		For a mortgage over part of the land	
To provide an easement/right of way		Other (specify):	

Provide the names of other parties involved, if known. (i.e. purchaser, mortgagor, tenant, person requiring easement, etc.)

Is a second certificate of consent requested for the retained land? (for creation of a new lot only)

YES

NO

If yes, a written statement from an Ontario solicitor in good standing is required to confirm that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.

4. If there are existing easements, rights of way, restrictive covenants, mortgages, or any other encumbrances currently on the property, please provide details. If there are no encumbrances, please indicate so.:

No encumbrances

5. Property legal description:		
Assessment Roll Number:	58-01-030 006 01100 0000	
Municipal Address (Or Abutting Road Name If Property Has No Address)	1 Boundary Drive E. Neebing ON P7L 0A9	
Registered Plan No.:	Mining Location No.:	
Reference Plan No.: 55R-5916 - partial part	Lot No.: N/A	
Concession No.: 1	Part No.: NE 1/4	Sec. No.: Section 7 Blake Twp.
6. Physical description/dimensions of the parcel that will be RETAINED after severance:		
Frontage in Meters: 350	Depth in Meters: varies 438-838	
Area in Square Meters: 503,540	Area in Hectares: 50.3	
Number of Buildings and Structures	Existing: 1	Proposed: 1
Use of the Land	Existing: Vacant	Proposed: Agricultural, residential
Official Plan Designation: Rural, Use Limitation	Zoning: Rural (RU) Use Limitation (UL)	
7. Physical description/dimensions of the parcel(s) that will be SEVERED:		
FIRST PARCEL:		
Frontage in Meters: 120	Depth in Meters: 400	
Area in Square Meters: 48,000	Area in Hectares: 4.8	
Number of Buildings and Structures	Existing: 0	Proposed: 1
Use of the Land	Existing: Vacant	Proposed: Rural residential
Official Plan Designation: Rural, Use Limitation	Zoning: Rural, Use Limitation	
SECOND PARCEL (if applicable):		
Frontage in Meters: 120	Depth in Meters: 400	
Area in Square Meters: 48,000	Area in Hectares: 4.8	
Number of Buildings and Structures	Existing: 0	Proposed: 1
Use of the Land	Existing: Vacant	Proposed: Rural residential
Official Plan Designation: Rural, Use Limitation	Zoning: Rural, Use Limitation	
THIRD PARCEL (if applicable):		
Frontage in Meters: 120	Depth in Meters: 400	
Area in Square Meters: 48,000	Area in Hectares: 4.8	
Number of Buildings and Structures	Existing: 0	Proposed: 1
Use of the Land	Existing: Vacant	Proposed: Rural residential
Official Plan Designation: Rural, Use Limitation	Zoning: Rural, Use Limitation	

FOURTH PARCEL (if applicable):

Frontage in Meters: 120	Depth in Meters: 400
Area in Square Meters: 48,000	Area in Hectares: 4.8

Number of Buildings and Structures	Existing: 0	Proposed: 1
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Use of the Land	Existing: Vacant	Proposed: Rural Residential
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Official Plan Designation: Rural, Use Limitation	Zoning: Rural, Use Limitation
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8.(a) Road access to retained parcel	Mark (X)	(b) Road access to severed parcel(s)	Mark (X) SEVERED PARCEL			
			1	2	3	4
Provincial Highway		Provincial Highway				
Municipal Road	x	Municipal Road (see *below)	x	x	x	x
Private Road		Private Road				
Right of Way		Right of Way				
Water Only**		Water Only**				

**(c) Where access is proposed by water only, indicate on the sketch or in the space below, the parking and docking facilities to be used and the approximate distance of these facilities as well as the nearest public road from the subject lands.
*also see attached

* Road access by extension of municipal road on 550 m of unopened road allowance from Boundary Drive E., proposed to be opened by by-law under the Municipal Act, constructed at applicant's expense and maintained by the Municipality of Neebing as per a Roads Maintenance Agreement with Oliver-Paipoonge

9.(a) Water supply to the retained parcel	Mark (X)	(b) Water supply to the severed parcel(s)	Mark (X) SEVERED PARCEL			
			1	2	3	4

Privately Owned & Maintained Well	x	Privately Owned & Maintained Well	x	x	x	x
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Lake		Lake				
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Other (specify):		Other(specify):				
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10.(a) Septic service to the retained parcel	Mark (X)	(b) Septic service to the severed parcel(s)	Mark (X) SEVERED PARCEL			
			1	2	3	4

Privately Owned & Maintained Septic System	x	Privately Owned & Maintained Septic System	x	x	x	x
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Outhouse/Privy		Outhouse/Privy				
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Other (specify):		Other (specify):				
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11. Has the land ever been the subject of an application for a plan of subdivision under the Planning Act or a prior consent under the Planning Act?

YES

NO

If YES, provide the File/Application Number, date of application, and the result and decision with respect to the application.

See attached summary

12. Is the subject land the subject of any other applications under the Planning Act?

YES

NO

If YES, provide the file/application number and the status of such applications.

Official Plan Amendment:	Plan of Subdivision:
Zoning By-law Amendment:	Minor Variance:
Minister's Zoning Order:	Consent:

13. Is this application consistent with the Provincial Policy Statement issued under the Planning Act?

YES

NO

see attached policy support

CERTIFICATE OF THE APPLICANT

I/We Nicholas Kaplanis of the Municipality/Township/City of

Neebing in the Province of Ontario, solemnly declare that the statements contained in this application are true. 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 and by virtue of the Canada Evidence Act.

Jointly and severally (delete if not required) at the

Municipality/Township/City of Neebing.

This 3rd day of February, 2026.

Applicant Signatures:



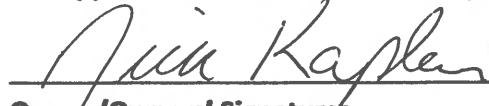

Commissioner for Taking Affidavits
ERIKA KROMM

a Commissioner, etc. Province of Ontario
for the Municipality of Neebing,
as Clerk-Treasurer.

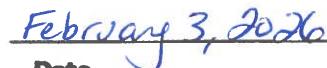
If the Applicant is a Corporation, the application shall be signed by an Officer of the Corporation and the Corporate Seal shall be affixed – or written authorization from the Corporation signed by an individual who has authority to bind the Corporation.

Owner's/Owners' Authorization for an Agent to make the application on his/her/their/ behalf/behaves:

I/We authorize Nicholas Kaplanis (name of Agent) to act on my/our behalf in submitting this application, which is filed with my/our knowledge and consent.



Owner/Owners' Signatures



Date

1 Boundary Drive E - Consent - Sketch



Legend

Assessment Parcel

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) shall not be liable in any way for the use or any information on this map, or for reliance upon, this map.

Re Section 8 (b) Road access to severed parcels

The applicant requests approval to open the unopened road allowance east of the intersection at Hacquoil Road and Boundary Drive E. for approximately 550 metres east of Boundary Drive East, to provide municipal road access to (4) proposed residential lots in Neebing Municipality.

Under the *Municipal Act (2001, as amended)*, Section 26, a road allowance made by Crown surveyors in a municipality constitutes a highway. In the instance of the subject unopened road allowance, this highway forms a boundary line between two municipalities that have joint jurisdiction, namely Neebing south of the boundary line and Oliver-Paipoonge on the north side.

Section 27 of the *Municipal Act* states that a by-law must be passed by both municipalities having joint jurisdiction over the highway in order to add to their highway system by opening an unopened road allowance.

The applicant understands that the Municipality's Roads Maintenance Policy (2025), Policy 1.03, regarding highways that form municipal boundaries, requires that municipalities with joint jurisdiction over such highways are bound by a Boundary Road Agreement to provide municipal highway maintenance. This policy already applies to the existing Boundary Drive East (listed in Appendix A, Municipal Highways) and would be amended to add the proposed public road to their road maintenance agreement.

If the request to Neebing and Oliver-Paipoonge Councils is approved to open the subject unopened road allowance to provide public road access to (4) new residential lots on the subject lands at 1 Boundary Drive East, the applicant is committed to undertaking the costs of building the road, subject to the municipal highway standards set out in the Roads Maintenance Policy.

/TC/02/02/2026

**LAND USE PLANNING POLICY SUPPORT
FOR CONSENT APPLICATION**

**N. KAPLANIS – 1 BOUNDARY DRIVE EAST
MUNICIPALITY OF NEEBING**

**Thora Cartlidge, RPP, MCIP
January 30, 2026**

Conformance to Provincial Planning Statement (PPS) (2024): Relevant Policies to Consent Application for Kaplanis Property

The subject property at 1 Boundary Drive East is located on rural lands, defined in the PPS as lands interspersed by natural features, outside settlement areas and outside prime agricultural areas. In addition to PPS Chapter 1: Vision for Ontario's Land Use System, in support of the long-term viability of rural areas, the PPS Chapter 2, Building Homes, Sustaining Strong and Competitive Communities, identifies development of rural lands (Policy 2.6) for a range of uses, including the proposed residential development and agricultural use for the subject lands.

PPS Chapter 3: Infrastructure and Facilities, Policy 3.6, Sewage, Water and Stormwater, states that where municipal or private communal water and sewage services are not available, planned or feasible, "individual on-site water and sewage services may be used provided that site conditions re suitable for the long-term provision of such services with no negative impact".

The proposed lot creation (4 severed, 1 retained) is subject to approval by the Thunder Bay District Health Unit and/or the Ministry of Environment, Conservation and Parks for installation of private wells and sewage facilities.

PPS Chapter 4, Wise Use and Management of Resources, states that natural heritage features and areas shall be protected for the long term. Policies 4.1.5, 4.1.7 and 4.1.8 confirm that development and site alteration shall not be permitted in significant wetlands, significant wildlife habitat or significant areas of natural and scientific interest (ANSI), nor permitted on adjacent lands to significant natural heritage areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural heritage features and their ecological functions.

An ecological assessment of the subject property will be conducted as part of the approval process, to ensure the proposed development will have no negative impacts on the Squaretop Mountain Maple Stand Area of Natural and Scientific Interest (ANSI) or wetlands onsite.

PPS Chapter 5, Protecting Public Health and Safety, Policies 5.2 – Natural Hazards and 5.3 - Human-made Hazards, state that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance. Except for an area of wetland onsite, there are no other known hazards, natural or human-made, to preclude the proposed development.

An environmental assessment of the proposed road allowance extension may be required to satisfy access standards for the (4) severed lots to be developed on the currently unopened road allowance extending east from Boundary Drive East.

- Prepared by Thora Cartlidge, RPP, MCIP
January 30, 2026

Conformance to Municipality of Neebing Official Plan (2022)

Relevant Policies to Consent Application for Kaplanis Property at 1 Boundary Drive E.

The subject parcel is designated Rural and Use Limitation in the Official Plan, Schedule B, and identified with a Development Constraint (ANSI) in Schedule A. The relevant policies reveal:

POLICY 2.2 SUBDIVISION OF LAND

The proposed (4) new lots to be severed from the subject lands conform with all criteria for creating new residential lots on Rural designated lands, except for the requirement for frontage on a publicly maintained road. Each severed lot meets the minimum requirements for frontage of 75 metres, lot depth of 120 metres, and an area of 1 hectare. Each lot will be adequately serviced by a private sanitary sewage disposal system, subject to approval from the Thunder Bay District Health Unit, and by a private water supply.

To meet the requirement for lot frontage on a publicly maintained road, the applicant proposes to extend the unopened road allowance east from Boundary Drive E. along the north property line with approval by the Municipalities of Neebing and Oliver-Paipoonge that share maintenance of municipal roads along shared boundaries.

The proposed retained lot has an area of approximately 57 hectares, with 430 metres frontage on the publicly maintained road, Boundary Drive East. A single dwelling and an agricultural use, maple syrup production, both permitted uses on Rural designated lands (Policy 4.3.3), are proposed for the retained lot, with the intent to develop a maple syrup operation in the sugar maple forest that covers much of the subject lands.

POLICY 3.2 SENSITIVE AREAS

A maple forest, mainly on the retained portion of the subject lands and known as Squaretop Mountain Maple Stand, is identified by the Province as an Area of Natural and Scientific Interest (ANSI) (3.2.1) and placed in the Environmental Protection designation. Subject to an environmental assessment of potential impacts to the ANSI and its ecological functions (3.2.4), the applicant intends for a maple syrup operation in the forest.

The northerly edge of the ANSI and adjacent lands extends into the area of the unopened road allowance east of the publicly-maintained Boundary Drive East that the applicant proposes to extend for accessing (4) new rural residential lots.

As such, an environmental assessment will be conducted to consider the potential impacts of opening the unopened road allowance and creating new residential, to demonstrate to Council's satisfaction that there will be no negative impact on the identified sensitive area or that mitigative measures are needed to protect against negative impact.

POLICY 4.6 ENVIRONMENTAL PROTECTION AREAS

Per Policy 4.6.5 Where it has been demonstrated to the satisfaction of the municipality that there will be no negative impact on the identified natural heritage feature – Squaretop Mountain Maple Stand – in accordance with prevailing provincial land use planning policies (PPS, 2024), then no amendment to the Official Plan will be required.

POLICY 3.3 USE LIMITATION AREAS

A large swath of the subject lands is designated and dual-zoned Rural and Use Limitation in both the Official Plan and Zoning By-law, due mainly to the development restrictions posed by steep slopes associated with the ANSI. As the mountain slopes area is where agricultural use – a maple syrup operation – is intended, there is no requirement for approval by the Lakehead Region Conservation Authority. By contrast, development of the Use Limitation Area in the northwest corner of the property – an established wetland – would be considered a hazard to development, so subject to LRCA approval.

POLICY 6.5 ZONING BY-LAW

Zoning By-law 2017-030 is one of the main methods of implementing Neebing's Official Plan policies. It is anticipated that the lot creation and land use proposed in the Consent Application regarding 1 Boundary Drive East will be found to be in conformity to the Official Plan and Zoning By-law, with no need for amendment to either OP policies or Zoning regulations as conditions of consent approval.

GROWTH PLAN FOR NORTHERN ONTARIO (2005)

The Growth Plan was prepared under the *Places to Grow Act, 2005*, as a 25-year strategic framework to guide decision-making and investment planning in Northern Ontario. It contains policies to guide decision-making about growth that promote economic prosperity, sound environmental stewardship and strong, sustainable communities offering northerners a high quality of life.

The proposed rural lot development for residential and agricultural uses contributes to the Growth Plan's vision of a Northern Ontario based in well-planned communities. The development will be designed and engineered to balance ecological systems protection with infrastructure efficiencies and the Municipality's economic development goals as set out in the the Official Plan (2022).

- Prepared by Thora Cartlidge, RPP, MCIP
January 30, 2026