



January 22, 2026

**RE: APPLICATION FOR SEVERANCE B05-2025**

**OWNER: Christopher Welbourne and Panagiota Saites**

**LOCATION: 5121 Highway 61, 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 December 17, 2025, 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 January 21, 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 January 21, 2026. Via Resolution #2026-01-005, Council resolved:

WHEREAS Council considers that approval of the application brought by Christopher Welbourne and Panagiota Saites, the owners, to sever three parcels from property on Highway 61 for the purposes of creating three new lots;

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

AND WHEREAS Council recognizes that the approval of the application will not result in any additional service requirements from the Municipality,

NOW THEREFORE BE IT RESOLVED THAT, a public meeting having been held with respect to the application by Christopher Welbourne and Panagiota Saites, the property owners, relative to property with municipal address 5121 Highway 61 and legally described as Concession 8, Part Northeast ¼ Lot 10, Part 4 on RP 55R8411, Parcel 24491 W/S, within geographic Blake Township, Municipality of Neebing, in the District of Thunder Bay; the consent requested in Application B06-2025, as submitted, be approved, subject to the following conditions:

1. A survey is finalized and registered;
2. A driveway entrance approval is received from the Ministry of Transportation for the severed lots;
3. A driveway entrance pre-approval is received from the Roads Foreman for the severed lot on Cloud Lake Road;
4. Satisfactory approval from the Thunder Bay District Health Unit relating to adequacy of the severed lots for septic services is obtained;
5. If it is not already in Municipal Ownership, that portion of Cloud Lake Road that is adjacent to the Severed Lot is transferred to the Municipality, free of encumbrances, and at no cost to the Municipality;
6. 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

7. Conveyance of the lots and road allowance 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 **February 11, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@neebing.org](mailto: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](http://www.neebing.org/notices).

Yours truly,



Erika Kromm  
Clerk-Treasurer