

Desbarats to Echo Bay Planning Board

July 28th 2026

Agenda

Location: Tarbutt Council Chambers

27 Barr Road South

Time: 7:00 p.m.

A. Routine Matters:

- 1. Call to order 7:00 p.m.**
- 2. Declaration of conflict/pecuniary interest**
- 3. Approval of minutes (June 23rd 2026)**
- 4. Staff/Members reports**

B. Old Business:

- 1. Official Plan Schedule Amendments**

C. New Business:

- 1. Application for Consent: L2026-03 Applicant(s): Meagan Gjos**
- 2. Report - Joint OP Open House and Next Steps**

E. Information

- 1. Staff Meeting with Planner**
- 2. Potential Planning Board Treasurer for the future**

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD

June 23rd 2026

Regular Meeting

Present: Lennie Smith, Deputy Chair, Terence Graham, Shelly Bailey, Reg McKinnon, Ruth Wigmore, Todd Rydall
Virtual Visitors, David Ransohoff, Mark Lepore
Staff: Jared Brice

No conflict of interest was declared at this time.

The following minutes are comprised of resolutions and the Secretary-Treasurer's interpretation of the meeting.

Res.: 34-2026 Terence Graham, Shelly Bailey

Be it resolved that the Board opens their regular meeting at 7:02 p.m. (cd)

Res.: 35-2026 Shelly Bailey, Terence Graham

BE IT RESOLVED THAT THE BOARD accepts the Minutes of May 26th 2026 as presented. (cd)

Res.: 36-2026 Lennie Smith, Ruth Wigmore

BE IT RESOLVED THAT THE BOARD receive the report for application to Cancel Consent Ransohoff/Rock Pile Properties LLC;

AND THAT the Planning Board approve the request to cancel Consent File No. CC2026-01 pursuant to Section 53(45) of the Planning Act, subject to the following conditions:

1. The cancellation of the consent applies only to the lands identified in Consent File No. CC2026-01;
2. The applicant provides all required documentation necessary to register the cancellation;
3. Any other applicable municipal, provincial, or agency requirements are satisfied. (cd)

Res.: 37-2026 Ruth Wigmore, Todd Rydall

BE IT RESOLVED THAT THE BOARD members provide any and all comments re: Bill 19 (if they wish) to Planning Staff by June 25, 2026 for submission to Ontario.ca. (cd)

Res.: 38-2026 Todd Rydall, Reg McKinnon

BE IT RESOLVED THAT THE BOARD receive the Information regarding upcoming Official Plan Public Meetings and the initial conversation between Jared Brice and the Board's new Planner (Danielle Waters). (cd)

Res.: 39-2026 Ruth Wigmore, Reg McKinnon

BE IT RESOLVED THAT THE PLANNING BOARD adjourns at 7:55 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer _____

Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

BEFORE STARTING THIS APPLICATION:

Please read the following:

- ☐ Consent Application Guide Question & Answer
- Appendix A: Completeness of the Application
- ☐ Appendix B: Submission of the Application
- ☐ Appendix C: Help
- ☐ Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

Office Use Only

File Number	
Roll Number	
Date Submitted	
Date Received	
Sign Issued	

PLEASE PRINT & COMPLETE OR CHECK MARK APPROPRIATE BOX(S). PLEASE USE INK

1. Applicant Information				
1.1	Name of Applicant Meagan Gjos		Telephone No. 705 987 0140	Email/other contact meagang_6@hotmail.com
	Address 43 Isbester Rd		Postal Code P0S 1C0	
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1			
	Name of Owner (s) Joan Marie Gjos		Home Telephone No. 705 971 4885	Email/other contact sabrinacat6@hotmail.com
1.3	Address 43 Isbester Rd		Postal Code P0S 1C0	
	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.			
	Name of Contact Person Meagan Gjos		Home Telephone No. 705 987 0140	email
2.1	Address 43 Isbester Rd		Postal Code P0S 1C0	
	Email/other contact			
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Laird Twp	Section or Mining Location	Civic # 43 Isbester Rd
	Concession Number (s)	Lot Number (s) 57	Registered Plan No.	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road Isbester Rd	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	☒ No ☐ Yes (describe below the easement or covenant and its effect)			

3. Purpose of this Application		
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: ☒ Creation of a new lot ☐ Addition to a lot ☐ An Easement ☐ Other purpose Other: ☐ A charge ☐ A lease ☐ A correction of title	
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged: <u>Meagan Goss</u>	
3.3	If a lot addition, identify the lands to which the parcel will be added: Description:	Roll#

4. Description of Land and Servicing Information (Complete each subsection)				
4.1	Description	Frontage (m.)	Severed/Lot Addition	Retained
		Depth (m.)	<u>300</u>	<u>45</u>
		Area (ha.)	<u>5.7</u>	<u>22.8</u>
4.2	Use of Property	Existing Use(s)	<u>Ag. Hwy Field</u>	<u>Residential Ag.</u>
		Proposed Use(s)	<u>Residential Ag.</u>	<u>Residential Ag.</u>
4.3	Buildings or Structures	Existing	<u>None</u>	<u>House & Barn out Building</u>
		Proposed	<u>House & out building</u>	<u>House & Barn out Building</u>
4.4	Access (check appropriate space)	Provincial Highway	<u>No</u>	<u>No</u>
		Municipal road, maintained all year	<u>Yes</u>	<u>Yes</u>
		Municipal road, seasonally maintained	<u>No</u>	<u>No</u>
		Other public road	<u>No</u>	<u>No</u>
		Right of way	<u>Municipal Road</u>	<u>Municipal Rd</u>
		Water access (See Note #1)	<u>No</u>	<u>No</u>
		Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road		
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply	<u>No</u>	<u>No</u>
		Privately owned and operated individual well	<u>No</u>	<u>No</u>
		Privately owned and operated communal well	<u>No</u>	<u>No</u>
		Lake or other water body	<u>No</u>	<u>No</u>
		Other means	<u>No</u>	<u>well with easement</u>
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	<u>No</u>	<u>No</u>
		Privately owned and operated individual septic tank	<u>No</u>	<u>Yes</u>
		Privately owned and operated communal septic system	<u>No</u>	<u>No</u>
		Privy	<u>No</u>	<u>No</u>
Section 4 continues on next Page				

4. Description of Subject Land & Servicing Information ... continued

4.7	Other Services (check if the service is available)		Severed/ Lot Addition	Retained
		Electricity	No Yes	Yes
		School Bussing	No Yes	No
		Garbage Collection	No	No
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			

5. Land Use

5.1	What is the existing official plan designation (s), if any, of the subject land? <u>Rural</u>		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? <u>Agricultural</u>		
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.		
	Land Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
	An agricultural operation, including livestock facility or stockyard	✓	✓
	A landfill		
	A sewage treatment plant or waste stabilization plant		
	A provincially significant wetland (class 1, 2, or 3 wetland)		
	A provincially significant wetland within 120 metres of the subject land		
	Flood plain		✓
	A rehabilitated mine site		
	A non-operating mine site within 1 kilometre of the subject land		
	An active mine site		
	Natural Gas Pipeline		
	An industrial or commercial use, and specify the use (s)		
	An active railway line		✓
	A municipal or federal airport		

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes and if known, provide the Ministry's application file number and the decision made on the application:

File # _____ Decision: _____

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No

If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:

7 Current Application

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

☒ Yes ☒ No ☐ Unknown

If Yes, and if known, specify the Ministry file number and status of the application:

7.2 Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision ?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, specify the Ministry file number and status of the application:

9. Other Information

9.1

Is there any other information that you think may be useful to the Planning Board, Ministry or other agencies in reviewing this application? If so, explain below or attach one separate page.

The plan is for me to Build a ~~new~~ house
a possibly shed. I will be keeping my
horses on the property.

9.2

If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:

- 1) Supplement #1 - Agricultural Land Descriptions
- 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

10. Affidavit or Sworn Declaration

10.1

Affidavit or Sworn Declaration for the Prescribed and Requested Information

I/we Meagan Goss

of the 43 Isbester Rd in the Laroc township

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me at the

at the _____

in the _____

this _____ day of _____, 20____

Commissioner of Oaths

Meagan Goss
Applicant

June 8 2026
Applicant

11. AUTHORIZATIONS

11.1

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 and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I/we, Jean Marie Gjos, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize Meagan Gjos to make this application on my behalf.

8 June 26

(Date)

Jean Marie Gjos

Signature of Owner (s)

Sworn (or declared) before me at the

Township of Laird Office.

at the Township of Laird.

in the District of Algoma.

this 10 day of June, 2026

Jennifer Brington

Commissioner of Oaths

Jean Marie Gjos

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, Jean Marie Gjos, am/are the owner(s) of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information & Protection of Privacy Act.

I authorize Meagan Gjos as my/our agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

8 June 26

(Date)

Sworn (or declared) before me at the

Township of Laird Office.

at the Township of Laird.

in the District of Algoma.

this 10 day of June, 2026.

Jennifer Brington

Commissioner of Oaths

Jean Marie Gjos

Applicant

Applicant

Jean Marie Gjos

Signature of Owner (s)

12. Consent of the Owner

12.1

I/we, Joan Marie Gjos, am/are the owner(s) of the land that is subject of this consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of this application.

13. Permissions

13.1

Permission to enter on to the subject land(s)

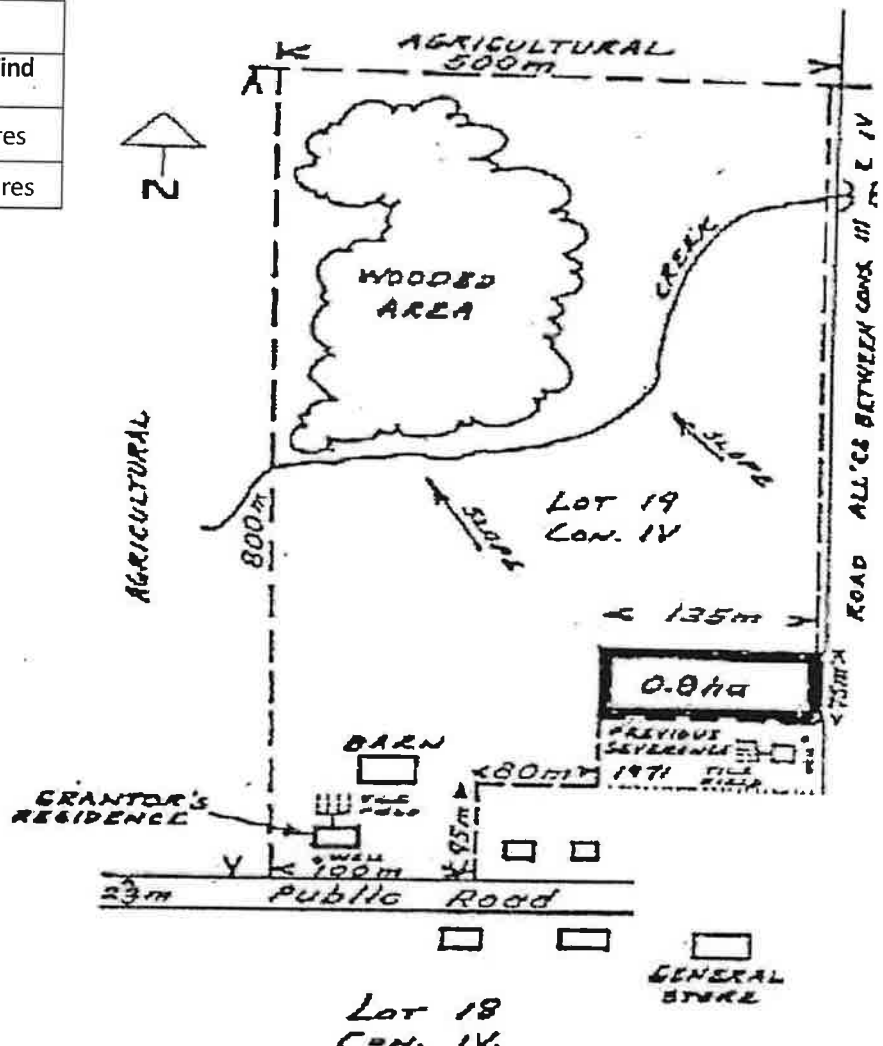
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land(s) and premise(s) for the limited purpose of evaluating the merits of this application

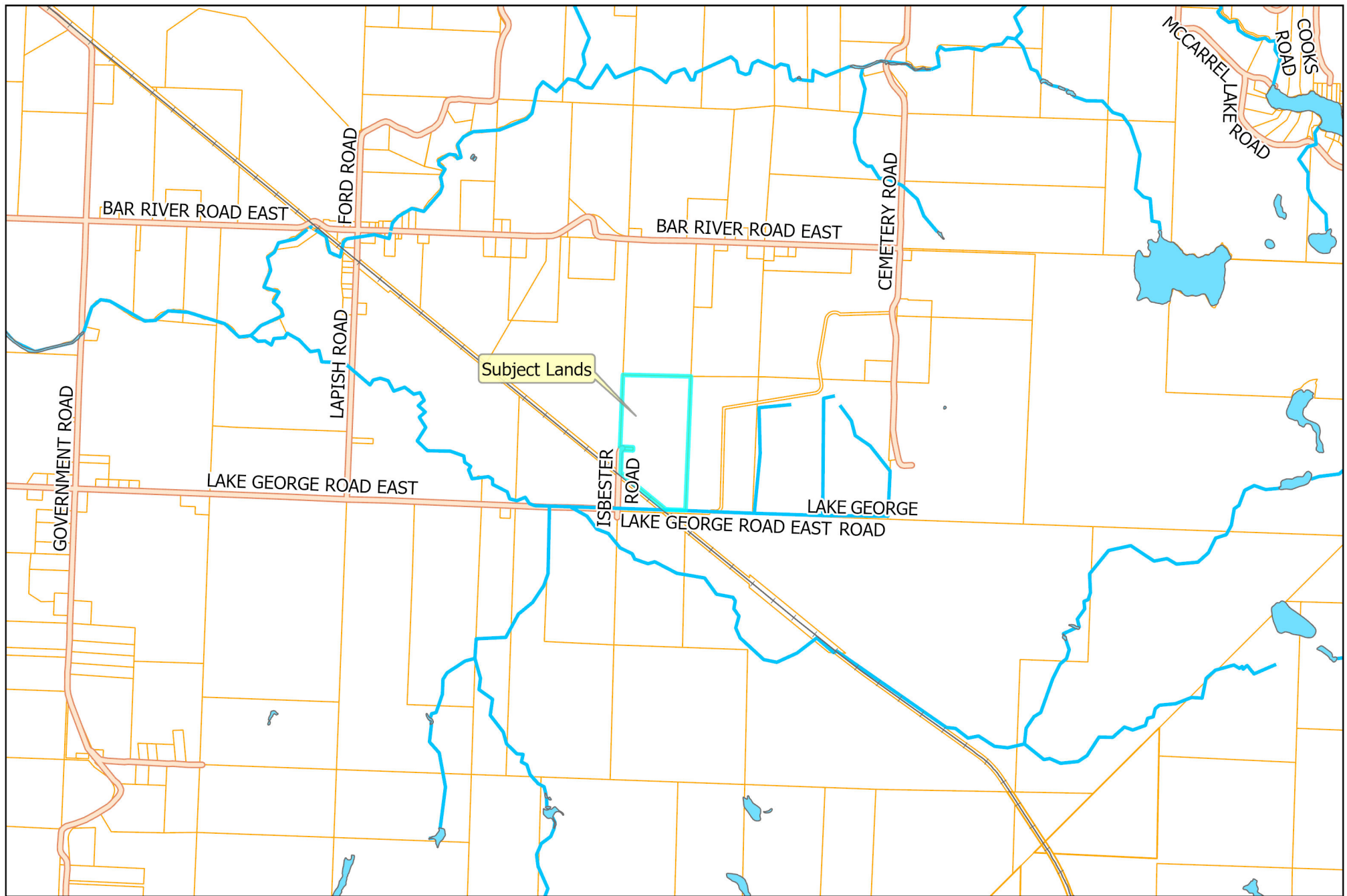
Signature of Owner(s) or Authorized Agent Joan Marie Gjos Date 8 June 26

The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject land(s). Failure to comply may result in a deferral of the application.

SAMPLE SKETCH

PLEASE USE METRIC UNITS		
To Convert	Multiply By	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares





DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: L2026-03 Gjos
 Proposed Creation of One Lot (1) for Residential Purposes
 Subject Land: 43 Isbester Rd, H-753 Lot 61, Laird,
 Algoma



0 175350 700
 Meters
 Scale: 1:30,000

Maps are provided as a courtesy only and the
 Echo Bay Planning Board makes no guarantees as
 to the accuracy of the information presented.
 This map is not intended to be used for
 conveyance, authoritative definition of the legal
 boundary, or property title. This is not a survey.



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: L2026-03 Gjös
 Proposed Creation of One Lot (1) for Residential Purposes
 Subject Land: 43 Isbester Rd, H-753 Lot 61, Laird,
 Algoma



0 20 40 80
 Meters
 Scale: 1:4,000

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Building Permit No.:

Name: Jean Marie Gies

Farm Municipal Address: 43 Isbister Rd

Phone No.: 705 971 4885

Date: 10 June 28

DATA SHEET

MINIMUM DISTANCE SEPARATION I (MDS I) CALCULATION

In all cases, the applicant will be responsible for collecting and submitting the required Farm Data Sheet(s) to the Desbarats to Echo Bay Planning Board. ***The owner of the livestock facility is responsible for completing and signing the Farm Data Sheet.***

Objective: the objective of Minimum Distance Separation (MDS) Formula is to minimize nuisance complaints due to odour and thereby reduce potential land use conflicts. MDS does not account for other nuisance issues such as noise and dust.

Application: The MDS formula is only intended to deal with odour generated from livestock facilities, such as barns and manure storage.

Definitions: The following definitions are supplied for information purposes only. If further information is required, please consult the Minimum Distance Separation (MDS) Formulae document or contact the Desbarats to Echo Bay Planning Board.

Existing Livestock Facility: A livestock facility, or a portion of a livestock facility, intended for keeping or housing of livestock and containing one or more barns or structures. Includes *manure or material storages*, whether associated with a livestock facility or not, and anaerobic digesters, which have already been constructed.

Manure or Material Storage: Permanent storages, which may or may not be associated with a livestock facility containing liquid manure (<18% dry matter), solid manure (>18% dry matter), or digestate (< 18% dry matter). Permanent storages may come in a variety of:

- Locations (under, within, nearby, or remote from the barn)
- Materials (concrete, earthen, steel, wood)
- Coverings (open top, roof, tarp, or other materials)
- Configurations and shapes
- Elevations (above, below or partially above grade)

Housing Capacity: Maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock.

PRINT ONE COPY OF THE FOLLOWING FOR EACH LIVESTOCK OPERATION

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Thank you

Owner of Livestock Facility: Joan Marie Gjos

Civic Address: 43 Isbester Rd

Phone Number: 705 971 4885 Total Lot Area: 75.62 acres

Livestock Facility Area (Total Barn Area): 2,400 sq sq feet or _____ sq metres

Signature of Livestock Facility Owner: Joan Marie Gjos Date: 10 June 26

LIVESTOCK/POULTRY SELECTION

Types of Livestock/Poultry	Total Barn Capacity	Solid or Liquid Manure?	Manure Storage Type
Swine	-	-	-
Breeder grits (entire barn designed specifically for this purpose)			
Feeders (27-136 kg)	-	-	-
-Deep Bedded		Solid	
-Full Slats		Liquid	
-Partial Slats		Liquid	
-Solid Scrape		Solid	
Sows with litter, dry sows/boars			
Weaners (7-27 kg)			
Dairy	-	-	-
Milking-age cows (dry or milking)	-	-	-
Large-framed; 545 kg-658 kg (eg- Holsteins)	-	-	-
-Row Free Stall			
-Bedded Pack		Solid	
-Sand			
-Tie Stall			
Medium-framed; 455 kg-545 kg (eg - Guernseys)			
-Row Free Stall			
-Bedded Pack		Solid	
-Sand			
-Tie Stall			

Small-framed; 364 kg-455 kg (eg - Jerseys)	-	-	-
-Row Free Stall			
-Bedded Pack			
-Sand			
-Tie Stall			
Heifers (5 months to freshening)	-	-	-
Large-framed; 182 kg-545 kg (eg- Holsteins)	-	-	-
-Deep Bedded		Solid	
-Free Stall/Manure Pack Outside Access			
-Pack Scrape			
Medium-framed; 148 kg-455 kg (eg - Guernseys)	-	-	-
-Deep Bedded		Solid	
-Free Stall/Manure Pack Outside Access			
-Pack Scrape			
Small-framed; 125 kg-364 kg (eg - Jerseys)	-	-	-
-Deep Bedded		Solid	
-Free Stall/Manure Pack Outside Access			
-Pack Scrape			
Calves (0-5 months)	-	-	-
Large-framed; 45 kg-182 kg (eg- Holsteins)			
Medium-framed; 38 kg-148 kg (eg - Guernseys)			
Small-framed; 30 kg-125 kg (eg - Jerseys)			
Beef	-	-	-
Backgrounders (7-12.5 months)	-	-	-
-Confinement			
-Yard/Barn			
Cows, including calves to weaning	-	-	-
-Confinement		Solid	
-Yard/Barn		Solid	
Feeders (7-16 months)	-	-	-
-Confinement Bedded Pack		Solid	
-Confinement Total Slats		Liquid	
-Yard/Barn			
Shortkeepers (12.5-17.5 months)			
Veal	-	-	-
Milk-fed			
Grain-fed			
Goats	-	-	-
Dairy Kids		Solid	
Does & Bucks (for dairy)		Solid	
Does & Bucks (for meat)		Solid	
Feeder Kids		Solid	
Sheep	-	-	-

Ewes & rams (for meat lambs)	-	-	-
-Confinement		Solid	
-Outside Access		Solid	
Ewes & rams (dairy operation)			
Lambs (dairy or feeder lambs)	-	-	-
-Confinement		Solid	
-Outside Access		Solid	
Horses	-	-	-
Large-framed, manure; >680 kg (including unweaned offspring)		Solid	
Medium-framed, manure; 227 kg – 680 kg (including unweaned offspring)	6	Solid	H1
Small-framed, manure; <227kg (including unweaned offspring)	1	Solid	H1
Chickens	-	-	-
Layer hens (for eating eggs; after transfer from pullet barn)			
-Cages			
-Floor run		Solid	
Layer pullets (day olds until transferred into layer barn)			
-Cages			
-Litter			
Broiler breeder growers (males/females transferred out to layer barn)		Solid	
Broiler breeder layers (males/females transferred in from grower barn)			
-Cages		Solid	
-Litter With Slats		Solid	
Broilers		Solid	
Turkeys	-	-	-
Breeder toms		Solid	
Broilers (day olds to 6.2 kg)		Solid	
Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		Solid	
Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		Solid	
Turkey breeder layers (females transferred in from grower barn)		Solid	
Turkey brooder barn (day old until transferred to growout barn)		Solid	
Turkeys at any other weights		Solid	

REFERENCE

Types of Manure Storage	
0	No storage required (manure/material stored for less than 14 days)
V1	Solid, inside, bedded pack
V2	Solid, outside, covered
V3	Solid, outside, no cover, greater than or equal 30% dry matter
V4	Solid, outside, no cover, 18% -30% dry matter, with covered liquid runoff storage
L1	Solid outside, no cover, 18% -30% dry matter, with uncovered liquid runoff storage
V5	Liquid, inside, underneath slatted floor
V6	Liquid, outside, with a permanent, tight fitting cover
L2	Liquid, outside, with a permanent floating cover
M1	Liquid, outside, no cover, straight-walled storage
M2	Liquid, outside, roof, but with open sides
H1	Liquid, outside, no cover, sloped-sided storage

Solid vs. Liquid Manure	
Solid Manure: 18% dry matter, or more	
Liquid Manure: Less than 18% dry matter	

MDS I

General information

Application date Jun 25, 2026	Municipal file number L2026-03	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information Joan Marie Gjos 43 Isbester Road Echo Bay, ON P0S 1C0	Location of subject lands District of Algoma Township of Laird LAIRD Concession - Roll number: 5711000001020000000	

Calculations

Existing Barn on Retained

Farm contact information Joan Marie Gjos 43 Isbester Rd Echo Bay, ON P0S 1C0	Location of existing livestock facility or anaerobic digester District of Algoma Township of Laird LAIRD Roll number: 5711000001020000000	Total lot size 75.62 ac
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Notes
Barn size is 2400 square feet

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	8	8 NU	2000 ft²
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	2	1 NU	350 ft²

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	9 NU		
Potential design capacity	18 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	193.33
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	105 m (344 ft)		
Actual distance from livestock barn	NA		
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage		
Actual distance from manure storage	NA		

Preparer signoff & disclaimer

Preparer contact information

ON

Signature of preparer

(Signature)	Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: L2026-03 Gjos
 Proposed Creation of One Lot (1) for Residential Purposes
 Subject Land: 43 Isbester Rd, H-753 Lot 61, Laird,
 Algoma



0 20 40 80
 Meters
 Scale: 1:4,000

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REPORT TO PLANNING BOARD

Date: July 28th, 2026

From: Jared Brice, Desbarats to Echo Bay Planning Board Secretary-Treasurer

Re: Open House(s) for Joint Official Plan and Next Steps

OVERVIEW:

On July 7th, 2026, the Desbarats to Echo Bay Planning Board hosted two public open houses for the public to engage in regarding the proposed Joint Official Plan. The Open Houses occurred at Echo Bay Hall from 4 to 6 pm and The Township of Johnson Council Chambers from 7 pm to 9 pm.

A total of 17 people attended the Open Houses of which were mostly Councillors, Township Staff, and Planning Board members. Four members of the public at large were present at the Open House at the Johnson Council Chambers.

The Open House(s) provided information on what an Official Plan is, how it affects planning matters, why it's being prepared, and provided avenues for feedback from members of the Public. The informal nature of open houses created a setting that promoted discussion and questions relating to the Joint Official Plan. The Planner, David Welwood of J.L. Richards and Associates (JLR) was able and available to answer questions and provide context and professional high-level feedback regarding the Joint Official Plan.

NEXT STEPS:

After feedback at the Open Houses, amendments are being made to the mapping schedules in preparation for approval at the Planning Boards next scheduled meeting on July 28th, 2026. The intent is for the Planning Board to approve the Official Plan as amended at its next Planning Board meeting. After Planning Board approval, the onus is on each member municipality to host their own Statutory Public Meeting for the Official Plan for public consultation and adoption.

JLR is preparing the notice of four (4) Statutory Public Meetings (one for each member municipality). JLR recommends utilizing the local advertising used by the Planning Board to notify the public about the meeting, in addition to posting information on the Planning Board's and the member municipality's websites. The statutory notice period for an Official Plan is 20 days. The Statutory Public Meetings will be held near the end of the work program to present the Draft Official Plan for the member municipalities consideration and for Council's to formally receive written or oral submissions from the public. Based upon the input at the statutory meetings, the Councils may choose to formally adopt the Official Plan or may choose to defer adoption to a subsequent meeting based upon a request for additional information. Failure for every member municipality to adopt the Official Plan at their Statutory Public Meeting(s) may result in delays in the adoption of the Joint Official Plan.

The Secretary-Treasurer will be available to attend each member municipality's statutory public meeting and expects the Statutory Public Meetings to be held in or around September 2026.

Once adopted, the Joint Official Plan will be submitted to MMAH for approval. JLR will assist in preparing the Record to be forwarded to MMAH. The Planning Act provides the approval authority with a 6-month timeline for approvals; however, MMAH indicates that this timeline may be reduced if the early consultation approach is followed. JLR will prepare a consolidated version of the approved Official Plan, including any modifications from MMAH, once the Minister's Decision on the Official Plan is issued.

RECOMMENDATION:

That the report from the Secretary-Treasurer regarding the Open Houses and the Next Steps for the Draft Joint Official Plan be received and accepted by the Board; and

That the Planning Board authorize the Secretary-Treasurer through J.L. Richards to provide public notification material to the respective municipalities for their future Official Plan Statutory Public Meetings; and

That the Planning Board encourage the respective municipalities to organize their Official Plan Statutory Public Meetings be held in September 2026.



Jared Brice
Secretary-Treasurer
Desbarats to Echo Bay Planning Board