

Desbarats to Echo Bay Planning Board

June 23rd 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 (May 26th 2026)**
- 4. Staff/Members reports**

B. Old Business:

C. New Business:

- 1. Cancel a Consent: CC2026-01 Applicant(s): David Ransohoff, Paul Ransohoff, Daniel Ransohoff and Rock Pile Properties LLC**
- 2. Bill 119; provide any and all comments by June 25, 2026**

D. Information:

- 1. J.L. Richards Joint Official Plan Public Meetings; July 7th 2026 @ Echo Bay Hall from 4 to 6 P.M. and Johnson Township Council Chambers from 7 to 9 P.M.**
- 2. Conversation between new Planner, Danielle Waters and Jared Brice**

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment

DESBARATS to ECHO BAY PLANNING BOARD

May 26th 2026

Regular Meeting

Present: Lennie Smith, Deputy Chair, Terence Graham, Shelly Bailey, Todd Rydall, Reg McKinnon, Jason Koivisto

Staff: Jared Brice, Jean Palmer

Visitors: List Attached

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.: 24-2026 Shelly Bailey, Terence Graham

Be it resolved that the Board opens their regular meeting at 7:05 p.m. (cd)

Res.: 25-2026 Terence Graham, Shelly Bailey

BE IT RESOLVED THAT THE BOARD accepts the Minutes of March 24th 2026 as presented. (cd)

Res.: 26-2026 Todd Rydall, Reg McKinnon

BE IT RESOLVED THAT THE BOARD agrees to enter into a 12 month contract with a 6 month trial period with Danielle Waters as their new Planner with the option of extending the contract after examining all RFP's #2026-01 that were received. (cd)

Res.: 27-2026 Reg McKinnon, Todd Rydall

BE IT RESOLVED THAT THE PLANNING BOARD receives and accepts the Official Plan Comment Matrix Response from J.L. Richards. (cd)

Res.: 28-2026 Todd Rydall, Reg McKinnon

BE IT RESOLVED THAT THE PLANNING BOARD receives and accepts the Official Plan Amendments from J.L. Richards as received and directs staff to arrange the first Public Meeting.(cd)

Res.: 29-2026 Terence Graham, Shelly Bailey

BE IT RESOLVED THAT THE BOARD forwards any and all recommendations regarding the 2026 (AIA Guidance Document). (cd)

Res.:30-2026 Todd Rydall, Terence Graham

BE IT RESOLVED THAT THE BOARD accepts the revised 2026 Draft Budget as presented. (cd)

Res.: 31-2026 Reg Mckinnon, Shelly Bailey

BE IT RESOLVED THAT THE BOARD will move into closed session under Sec.239 (b) of the Municipal Act in order to discuss personal matters about an identifiable individual, including municipal or local board employees; and Sec. 239 (d) labour relations or employee negotiations at 8:00 p.m. (cd)

Res.: 32-2026 Jason Koivisto, Reg McKinnon

BE ITRESOLVED THAT THE BOARD leaves closed session at 8:05 p.m. (cd)

Res.: 33-2026 Todd Rydall, Reg McKinnon

BE IT RESOLVED THAT THE BOARD approve the employee relations as discussed in closed. (cd)

Res.: 34-2026 Jason Koivisto, Reg McKinnon

BE IT RESOLVED THAT THE BOARD receives the Information from the Ministry of Energy and the Ministry of Environment, Conservation and Parks as presented. (cd)

Res.: 35-2026 Jason Koivisto, Reg McKinnon

BE IT RESOLVED THAT THE PLANNING BOARD adjourns at 8:08 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer _____

Cancellation of Consent Application

Section 53 of the Planning Act, R.S.O 1990, As Amended

Desbarats to Echo Bay Planning Board
27 Barr Road South, #RR1
Desbarats, ON
P0R 1E0
Tel: 705-782-6776

For Office Use Only	
Date Received:	Received By:
Application Deemed Complete? ☐ Yes ☐ No	Date Deemed Complete:
Roll Number:	File No.: CC2026-01

Note: Please type or write clearly using blue or black ink.

SECTION 1 – CONTACT INFORMATION	
Owner Information	
Registered Owner(s): (please indicate names exactly as shown on the Transfer Deed of Land)	
David Franklin Ransohoff, Paul Martin Ransohoff, Daniel Nathan Ransohoff, and Rock Pile Properties LLC	
Mailing Address (Street address, unit number, city and postal code)	
1208 Pine Hurst Drive, Chapel Hill, North Carolina 27517	
Phone Number	Fax Number
919-641-6893	
Email Address	
ransohof@med.unc.edu	
Solicitor Information (if applicable)	
Owner's Solicitor:	
Mark A. Lepore	
Mailing Address (Street address, unit number, city and postal code)	
202-747 Queen Street East, Sault Ste. Marie ON P6A 2A8	
Phone Number	Fax Number
705-949-7790	705-942-6493
Email Address	
mlepore@sjl.law	
Authorized Agent Information (if applicable)	
Owner's Authorized Agent:	
Mark A. Lepore	
Mailing Address (Street address, unit number, city and postal code)	
202-747 Queen Street East, Sault Ste. Marie ON P6A 2A8	
Phone Number	Fax Number
705-949-7790	705-942-6493
Email Address	
mlepore@sjl.law	
Please specify to whom all communications should be sent:	
☐ Owner ☒ Solicitor ☐ Agent	

SECTION 2 – PURPOSE OF APPLICATION
Reason for Requesting the Cancellation of Consent:
The owner is requesting a cancellation of consent in order to merge three parcels, including the subject parcels created by consent in preparation for a future application to create new independent parcels.
If a lot addition, identify the lands to which the parcel will be added:
The cancellation will support the merger of the subject properties with PIN 31455-0200(LT)
Name and address of person(s), if known, to whom land or interest in land is intended to be conveyed, leased or mortgaged:

SECTION 3 – LOCATION OF SUBJECT LAND

Legal Description (Street number & name of street, lot, concession, registered plan, etc.)

(1) 31455-0189 (LT) described as PT LT 5 CON 4 PL 58 JOHNSON AS IN T123595 SRO; EXCEPT T182811; JOHNSON; and (2) 31455-0199 (LT) described as PT LT 4 CON 3 PL 58 JOHNSON PT 1, 1R2351; T/W T353532; JOHNSON

Are there any easements or restrictive covenants affecting the land?

☒ Yes (explain below) ☐ No

PIN 31455-0199 (LT) is together with an easement in T353532 which is an easement that serves as present access for the property.

Date of acquisition of subject land by current Owner:

1972/02/29 (PIN 31455-0189(LT)) and 1976/01/08 (PIN 31455-0199(LT))

Zoning:

R/SR/A-2

Township Official Plan Designation:

A-2/Rural

Regional Official Plan Designation:

Not Applicable

SECTION 4 – SKETCH

An application must be accompanied by two (2) paper copies and one (1) digital copy of a preliminary drawing prepared in metric units, signed and dated by an Ontario Land Surveyor showing the following information:

- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- The distance between the subject land and the nearest Township lot line or landmark, such as a bridge or railway crossing;
- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained, in metric units;
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- The location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells, fences, driveways and septic tanks that are located on the subject land and on the land that is adjacent to it and in the applicant's opinion, may affect the application);
- The current uses of land that is adjacent to the subject land (for example, residential, agricultural, commercial);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- The location and nature of any easement affecting the subject land.

SECTION 5 – SUBJECT LAND INFORMATION

Part No. on Sketch:	Existing Land Use: Seasonal Residential	Proposed Land Use: Seasonal Residential
Frontage (m): (1)15.24m; (2) N/A	Depth (m): (1) 1,173.2849m; (2) irreg.	Area (m ² or ha): (1)1.788ha; (2) 0.19 ha
Type of access to subject parcel:		
☒ Provincial Highway ☐ Municipal Road maintained all year ☐ Water Access ☐ Regional Road ☐ Municipal Road maintained seasonally ☒ Right-of-Way ☐ Private Road ☐ Other Public Road		
Type of water supply proposed for subject parcel:		
☐ Publicly owned and operated piped water ☐ Cistern ☒ Well (private or communal) ☐ Other: _____		
Type of sewage disposal proposed for subject parcel:		
☐ Publicly owned and operated sanitary sewage system ☐ Other: _____ ☒ Septic system (private or communal)		
Existing Structures N/A	Proposed Structures N/A	
Is the subject property subject to any other applications under the Planning Act (ie. minor variance, zoning amendment)? ☐ Yes ☒ No		
If yes, File Number & Application Status:		
Has the subject property ever been part of an application for approval of a plan of subdivision or a consent under the Planning Act? ☒ Yes ☐ No		
If yes, File Number & Decision: Unknown		
Has the owner been granted previous consent to sever the subject land? ☒ Yes ☐ No		
Purchaser:	Land Use:	File No.:
		Date Transferred:

SECTION 6 – RETAINED LAND INFORMATION

Part No. on Sketch:	Existing Land Use:	Proposed Land Use:
Frontage (m):	Depth (m):	Area (m ² or ha):
Type of access to retained parcel: ☐ Provincial Highway ☐ Municipal Road maintained all year ☐ Water Access ☐ Regional Road ☐ Municipal Road maintained seasonally ☐ Right-of-Way ☐ Private Road ☐ Other Public Road		
Type of water supply proposed for retained parcel: ☐ Publicly owned and operated piped water ☐ Cistern ☐ Well (private or communal) ☐ Other: _____		
Type of sewage disposal proposed for retained parcel: ☐ Publicly owned and operated sanitary sewage system ☐ Other: _____ ☐ Septic system (private or communal)		
Existing Structures		Proposed Structures

SECTION 7 – CONSENT TO THE USE AND DISCLOSURE OR PERSONAL INFORMATION

All submission materials on file, including cover letters, application forms and plans will be made available to the public for viewing at the Township office, as required under Section 1.0.1 of the Planning Act, R.S.O. 1990 C.P.13. Personal information on file with the Planning Department is collected under the authority of the Planning Act and will be used to process the application.

I/We David Franklin Ransohoff, Paul Martin Ransohoff, Daniel Nathan Ransohoff, and Rock Pile Properties LLC am/are the owner(s) of the land that is the subject of this application for consent and for the purposes of the *Municipal 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 purposes of processing this application.

Signature of Owner-Rock Pile LLC Date

Signature of Owner-David Franklin Ransohoff

Date

Paul Martin Ransohoff

2/17/26

Signature of Owner-Paul Martin Ransohoff

Date

Signature of Owner-Daniel Nathan Ransohoff

Date

SECTION 8 – PERMISSION TO ENTER

I/We David Franklin Ransohoff, Paul Martin Ransohoff, Daniel Nathan Ransohoff, and Rock Pile Properties LLC am/are the owner(s) of the land that is the subject of this application for consent and I/We authorize the members of the Committee of Adjustment and Township staff to enter onto the property for the purposes of evaluating the merits of the application(s).

Signature of Owner-David Franklin Ransohoff

Date

Paul Martin Ransohoff

2/17/26

Signature of Owner-Paul Martin Ransohoff

Date

Signature of Owner-Daniel Nathan Ransohoff

Date

Signature of Owner-Rock Pile
Properties LLC

Date

SECTION 9 – AUTHORIZATION FOR AGENT (If applicable)

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation's seal (if any) should be affixed or the words "I have the authority to bind the Corporation" may be printed under the signing officer's name instead of affixing the Corporate seal.

I/We David Franklin Ransohoff, Paul Martin Ransohoff, Daniel Nathan Ransohoff, and Rock Pile Properties LLC am/are the owner(s) of the land that is the subject of this application for consent and I/We hereby authorize Mark A. Lepore as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment for consent to convey an interest in the lands in accordance with Subsection 1 of Section 53 of the Planning Act, R.S.O. 1990, as amended.

Signature of Owner-Rock Pile Properties LLC Date

Signature of Owner-David Franklin Ransohoff

Date

Paul Martin Ransohoff
Signature of Owner-Paul Martin Ransohoff

2/17/26
Date

Signature of Owner-Daniel Nathan Ransohoff Date

SECTION 10 – AFFIDAVIT OF OWNER(S) OR AUTHORIZED AGENT

The declaration below must be signed in the presence of a Commissioner for Taking Affidavits. This may be done when presenting your application at the Township office. Please make sure to bring your photo I.D. with a signature.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation's seal (if any) should be affixed or the words "I have the authority to bind the Corporation" may be printed under the signing officer's name instead of affixing the Corporate seal.

I/We, Paul Martin Ransohoff
David F. Ransohoff, Paul M. Ransohoff and Daniel N. Ransohoff personally and on behalf of Rock Pile Properties LLC of the City/Town/Township of Menlo Park

in the County/Region of San Mateo do solemnly declare that all statements contained in this application 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 and virtue of the Canada Evidence Act.

SWORN before me at the City/Town/Township of

_____ in the

County/Region of _____

this _____ day of _____ 20 _____

A Commissioner etc.

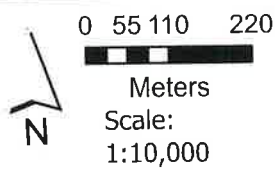
Paul Martin Ransohoff
Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

Parcels as they currently exist



BARATS TO ECHO BAY PLANNING BOARD KEY MAP
Consent Cancellation: CC2026-01 Ransohoff/Rock Pile
Properties LLC
Subject Land: PT LT 5 CON 4 PL 58 Johnson as in
T123595 SRO; EXCEPT T182811; PT LT 4 CON 3 PL 58
PT 1 Johnson



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.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



Ontario

Item 12.3

234-2026-1746

June 1, 2026

On May 25, 2026, our government introduced the proposed *Protecting Ontario's Streets and Communities Act, 2026* (Bill 119). Through this legislation, we are proposing new tools to address zoning by-law contraventions which respond to recommendations and requests from municipal leaders. The proposed *Planning Act* changes, if passed, would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions which relate to land uses that are not permitted.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario Posting 026-0558 Proposed Planning Act Changes (Schedule 7 of Bill 119 - *Protecting Ontario's Streets and Communities Act, 2026*) from May 26, 2026, to June 25, 2026. The government invites you to review the Environmental Registry of Ontario and Regulatory Registry of Ontario links provided above and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder Relations, Caucus Affairs and Public Appointments, Tanner Zelenko at tanner.zelenko@ontario.ca.

I look forward to continued collaboration with you to address these and other important issues facing our communities.

Sincerely,

Hon. Robert J. Flack

Minister of Municipal Affairs and Housing

c. The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing

Robert Dodd, Chief of Staff Minister's Office

Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing

Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing

Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing

Martha Greenberg, Deputy Minister, Municipal Affairs and Housing

David McLean, Assistant Deputy Minister, Municipal Affairs and Housing

Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing

Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

Municipal Chief Administrative Officers

URGENT - Bill 119 - comments before June 25-2026

From Theresa Carlisle <mpbcarlisle@manitoulinplanning.ca>

Date Mon 2026-06-08 4:39 PM

To 'Theresa Carlisle' <mpbcarlisle@manitoulinplanning.ca>

Cc lrbp@tbaytel.net <lrbp@tbaytel.net>; sjiplanningboard@gmail.com <sjiplanningboard@gmail.com>; planner@sepb.org <planner@sepb.org>; 'Matthew Dumont' <planner@sepb.org>; northalmaguinplanningboard2018@gmail.com <northalmaguinplanningboard2018@gmail.com>; Jared Brice <Admin@tarbutt.ca>; east.nipissing.planning.board@gmail.com <east.nipissing.planning.board@gmail.com>; khautcouer@hearst.ca <khautcouer@hearst.ca>; Jon.beadow@kapuskasing.ca <Jon.beadow@kapuskasing.ca>; psapb@vianet.ca <psapb@vianet.ca>; info@ssmnpb.ca <info@ssmnpb.ca>; townhall@townsrf.ca <townhall@townsrf.ca>; lmoyer@sepsdplanningboard.ca <lmoyer@sepsdplanningboard.ca>; info@thearchipelago.on.ca <info@thearchipelago.on.ca>; admin@centralapb.ca <admin@centralapb.ca>; Alice.mercier@cochraneontario.com <Alice.mercier@cochraneontario.com>

Good afternoon Fellow Planning Boards,

As you may be aware, the Government of Ontario has recently introduced Bill 119, which proposes to amend the Planning Act. The amendment proposes to extend the existing Administrative Monetary Penalty System (AMPS) to local municipalities. Currently, this system is in place for the Municipal Act.

The proposed bill is open for comments on the Environmental Registry of Ontario (ERO) until June 25th, 2026. ERO Link: <https://ero.ontario.ca/notice/026-0558>

We at the Manitoulin Planning Board have found that our options for enforcing the Zoning Bylaw in our unincorporated areas to be very limited. A 'Set Fine' schedule is an available option used by municipalities to set fixed fines for certain violations. We investigated and have been advised by the Ministry of Municipal Affairs and Housing (MMAH) that a 'Set Fines' schedule, cannot be put in place for a Planning Board.

Our only option for laying fines is to lay an information before a Justice of the Peace, obtain a summons, and proceed with court action in Provincial Offences court. This process is costly and time consuming. It is also not appropriate for minor (but persistent) violations. People who are in violation of the zoning bylaw, have little incentive to comply when fines are likely to be low and be cost prohibitive to authorities. The process and cost of enforcement in our Unincorporated Townships of Robinson and Dawson is a major concern to the Manitoulin Planning Board, especially when provincial funding for administration of our unincorporated area has remained unchanged for more than 15 years.

If the province were to provide access to the AMP system (or adopt a similar system) for the unincorporated areas, it would offer a new avenue of enforcement for Planning Boards and make enforcement efforts more viable.

We have commented on the ERO requesting the system be expanded to include Planning Boards and our unincorporated areas.

We are sending this information your way, **hoping you will also review the proposed bill and provide comments**, to encourage the Province to extend this system to include Planning Boards, or adopt a

similar system, to streamline the enforcement of Zoning bylaws for the unincorporated areas under Planning Board administrations.

Thank you.

Theresa

Theresa Carlisle,
Secretary Treasurer
Manitoulin Planning Board
Harbour Centre
40 Water Street, Unit 1
P.O. Box 240
Gore Bay ON P0P 1H0
TEL: 705-282-2237
FAX: 705-282-3142

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