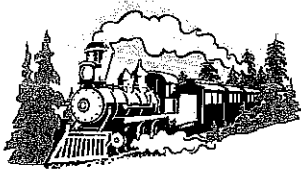


Township of McMurrich/Monteith
Property Standards Committee Meeting – Agenda
Tuesday, August 18, 2026 – 6:30pm

*Meeting to be held inside Municipal Office/Fire Hall
Special Meeting*

1. Call to Order:
2. Confirmation of the minutes of the previous meeting:
3. Appeal to order issued on July 14, 2026 to owner of 4713 Highway 518 W, Sprucedale.
4. Adjournment:



**Property Standards By-Law
Order**

Corporation of the Township of McMurrich/Monteith

ORDER

Pursuant to Section 15.2(2) of the *Ontario Building Code Act*, S.O. 1997, c.23, as amended

Sean McFadyen, Shelene Taylor, and Ronald Hetu 4713 Highway 518 West, Sprucedale, Ontario P0A 1Y0	July 14, 2026
Re: 4713 Highway 518 West Sprucedale, Ontario Monteith Plan 80 N Pt Lot 7 Roll Number 4912 020 001 00818 0000 McMurrich/Monteith, Ontario District of Parry Sound	

BE ADVISED July 14, 2026 an inspection of your property, as noted above, revealed certain violations of the Municipality's Property Standards By-law #54-2025.

IT IS HEREBY ORDERED THAT the violation(s) be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the Property Standards By-law #54-2025 on or before **August 14, 2026**.

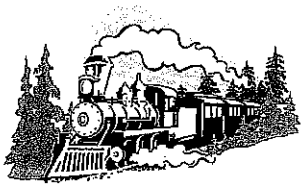
TAKE NOTICE that if such violation(s) are not remedied within the time specified in this order, the municipality may commence legal action and/or correct such violations at the expense of the owner.

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an order has been served is not satisfied with the terms or conditions of the order the owner or occupant appeal may to the Property Standards Appeals Committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the committee within **fourteen (14) days** after service of the order, and, in the event that no appeal is taken, the order shall be deemed to be final and binding.

FINAL DATE FOR APPEAL – August 7, 2026

Jason Newman
Property Standards Officer
(705)477-3793



Property Standards By-Law Order

Corporation of the Township of McMurrich/Monteith

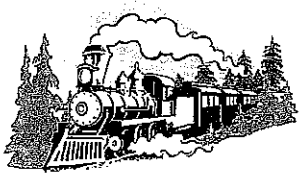
SCHEDULE 'A'

Pursuant to Section 15.2(2) of the Ontario Building Code Act, S.O. 1997, c.23, as amended

Sean McFadyen, Shelene Taylor, and Ronald Hetu 4713 Highway 518 West, Sprucedale, Ontario P0A 1Y0	July 14, 2026
Re: 4713 Highway 518 West Sprucedale, Ontario Monteith Plan 80 N Pt Lot 7 Roll Number 4912 020 001 00818 0000 McMurrich/Monteith, Ontario District of Parry Sound	

The item(s) listed herein are in violation of the Municipal Property Standards By-law #54-2025.

ITEM	LOCATION	DEFECT	SECTION
#1	All Yards	Shall be kept clean and free of litter, rubbish, waste, salvage, refuse, decaying or damaged trees, branches and limbs, objects or conditions that might create a health, fire or accident hazard. 1) Every property shall be free from garbage, rubbish waste or accumulations of such materials that prevent access to or exit from the property. 2) Without restricting the generality of this section, such maintenance includes the removal of; a) rubbish, garbage, waste, and litter; b) injurious insects, termites, rodents, vermin, and other pests; and any condition which may promote an infestation; e) wrecked, dismantled, inoperative, discarded or unlicensed vehicles, trailers, machinery or parts there of, except in an establishment licensed or authorized to conduct a salvage, wrecking, or repair business and then only if such establishment conforms with any relevant By-Laws, Chapters or Statutes.	3.02



**Property Standards By-Law
Order**

Corporation of the Township of McMurrich/Monteith

NOTICE OF APPEAL

TO PROPERTY STANDARDS COMMITTEE

Pursuant to Section 15.1 of the Ontario Building Code Act

To the Secretary Property Standards Appeal Committee Corporation of the Corporation of the Township of McMurrich/Monteith PO Box 70, 31 William Street Sprucedale, Ontario P0A 1Y0	July 14, 2026
RE: Order to Remedy Violation of Standards of Maintenance and Occupancy at: 4713 Highway 518 West Sprucedale, Ontario Monteith Plan 80 N Pt Lot 7 Roll Number 4912 020 001 00818 0000 McMurrich/Monteith, Ontario District of Parry Sound	

TAKE NOTICE of the appeal of the undersigned to the Property Standards Appeal Committee because of dissatisfaction with the above referenced order to remedy violation of standards of maintenance and occupancy served upon the undersigned on **14th day of July 2026**.

Name: (Owner or Agent) _____

Address: _____

Telephone Number: _____

APPEAL TO PROPERTY STANDARDS COMMITTEE

If an owner or occupant upon whom an order has been served is not satisfied with the terms or conditions of the order the owner or occupant appeal may to the Property Standards Appeals Committee by sending a NOTICE OF APPEAL by registered mail to the Secretary of the committee within **fourteen (14) days** after service of the order, and, in the event that no appeal is taken, the order shall be deemed to be final and binding.

Ontario Building Code Act, S.O. 1992, Chapter 23, Section 15.3(1).

Signature of Owner or Authorized Agent

REQUIRED REPAIR
Remove, Repair or Remedy

FOR YOUR INFORMATION

All repairs and maintenance of property required by the standards prescribed by the By-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. No person shall use, occupy, permit the use or occupancy of, rent, or offer to rent, any property that does not conform with the standards prescribed in this chapter.

Where a permit is required to undertake, any repair required to conform to the standards as prescribed in this **ORDER**, it is the responsibility of the Owner to obtain any such permit.

McMurrich/Monteith Administration

From:
Sent: August 6, 2026 1:14 PM
To: McMurrich/Monteith Administration
Subject: Property standards order appeal
Attachments: 631.jpg; 630.jpg

Hello. I am emailing this request for appeal.
Please reply that it has been received

Thank you.
Sean mcfadyen

Sean McFadyen

4713 Hwy 518, Sprucedale, ON, P0A 1Y0

August 6, 2026

VIA EMAIL / HAND DELIVERED

Property Standards Committee
Township of McMurrich/Monteith
31 Main Street, P.O. Box 70
Sprucedale, ON, P0A 1Y0

RE: Notice of Appeal – Property Standards Order #54-2025

Property Address: 4713 Hwy 518, Sprucedale, ON, P0A 1Y0

Date of Order: July 14, 2026

Final Date for Appeal: August 7, 2026

To the Property Standards Committee,

Please accept this letter as my formal Notice of Appeal regarding Property Standards Order #54-2025, which was issued against the above-noted property on July 14, 2026.

Pursuant to the *Ontario Building Code Act, 1992*, I am submitting this appeal prior to the final appeal deadline of August 7, 2026. I request that the Property Standards Committee rescind or void this Order based on a fundamental failure of statutory pre-conditions.

The grounds for this appeal are as follows:

1. **Failure of Statutory Pre-Condition:** Under Section 15.2 of the *Building Code Act, 1992*, an officer who finds a violation of a property standards bylaw may issue an order. However, Ontario jurisprudence establishes that a valid order must provide the property owner with sufficient particulars of both the alleged defects and the necessary corrective actions. Order #54-2025 fails to meet these essential legal thresholds.
2. **Vagueness and Lack of Specific Violations:** The issued Order is impermissibly vague. The "defect list" fails to specify any distinct, observable violations on my property. Instead, it simply quotes the verbatim text of the McMurrich/Monteith Property Standards Bylaw. A boilerplate recitation of bylaw text does not constitute a legally adequate description of a specific property defect.
3. **Lack of Specific Remedies:** The "repair list" attached to the Order completely lacks specificity. It merely directs me to "remove, repair, or remedy" the unspecified defects. By failing to provide a clear, distinct list of required remedies, the Order leaves me to guess at what actions will satisfy the municipality. Because the Order lacks distinct particulars, it constitutes a failure of a statutory pre-condition. As a result, I am left unable to comply with the compliance deadline of August 14, 2026, as I have not been properly informed of what specific issues must be fixed.

I kindly request that you confirm receipt of this appeal letter and notify me of the scheduled date, time, and location for the Property Standards Committee hearing.



ULFONE
RUCKING

2026.08.06 13:06

Thank you for your time and attention to this matter

Sincerely,

Sean McFadyen



ULEFONE
RUGBY

2026.08.06 13:07