

Township of McMurrich/Monteith
Regular Council Meeting - Agenda
Tuesday, November 18th, 2025 – 7:00pm

Meeting to be held inside Municipal Office/Fire Hall

1. Call to Order:
2. Confirmation of the minutes of the previous meeting:
 - 2.1 Council – November 4, 2025
 - 2.2 Recreation – November 12, 2025
3. List of proposed resolutions for the meeting:
4. Declaration of pecuniary interest and general nature thereof:
- should a member have a disclosure of pecuniary interest, they are to declare the nature thereof now or at any time during the meeting
5. Delegations:
 - 5.1 Sprucedale United Church – D.Woodall and M.Miller – request guidance from Council on how to use United Church building to serve the community
 - 5.2 Public Works: Waste Capacity Assessment Report
 - 5.3 Staff Report: Administration, Planning Report: Sprucedale United Church
 - 5.4 Staff Report: Chief Building Official – Building Permit Activity Report
6. Business Arising From a Previous Meeting:
None
7. Quotes, Tenders, RFP's:
None
8. Accounts for Approval:
None
9. Applications:
None
10. Bylaws:
 - 10.1 53-2025 Confirm Council Meeting – November 4, 2025
 - 10.2 54-2025 Property Standards Bylaw - revised
11. Council Reports:
None
12. Correspondence:
 - 12.1 Ministry of Finance – 2026 Ontario Municipal Partnership Fund (OMPF) Allocation

**PLEASE CHECK THE TOWNSHIP WEBSITE AT WWW.MCMURRICHMONTEITH.COM AND/OR FACEBOOK
PAGE FOR CANCELLATION NOTICES PRIOR TO THE MEETING**

12.2 AH OPP Detachment Board – Agenda for November 12th meeting, Minutes of Oct 8th meeting

12.3 Southeast AH Regional Fire Services Committee – Meeting Minutes - Nov 6, 2025

13. New Business:

None

14. Closed Session: Section 239 (2)

None

15. Council Concerns:

16. Adjournment:

Dates to Remember:

Tuesday, December 2nd and 16th – Regular Council Meetings – 7pm

Wednesday, December 3rd – Annual Firefighter Food Drive

Sunday, December 7th – Recreation Event – Christmas Social

Tuesday, December 9th – Recreation Committee Meeting – 7pm

Holiday Closures: Administration Office closed from December 25th, 2025, reopening January 5th, 2026

Landfill Site closed December 26th, 27th, 2025 and January 2nd, 2026

Tuesday, January 20th, 2026 – one Regular Council meeting in January – 7pm

Nov 18,
2023
2.1

**MINUTES OF McMURRICH/MONTEITH TOWNSHIP
REGULAR COUNCIL MEETING – TUESDAY, NOVEMBER 4, 2025**

The Council of the Township of McMurrich/Monteith met Tuesday, November 4, 2025 inside the Council Chambers

Present: Mayor: Glynn Robinson; Council Members: Vicky Roeder-Martin, Daniel O'Halloran, Terry Currie, and Craig White

Staff present: Cheryl Marshall, Clerk/Treasurer; Allyson Pedwell, Deputy Clerk/Treasurer; John Theriault, CAO; Neil Hellam, PWS; Jason Newman, Bylaw Enforcement Officer

Audience: Murray O'Halloran

1. Opening of the meeting by the Mayor –

The meeting was called to order at 7:00PM

2. Confirmation of the minutes of the previous meeting;

2.1 Council – October 21, 2025

2.2 Cemetery - October 27, 2025

3. List of proposed resolutions for the meeting;

4. Declaration of Pecuniary Interest and the nature thereof;

none

5. Delegations;

5.1 Staff Report: Public Works Superintendent- Council discussed the loader needing to be replaced and the grader needing a few minor items, staff are being cross trained on equipment, grinding services at the Landfill site has not come yet, winter sand being put up in sand shed.

5.2 Staff Report: Bylaw Enforcement Officers – Property Standards Bylaw Review- The Bylaw Officers have been assisting the Building Department with some property standard issues; no significant issues have arisen in the past year. Recommendation by staff to remove the annual review of the Property Standards Bylaw, staff will bring back amended bylaw to the next Council meeting.

5.3 Staff Report: Administration – Community Safety and Well Being Plan Update- Council briefly discussed the plan update. Discussion regarding Christmas Holidays: The Office will be closed starting December 25, 2025 and reopening January 5, 2026.

5.4 Staff Report: Fire Chief- The current chief shared service agreement will be finished November 24th; interviews held November 4th for the fulltime position.

6. Business arising From a Previous Meeting;

None

7. Quotes, Tenders, RFP's;

None

8. Accounts for Approval;

October 2025- Discussion regarding warranty on the new stove in the Community Centre. New parts are not covered. Warranty has surpassed 1 year.

9. Applications;

None

10. By-laws;

10.1 51-2025 Confirm Council Meeting – October 21, 2025

10.2 52-2025 establish a public highway over lands – Concession 6, Pt lot 2, Pt3 Plan 42R22562

11. Reports;

None

12. Correspondence;

12.1 Town of Parry Sound EMS Advisory Committee – Minutes – October 23, 2025- Representative is Dan Robertson.

13. New Business

None

14. Closed session, section 239 2

None

15. Council Concerns:

Member O'Halloran- Kearney has applied to be removed from the Planning Board, discussion with the Minister of Municipal Affairs and

Housing (MMAH). MMAH will call other 4 members on the Board to see if there is any financial implications if Kearney was to remove themselves.

Member Roeder-Martin- Remembrance Day Service at Evergreen Heights Education Centre: a representative from our Town should attend to place a wreath.

Mayor Robinson – concerned with not being involved in the catchment area. It was reported that forward movement is beginning.

16. Adjournment: Council adjourned this meeting at 7:50pm.

Resolutions:

2025-245 White/O'Halloran

Be It Resolved that Council approves the minutes of the Regular Council meeting held October 21, 2025. **Carried**

2025-246 O'Halloran/White

Be It Resolved that Council receives the minutes of the Cemetery Committee meeting held October 27, 2025, as amended. **Carried**

2025-247 White/O'Halloran

Be It Resolved that Council receives the Staff Reports dated November 4, 2025 from the following:

- Neil Hellam, Public Works Superintendent
- Jason Newman and Bryan Austin, Municipal Bylaw Officers
- Joe Readman, Fire Chief

Carried

2025-248 O'Halloran/White

Be It Resolved that Council accepts the update pages to the Community Safety and Well Being Plan. **Carried**

2025-249 O'Halloran/White

Be It Resolved that Council permits the Municipal Office to close over the holiday season from December 25, 2025 and return Monday, January 5, 2026 And further there will be only one Council meeting in January, being January 20, 2026. **Carried**

2025-250 O'Halloran/White

Be It Resolved that Council removes the section in the Property Standards bylaw that states it be reviewed annually. **Carried**

2025-251 Roeder-Martin/Currie

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 51-2025 to confirm the council meeting held October 21, 2025. **Carried**

2025-252 Roeder-Martin/Currie

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 52-2025 to establish a public highway. **Carried**

2025-253 Roeder-Martin/Currie

Be It Resolved that Council receives the minutes from Town of Parry Sound EMS Advisory Committee from the meeting held October 23, 2025. **Carried**

2025-254 Currie/Roeder-Martin

Be It Resolved that Council adjourns this meeting at 7:50pm until Tuesday, November 18, 2025, at 7:00 pm. **Carried**

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

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2.2

**McMurrich/Monteith Recreation Committee
Minutes of Recreation Committee Meeting
Wednesday, November 12, 2025 – 7:00 PM**

Present Darlene Pedwell, Stephanie Piercey, Melissa Marshall, Annette DeCoste, (Members); Craig White (Council Representatives); Allyson Pedwell (Municipal Staff)

Absent: Terry Currie, Jodie Armstrong

Volunteers/Guests: none

1. Call To Order

Craig White called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

None

3. Acceptance of Minutes of Meeting

The Committee accepted the Minutes of the meetings held September 9th and October 14th, 2025.

4. Delegation

None

5. Old Business

5.1 Oktoberfest- The Committee discussed the event: overall the food, entertainment, and guest performer were great. The downside was the lack of attendance. The Committee discussed whether the event should continue and agreed that marketing the event strategically could increase ticket sales.

5.2 Christmas Social – The Committee received and accepted a quote for the Christmas Social Dinner from Colleen Comer in the amount of \$2,500. The Committee will ask Council to utilize \$1,000 that was not used from Oktoberfest towards the purchase of new Christmas lights, table clothes, Christmas goodies for the children in attendance and paying the bar tender. Darlene, Annette and Melissa will be decorating on November 24th.

6. New Business

6.1 2026 Events and Budget – The Committee discussed events and budget lines for 2026. The Committee agreed that they would remove the spring dance from the 2026 events and introduce a Friday Night Social (a place to have a burger and a beverage and socialize with other residents etc).

7. Information Sharing

8. Resolutions

2025-33 Pedwell/Piercey

Be It Resolved the Committee approves the minutes of the meeting held September 9 and October 14, 2025. **Carried**

2025-34 Marshall/DeCoste

Be It Resolved the Committee accepts the quote from Colleen Comer for Christmas dinner in the amount of \$2,500 for the Christmas Social Event

2025-35 Marshall/DeCoste

Be It Resolved that the Committee adjourn the meeting at 9:25m until December 9, 2025 at 7pm. **Carried**

Chairperson – Terry Currie

Deputy Clerk-Treasurer – Allyson Pedwell

Nov 18,
2025
5.1

Sprucedale United Church



Est. 1891

Delegation to Township of McMurrich/Monteith Council

Tuesday, November 18, 2025

Sprucedale United Church



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“SCHEDULE D” TO BY-LAW 17-2021

Request for Delegation

Township of McMurrich/Monteith

At a Council Meeting to be held on November 18, 2025

Name of Individual (s): David Woodall, Mike Miller

Name of Organization: Sprucedale United Church

Your title or interest in the group? Minister; Board of Directors Member

Have you appeared before Council in the past regarding this issue? ☐ Yes ☒ No
Address: _____

2415 Highway 518 West, Sprucedale, ON P0Y 1Y0

Contact Phone #: _____

Reason for requesting Delegation (Max 10 minutes):

We began an outreach initiative designed to offer a safe, inclusive community space for residents to gather, connect, and access essential services such as free high-speed Internet, public washroom facilities, and hospitality. We have come under some scrutiny about the use of our kitchen space by the McMurrich Monteith Fire Department and more recently, the Chief Building Official. (We continue to meet Public Health requirements.) We wish to have an opportunity to speak directly with those Members of Council who are without a conflict of interest about our situation and ask for their guidance and support as we navigate these interesting times.

_____ (attach additional pages as necessary)

What action are you hoping to receive from Council?

We would like guidance from the Township Council about how the Members of our congregation, given our present financial constraints, can use our building to serve our community. We are respectfully asking for clear guidance, direction and understanding as to what we can & cannot do in our next steps forward.

_____ (attach additional pages as necessary)

Note: DELEGATES ARE REQUESTED TO PROVIDE 7 COPIES OF ALL BACKGROUND MATERIAL/PRESENTATIONS TO THE CLERK’S OFFICE BY NOON, BEING AT LEAST ONE WEEK PRIOR TO THE COUNCIL MEETING. ONCE THE ABOVE INFORMATION IS RECEIVED BY THE CLERK, YOU WILL BE CONTACTED TO CONFIRM YOUR PLACEMENT ON THE APPROPRIATE AGENDA. THANK YOU.

ALL INCOMPLETE DELEGATION SUBMISSIONS WILL BE RETURNED TO THE REQUESTER AND WILL NOT BE PLACED ON THE AGENDA UNTIL COMPLETED TO THE SATISFACTION OF THE CLERK.

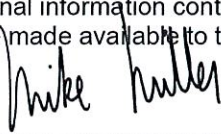
All presentations are granted 10 minutes. For groups of 5 or more, 2 speakers will be allowed and allotted 7 minutes each to speak.

Communications addressed to Council and its Advisory Committees will become part of the public record and will be placed on a public agenda.

Anonymous communications sent to Council or to its Committees will NOT be accepted.

I acknowledge that personal information contained within my communication(s) may become part of the public record and may be made available to the public through the Council/Committee process.

SIGNATURE: _____

A handwritten signature in black ink, appearing to read "Mike Miller", is written over the signature line.

DATE: November 6, 2025

Sprucedale United Church – The Dragonfly Collective

About the United Church of Canada

The United Church of Canada Act 1924 was passed by Parliament on June 24, 1924, assented on July 19, 1924 and came into effect 100 years ago. The Methodist Church, the Congregational Union of Canada, and 70% of the Presbyterian Churches in Canada merged into one organization to improve efficiency, cooperation (rather than competition) & provide a unified national and social vision for the church. It wanted to better serve the needs of small and rural communities as a single church, enable a more effective scale of social service (strength in numbers) as well as provide a stronger voice on moral and social issues. These things could be done better as an amalgamated church than they could as separate entities.

The Beliefs of the United Church of Canada:

United Church faith communities welcome people from all backgrounds and orientations—wherever they are in their faith journey. Here is an overview of the United Church's beliefs:

- *Faith and the Bible*: The Bible is the shared standard for our faith, but members are not required to adhere to any particular creed or formulation of doctrine.
- *Baptism and Communion*: The United Church celebrates two sacraments—baptism and communion—by which we encounter the presence and goodness of God.
- *Marriage*: Each person is a unique, loved creation of God; we welcome all people to the full life of Christian community, including marriage.
- *Relationship and Inclusion*: Respectful of the religious practice of all people of goodwill, we are a welcoming church that is challenged to ongoing renewal.
- *Social Justice*: Following the example of Jesus, we believe that we strengthen one another to work, through God's grace, for a better world.
- *Giving, Generosity, and Gratitude*: God's endless generosity to us encourages our own response to contribute in many ways to God's mission in God's world.
- *Copyright Justice*: The United Church of Canada seeks to honour and value equally the creative contributions of individuals and communities.

The Call of the United Church of Canada is:

Deep Spirituality

This is the joy of those who know they are loved and held by God and who long to run into God's embrace. Deep spirituality is the cornerstone of our identity, not just as a church but also as individuals.

Bold Discipleship

This is seeing how our lives are a sacred calling and, out of our faith, connecting our gifts with the world's needs. Discipleship is how our lives become avenues of God's love and presence in the world.

Daring Justice

This is when we respond to the world in faith, not out of fear. Many congregations are mired in fear because the future of communities of faith in general and of the community they love in particular are uncertain. Their decisions become guided by what involves the least risk: the least risk of upsetting someone, the least risk to their financial sustainability, the least risk on many different fronts. Daring justice is the call to be found together in faith and to respond together in faith—not fear.

For us, Stewardship and Discipleship is:

- how we spend our time, and employ our talents and gifts
- how we care for our bodies and make healthy choices
- how we set our priorities around money and possessions
- how we manage our relationships, care for the environment, and practise our faith

We participate by giving the gifts (time, talents and skills, material resources) that have been entrusted to us. We respond with gratitude and generosity by being thankful, taking care (being caretakers of all that has been given to us) and by giving generously from what we have been given to make a difference in our world. For us locally, we want to make a difference in our community.

The long-term justice initiatives of the United Church include:

- Anti-racism: The United Church is committed to becoming an anti-racist church through a continuous struggle against racism.
- Apology for forced adoptions: The United Church of Canada sincerely apologizes for our regretful and damaging role in pressured, coerced, or forced adoptions.
- Climate change: Caring for God's gift of Creation is a spiritual commitment.
- Conversion therapy: We affirm the value and dignity of all people and reject any therapy or practice that labels LGBTQIA+ and Two-Spirit people as abnormal, broken, or otherwise not whole individuals.
- End gender-based violence: When listening to the stories of survivors of gender-based violence, we hear God calling us to work to affirm the human dignity of all.
- Ending poverty: We are created in the image of God, and scripture reminds us to act justly and to care for those on the margins.
- Food security: We are called to transform our perspective on food—from food as a commodity to food as a right for all.
- Mining and resource extraction: Grounded in the witness of Christ, we stand in solidarity with people and the planet affected by extractive industries.
- Reconciliation and Indigenous justice: For more than thirty years, the United Church and Indigenous peoples have been on a journey towards mutuality, respect and equity.
- Support just peace in Palestine and Israel: Our faith and our humanity call us to act now to support a just and lasting peace in Gaza, and throughout the Occupied Palestinian Territories.

More information can be found at:

<https://united-church.ca/>

Sprucedale United Church – The Dragonfly Collective

Sprucedale United Church History

Humble and Ruth Wiseman immigrated from Scotland to Quebec sometime after 1845 and moved to 300 acres of land on Lots 12 to 14 along Concession 11, just east of Beggsboro, in 1877. In 1879, near their home on Lot 14, they donated land for the construction of Deer Park Presbyterian Log Church. They also donated and cleared land for the Pioneer Cemetery.

Another person central to the establishment of what is now the Sprucedale United Church was a man named John Peddie. He was born in Scotland in 1848 and immigrated to Canada 1862 at the age of 14. He married Mary Jane Isle in 1874 and together, they moved to McMurrich Monteith in 1885 where they settled on Concession 10, lots 13 & 14, property that was originally owned by Charles Byrant. In 1891, John & Mary Jane Peddie donated part of their land for a new Presbyterian church as the Deer Park church was in disrepair and considered to be too far from the Town of Spucedale. It is believed that construction of the church was completed around October 16, 1891.

Sometime after the construction of the church, the Ladies Aid Hall was built at the back of church property. It had a well equipped kitchen, a stage, as well as what was described as generous seating capacity. The hall was used for entertainment purposes. Eventually, this hall was torn down due to either a lack of use, having fallen into disrepair, or a combination of both.

On June 10, 1925, the Spucedale Presbyterian Church became a part of the United Church of Canada and changed its name. The United Church of Canada Act 1924 was passed by Parliament on June 24, 1924, assented on July 19, 1924 and came into effect 100 years ago. The Methodist Church, the Congregational Union of Canada, and 70% of the Presbyterian Churches in Canada merged into one organization to improve efficiency, cooperation (rather than competition) & provide a unified national and social vision for the church.

Fast forward to more recent times, the Joiner Centre, complete with a kitchen, was built and attached to the rear of the church in 1990. Board Meetings and winter church services are held there, along with small gatherings and socials. This addition was named after Hazel & Harold Joiner for their leadership and participation in church activities.

In 2026, Sprucedale United Church will mark its 135th anniversary.

(Reference: Madill, Janice R., A Track Through Time: A History of The Township of McMurrich, 1994)

Sprucedale United Church – The Dragonfly Collective

Church Functions and Outreach

1. Church Functions

A church function is any activity that meets all of the following criteria:

- Organized, approved, or sponsored by the church leadership (minister, board, committee).
- Conducted in the name of the church and/or promoted through official church channels.
- Consistent with the mission of the church (worship, discipleship, fellowship, service, evangelism).
- Uses church resources, facilities, or personnel in an official capacity.

Examples:

- Worship services, sacraments, and prayer gatherings
- Bible studies, Sunday school, and youth programs
- Congregational meetings, fellowship meals, retreats
- Mission trips, service projects, and community events led by the church

2. Church Outreach

Outreach is a type of church function specifically directed toward serving and connecting with the wider community.

- Initiated, sponsored, or endorsed by the church.
- Intended to demonstrate Christian love, hospitality, and witness.
- Open to members of the community regardless of church membership.

Examples:

- Food banks, clothing drives, and benevolence ministries
- Community barbecues, concerts, games, or sports leagues hosted by the church
- Partnerships with charities where the church officially participates
- Fundraisers for the church (garage sale, bazaars, etc.)
- Participation in local community events under the church banner

3. Activities Not Considered Church Functions

The following are not church functions, even if attended by church members:

- Private gatherings of members (meals, outings, personal study groups).
- Activities unrelated to the mission of the church.
- Events held on church property by outside groups without church sponsorship.
- Individual volunteerism not officially organized through the church.

4. Gray Areas

Some activities require case-by-case review:

- Weddings & funerals – Church function if officiated by church staff under church policies; otherwise private.
- Clubs & recreation groups – Church function if run as part of ministry/outreach; private if independently organized by members.
- Partnerships with other organizations – Church function if formally endorsed/organized by the church.

5. Decision Principle

When uncertain, ask:

Is the activity initiated, endorsed, or resourced by the church, and does it align with the church's mission?

- Yes → Church function
- No → Private or external activity

Sprucedale United Church – The Dragonfly Collective

Community Outreach, Not a Commercial Restaurant

1. Background

Sprucedale United Church has been a cornerstone of the Sprucedale community for **134 years**, providing spiritual guidance, social support, and outreach to residents and visitors alike. In 2019, **The Dragonfly Collective**, an outreach initiative designed to offer a **safe, inclusive community space** for residents to gather, connect, and access essential services such as free high-speed Internet, public washroom facilities, and hospitality, was launched.

The café operates **Thursday through Saturday, 9:00 a.m. to 3:00 p.m.**, with **one staff member** supported by volunteers. The space is free to use, and modest sales of beverages, snacks, artisan breads and light meals help **offset church operating expenses**, including utilities, maintenance, and ministry support. All proceeds remain within the charitable operation of the church.

2. Purpose and Mission

The Dragonfly Collective is **not a commercial restaurant**; it is a **community outreach ministry** that expresses the church's mission of hospitality, inclusion, and care. The primary purpose is to **serve the community**, not to generate profit. The café is intentionally designed as a drop-in space where **no purchase is required**, and everyone — including those facing isolation or financial hardship — is welcome.

In contrast to a restaurant, the café's activities are an **accessory use** to the church's charitable mission, fully aligned with the church's role as a registered charity and place of worship.

3. Distinctions Between The Dragonfly Collective and a Restaurant

Characteristic	Dragonfly Collective	Restaurant (Commercial Use)
Ownership	Registered charity (Sprucedale United Church)	Private or corporate ownership
Primary Purpose	Community outreach and fellowship	Profit-driven enterprise
Access	Open to all; no purchase required	Restricted to paying customers

Revenue Use	100% reinvested into church and community programs	Private income or shareholder return
Staffing	Small paid staff and volunteers	Commercial employees
Pricing	Low-cost / donation-based	Market-based

4. Community Benefit

The Dragonfly Collective addresses a **critical community need**. With the closure of the general store and hotel in Sprucedale, there are less remaining public gathering spaces. The café provides:

- A **social hub** for residents and seasonal visitors;
- **Accessible amenities** (Internet, washrooms, seating) at no cost;
- A **safe space** for seniors, youth, and those facing isolation;
- A way to **keep the historic church building active** and well-maintained, preventing vacancy and deterioration.

By maintaining a vibrant, welcoming presence in the heart of Sprucedale, the café contributes directly to the Township's goals of **community sustainability and vitality**.

5. Compliance and Cooperation

Sprucedale United Church has worked in **good faith** with Township officials to ensure compliance with all safety and building requirements.

- A **chemical fire suppression system** has been installed.
- A **building permit application** is in process, with documentation being provided as requested.

These actions demonstrate the church's **commitment to safety, transparency, and partnership** with the Township.

6. Zoning Considerations

Under the **Ontario Planning Act**, land use is determined by intent and primary function. The Dragonfly Collective is clearly an **accessory use** to the church's main purpose as a charitable place of worship. Similar ministries operate across Ontario within church properties — often called “community cafés” or “friendship centres” — without requiring rezoning to “restaurant” or “commercial” classifications.

Reclassifying the church property as a restaurant would not reflect its actual use and could unintentionally expose a charitable organization to **property taxation and stricter regulatory obligations** that threaten its viability. Such an outcome would diminish, rather than enhance, community benefit.

7. Request to Council

Sprucedale United Church respectfully requests that **Council recognize The Dragonfly Collective as a community outreach initiative** consistent with the existing zoning and charitable mission of the church. We further request guidance on formalizing this understanding to ensure continued collaboration and compliance with health, safety, and building standards.

8. Conclusion

The Dragonfly Collective is **not a restaurant** — it is a **living expression of community care**. It sustains the social fabric of Sprucedale, serves residents with dignity and inclusion, and keeps a 134-year-old community landmark active and relevant.

Council's recognition of this outreach as part of the church's ongoing charitable work will allow this initiative to continue benefiting the community — safely, sustainably, and in partnership with the Township.

Sprucedale United Church – The Dragonfly Collective

Additional Considerations

HISTORY

- Aging congregation
- Declining revenue
- Little connection with community
- Advent of new participants and their urge to reach out to the community, in order to foster community togetherness and health. This resulted in the creation of the Dragonfly Collective, which was a non-profit organization.
- The Dragonfly collective galvanized the mission possibilities of the congregation and eventually this saw the wholesale adoption of the mission agenda by the members of Sprucedale United Church.
- This resulted in the virtual closure of the non-profit organization as the members became members of Sprucedale United Church. (The “virtual closure” is noted because there are significant steps to be taken to close a non-profit which have not been taken at this point in time).
- Early steps included the purchase of a food trailer which was located on the church property for 2 summers.
- Donations and grants were received from other churches to build on this early work. This resulted in the renovation of the kitchen to Board of Health standards, installation of an engineer approved fire suppression system and upgraded bathroom facilities. The church is composed of 2 rooms each of which are used for worship and fellowship activities.

NATURE OF OUTREACH

- The nature of outreach for congregations in the 21st century is important for understanding the work of congregations. Within the United Church we welcome everyone regardless of race, colour, religious or sexual orientation. This is a unique Christian message and one which is not always put forward within Christianity.
- There is a tendency today for people to shy away from “church” involvement. This comes from their experiences, from poor actions on the part of religious institutions and members. This comes from lives that are too busy.
- Spirituality is not so much adherence to particular words or understandings as it is to a way of living and experiencing life. (If you have lived with love and acceptance then it is easy to share love and acceptance). So, spirituality is more an action than a statement.
- In the context of Sprucedale United Church, we share our spirituality through the creation of spaces that are welcoming, kind, relevant to the people of the community.

NATURE OF FINANCING CONGREGATIONS

- In the past, congregations funded themselves through weekly giveings on the collection plate. That is no longer a viable option as church attendance on Sunday mornings no longer reflects the needs of many people. So, congregations have undertaken many new ways to generate money in order to keep reaching out to their communities.

IDENTIFICATION OF NEEDS & CONGREGATIONAL OUTREACH

NEEDS

RESPONSES

There is no gathering place to sit and have a cup of coffee	Invite people to gather in the backroom of the church and provide coffee or tea. Over time interested people expanded the food that people could purchase. Any purchases went to pay for supplies and then to the church to keep the outreach going. We used the phrase "Dragonfly Café" but it was really, "Come to the church and meet your neighbours."
People drive to the community centre parking lot, sit in the cold in order to access the internet.	Install internet in the church so people could come inside and not sit in cars in the parking lot.
How do we open the church to different groups of people?	Offer different experiences for various groups of people: artisans, gun safety seminars, food handling seminars, Karaoke nights, free dinners, yoga classes, line dancing. Anyone with a talent who wanted to share with the community became associated with our congregation
There is no library in Sprucedale	Gather books and create a free lending library



Presentation to Township of McMurrich/Monteith Official Council

Tuesday, November 18, 2025

Sprucedale United Church

Docket:

- The Most Recent Past
- The Present
- The Challenges
- The Ask

2

The Most Recent Past:

- Church is part of the Emsdale Pastoral Charge, Shining Waters Regional Council, United Church of Canada
- Only two of the original churches in the Charge remain
 - (Harmony Church in Kearny closed July 6, 2025)
- Minister became 1/3 part time
- Parishioners are aging, moving to retirement places, ...
- Revenue declining & community connection dwindling

3

The Most Recent Past:

- Attendance fluctuates with seasonal with cottagers boosting numbers in non-winter months
- 2019 had 8-12 worshipers per service in summer
- The McManus General Store & Sprucedale Inn closed
 - no longer a place to have a coffee, lunch, breakfast
- New participants acted on urge to reach out & foster community togetherness & health
- Other United Churches gave us grants for the purpose of community outreach

4

The Present:

- People tend to shy away from “church” involvement
- Spirituality to us is:
 - less adherence to particular words/understandings
 - a way of living and experiencing life
 - more an action than a statement
- We express spirituality through spaces that are welcoming, kind, relevant to people of the community
- Dragonfly Collective galvanized the mission of possibilities for the church congregation

5

The Challenges:

- Financing through the collection plate no longer viable
 - new revenue streams are necessary to stay open
 - getting something in return promotes spending
- Transition in leadership is occurring by year’s end
- Recurring expenses of heat, electricity, septic, etc.
- Exuberance has resulted in recent mistakes & missteps
- Navigating regulations with volunteers
- Maintaining momentum through regulatory hurdles

7

The Present:

- Church attendance is up
- A marriage & a baptism were performed this summer
- Community involvement has increased through games, monthly free dinners, workshops, artisan vendors, library, garage sales, karaoke, line dancing, free Internet, etc.
- Cafe has a base of patrons; snowmobilers in the winter
- People stop by to see what’s happening & confirm we are still open

6

The Challenges:

- Dragonfly Collective is outreach, not a restaurant
 - serves the community
 - open to all - no purchase required
 - not-for-profit
 - safe space, social hub, accessible amenities
 - is accessory use to church’s main purpose (worship)
 - is a living expression of community care

8

The Ask:

- We sincerely apologize for failing to secure a building permit & any inconveniences that may have resulted
- Given our present financial constraints, the question is:
 - How can the Members of our congregation use our building to serve our community?
- We respectfully ask for clear guidance, direction & understanding as to what we can & cannot do in our next steps forward

9

What questions do you have?

10

Thank-you ever so much for your time this evening!

11

Nov 18,
2025
5.2



WASTE CAPACITY ASSESSMENT TOWNSHIP OF MCMURRICH & MONTEITH, SPRUCEDALE, ONTARIO

The Corporation of the Township of McMurrich & Monteith

Attention: Ms. Cheryl Marshall, Clerk Treasurer

PO Box 70

Sprucedale, ON P0A 1Y0

November 11, 2025

Project Reference Number: 25116

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Appendix C: Topographic Survey



1 INTRODUCTION

Greenstone Engineering Ltd. (Greenstone) was commissioned by Ms. Cheryl Marshall of the Township of McMurrich and Monteith (herein referred to as the “Client”) to complete the Waste Capacity Assessment (WCA) for the McMurrich and Monteith Township Waste Disposal Site (WDS) located at 2161 Highway 518 West, Sprucedale, Ontario (hereafter referred to as the “Site” or “WDS”). The purpose of completing this WCA was to determine the existing volume and remaining capacity of the WDS that operates under Provisional Environmental Compliance Approval (ECA) No. A522301, issued on September 4, 1997 (Appendix A) by the Ontario Ministry of Environment, Conservation and Parks (MECP).

The Site is located at 2161 Highway 518 West in Sprucedale. The Site and its’ pertinent features are included in Figures 1 and 2 following the report. Universal Transverse Mercator (UTM) coordinates for the Site, acquired through the use of a GPS surveying system (NAD83) with a horizontal accuracy of less than 5 centimeters, are Zone 17T, 621709.10.00 meters (m) Easting and 5038870.09 m Northing.

1.1 BACKGROUND

The Township of McMurrich and Monteith operate a WDS, having started as a dump site in the late 1950s or early 1960s. The Site property is owned by the Township of McMurrich and Monteith and the surrounding properties in all directions from the WDS are vacant, undeveloped forested land, much of which is owned by the township. The current ECA includes a landfilling area of 1.2 hectares (ha) within the 56.6 ha property. The Site is approved to receive solid, non-hazardous waste (i.e., municipal waste) as defined under Ontario Regulation 347 and can only receive waste from within the boundaries of the Township of McMurrich and the east half of the former unorganized Township of Monteith.

The Site operates as a natural attenuation landfill, utilizing the naturally occurring chemical, physical and biological processes to reduce contaminant concentrations to meet MECP standards prior to reaching the property boundaries. The waste at the Site is currently deposited using the “area” method; the waste is placed in layers approximately 0.3 m in height which are then compacted by a landfill compactor.

Access to the Site is located on Highway 518 West, with a gate limiting public access to Site operating hours. The main on-site road allows for waste haul trucks and the public to deposit within designated active fill areas. The Site also has a reception office and recycling areas for managing recyclable materials for the Township. Clean wood, brush and leaves are segregated on-site and composted.



1.2 SCOPE OF WORK

The scope of work for this WCA has been developed to evaluate the remaining capacity of the waste disposal facility in comparison to its existing approved fill area. The WCA will include the following project tasks and timeline:

- Review existing and historical information regarding the waste disposal facility, including historical records of fill activity and aerial photographs for the site and subject lands.
- Complete interviews with representatives knowledgeable of the active and historical fill areas on-site and landfill operations.
- Complete a review of ECA approval terms and conditions with respect to the landfill boundaries and the approved area.
- Completion of public and private locates to identify all buried and overhead utility assets prior to the field investigation.
- Advance a series of test pits across the site to determine the lateral extents of the waste deposits as well as the vertical thickness of waste within the facility. It is estimated that the test pits will be advanced during a 1 to 2 day investigation.
- Complete a topographic survey of the facility which shall include elevation survey of the test pit locations and any pertinent features of the facility.
- Using the lateral and vertical extents of the waste deposits, create a volumetric model of the waste within the landfill and complete a volumetric estimate of the existing waste in cubic meters (m³).
- Using the approved footprint area (as per the ECA), prepare a conceptual closure model of the facility (potential to be used during future landfill approval amendments (i.e., updates to the existing design and operating plan)). The closure model will provide the maximum theoretical volume for the facility.
- Complete calculations to determine volume differences between the existing waste volume measured and the maximum theoretical capacity. This will determine the remaining capacity (i.e., 'air-space').
- Complete estimated annual deposition rates based on Stats Canada waste generation data per capita for the landfill facility approved catchment area and compare against historically reported data (this will include cover material applied and an estimated volume of construction debris received and/or used on an annual basis). This will determine the annual fill rate.
- Complete final lifespan calculations based on the remaining capacity of the facility and the estimated annual fill rate.



- Prepare a comprehensive WCA report inclusive of figures, models, test pit logs and calculations.

1.3 HISTORICAL BACKGROUND REVIEW AND AVAILABLE INFORMATION

Prior to visiting the Site, Greenstone conducted a review of available information provided by the Client with regards to the former waste fill areas and remaining capacity. Information relative to the Site was assembled, such as inspection reports, aerial photographs, site sketches, and copies of the ECA. Greenstone reviewed the following historical reports for the Site and are referenced within this document:

Greenstone was provided with the following reports for the Site:

- *"Township of McMurrich Monteith Landfill Site, 2009 Monitoring Report"* prepared by Integrated Earth & Environmental Limited (IE&EL) and dated February 26, 2010 (2009 Annual Monitoring Report).
- *"Estimate of Remaining Landfill Capacity, Township of McMurrich/Monteith Landfill Site"* prepared by IE&EL and dated October 2014 (2014 Landfill Capacity Estimate).
- *"Township of McMurrich Monteith Landfill Site, 2010 – 2018 Monitoring Report"* prepared by Mr. Hachkowski and Mr. Kaleny and dated November 15, 2018 (2010-2018 Annual Monitoring Report).
- *"Township of McMurrich Monteith Landfill Site, 2019-2022 Monitoring Report"* prepared by Mr. Hachkowski and Mr. Kaleny and dated January 6, 2023 (2019-2022 Annual Monitoring Report).
- *"2024 Annual Water Quality Monitoring Report, McMurrich & Monteith Township Waste Disposal Site"* prepared by Greenstone and dated March 31, 2025 (2025 Annual Monitoring Report).

Greenstone relied on the information available in these previous environmental reports as part of this assessment. A copy of these documents can be obtained from the Client. Greenstone arranged to meet with the client and WDS representative to review and discuss background Site information, history, records and any pertinent information about the Site.

2 LOCATION AND SITE CHARACTERISTICS

2.1 GEOLOGY AND HYDROGEOLOGY

A review of the Ontario Geological Survey (OGS) Bedrock Geology dataset indicates that the regional physiography at the Site is composed of migmatitic rocks and gneisses of undetermined protolith, commonly layered biotite gneisses and magmatic quartzfeldspathic gneisses, orthogneisses and paragneisses. No bedrock outcrops were noted on the Site.



The Site and surrounding area generally slopes easterly towards a wetland area. Historical well records show native material generally consists of sands with overburden consisting of gravel.

2.2 SURFACE WATER FEATURES

There is no surface water on the property. A wetland is located approximately 750 m southeast of the Site. The inferred flow from the wetlands is northeasterly towards Doe Lake. Due to the site being on a high permeability sand plain, little surface water runoff is expected to reach the wetlands.

2.3 SERVICE AND STUDY AREA

The service area for this WCA includes the boundaries of the Township of McMurrich and the east half of the former unorganized Township of Monteith, which was formed through an amalgamation on January 1, 1998.

McMurrich/Monteith has a population of approximately 1,000 citizens and the area includes the communities of Axe Lake, Banbury, Bear Lake, Bourdeau, Haldane Hill, McMurrich, Sprucedale and Whitehall. Several lakes within the service include Doe Lake, Round Lake, Buck Lake, Axe Lake, Johnson Lake, Hunters Lake, Bear Lake and Horn Lake.

2.4 PLANNING PERIOD

For the purpose of this assessment, the planning period was considered to extend to 2036 (i.e., 10-years). The actual site life is dependent on waste generation rates, the success of waste diversion programs, as well as growth in the study area.

3 METHODOLOGY

3.1 SAFETY, HEALTH, AND ENVIRONMENT

Prior to commencing the field component of this Investigation, an EHSP was developed and all safety, health, and environmental concerns relevant to the Site were reviewed with the field technicians, as well as the tasks involved with completing the field work that would identify any hazards to the workers, the public and/or the environment. At the time the field activities took place, no health, safety, or environmental concerns were identified that would pose unsafe or hazardous working conditions. Safe work practices were implemented throughout the entirety of the project, and no injuries or impairment to the environment were reported.



3.2 TEST PITTING PROGRAM

The subsurface investigation was completed to assess the horizontal and vertical depths of the buried waste at the WDS. Representative soil samples were obtained through the completion of a subsurface investigation and sampling program that included excavating test pits, and sampling directly from the excavations. The site's geological conditions were established based on visual observations of the soil samples reviewed as part of the field program.

A total of seven test pits (TP01 to TP07) were excavated across the WDS. Groundwater was not encountered or assessed during this investigation, which is expected due to known groundwater depth of approximately 18m.

The initial site visit to meet with municipal staff and discuss the known history of the WDS was completed on June 6, 2025 while the test-pit investigation was completed on October 9, 2025, by Greenstone with assistance from the Client. Additional discussions were also completed with municipal staff on October 9, 2025. The client utilized a backhoe to excavate test-pits to allow for Greenstone to review soil samples and determine the presence or absence of waste, as well as the depths of waste where observed. All soil samples were reviewed directly from the bucket of the backhoe.

The test pit plan developed was based on generally accepted professional practices and soil samples were reviewed systematically from the full depth of each test pit at a regular specified interval until the maximum target depth of investigation was met.

All components of the field investigation were completed under the supervision of one of Greenstone's experienced environmental field technicians. Details of the test pits, including sample locations, stratigraphy and environmental characteristics observed are provided on the test pit logs for TP01 to TP07 in Appendix B and are discussed further in Section 4.0.

3.3 TOPOGRAPHIC SURVEY

Greenstone commissioned Avant Garde Geomatics (AGG), a licensed Ontario Land Surveyor (OLS), to complete a topographic survey of the WDS which included an elevation survey of the test pit locations and pertinent features pertaining to the waste pile and WDS facility.

3.4 CAPACITY STUDY REPORT

A WCA Report was prepared containing:

- A summary of background and analysis of available information on the Site as it relates to capacity;



- A description of the methodologies used for the field investigation and a summary of the field work completed;
- A summary of findings including the available life span in years (calculated and theoretical life span), calculation of remaining available volume and a drawing/image that will depict the waste disposal limits, as well as identify areas available for new trenches; and
- A Digital Terrain Model (DTM) of the existing Site features in support of creating a conceptual closure plan for the waste disposal Site based on MECP standards and guidelines.

4 RESULTS OF THE INVESTIGATION

4.1 TEST PITTING PROGRAM

Test pit locations are shown on Figure 2. During the excavation of test pits TP01 through TP07, the following observations were made:

Test Pit TP01

TP01 was excavated on the western perimeter of the northern portion of the waste pile approximately 5m north of the landfill gate and adjacent to the east side of the landfill entrance roadway. Waste at this location was observed to be approximately 2m deep. Below the waste pile in this area, the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP02

TP02 was excavated on the western perimeter of the north-central portion of the waste pile approximately 1m south of the landfill gate and adjacent to the east side of the landfill entrance roadway and fluorescent bulb storage shed. Waste at this location was observed to be approximately 2m deep. Below the waste pile in this area, the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP03

TP03 was excavated on the west side of the landfill entrance roadway approximately 4m north of the landfill gate and approximately 4m west of the western perimeter of the waste pile. There was no waste observed within TP03 and the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP04

TP04 was excavated on the western perimeter of the central portion of the waste pile approximately 1m north of the landfill signage, adjacent to the east side of the landfill roadway and approximately 6m east



of the recycling compactors. Waste at this location was observed to be approximately 2m deep. Below the waste pile in this area, the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP05

TP05 was excavated on the south side of the landfill and adjacent to the north side of the landfill roadway. There was no waste observed within TP05 and the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP06

TP06 was excavated on the east side of the central portion of the landfill and adjacent to the west side of the landfill roadway. There was no waste observed within TP06 and the native soil was observed to be a medium to fine damp brown sand.

Test Pit TP07

TP07 was excavated on the east side of the northern portion of the landfill and adjacent to the west side of the landfill roadway. There was no waste observed within TP07 and the native soil was observed to be a medium to fine damp brown sand.

4.1.1 TEST PIT SUMMARY

The test pits were excavated to determine the vertical and lateral extents of the waste-pile, as well as supplement previously collected data to accurately determine the waste volumes within the WDS. Based on previous records, as well as the new data collected, approximately 80% of the waste pile is 2m in depth above the native natural silty sand, while approximately 20% of the waste pile to the north-central portion of the waste pile is 3m in depth.

4.2 TOPOGRAPHIC SURVEY

With the use of satellite imagery along with the data collected during the test pit program, sufficient details were provided to AGG, a licensed OLS. This topographic survey provides the base for waste quantities as of October 2025 which can then be compared to future annual surveys to determine yearly waste deposition accurately. Further, this information can then be used to determine the year of closure or to forecast the initiation of the landfill expansion process.

Site plans showing the existing contours of the Site are provided in the AGG survey in Appendix C. The area depicting the landfiling operation and facility during the October 2025 is shown on Figure 2.



4.3 REMAINING CAPACITY AND LIFESPAN

IE&EL completed an estimation of the remaining WDS capacity in October 2014 and the findings were discussed in the 2014 Landfill Capacity Estimate Report. That report provided information on estimated waste generation rates used in order to determine future waste quantities. Waste projections included residential and industrial, commercial and institutional (IC&I) disposal. At the time of this 2014 report, the estimated fill rate was believed to be approximately 2,381 to 2,436 m³ per year with approximately 9,000 m³ of buried compacted waste. It should be noted that the 2014 report had some assumptions within it that appear to have allowed for a larger landfill footprint, as well as an overestimation on the annual deposition rate.

The 2014 Landfill Capacity Estimate Report was considered for further analyses of waste quantities included in this report which incorporates consideration of more recent data over the period from 2015 to 2025. With the completion of an updated survey along with the completion of test pits to determine the vertical and lateral extents of the waste pile and fill area, an accurate account of the existing volume has been achieved.

The historical volume of waste calculated in 2014 to exist by IE&EL at the WDS was estimated to be approximately 9,000 m³, whereas the current volume in October 2025 has been calculated at 15,850 m³. Based on the volumetric calculations completed by Greenstone and AGG in October 2025 (topographic subtraction between the October 2025 survey and the October 2014 estimate), it has been calculated that a volume of 6,850 m³ has been deposited at the site during the past 11 years.

Based on a review of the WDS ECA No. A522301, issued on September 4, 1997, the currently approved dimensions of the landfill allow for a footprint of 1.2 ha within a 56.6 ha total site area. This includes final cover and interim cover material. Based on the small landfill exemption of 40,000 m³ discussed in O. Reg. 232/98, minus the existing in-place waste volume of 15,850 m³, the remaining capacity equates to approximately 24,150 m³.

Utilizing the calculated volume of 6,850 m³ that has been estimated to have been received at the WDS during the past 11 years, the annual estimated volume of waste deposited within the landfill amounts to approximately 623 m³ per annum. Taking the remaining capacity of 24,150 m³ and dividing that by 623 m³ per year equates to an estimated remaining lifespan of approximately 39 years.

It should be noted that the estimate of 623 m³ of compacted in-place waste per year received with the landfill is based partially on data collected in 2014. As such, for a more accurate determination of yearly waste deposition, Greenstone recommends annual volumetric surveys to be completed during the next three years to establish a baseline of deposition rates to be averaged and applied to recalculate the total remaining lifespan of the facility.



5 WASTE QUANTITIES AND PROJECTIONS

In order to determine the future waste quantities requiring disposal within the service area, a number of factors have to be taken into consideration including:

- Population projections;
- Waste generation rates or waste disposal rates; and
- Waste diversion rates.

The population projections are used in conjunction with waste disposal rates to determine the quantity of waste to be managed by the township in future years. The following sections provide details of the waste quantity projections that have been incorporated into the project planning.

5.1 POPULATION PROJECTIONS

The population within the township resides at approximately 1,000 citizens. As there is currently no new industry or mining expected with the area, large population growth is not expected; however, a modest annual increase in population of approximately of 1-3% is expected as people leave urban centers destined for rural locations.

5.2 INCOMING WASTE TRACKING

At this time, a summary of the maximum daily, weekly and total annual quantities (tonnes) of waste received at the site is not tabulated as part of the regular operations. Incoming waste is currently tracked by bags and loads on a daily basis only (during days the landfill is open). These records are kept at the township office for future reference and can be provided, if requested. The annual deposition is calculated by topographic survey calculations.

5.3 WASTE CHARACTERISTICS

Recycling is separated at the landfill (paper/cardboard vs glass/plastic and aluminum containers) and compacted for removal off-site. Tires, electronics and scrap steel are also separated at the WDS and diverted from disposal for removal off-site. Municipal waste that is accepted at the landfill includes residential and IC&I non-hazardous solid waste; however, IC&I waste is currently separated and diverted for off-site disposal. Clean wood and brush is also accepted and separated from the waste stream for chipping once quantities are sufficient.



5.4 THEORETICAL WASTE QUANTITY PROJECTIONS

Various government sources quote that Canadians generate approximately 720 kg of waste which can be conservatively converted to approximately 0.9m^3 . In addition to the details provided in Section 4.3 regarding remaining capacity, projections of waste generation were conducted assuming an initial population of approximately 1,000; waste generation rate of 0.9m^3 per person per year; and a waste density of $500\text{kg}/\text{m}^3$. Using the current available space within the landfill of $24,150\text{m}^3$ and dividing that by 0.9m^3 , the theoretical expected lifespan of the landfill would be approximately 27 years (from 2025). When comparing the data discussed in Section 4.3 versus the theoretical data, the estimated remaining lifespan of the landfill is between 27 and 39 years.

6 LANDFILL DESIGN & IMPROVEMENTS

Based on discussions with municipal staff during the duration of this study, the following improvements were discussed to support the long-term success of the WDS:

1. Consolidate and contour the waste pile. Currently, the waste pile has sprawled from south to north-northeast. Waste being pushed to the northeast should be excavated or pushed back into the main waste pile where waste should be stacked or piled upwards. A smaller footprint will allow for easier management and a longer landfill life.
2. Additional waste piles. Several smaller waste piles consisting of shingles and other materials exist around the landfill. These piles should be added to the main waste pile prior to or during the consolidation and contouring of the landfill.
3. Clean wood and brush. Wood debris should be removed from the eastern edge of the waste pile and ground-up or chipped. Wood and brush should have its own segregation pile away from the main waste pile similar to the tire storage area and scrap steel pile.
4. Contouring the landfill. The landfill should be contoured into an oval shape and the sidewalls along the south and east should be sloped at approximately 4:1. Defining the landfill extents supports the long-term management of the fill pile upwards.
5. Smaller disposal areas. Currently, the disposal area is not well defined and waste is sprawling which makes the landfill difficult to manage. The working face of the disposal area should be no greater than 10m by 10m (30 feet by 30 feet) so that waste and interim cover can be managed efficiently. This 'cell' can be utilized for incoming waste, compacted regularly, and once the cell reaches the determined height, can have interim cover applied and move to the next adjacent cell.



6. Interim cover material. For areas of the waste pile that are not currently being utilized but will be utilized in the future as the working area moves from cell to cell, interim cover should be applied to limit scavengers and wind blown litter.
7. Additional items. Regarding the mattresses and boxsprings observed at the WDS awaiting off-site disposal; there are initiatives where recycling companies provide a transport trailer for loading and removal. Alternatively, they could be stored in sea-cans until sufficient volume accumulates for a contractor to remove them. Due to the elements, mattresses and boxsprings should not be stored outside.

6.1 PROPOSED FUTURE WASTE DISPOSAL AREAS

Currently, there is sufficient space in areas where waste already exists for the landfill to continue to operate for years to come based on the observed current waste volumes. The existing fill areas occupy approximately only 0.7 ha of the allowable 1.2 ha provided for within the ECA for the WDS. As such, once the wood debris is removed from the central-east portion of the landfill, this additional area of approximately 0.5 ha could be utilized in the future. Based on current waste volumes, the existing 0.7 ha landfill footprint being utilized is anticipated to be sufficient to accept waste over the next 6-8 years.

7 CONCLUSIONS AND RECOMENDATIONS

Based on current projections utilizing a combination of the historical data along with the new data collected as part of this Waste Capacity Assessment, the estimated remaining lifespan of the McMurrich and Monteith WDS is between approximately 27 and 39 years.

Greenstone recommends annual volumetric surveys to be completed during the next three years to establish a baseline of deposition rates to be averaged and applied to recalculate the total remaining lifespan of the facility. In addition, if the recommended landfill design and improvements are initiated, the landfill will continue to service the community well into the future.



8 CLOSING AND STATEMENT OF QUALIFICATIONS

Greenstone is pleased to present this Waste Capacity Assessment report for the above-noted project. This report documents relevant background information, results of our field investigations and analyses and provides findings and conclusions.

This investigation was completed by an Environmental Professional (Mr. Troy Gordon) under the supervision of a Qualified Person (Mr. Christian Tenaglia) of Greenstone Engineering Ltd. To discuss any aspect of this work, please contact the undersigned at the coordinates below.

Sincerely yours,

Christian Tenaglia, M.Env.Sc., P.Eng., QP_{ESA}
President
chris@greenstoneengineering.ca

Troy Gordon, CET, EP
Regional Manager
troy@greenstoneengineering.ca



9 REFERENCES

- Hachkowski, B., and Kaleny, E., "Township of McMurrich Monteith Landfill Site, 2010 – 2018 Monitoring Report" dated November 15, 2018.
- Hachkowski, B., and Kaleny, E., "Township of McMurrich Monteith Landfill Site, 2019-2022 Monitoring Report" dated January 6, 2023.
- Integrated Earth & Environmental Limited document entitled "Township of McMurrich Monteith Landfill Site, 2009 Monitoring Report" dated February 26, 2010.
- MECP document entitled "Landfill Standards: A Guideline on the Regulatory and Approval Requirements for New or Expanding Landfilling Sites" dated January 2012.
- Ontario Regulation 232/98, "Landfilling Sites", under the Environmental Protection Act (O. Reg. 232).
- Ontario Regulation 347 "General – Waste Management", as amended (O. Reg. 347).
- Google Imagery



FIGURES

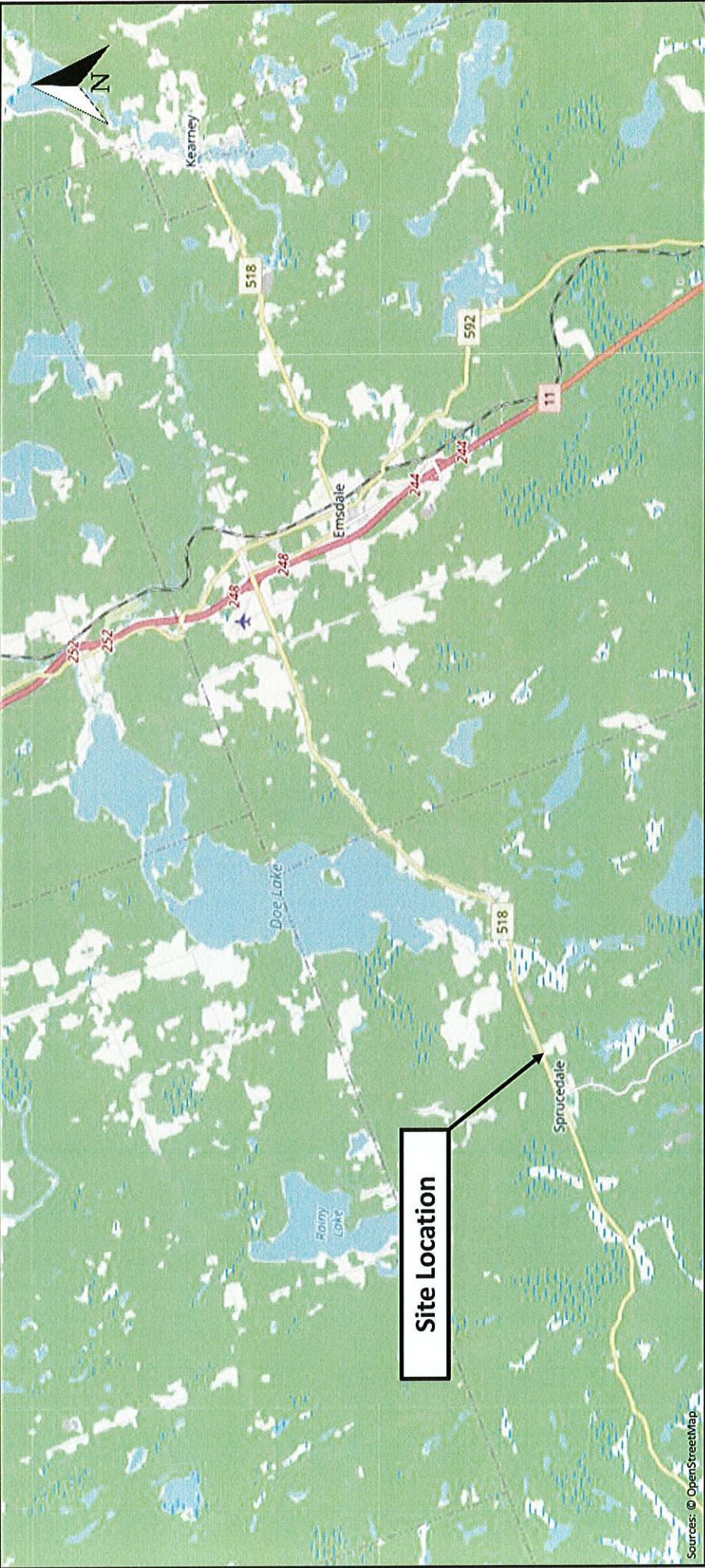


FIGURE 1: LOCATION MAP

	Address: 2161 Highway 518 West, Sprucedale, Ontario	Approximate Scale: 1: 70,000
	Project Number: 25116	Date: November 2025
	Report: Waste Capacity Assessment Report	Client: Township of McMurrich & Monteith



LEGEND

⊕ Test Pit Location

FIGURE 2: TEST PIT LOCATION PLAN

	Address: 2161 Highway 518 West, Sprucedale, Ontario	Approximate Scale: 1: 300
	Project Number: 25116	Date: November 2025
	Report: Waste Capacity Assessment Report	Client: Township of McMurrich & Monteith



APPENDICES



APPENDIX A – ENVIRONMENTAL COMPLIANCE APPROVAL

Provisional Certificate of Approval A522301



Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

435 James St S
Suite 331
Thunder Bay ON P7E 6E3

435 rue James sud
Bureau 331
Thunder Bay ON P7E 6E3

(705) 564-3245/1-800-890-8516

September 2, 1997

Township of McMurrich
P. O. Box 70
SPRUCEDALE, Ontario
P0A 1Y0

Attention: Mr. R. Gibb
Clerk

Dear Mr. Gibb:

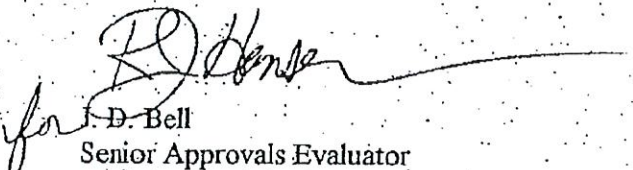
Re: Revised Provisional Certificate of Approval A522301

Attached please find your Revised Provisional Certificate of Approval A522301 for your landfill site.

This Certificate is being issued to you subject to a number of Conditions. Please ensure that you understand and comply with each of these Conditions.

Should you have any questions, please telephone H. Nelson of our Timmins/North Bay District Office at (705) 497-6868.

Yours truly,


for J. D. Bell
Senior Approvals Evaluator
Environmental Approvals and Planning Review
Technical Support Section
Northern Region

JDB/ab/A522301.LET
Att.

c.c.: A. Gortva, Environmental Monitoring & Reporting Branch
N. Bertucci, Approvals Branch



Ontario

Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

REVISED PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE
REVISED NO. A522301
Page 1 of 10

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Corporation of the Township of McMurrich
P. O. Box 70
Sprucedale, Ontario
P0A 1Y0

for the expansion, use and operation of a 1.2 hectare landfill site within a 56.6 hectare total site area

all in accordance with the following plans and specifications:

listed in Schedule "A"

Located:

Part of Lots 10, 11, and 12,
Concession X
Township of McMurrich
District of Parry Sound

UTM Coordinates
N. 5083750
E. 621830

which includes the use of the site only for the disposal of the following categories of waste (Note: Use of the site or additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) municipal and commercial waste.

and subject to the following conditions:

1. For the purpose of this Provisional Certificate of Approval:
 - (a) "Certificate" means this Provisional Certificate of Approval including its schedules, if any, issued in accordance with the Environmental Protection Act;
 - (b) "Director" means a Regional Director of the Ministry;
 - (c) "District Manager" means the District Manager of the Timmins-North Bay District of the Ministry of Environment and Energy;
 - (d) "Ministry" means the Ontario Ministry of Environment and Energy, Province of Ontario, unless specific reference is made to another Ministry;
 - (e) "Municipality" means The Corporation of the Township of McMurrich;
 - (f) "Provincial Officer" means a person who is designated by the Ministry of Environment and Energy as a Provincial Officer for the purposes of the Environmental Protection Act, the Ontario Water Resources Act, the Pesticides Act, and their respective



regulations;

- (g) "Site" means the facility described in the Municipality's application, this Provisional Certificate of Approval and in the supporting documentation referred to herein, to the extent approved by this Provisional Certificate of Approval.
2. The requirements of this Provisional Certificate of Approval are imposed pursuant to Section 39 of the Environmental Protection Act. The issuance of this Provisional Certificate of Approval in no way abrogates the Municipality's legal obligations to take all reasonable steps to avoid violating other applicable provisions of this legislation and other legislation and regulations.
3. (a) The requirements of this Provisional Certificate of Approval are severable. If any requirement of this Provisional Certificate of Approval, or the application of any requirement of this Provisional Certificate of Approval to any circumstance, is held invalid, the application of such requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected thereby.
- (b) In all matters requiring interpretation and implementation of this Provisional Certificate of Approval, the Conditions of this Provisional Certificate of Approval shall take precedence, followed in descending order by the Municipality's application and the documentation, referred to in this Provisional Certificate of Approval, which is submitted in support of the application.
4. The Municipality must ensure compliance with all the terms and Conditions of this Provisional Certificate of Approval at all times. Non-compliance constitutes a violation of the Environmental Protection Act and is grounds for enforcement.
5. (a) The Municipality shall, forthwith upon the request of the Director, District Manager and/or Provincial Officer, furnish any information requested concerning compliance with this Provisional Certificate of Approval including but not limited to any records required to be kept by this Provisional Certificate of Approval.
- (b) In the event the Municipality provides to the Ministry information, records, documentation or notification in accordance with this Provisional Certificate of Approval (for the purposes of this Condition, "information"),



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- i) the receipt of said information by the Ministry;
 - ii) the acceptance by the Ministry of the information's completeness or accuracy;
 - or,
 - iii) the failure of the Ministry to prosecute the Municipality, or to require the Municipality to take any action, under this Provisional Certificate of Approval or any statute or regulation in relation to said information; shall not be construed as the approving, excusing or justifying by the Ministry of any act or omission of the Municipality relating to said information, amounting to non-compliance with this Provisional Certificate of Approval or any statute or regulation.
6. (a) In accordance with Section 19(4) of the Environmental Protection Act, this Provisional Certificate of Approval, the application filed to obtain it, and documentation referred to in this Provisional Certificate of Approval which may be reasonably necessary for a proper reading and understanding of it shall be made available for public inspection at the request of any person.
- (b) Additional information to that set out in this Provisional Certificate of Approval and contained in Ministry files may be made available to the public in accordance with the provisions of the Freedom of Information and Protection of Privacy Act.
7. Within six (6) months of the issuance of this Certificate, the Municipality shall invoke their purchase option, as it is outlined in the Operational Report, and shall provide proof of ownership of the property on which the site and buffer zones are located to the District Manager.
8. (a) No person having an interest in the site shall deal with the site in any way without first giving a copy of this Certificate to each and any person acquiring an interest in the site as a result of the dealing.
- (b) Within 30 days of obtaining ownership of the property comprising the site, the Municipality shall submit in writing to the Director a registerable deposition of the said property.



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- (c) Within 15 days of a Certificate of Prohibition being signed by the Director pursuant to subsection 197(2) of the EPA, the Municipality shall register on title to the registerable description of the site the Certificates of Prohibition in the appropriate Land Registry Office.
 - (d) The Municipality shall submit to the Director a duplicate registered copy of the Certificate of Prohibition no later than ten calendar days after it has been registered on title to the lands comprising the site.
9. The Municipality shall allow a Provincial Officer, or a Ministry authorized representative(s), upon presentation of credentials, to carry out any and all inspections authorized by Section 156, 157 or 158 of the Environmental Protection Act, Section 15(1-9), 16(1-3) or 17(1-6) of the Ontario Water Resources Act or Section 19 or 20 of the Pesticides Act, as amended from time to time, of any place to which this Provisional Certificate of Approval relates and, without restricting the generality of the foregoing to:
- (a) enter at reasonable times upon the premises where the approved works are located, or the location where the records required by the Conditions of this Provisional Certificate of Approval are kept;
 - (b) have access to and copy, at reasonable times, any records required by the Conditions of the Provisional Certificate of Approval;
 - (c) inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations required by the Conditions of the Provisional Certificate of Approval;
- and/or,
- (d) sample and monitor at reasonable times for the purposes of assuring compliance with the Conditions of the Provisional Certificate of Approval.
10. Except as otherwise provided by these Conditions, this landfill site shall be operated in accordance with the Application for a Provisional Certificate of Approval for a Waste Disposal Site (landfill) dated January 14, 1997 and supporting information, plans and specifications submitted by the Municipality listed in Schedule "A" which is attached to this Provisional Certificate of Approval.



11. (a) By November 7, 1997, the Municipality shall submit to the District Manager for the approval of the Director, a monitoring program that is consistent with section 4.23 of the Ministry's "Guidance Manual for Landfill Sites Receiving Municipal Wastes" dated November 1993.
- (b) The monitoring program approved in Condition 11 (a) above shall be implemented immediately.
- (c) By January 1, 1999, and January 1, 2000, the Municipality shall provide to the District Manager a report outlining the results of monitoring program for the previous year.
- (d) By April 1, 2005 and every five (5) years thereafter, the Municipality shall submit to the District Manager a summation of the monitoring data and conclusions, and/or recommendations based on the findings of the analysis results.
12. The Municipality shall provide site supervision and inspection that is consistent with Section 4.18 of this Ministry's "Guidance Manual for Landfill Sites Receiving Municipal Waste" dated November 1993.
13. The Municipality shall operate a litter maintenance program, which shall include the collection and proper disposal of any wind blown waste, at least once every month, from off-site deposition locations and from those areas of the site that are not being actively landfilled.
14. (a) The Municipality shall burn only clean wood and brush, subject to weather and atmospheric conditions, and supervision requirements. All burning at the site, under the authority of this Certificate, shall be in accordance with Section 4.21 of this Ministry's "Guidance Manual for Landfill Sites Receiving Municipal Wastes" dated November 1993.
- (b) Should any complaints be received as a result of any burning of wastes at this site, the Municipality shall report the information to the Ministry and provide details of their response.
15. a) A minimum of ninety (90) days prior to the planned closure of the Site, the Municipality shall provide to the Director for approval, a written Closure Plan. This plan shall include as a minimum, a description of the work that will be undertaken to facilitate closure of the Site and a schedule for completion of that work; and,



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- b) Within ninety (90) days following closure of the Site, the Municipality shall provide to the Director, a report, written by an independent, qualified consultant, confirming that the Site has been closed in accordance with the Closure Plan submitted and approved under subsection (a) above.
16. By October 31, 1997, the Municipality shall construct a firebreak, 30 metres in width, around the perimeter of the landfill area. The centre 6 metres of the firebreak shall be scraped to expose mineral soil.



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SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site dated January 14, 1997.
2. Report entitled "Township of McMurrich Design and Operation Report" dated January 1997 and signed by S. J. Blakey, P. Eng.
3. Letter to J. David Bell of the Ministry from Hydroterra Limited dated May 9, 1997 and signed by Leon G. Bryck, P. Eng.
4. Facsimile to J. David Bell of the Ministry from Totten, Sims, Hubicki Associates dated August 25, 1997.



The reasons for the imposition of these conditions are as follows:

1. Condition 1 is included to define certain words.
2. Condition 2 is included to emphasize that the issuance of the Provisional Certificate of Approval does not diminish any other statutory and regulatory obligations to which the Municipality is subject in the construction, maintenance and operation of the site.
3. Condition 3 is included to clarify how the Provisional Certificate of Approval is to be judicially interpreted and specifically, to clarify that the requirements of the Provisional Certificate of Approval are severable and that they prevail over supporting documentation.
4. Condition 4 is included to emphasize that the Municipality is under a statutory obligation to ensure compliance with the Provisional Certificate of Approval.
5. Conditions 5 and 9 are included to ensure that Ministry personnel, when acting in the course of their duties, will be given unobstructed access to the facilities, information and records related to the site which are the subject of this Provisional Certificate of Approval, to enable the Ministry to be assured of the owner's compliance with the terms and Conditions of this Provisional Certificate of Approval.

Condition 5(b) is included to make the owner aware that the mere provision of information in accordance with this Provisional Certificate of Approval shall not exonerate it from enforcement in relation to any non-compliance disclosed by that information simply because the Ministry fails to note the non-compliance, require corrective action or prosecute.
6. Condition 6 is included to make the Municipality aware of the public's right to access information under applicable legislation.
7. Condition 7 is included to ensure that the Municipality acquires ownership of the lands comprising the site.
8. Condition 8, requiring registration of a Certificate of Prohibition on title, is included pursuant to subsection 197(1) of the Environmental Protection Act, to provide that any potential future buyers of or persons having an interest in the site are aware that the land has been approved and used for the purposes of waste disposal.



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9. The reason for Condition 10 is to ensure that this site is operated in accordance with the application submitted for the Provisional Certificate of Approval and not on a basis which the Director has not been asked to consider.
10. The reason for Condition 11 is that monitoring is required to ensure that surface water and groundwater off site will not be adversely affected by the respective landfill operations and to operate this site without such Condition would not be in the public interest and may create a hazard to the health and safety of any one person or to the natural environment.
11. The reason for Condition 12 is to ensure that the site is operated in an environmentally satisfactory manner.
12. Condition 13 is included to minimize the exposure of waste to reduce off-property effects. The use and operation of this site without such Condition may create a nuisance.
13. The reason for Condition 14 is that burning of refuse may create a nuisance and may create environmental problems.
14. The reason for Condition 15 is to ensure that the site is closed in a satisfactorily environmental manner.
15. The reason for Condition 16 is to reduce potential damage and environmental effects due to fire.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, should you wish to appeal this alteration, you may by written notice served upon me, the Environmental Appeal Board and the Environmental Commissioner, Environmental Bill of Rights, S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Board. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, as amended provides that the Notice Requiring a hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;



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8. The municipality within which the waste disposal site is located;

And the Notice should be signed and dated by the appellant.

Please note, unless stayed by application under Section 143 of the Environmental Protection Act, this approval is effective from the date of issue.

This Notice must be served upon:

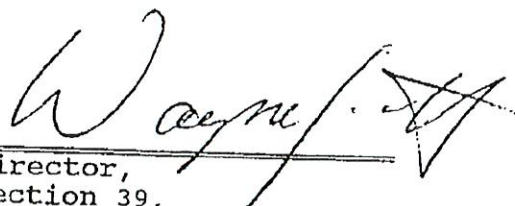
The Secretary
Environmental Appeal Board
2300 Yonge Street, 12th Fl.
P. O. Box 2382
Toronto, Ontario
M4P 1E4

The Director
Section 39
Environmental Protection Act
Ministry of Environment and
Energy
Northern Region
435 James Street South
3rd Floor, Suite 331
Thunder Bay, Ontario
P7E 6S7

The Environmental
Commissioner,
1075 Bay Street,
Suite 605, 6th Floor,
Toronto, Ontario,
M5S 2W5

The instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

DATED AT THUNDER BAY, this 4th day of September, 1997.



Director,
Section 39,
Environmental Protection Act



APPENDIX B – TEST PIT LOGS



TEST PIT LOG - TP1

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

Date Completed : 10/09/2025

Equipment Type : Backhoe

Excavating Company : McMurrich & Monteith Twnshp

Sampling Method : Continuous Grab Samples

Field Technician : T. Gordon

Zone : 17T

Northing : 5038920 m

Easting : 621673 m

Depth in Feet	Depth in Meters	Sample Collection		Graphic	Sample	Sample ID	REMARKS
		☐ Field Screened	☒ Sample Submitted for Lab Analysis				
		DESCRIPTION					
0	0	SAND AND GRAVEL, mixed landfill waste					
1							
2		SILTY SAND, damp					
3		End of Test Pit					



TEST PIT LOG - TP2

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

Date Completed : 10/09/2025
Equipment Type : Backhoe
Excavating Company : McMurrich & Monteith Twnshp
Sampling Method : Continuous Grab Samples
Field Technician : T. Gordon

Zone : 17T
Northing : 5038899 m
Easting : 621685 m

Depth in Feet	Depth in Meters	Sample Collection		Graphic	Sample	Sample ID	REMARKS
		 Field Screened	 Sample Submitted for Lab Analysis				
		DESCRIPTION					
0	0	SAND AND GRAVEL, mixed landfill waste					
1							
2		SILTY SAND, damp					
3							
		End of Test Pit					



TEST PIT LOG - TP3

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

Date Completed : 10/09/2025
Equipment Type : Backhoe
Excavating Company : McMurrich & Monteith Twnshp
Sampling Method : Continuous Grab Samples
Field Technician : T. Gordon

Zone : 17T
Northing : 5038912 m
Easting : 621656 m

Depth in Feet	Depth in Meters	Sample Collection		Graphic	Sample	Sample ID	REMARKS
		☐ Field Screened	☐ Sample Submitted for Lab Analysis				
		DESCRIPTION					
0	0	SILTY SAND, damp					
1							
2							
3							
End of Test Pit							



TEST PIT LOG - TP4

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

Date Completed : 10/09/2025

Equipment Type : Backhoe

Excavating Company : McMurrich & Monteith Twnshp

Sampling Method : Continuous Grab Samples

Field Technician : T. Gordon

Zone : 17T

Northing : 5038877 m

Easting : 621687 m

Depth in Feet	Depth in Meters	Sample Collection		Graphic	Sample	Sample ID	REMARKS
		HVM (ppm) PID (ppm)	Field Screened Sample Submitted for Lab Analysis				
DESCRIPTION							
0	0	SAND AND GRAVEL, mixed landfill waste					
1							
2		SILTY SAND, damp					
3		End of Test Pit					

			TEST PIT LOG - TP5					
Waste Capacity Assessment McMurrich & Monteith Waste Disposal Site Sprucedale, ON Township of McMurrich & Monteith Greenstone Project #25116			Date Completed : 10/09/2025		Zone : 17T			
			Equipment Type : Backhoe		Northing : 5038832 m			
			Excavating Company : McMurrich & Monteith Twnshp		Easting : 621737 m			
			Sampling Method : Continuous Grab Samples					
			Field Technician : T. Gordon					
Depth in Feet	Depth in Meters	0 25 50	Sample Collection		Graphic	Sample	Sample ID	REMARKS
			Field Screened Sample Submitted for Lab Analysis					
			DESCRIPTION					
0	0		SILTY SAND, damp					
1								
2								
3								
End of Test Pit								



TEST PIT LOG - TP6

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

Date Completed : 10/09/2025
Equipment Type : Backhoe
Excavating Company : McMurrich & Monteith Twnshp
Sampling Method : Continuous Grab Samples
Field Technician : T. Gordon
Zone : 17T
Northing : 5038906 m
Easting : 621758 m

Sample Collection

☐ Field Screened

☒ Sample Submitted for Lab Analysis

○ HVM (ppm)

△ PID (ppm)

DESCRIPTION

Graphic

Sample

Sample ID

REMARKS

Depth in Feet

Depth in Meters

0 25 50

0

0

SILTY SAND, damp

1

2

3

End of Test Pit



TEST PIT LOG - TP7

Waste Capacity Assessment
McMurrich & Monteith Waste Disposal Site
Sprucedale, ON

Township of McMurrich & Monteith

Greenstone Project #25116

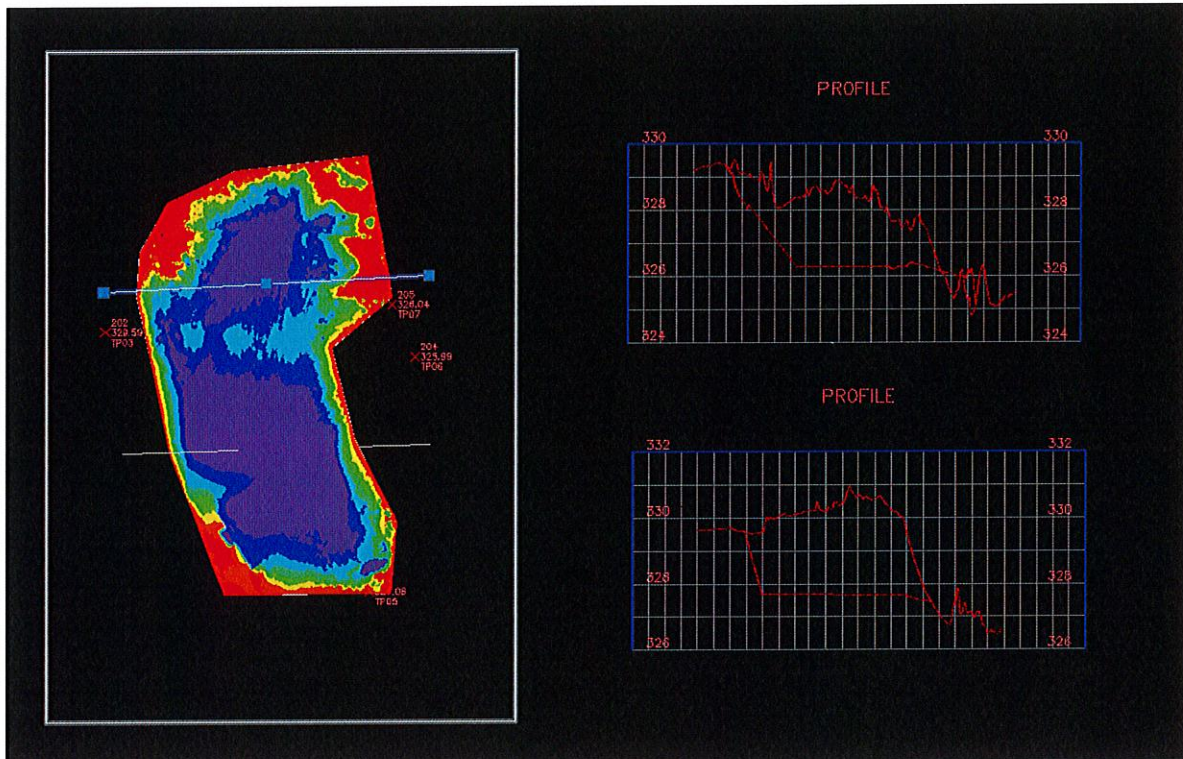
Date Completed : 10/09/2025
Equipment Type : Backhoe
Excavating Company : McMurrich & Monteith Twnshp
Sampling Method : Continuous Grab Samples
Field Technician : T. Gordon

Zone : 17T
Northing : 5038929 m
Easting : 621747 m

Depth in Feet	Depth in Meters	0 25 50	Sample Collection		Graphic	Sample	Sample ID	REMARKS
			☐ Field Screened	☐ Sample Submitted for Lab Analysis				
			DESCRIPTION					
0	0		SILTY SAND, damp					
1								
2								
3								
End of Test Pit								



APPENDIX C – TOPOGRAPHIC SURVEY





REPORT LIMITATIONS & GUIDELINES FOR USE

This report has been prepared for the exclusive use and sole benefit of the Client, and may not be used by any third party without the express written consent of Greenstone Engineering Ltd. and the Client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of third parties. This report is not to be construed as legal advice. Greenstone Engineering Ltd. disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranty is expressed or implied.

Misinterpretation of this report by other design or project team members or contractors could result in significant financial and/or safety issues. Retaining Greenstone Engineering Ltd. to confer with the appropriate members of future related project teams can substantially lower those potential issues.

BASIS OF THE REPORT

The information, opinions, and/or recommendations made in this report are in accordance with Greenstone Engineering Ltd.'s present understanding of the site-specific conditions as described by the Client. The applicability of this report is restricted to the current site conditions encountered at the time of the investigation or study. If the proposed site specific conditions differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Greenstone Engineering Ltd. is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE

Based on the limitations of the scope of work, schedule, and budget, the preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care for the specific professional service provided to the Client. The environmental conditions that have been presented are based on the factual data obtained from this investigation. No other warranty is expressed or implied.

INTERPRETATION OF SITE CONDITIONS

Descriptions of environmental conditions made in this report are based on site conditions encountered by Greenstone Engineering Ltd. at the time of the work, and at the specific inspected, tested, monitored and/or sampled locations. Classifications and statements of condition(s) have been made in accordance with commonly accepted practices, which are judgmental in nature; no specific description should be considered exact. Extrapolation of in-situ conditions can only be made to some limited extent beyond the sampling or test points, if completed. The extent depends on variability of the specific media conditions (building materials, soil, groundwater, rock, sediment, etc.) as influenced by natural, environmental, geological and/or hydrogeological processes, construction activity, and site/building use. No warranty or other conditions, expressed or implied, should be understood.



VARYING OR UNEXPECTED CONDITIONS

Regardless of how exhaustive an environmental investigation is performed, the investigation cannot identify all the subsurface conditions, which may differ from the conditions encountered at the test locations at the time of our investigation. Further, subsurface conditions can change with time due to natural and direct or indirect human impacts at or away from the site. As such, no warranty is expressed or implied that the entire site is representative of the subsurface information obtained at the specific locations of our investigation, which may also change with time.

Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Greenstone Engineering Ltd. must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Greenstone Engineering Ltd. will not be responsible to any party for damages incurred as a result of failing to notify Greenstone Engineering Ltd. that differing site or subsurface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, AND CONSTRUCTION

If there are any changes in the project scope or development features, which may affect our assessment, the information obtained during the investigation may be inadequate. In this case, Greenstone Engineering Ltd. should be retained to review the project changes to evaluate if the changes will affect the conclusions and recommendations within our report, and if additional field investigation work, as well as reporting is required as part of the reassessment.

Development or design plans and specifications should be reviewed by Greenstone Engineering Ltd., sufficiently ahead of initiating the next project stage (property acquisition, financing, tender, construction, etcetera), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction can be a necessary part of the evaluation of subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified environmental engineer. Greenstone Engineering Ltd. cannot be responsible for site work carried out without being present or consulted.

FINANCIAL DISCLAIMER

Greenstone Engineering Ltd. will not be responsible for any consequential or indirect damages. Greenstone Engineering Ltd. will only be held liable for damages resulting from the negligence of our work completed. Any liability resulting from the negligence of Greenstone Engineering Ltd. and its officers shall be limited to the lesser of fees paid and/or actual damages incurred by the Client.

LEGAL DISCLAIMER

Greenstone Engineering Ltd. makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters that could be construed within this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

Property Standards Bylaw:

A revised bylaw is attached for your consideration as requested from the November 4, 2025 Council meeting. The section on continuous annual reviews has been removed. Going forward, a staff report will be provided each year.

Grant Applications submitted:

The following grant applications have been submitted:

- 1) Fire Protection Grant - \$15,800 - Bunker Gear dryer, Station Wear, Structural Bunker gear, Bunker Buster Detergent
- 2) Pothole Prevention and Repair Grant - \$38,000 – eligible expenses: repairs completed between the period of April 1, 2025, and March 31, 2026
- 3) NOHFC – Intern – Communications and Recreation Co-ordinator – \$35,000 Wage support
- 4) NOHFC – Community Enhancement Program - \$100,000 - multi use audio system, covered outdoor stage, bird habitat, storage room inside Hall, expansion of grounds for events
- 5) Canada Summer Jobs - Student Grant – wage support – skills building in Public Works and Parks Departments

Recreation Committee:

Due to an increase in expenses for the Christmas Social, the Recreation Committee will utilize \$1000 that was unused from the Oktoberfest budget line, to the Christmas Social budget line.

MEMORANDUM

TO: Mayor Robinson and members of Council

FROM: Rick Hunter

DATE: November 11, 2025

SUBJECT: Sprucedale United Church
Permitted Accessory Uses
Planning Review

Representatives from the Sprucedale United Church will be appearing as a delegation at the upcoming Council meeting on November 18, 2025. The purpose of the presentation is to obtain direction from Council on how to proceed with recognizing their current outreach endeavour, operating a café/restaurant from the church property. As part of the review, an opinion has been provided by Duncan Ross, Architect (October 31, 2025), and a presentation summary has been provided to Township in advance of the delegation. Both of these submissions have been reviewed.

The property has not been inspected, and the comments and recommendations are put forward based on a review of the information provided by the Church and a review of the official plan and zoning by-law.

The property fronts on and obtains access from Highway 518 West, a Provincial Highway. As such, the property is subject to the access and use requirements of the province. The applicants will need to confirm with the Ministry that the proposed activity and potential zoning change will comply with applicable Provincial requirements.

According to Zoning By-law 16-2016, as amended, the property is currently zoned Institutional (IN), recognizing the historic use as a church.

As part of the church outreach, and in an effort to provide activities that generate income to assist with the costs of maintaining the operation of the church, a café/restaurant use has been established in the church.

The question that has arisen is whether or not this use is permitted on the property, as part of the church activities.

Table 4 of the Zoning By-law permits the following principal and accessory uses in the Institutional Zone:

Principal Uses:

- Cemetery
- Community Centre
- Conservation Use
- Institutional Camp
- Nursing Home
- Place of Assembly
- Place of Worship
- School
- Wayside Pit or quarry

Accessory Uses include:

- Office

For context, the following definitions in the zoning by-law are relevant:

Section 2.109 defines a Restaurant as “Premises where food is offered for sale or sold to the public primarily for immediate consumption”. Based on this definition, the current use as a café would be considered a restaurant.

Section 2.95 defines a Place of Worship, as a church for the administration of the religious institution.

Section 2.94 defines a Place of Assembly as “Premises designed and used to accommodate gatherings of people such as clubs, reception halls, funeral homes, conference centres, legion halls, community halls and lodges, and for events such as trade shows, banquets and political or other conventions.”

Permitted accessory uses in the Institutional Zone do not include a restaurant.

A restaurant is a permitted principal use in the General Commercial (CG) zone and as an accessory use in the Tourist Commercial (CT) zone.

The General Commercial(CG) zone also permits a broad range of commercial and institutional uses, including a convenience store, day care centre, place of assembly, place of worship, restaurant, retail store, among other uses.

Where a use is specifically defined in the zoning by-law, and permitted in specific zones, it would not be permitted in other zones where the use is not specified.

Based of these provisions in the Zoning By-law, the use as a café would meet the definition of a restaurant and would not currently be considered a permitted principal or accessory use



in the Institutional Zone. As such, a zoning amendment would be required to recognize the proposed use.

The applicants would have the option of considering the following approaches to rezoning:

- Keep the property zoned Institutional, and permit a restaurant as a site specific accessory use on the property; or
- Rezone the property to General Commercial (CG), which would permit the restaurant and a variety of other commercial uses in addition to the existing place of worship and place of assembly.

It is noted as well that all changes of use would be required to comply with applicable Building Code and Fire Code requirements, including those related to water supply and sanitary sewage disposal.

I do not anticipate any conformity issues with the provisions of the Official Plan, which identify the property as being in the Settlement Area of Sprucedale. A range of commercial and institutional uses are contemplated in Sprucedale, provided they can be adequately serviced. There are no provisions in the Official Plan that would preclude consideration of either rezoning the property to General Commercial, or adding the proposed restaurant use to the list of permitted uses on the United Church property.

I trust this provides Council and the applicants with the information required to move forward with an application. Please advise if you require any further information.

Respectfully submitted,



Rick Hunter, MCIP, RPP
Planning Consultant for the
Township of McMurrich/Monteith



Nov 18
2025
5.4

	Report to Council
To	Mayor and Council
From	Doug Godin, Chief Building Official
Date of Meeting	November 18, 2025
RE:	Building Permit Activity Report

Recommendation:

That Council receives this report for information purposes.

Statistics:

Month: JANUARY-OCTOBER Year: 2025

Number of submitted permits	52
Number of permits issued	37
Number of rejected/revoked permits	2 Rej / 1 Rev
Number of permits completed	8
Number of Orders for current year	8
Number of open permits and year submitted	2023- 7
	2024- 25
	2025- 29
Total number of requested inspections completed (including all permit years)	144
Estimated total construction value for SFDs, additions, accessory buildings, and decks	\$3,388,889.00

Respectfully submitted,

CBO: Doug Godin

Nov 18
2025
10.1

THE CORPORATION OF THE TOWNSHIP OF McMURRICH/MONTEITH

BY-LAW 53 - 2025

Being a By-Law to confirm the proceedings of Council
Meeting: November 4, 2025

WHEREAS Section 5(3) of the Municipal Act, 2001, S.O. 2001, Chapter 24, as amended, requires a municipal Council to exercise a municipal power, including a municipality's capacity, rights powers and privileges under Section 9, by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS the Council of the Township of McMurrich/Monteith deems it desirable to confirm the proceedings of Council at its meeting hereinafter set out.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF McMURRICH/MONTEITH HEREBY ENACTS AS FOLLOWS:

1. Ratification and Confirmation

That the action of this Council of the Township of McMurrich/Monteith at its meetings set out below with respect to each motion, resolution and other action passed and taken by this Council at its meetings, except where otherwise required, is hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by its separate By-law.

2. Execution of all Documents

That the Mayor of the Council of the Township of McMurrich/Monteith and the proper officers of the Township of McMurrich/Monteith are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and except where otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the Corporate Seal of the Township to such documents.

Read a first, second and third time, signed and the Seal of the Corporation affixed thereto and finally passed this 18th day of November, 2025.

Mayor
Glynn Robinson

Clerk-Treasurer
Cheryl Marshall

Nov 18
2025
10.2

CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH

BY-LAW NO. 54-2025

Being a by-law to prescribe standards for the maintenance and occupancy of buildings and property.

WHEREAS under Section 15.1(3) of the *Building Code Act*, S.O. 1992, c.23, a Bylaw may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

AND WHEREAS the Official Plan for The Township of McMurrich/Monteith includes provisions relating to property conditions;

AND WHEREAS the Council of The Township of McMurrich/Monteith is desirous of passing a Bylaw under Section 15.1(3) of the *Building Code Act*, S.O. 1992, c.23;

AND WHEREAS Section 15.6(1) of the *Building Code Act*, S.O. 1992, c.23 requires that a Bylaw passed under Section 15.1(3) of the *Building Code Act*, S.O. 1992, c.23 shall provide for the establishment of a Property Standards Committee.

NOW THEREFORE the Council of The Township of McMurrich/Monteith hereby enacts the following:

Section 1: General

1.01 Short Title

This By-law may be cited as the "Property Standards By-law".

1.02 Defined Area

This By-law applies to all properties within the boundaries of the Corporation of the Township of McMurrich/Monteith.

1.03 Property Standards Officer

The Council shall, by By-law, appoint a Property Standards Officer who shall be responsible for the administration and enforcement of this bylaw.

1.04 Placarding

Where an Officer has placed or caused the placing of a placard containing the terms of notice or order upon the premises under the authority of Section 15.2(3) of the *Ontario Building Code Act*, S.O. 1992, c 23 as amended, no one shall remove the said placard except with the consent of an Officer.

1.05 Property Standards Committee

A Property Standards committee shall be established to review orders issued by the Property Standards Officer and shall be comprised of no fewer than three (3) persons of the Township, for a term of office concurrent with Council.

1.06 Annual Report

An annual report on this bylaw will be presented to Council each year with the following information being gathered: number of complaints received, method of enforcement utilized, and number of complaints resolved.

Section 2: Definitions

2.01 In this Bylaw:

- 1) **"Accessory Building"**- means a detached building or structure, not used for human habitation that is subordinate to the primary use of the same property.

- 2) **"Act"**- means an enactment or statute of the Province of Ontario.
- 3) **"Approved"**- means acceptance by the Property Standards Officer.
- 4) **"Basement"**- shall mean that portion of a building between two floor levels, which is partly underground.
- 5) **"Building"**- means any structure used or intended to be used for supporting or sheltering any use or occupancy.
- 6) **"Building Code"**- means the *Building Code Act* and any regulations made under that Act.
- 7) **"Chief Official"**- means the Chief Building Official appointed under Section 3 of the *Building Code Act, 1992*, c. 23 and having jurisdiction for the enforcement thereof.
- 8) **"Township"**- shall mean The Corporation of the Township of McMurrich/Monteith unless the context requires otherwise.
- 9) **"Code"**- means a regulation of the Province of Ontario known,
 - a) with respect to matters relating to building, as the *Building Code*;
 - b) with respect to matters relating to electricity, as the *Electrical Safety Code*;
 - c) with respect to matters relating to fire, as the *Fire Code*; and
 - d) with respect to matters relating to plumbing, as the *Plumbing Code*.
- 10) **"Committee"**- means a Property Standards Committee established under this Chapter.
- 11) **"Council"**- shall mean the Council of the Corporation of the Township of McMurrich/Monteith.
- 12) **"Dwelling"**- means a building, structure or part thereof, occupied or capable of being occupied, in whole or in part, for the purpose of human habitation continuously, permanently, temporarily or transiently.
- 13) **"Dwelling unit"**- means
 - a) a room or a group of room(s) in a building used or designed or intended to be used by only one household as a single, independent and separate housekeeping establishment;
 - i) In which food preparation and sanitary facilities are provided for the exclusive use of such household; and,
 - ii) Which has a private entrance from outside the building or from a common hallway or stairway inside the building; but
 - b) Does not mean or include a tent, trailer, or a room or suite of rooms in a hotel, motel, motor hotel or bed and breakfast business.
- 14) **"Exterior property area"**- means the building lot excluding buildings.
- 15) **"Fence"**- means any structure, wall or barrier, other than a building, erected at grade for the purpose of defining boundaries of property, separating open space, restricting ingress to or egress from property, providing security or protection to property or acting as a visual or acoustic screen.
- 16) **"First Storey"**- means floor area of the lowest story of a building approximately at or just above the finished grade level excluding any basement, which is measured between the exterior faces of the exterior walls at the floor level of such storey.
- 17) **"Ground cover"**- means organic or non-organic material applied to prevent soil erosion such as concrete, flagstone, gravel, asphalt, grass or other landscaping.
- 18) **"Guard"**- means a protective barrier installed around openings in floor areas or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, and other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.
- 19) **"Habitable room"**- means a room in which
 - a) Is located within a dwelling unit;

- b) Is designated for living, sleeping, or eating, and contains for food preparation facilities, and
 - c) Can be used at all times throughout the year but does not include any room specifically defined herein as a non-habitable room.
- 20) **"Non-habitable space"**- means a bathroom, toilet room, water closet compartment, laundry, pantry, foyer, lobby, hall, corridor, stairway, passageway, closet, storage room, boiler room, furnace room, accessory space for service, maintenance or access within a building or a room or space which does not comply with the minimum standards for residential occupancy.
 - 21) **"Non-Residential Property"**- means a building or structure or part of a building or structure not occupied in whole or in part for the purpose of human habitation, and includes the lands and premises appurtenant and all of the outbuildings, fences or erections thereon or therein.
 - 22) **"Noxious Weeds"**- any weeds classed as noxious by the *Weed Control Act R.S.O. 1990, c. W.5* and any regulations made pursuant to the aforementioned Act.
 - 23) **"Occupant"**- means any person or persons over the age of eighteen years in possession of the property.
 - 24) **"Officer"**- means a Property Standards Officer who has been appointed by the Council and has the responsibility of administering and enforcing the provisions of this Bylaw.
 - 25) **"Owner"**- includes the owner in trust, a mortgagee in possession, the person for the time being, managing or receiving the rent of the land or premises in connection with which the word is used whether on their own account, or as agent or trustee of any other person, or who would receive the rent if the land and premises were let, and shall also include a lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property.
 - 26) **"Person"**- means and includes any person, firm, partnership, corporation, company, association, or organization of any kind.
 - 27) **"Property"**- means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected and includes vacant property.
 - 28) **"Repair"**- includes the provision of such facilities and the making of additions or alterations or the taking of such action as may be required so that the property shall conform to the standards established in this Bylaw.
 - 29) **"Safe condition"**- means a condition that does not pose or constitute an undue or unreasonable hazard or risk to life, limb or health of any person on or about the property, and includes a structurally sound condition.
 - 30) **"Sewage"**- means sanitary sewage or storm sewage
 - a) Sanitary sewage means liquid or water borne waste of industrial or commercial origin, or of domestic origin, including human body waste, toilet or other bathroom waste, and shower, tub, culinary sink and laundry waste.
 - b) Storm sewage means water that is discharged from a surface as a result of rainfall, snow melt or snowfall.
 - 31) **"Sewage System"**- means a municipal sanitary sewage system, or a properly maintained and functioning private sewage system.
 - 32) **"Sign"**- means any device or notice, including its structure and other component parts, which is used or capable of being used to identify, describe, illustrate advertise or direct attention to any person, business, service, commodity or use.
 - 33) **"Standards"**- means the standards of physical condition and occupancy prescribed for property by this by-law.

- 34) **"Structure"**- means anything man-made that is fastened to or into the earth or another structure or rests on the earth by its own mass or is attached to a building, including a septic system, holding tanks, satellite receiving dishes and heat pumps.
- 35) **"Structurally Sound"**- means construction capable of withstanding the forces placed upon the structure under normal use.
- 36) **"Vacant land"**- any property on which there is no structures of any kind.
- 37) **"Vacated"**- means a structure or property no longer occupied.
- 38) **"Vehicle"**- includes a motor vehicle, trailer, boat, motorized snow vehicle, ATV/UTV or other mechanical power-driven equipment.
- 39) **"Vermin"**- means small common harmful or objectionable animals that are difficult to control.
- 40) **"Waste"**- means any debris, rubbish, refuse, sewage, effluent, discard, or garbage of a type arising from a residence, belonging to or associated with a house or use of a house or residential property and/or from industrial or commercial operations, or belonging to or associated with industry or commerce or industrial or commercial property, which for greater certainty includes all garbage, discarded material or things, broken or dismantled things, and materials or things exposed to the elements, deteriorating or decaying on a property due to exposure or the weather.
- 41) **"Yard"**- means the land other than publicly owned land around or appurtenant to the whole or any part of a residential or non-residential property and used or capable of being used in connection with the property.

Section 3: General Standards for all Property and Uses

3.01 SCOPE

1. No owner or occupant of property shall use, occupy, or allow, or permit, the use or occupation of the property unless such property conforms to the standards prescribed in this Bylaw.
2. No person, being the owner or occupant of a property, shall fail to maintain the property in conformity with the standards required in this Bylaw.
3. The owner of any property which does not conform to the standards in this Bylaw shall repair and maintain the property to conform to the standards or shall clear the property of all buildings, structures, garbage, rubbish, waste or accumulations of such materials that prevent access to or exit from the property in the case of emergency, or other safety or health hazard and shall leave the property in a graded and leveled condition.
4. All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned.
5. All new construction or extensive repairs shall conform to the *Ontario Building Code*, where applicable.
6. This by-law does not apply so as to prevent a farm, meeting the definition of "agricultural operation" under the *Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1*, from carrying out a normal farm practice as provided for and defined under that Act.

3.02 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 kept 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.

- (c) trees, bushes and hedges, including any branches or limbs thereof, which are dead, decayed or damaged, and brush;
- (d) noxious weeds pursuant to the Weed Control Act and any excessive growth of other weeds, grass and bushes;
- (e) wrecked, dismantled, inoperative, discarded or unlicensed vehicles, trailers, machinery or parts thereof, 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 Bylaws, Chapters or statutes;
- (f) dilapidated or collapsed buildings, structures or erections, and the filling in or protecting of any unprotected well;
- (g) domestic animal excrement;
- (h) Constructions Bins, unless they are actively being used in connection with the construction or demolition of a building or structure.

3.03 OUTDOOR STORAGE OF MATERIALS-NO IMMEDIATE USE

1. No machinery or parts thereof, or other object, or material, not associated with the normal occupancy and use of a property, including among other things, appliances, fixtures, paper, cartons, boxes, or building materials such as lumber, masonry material or glass, other than that intended for immediate use on the property, shall be stored or allowed to remain in an exterior property area.

3.04 GRASS-TREES- BUSHES-HEDGES-LANDSCAPING

1. Grass, trees, bushes, hedges, and other landscaping, shall be maintained to prevent an unreasonable overgrowth in relation to the neighbouring environment.

3.05 LOT GRADING-DRAINAGE

1. All yards shall be provided and maintained with adequate surface water drainage, including suitable provisions for its disposal, without causing erosion, so as to prevent ponding or the entrance of water into a basement or crawlspace.
2. No roof, driveways or other surface drainage, and the drainage of water from swimming pools shall be discharged on an entranceway, walkway, sidewalk, stair, steps or adjacent property, or on to any highway, or in such a manner that it will penetrate or damage a building, structure or property.
3. Every roof drainage shall be discharged onto the ground at least 1 metre (39 inches) from the building or structure, providing that it does not adversely affect adjacent properties, or cause erosion. Lot drainage shall be contained within the limits of the premises from which it originated until absorbed by the soil or drained to an approved swale or ditch.

3.06 WALKWAYS AND DRIVEWAY

1. Surface conditions of walkways, driveways and yards shall be installed and maintained in a safe condition with non-organic ground cover so as to:
 - a) prevent ponding of storm water;
 - b) be kept free of garbage and waste;
 - c) be kept free of deep ruts and holes;
 - d) provide for safe passage under normal use and weather conditions, day or night; and
 - e) not to create a nuisance to other property.

3.07 PARKING LOTS

1. Parking lots, driveways and other similar public access areas of a yard shall be maintained so as to afford safe passage under normal use and weather conditions and be free from health and other hazards.
2. Parking lots, driveways and other similar public access areas of a yard 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.

3.08 SNOW DISPOSAL-STORAGE

1. A property owner shall cause any snow disposal site or a snow storage site on that property to be:
 - a) maintained so as not to cause a hazard on the property; and
 - b) maintained in such a manner and location on a property so as to prevent a hazard, flooding, erosion and other damage to neighbouring private or public lands.

3.09 RETAINING WALLS

1. All retaining walls, screen walls and ornamental walls shall be constructed of durable material and shall be maintained in a structurally sound condition.

3.10 WELLS-CISTERN-CESSPOOL-PRIVY VAULT-PIT OR EXCAVATION

1. A well, cistern, cesspool, privy vault, pit or excavation shall be permanently sealed, or secured by a fence, cover or netting, unless it is in active use, in which event it shall be secured by fencing with warning signs until the use has ceased, whereupon they shall be sealed or secured as required above.

3.11 ACCESSORY BUILDINGS

1. The foundations, walls, roofs and all parts of accessory buildings and other structures appurtenant to the main building shall be:
 - a) constructed with suitable materials;
 - b) maintained in good repair;
 - c) protected from deterioration by the application of paint or other suitable protective material.

Section 4: Exterior Property Areas

4.01 STRUCTURAL ADEQUACY-CAPACITY

1. All repairs and maintenance of property required by the standards prescribed in this Bylaw shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose.
2. Every part of a property shall be maintained in good repair and in a structurally sound condition so as:
 - a) to be capable of sustaining safely its own weight, and any additional load to which it may normally be subjected;
 - b) to be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
 - c) to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration; and
 - d) to be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

4.02 FOUNDATION WALLS-BASEMENTS

1. All foundation walls and the basement, cellar or crawl space floors shall be maintained in good repair and structurally sound.
2. Every basement, cellar and crawl space in a property shall be maintained in a reasonably watertight condition so as to prevent the leakage of water into the building.

4.03 EXTERIOR WALLS-SURFACES-CLADDING-MASONRY

All exterior walls and surfaces of every building or structure shall be sound, plumb, and weathertight, free from loose or unsecured objects and maintained in good repair:

1. In good repair free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken or loose stucco, loose or unsecured objects; and
2. Shall be so maintained by the painting, restoring or repairing of the walls, coping or flashing, by the waterproofing of joints and the walls themselves, by the installation of or repairing of weathertight finishing, or the installation of termite shields, if required.

3. All exterior surfaces that have previously been covered with paint or other protective or decorative materials shall be maintained in good repair and the covering renewed when it becomes damaged or deteriorated.
4. Every part of a building including the exterior shall be maintained in a structurally sound condition and so as to be capable of sustaining safely its own weight and any additional weight that may be put on it through normal use.

4.04 DOORS-WINDOWS-CELLAR-HATCHWAYS

1. Windows, skylights, exterior doors and frames, basement or cellar hatchways, attic access doors including storm and screen doors and storm windows shall be maintained in good working order, good repair, in a safe condition and shall be of such construction so as to prevent the entrance of wind, snow or rain into the building and to minimize heat loss through infiltration.
2. At least one entrance door in every dwelling unit shall have hardware so as to be capable of being locked from inside and outside the dwelling unit.
3. All windows capable of being opened and all exterior doors shall have hardware so as to be capable of being locked or otherwise secured from inside the building.
4. All windows capable of being opened shall be equipped with a screen to prevent the passage of insects and the screen shall be maintained in a good condition.

4.05 ROOF

1. Every roof, and all of its components shall be maintained in good repair and in a safe and structurally sound condition.
2. Without restricting the generality of this Section, such maintenance includes:
 - a) removal of loose, unsecured or rusted objects or materials;
 - b) removal of dangerous accumulations of snow or ice;
 - c) keeping roofs and chimneys in water-tight condition so as to prevent leakage of water into the building; and
 - d) keeping all roof-related structures plumb unless specifically designed to be other than vertical.

4.06 GARAGE-CARPORT

1. Garages and carports, including floors, shall be maintained in good repair and free from hazards.

Section 5: Plumbing and Sewage

5.01 PLUMBING

1. All plumbing, drain pipes, water pipes and plumbing fixtures in every building and every connecting line to the sewage system shall be maintained in good working order and free from leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
2. Plumbing systems on a property shall be provided, installed and maintained:
 - a) in compliance with the respective requirements of any applicable Act or Bylaw;
 - b) in good working order and good repair; and
 - c) in a safe condition.
3. All plumbing fixtures shall be connected to the sewage system through water seal traps.

5.02 SEWAGE SYSTEM

1. Every plumbing fixture in every building shall discharge the water, liquids or sewage into drainage piping, which shall be connected to a municipal sewage system, or a system approved by the authority having jurisdiction and in accordance with all applicable law.

2. Sewage or organic waste shall not be discharged to the surface of the ground, but into a sewage system where such system exists. Where a sewage system does not exist, sewage or organic waste shall be disposed of in a manner according to the Ontario Building Code.
3. The land in the vicinity of a sewage system shall be maintained in a condition that will not cause damage to, or impair the functioning of the sewage system.

5.03 VERMIN CONTROL

1. Every property shall be maintained so as to be free from vermin and conditions that may promote an infestation at all times.

Part 6: Non-Residential Property Standards

6.01 YARDS

1. Every owner, and every occupant in that part of non-residential property that is occupied or controlled by the occupant, shall maintain to the standards as described in Section 3 of this Bylaw and:
 - a. in a sanitary and safe condition, free from litter, refuse and waste including such litter and refuse as may be left by customers or other members of the general public and shall provide containers for the disposal of such litter or refuse;
 - b. free from objects conditions which are health, fire or safety hazards; and
 - c. free from rodents, insects or vermin.
2. The warehousing or storage of material or operative equipment that is required for the continuing operation of the industrial or commercial aspect of the property shall be maintained in a neat and orderly fashion so as not to create a fire or accident hazard and shall provide unconstructive access for emergency vehicles. Where conditions are such that a neat and orderly fashion is achieved but is still offensive to view, the offensive area shall be suitably enclosed by a solid wall or a painted board or metal fence not less than 1.8 metres (6 ft.) in height and maintained in good repair.

6.02 SALVAGE YARD

1. Salvage yards shall be effectively screened from public view by a visual barrier.
2. Must comply with all provincial licensing, acts, and statutes.

Section 7: Vacant Land

7.01 Vacant land

1. Vacant land shall be graded, filled or otherwise drained so as to prevent recurrent ponding of water.

7.02 Vacant Building

1. If any building is unoccupied, the owner or the agent shall protect every such building against the risk of fire, accident, or other hazard and shall effectively prevent the entrance thereto of all unauthorized persons.
2. The owner or agent of a vacant building shall board up the building to the satisfaction of the Property Standards Officer by covering all openings through which entry may be obtained with at least 12.7 mm (0.5 inch) weatherproof sheet plywood securely fastened to the building.
3. If a building remains vacant for a period of more than **ninety (90) days**, the owner or agent thereof, shall ensure that all utilities serving the building are properly disconnected or otherwise and secure the building to prevent accidental or malicious damage to the building or adjacent property, but this provision shall not apply where such utilities are necessary for the safety or security of the building.

7.03 Damage by Fire-Storm-Other Causes

1. In the event of fire or explosion, damaged or partially burned material shall be removed from the premises, except that such material may be temporarily stored within the barricaded damaged building or structure, provided that such storage does not exceed **ninety (90) days**.

2. Fire damaged buildings, or portions thereof, shall be repaired to their original condition or shall be demolished accordingly.

7.04 Demolish Building

1. Where a building, accessory building, fence or other structure is demolished, the property shall be cleared of all rubbish, waste, refuse, masonry, lumber, wood, and other materials and left in a graded and leveled condition.
2. Where a building, accessory building, fence or other structure is being demolished, every precaution shall be taken to protect the adjoining property and members of the public. The precautions to be taken include the erection of fences, barricades, covered walkways for pedestrians and any other means of protection necessary for the protection of the adjoining property and members of the public.

Section 8: Administration and Enforcement

8.01 Non-Compliance

1. The owner of any property which does not conform to the standards as set out in this Bylaw shall repair and /or maintain said property to comply with the standards or the property may be cleared of all buildings, structures, waste or refuse and left in a levelled and graded condition.
2. Where any person fails to comply with an order issued, the township may cause the required work to be done at the cost of the person. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes.
3. Where the Township undertakes to complete the work 100% of the required to comply with any final order, for cost of the all work performed, necessary work, plus a further administrative fee of an additional 20%.

8.02 Inspections

1. An Officer and any Person acting under the Officer's instructions may, with out a warrant, enter and inspect a Property (Not Dwelling) to determine:
 - a) whether the Property conforms to the Standards prescribed in this By-Law;
 - b) whether an Order made under this By-Law has been complied with; and
 - c) whether and Order made under section 15.7 of the *Ontario Build of Code Act*, 1992, as amended, has been complied with.
2. Where the inspection is conducted by the Officer or any Person acting under the Officer's instructions, the Person conducting the inspection may:
 - a) require the production for inspection of documents, or things relevant to the inspection;
 - b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - c) require information from any Person concerning a matter related to the inspection including their name, address, phone number, and identification;
 - d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection;
 - e) order the Owner of the Property to take and supply at the Owner's expense such tests and samples as are specified.

8.03 Orders

1. An Officer who finds that a Property does not comply with the Standards prescribed in this By-law may make an Order and the Order shall contain:
 - a) the municipal address and/or the legal description of the property;
 - b) the particulars of the contravention;
 - c) the particulars of the repairs to be made;
 - d) the time period for complying with he terms and conditions of the Order
 - e) the final date for giving notice of appeal from the Order; and
 - f) notice that, if the repair or clearance is not carried out within the time period specified on the Order, the Township may carry out the repair or clearance at the Owner's expense.

2. An Order may be registered in the proper Land Registry Officer and, upon such registration, any Person acquiring any interest in the land subsequent to the registration of the Order shall be deemed to have been served with the Order on the date on which the Order was originally served and, when the requirements of the Order are found to have been satisfied, the Clerk or Officer shall forthwith register in the proper Land Registry Office a certificate that such requirements have been satisfied, which shall operate as a discharge of the Order.

8.04 Service

1. An Order shall be served personally or by registered mail sent to the last known address of the Person to whom notice is to be given or that Person's agent for service.
2. An Order served by Registered Mail shall be deemed to have been served on the 5th day after the date of mailing.
3. A copy of the Order may be posted on the Property.
4. If the Officer is unable to effect service of the Order, the Officer and any person acting under the authority of the Officer, shall place a placard containing the terms of the Order in a conspicuous place on the property, and the placing of the placard shall be deemed to be sufficient service of the Order on the owner or other persons responsible for the condition of the property. Once posted, no person shall remove any sign, notice, order, or placard placed on the property by an Officer pursuant to this by-law.

8.05 Demolition or Repair by the Township

1. If the Owner of a Property fails to demolish or repair the Property in accordance with the requirements of an Order, as confirmed or modified, the Township, in additions to other remedies, shall:
 - a) have the right to demolish or repair the Property accordingly and for those purposes, may enter in and upon the Property, from time to time.
 - b) not be liable to compensate such Owner or other Person by reason of anything done by or on behalf of the Township under the provisions of this By-law; and
 - c) be entitled to recover the expense incurred in so doing either by action or in like manner as municipal taxes.
2. The Township shall not demolish or repair any Property in accordance with the provisions of the By-law without first obtaining direction to do so from the Council and CAO or Clerk of the Township.
3. Despite Subsection (2), the Property Standards Officer may Order the repair or maintenance of a property within the Township provided the total cost of repair or maintenance does not exceed \$10,000.

8.06 Conflicts

1. Where a provision of this Chapter conflicts with the provisions of another Bylaw, Act Regulation in force within the municipality, the provision, which establishes the higher standards to protect the health, safety and welfare of the occupants and the general public, shall prevail.

8.07 Validity

1. If any provision or article of this Bylaw is for any reason found to be invalid by a court of competent jurisdiction, the provision or article found to be invalid shall be severed from the Chapter and the remaining provisions or article shall remain in effect until repealed.

8.08 Penalty

1. An owner who fails to comply with an order that is final and binding under this Bylaw is guilty of an offence under Section 36(1) of the *Building Code Act*, S.O. 1992, c.23, and is liable to a penalty or penalties as set out in Section 36 of that Act.

8.09 Notice of Violation

1. The notice shall be sent to the known address of the owner and shall state:

- a) That the property does not comply with the standards prescribed by this By-law and shall specify the standards with which the property does not comply,
- b) That after a certain date to be specified in the notice of non-compliance by the Officer, the property will subject to re-inspection at which time the Officer may issue an Order,
- c) That the Officer may be contacted for the purpose of requesting information and advice on reporting what action is being or will be taken to effect compliance with the By-Law.

8.10 Appeal of Notice

1. All appeals shall follow the process as set out in section 5 of the attached Schedule "A" being the Terms of Reference for the Property Standards Committee.

8.11 SEVERABILITY

1. It is hereby declared that each and every of the foregoing provisions of this Bylaw is severable and that, if any provisions of this Bylaw should, for any reason, be declared invalid by any Court, it is the intention and desire of this Council that each and every of the then remaining provisions hereof shall remain in full force and effect.

8.12 Repeal

That Bylaw 44-2024 is hereby repealed.

8.13 Effective Date

1. That this By-law shall come into force and effect on the day it is passed.

READ a first and second time this 18th day of November, 2025.

THE CORPORATION OF THE
TOWNSHIP OF MCMURRICH/MONTEITH

MAYOR

CLERK

READ a third time and finally passed this 18th day of November, 2025

THE CORPORATION OF THE
TOWNSHIP OF MCMURRICH/MONTEITH

MAYOR

CLERK

**The Corporation of the Township of McMurrich/Monteith
By-law No. 54-2025**

Schedule 'A'

**Property Standards Committee
Terms of Reference**

1. Mandate

- 1.1 The Property Standards Committee is a quasi-judicial body that hears appeals to orders issued by the Property Standards Officer for violations of certain Ontario Building Code and Municipal By-law standards for residential, multiple residential and commercial properties.
- 1.2 This Committee is established pursuant to Section 15.6 of the *Ontario Building Code Act*, R.S.O. 1992, c. 23 as amended.
- 1.3 The Property Standards Committee shall hear the Appeal of a Property Standards ORDER, given under the Townships Property Standards By-law, and shall have all the powers to confirm, extend, modify, and/or rescind the Order.

2. Composition

- 2.1 The committee shall be composed of a minimum of at least three (3) members and not more than five (5) members, as Council deems advisable.
- 2.2 The Property Standards committee shall hold Office during the term of Council of the Corporation of the Township of McMurrich/Monteith and shall have the powers and perform the duties of the Property Standards Committee for the Township as prescribed in Section 15.3 (3.1) of the *Ontario building Code Act*, R.S.O. 1992, c. 23.
- 2.3 The Committee, from its members, shall elect a Chairperson, at a meeting arranged by the Secretary, shortly thereafter the appointment of the Committee.
- 2.4 When the Chairperson is absent through illness or otherwise, the Committee may appoint another member to act as Chairperson.
- 2.5 Two (2) members of the Committee shall constitute a quorum if the Committee consist of three (3) persons and three (3) members of the Committee shall constitute a quorum if the Committee consists of four (4) or five (5) members.
- 2.6 The Council of the Township will appoint a Staff person who will serve as the Secretary for the Committee. The Secretary shall not have voting powers.
- 2.7 Committee members shall be appointed by Council to this volunteer position.

3. Responsibilities of the Committee Members

3.1 Chairperson

The Chairperson:

- 3.1.1 shall ensure oaths administered;
- 3.1.2 is responsible to ensure that the Township and the appellant are provided equal opportunity to give evidence;
- 3.1.3 shall ensure that the evidence is presented in accordance with the procedures outlines below;
- 3.1.4 is responsible for the conduct of the meeting/appeal.

3.2 Secretary

The Secretary of the Committee, upon receipt of the Notice of Appeal shall:

- 3.2.1 determine the date, place and time of the hearing of the appeal which shall take place not less than seven (7) days and not more than thirty (30) days from the date of receipt of the appeal
- 3.2.2 give notice, in writing, of the date, place and time of the Hearing, to:

- a) the appellant;
 - b) the Officer who issued the Order; and
 - c) any others as considered advisable by the Committee
- 3.2.3 notify
- a) the appellant;
 - b) the Officer who issued the Order; and
 - c) any other person who appeared at the hearing of the Appeal of the Decision, by causing a copy to be served personally or by registered mail

4. Duties of the Committee

- 4.1 A duty arises when:
- a) An Officer issues an Order pursuant to Section 15.2.2 or 15.7 of the Ontario Building Code Act, 1992, c. 23; and
 - b) the owner or occupant, upon whom an ORDER has been issued, is not satisfied with the ORDER or the terms or conditions thereof and files an APPEAL

5. Appeal

- 5.1 No Appeal:
In the event that no appeal is taken, an ORDER shall be deemed to have been confirmed.
- 5.2 Notice of Appeal:
An owner or occupant may APPEAL, to the Committee by sending a Notice of Appeal, by registered mail, to the Secretary of the Committee, within fourteen (14) days of the service of an ORDER.
- 5.3 Procedure for an Appeal:
- a) upon receipt of an APPEAL, the Committee shall hold a hearing at the date, place and time set out in the Notice;
 - b) the Committee shall hear all evidence from the Township and the appellant in accordance with the rules of evidence.
- 5.4 Appeal to Court:
The Township, or any owner or occupant or person affected by the Committee's decision, may appeal to a judge of the Superior Court by notifying the Clerk of the Corporation, in writing and by applying to the Ontario Superior Court for an appointment with fourteen (14) days after the sending of a copy of the decision.

6. Rules of Evidence

- 6.1 The Committee will be given copies of the following:
- Property Standards By-Law
 - Copy of the Order and informal Notice(if applicable)
- 6.2 a) The Township will present its evidence to the Committee first:
- witness
 - testimony
 - documentary evidence
- b) The Chairperson, prior to allowing any witness to give testimony will have the witness take an OATH swearing/affirming that they will tell the truth;
- c) The appellant and the Committee will have the opportunity to question any Township witness, after the Township has completed their line of questioning for that particular witness (cross examination);
- d) The Township will have the opportunity to clarify any evidence brought out in cross-examination.
- 6.3 Once the Town has completed its evidence, the Appellant may present their evidence. The procedure applies as in 6.2.
- 6.4 Upon completion of the Appellant's evidence the Township has the opportunity to give Reply Evidence (i.e. is during the course of the defence, the Appellant or Witness have raised an issue not previously raised by the Township, then as Reply Evidence, the Township may call evidence on the point which had not been previously raised).

- 6.5 Once the evidence for the Appellant and the Township is completed, both will have the opportunity to summarize their evidence and provide the Committee with closing comments.
- 6.6 The Property Standards Committee may:
- a) Confirm the ORDER;
 - b) Modify or the ORDER;
 - c) Rescind the ORDER;
 - d) Extend the time for complying with the ORDER.
- 6.7 The Committee shall give its decision in writing, within ten (10) working days.

The Corporation of the Township of McMurrich/Monteith
By-law No. 54-2025

Schedule 'B'
Property Standards By-Law
Notice of Violation

Corporation of the Township of McMurrich/Monteith

NOTICE OF VIOLATION

Owner's Name and
Address

Date

Dear Sir/ Madam

RE: Description and Location of Property in Violation

Be advised that on (*Date of Inspection*) an inspection of your property, as noted above, revealed certain violations of the Township's Property Standards Bylaw No._____.

Schedule "A" attached hereto, sets out the work required to remedy such violation and to bring the property into compliance with the Bylaw.

Be advised that Bylaw No. _____ gives the Township the authority to issue an **ORDER TO COMPLY** pursuant to Section 15.2-(2), *Ontario Building Code Act, S.O. 1992, c.23*.

It is desired that you will comply with this notice that the aforementioned procedural step will not be necessary.

A re-inspection of this property will take place on or about 14 days (*Date*) to ascertain compliance.

Should you require further information pertaining to this matter please do not hesitate to contact the undersigned during normal business hours.

Property Standards Officer

Telephone Number

The Corporation of the Township of McMurrich/Monteith
By-law No. 54-2025

Schedule 'C'
Property Standards By-Law
Order

Corporation of the Township of McMurrich/Monteith

ORDER

Pursuant to Section 15.2 of the *Ontario Building Code Act*, S.O. 1997, c.23

Owner's Name and
Address

Date

Dear Sir/ Madam

RE: Description and Location of Property in Violation

BE ADVISED that on (Date of Inspection) an inspection of your property, as noted above, revealed certain violations of the Municipality's Property Standards Bylaw No.

The violation(s) are set out in **Schedule "A"**, attached hereto, and forms part of this **ORDER**

IT IS HEREBY ORDERED THAT the violation(s) as set out in **Schedule "A"** be remedied and the property brought into a condition of compliance with the prescribed standards as set out in the Property Standards Bylaw No. _____ on or before: **Date**

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: **Date**

Property Standards Officer

Telephone Number

The Corporation of the Township of McMurrich/Monteith
By-law No. 54-2025

Schedule 'D'
Property Standards By-Law
Order

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
31 William Street
P.O. Box 70
Sprucedale, Ontario
P0A 1Y0

Date

**RE: Order to Remedy Violation of Standards of
Maintenance and Occupancy at:**

Description and Location of Property in Violation

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 _____.

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

NOV 18 2025 12.1

Ministry of Finance
Office of the Minister
Frost Building S, 7th Floor
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Tel.: 416-325-0400



Ministère des Finances
Bureau du ministre
Édifice Frost Sud 7e étage
7 Queen's Park Crescent
Toronto (Ontario) M7A 1Y7
Tél.: 416-325-0400

Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

October 31, 2025

Dear Head of Council:

I am writing to provide you with an update on the 2026 Ontario Municipal Partnership Fund (OMPF).

We understand the importance of the Ontario Municipal Partnership Fund to communities across Ontario. The government is committed to supporting the economic vitality and sustainability of Ontario's small, northern, and rural municipalities.

To support these objectives, as announced in Fall 2024, the government will invest a further \$50 million into the OMPF for the payment cycle beginning in January 2026. This brings the two-year incremental investment to \$100 million, and increases the total funding envelope to \$600 million. This continued enhancement for 2026 will once again be targeted towards small, northern, and rural municipalities, as well as those with a limited property tax base. This funding will assist municipalities in providing critical services to people across the province.

With the further \$50 million enhancement to the OMPF, each of the program's core grant components will again increase in 2026. The program will remain responsive to changing circumstances of individual core grant recipient municipalities through annual data updates and related adjustments. Transitional assistance will also ensure that core grant recipient municipalities in northern Ontario receive at least 90 per cent of their 2025 OMPF allocation, while those in southern Ontario receive at least 85 per cent.

In addition, starting in 2026, municipalities who are ineligible for core grants will be gradually phased-out of Transitional Assistance over a five-year period. This adjustment will allow for further investment in municipalities with measurable challenges, through the OMPF's four core grant components.

The enhancement to the OMPF builds on the significant increases in support that the government is providing to municipalities, including:

- An additional \$1.6 billion investment through the Municipal Housing Infrastructure Program (MHIP), increasing the total investment to \$4 billion;

.../cont'd

- A further \$1 billion investment through the Ontario Community Infrastructure Fund (OCIF) over five years, initiated in 2022; and
- An increase in annual funding for Connecting Links from \$30 million to \$45 million to support municipalities in addressing critical road and bridge improvement needs, extending the life cycle of their assets and advancing local development.

We have always been committed to working closely with our municipal partners and recognize how important the OMPF is for many municipalities. During consultations with municipalities over this past summer, the government heard perspectives and advice on municipal priorities for the program. We want to thank our municipal partners for their input on the future of the OMPF. In early 2026, the ministry will be engaging municipalities through a short survey to better understand how the OMPF is supporting local communities.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on your 2026 OMPF allocation. Supporting materials on the 2026 program are available on the ministry's website at Ontario.ca/document/2026-ontario-municipal-partnership-fund.

As we continue to work together to build up our communities and move Ontario's economy forward, maintaining a close relationship with our municipal partners remains critical. I look forward to our continued collaboration in building a stronger future for our province.

Sincerely,



Peter Bethlenfalvy
Minister of Finance

c: The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Lisa M. Thompson, Minister of Rural Affairs

2026 Allocation Notice

Township of McMurrich-Monteith

4912

The Township of McMurrich-Monteith will receive \$693,300 through the OMPF in 2026, which represents an increase of \$49,200 or \$55 per household compared to 2025.

A Total 2026 OMPF	\$693,300
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1. Core Grant Components	\$693,300
---------------------------------	------------------

a. Assessment Equalization Grant Component	\$60,300
b. Northern Communities Grant Component	\$285,900
c. Rural Communities Grant Component	\$136,700
d. Northern and Rural Fiscal Circumstances Grant Component	\$210,400

2. Transitional Assistance	n/a
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B Key OMPF Data Inputs

1. Households	899
2. Total Weighted Assessment per Household	\$285,226
3. Rural and Small Community Measure (RSCM)	100.0%
4. Farm Area Measure (FAM)	n/a
5. Northern and Rural Municipal Fiscal Circumstances Index (MFCI)	7.6
6. 2026 Guaranteed Level of Support	98.4%
7. 2025 OMPF	\$644,100

Note: See line item descriptions on the following page.

2026 Allocation Notice

Township of McMurrich-Monteith

4912

2026 OMPF Allocation Notice - Line Item Descriptions

A	Sum of 2026 OMPF core grant components and Transitional Assistance, which are described in the 2026 OMPF Technical Guide. This document can be accessed at: https://www.ontario.ca/document/2026-ontario-municipal-partnership-fund/technical-guide .
A2	If applicable, reflects the amount of transitional support provided to assist the municipality in adjusting to year-over-year funding changes. See the enclosed Transitional Assistance Calculation Insert for further details.
B1	Based on the 2025 returned roll from the Municipal Property Assessment Corporation (MPAC), including applicable updates.
B2	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B3	Represents the proportion of a municipality's population residing in rural areas and/or small communities. For additional information, see the 2026 OMPF Technical Guide, Appendix A.
B4	Represents the percentage of a municipality's land area comprised of farm land. Additional details regarding the calculation of the Farm Area Measure are provided in the 2026 OMPF Technical Guide, Appendix B.
B5	Measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province, and ranges from 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances. For additional information, see the enclosed MFCI Insert, and the 2026 OMPF Technical Guide, Appendix D.
B6	Represents the guaranteed level of support the municipality will receive through the 2026 OMPF. For additional information, see the 2026 OMPF Technical Guide.
B7	Line A of 2025 OMPF Allocation Notice.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.

2026 Northern and Rural Municipal Fiscal Circumstances Index

Township of McMurrich-Monteith

4912

A Northern and Rural Municipal Fiscal Circumstances Index (MFCI)**7.6**

The Northern and Rural Municipal Fiscal Circumstances Index (MFCI) measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province on a scale of 0 to 10. A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances.

The Northern and Rural MFCI is determined based on six indicators that are classified as either primary or secondary, to reflect their relative importance in determining a municipality's fiscal circumstances.

The table below provides a comparison of the indicator values for the Township to the median for northern and rural municipalities.

B Northern and Rural MFCI - Indicators

Primary Indicators	Township of McMurrich-Monteith	Northern and Rural Median
1. Weighted Assessment per Household	\$285,226	\$294,000
2. Median Household Income	\$62,800	\$82,000
Secondary Indicators		
3. Average Annual Change in Assessment (New Construction)	2.4%	1.2%
4. Employment Rate	41.0%	53.0%
5. Ratio of Working Age to Dependent Population	142.6%	152.0%
6. Per cent of Population Above Low-Income Threshold	81.7%	88.0%

Note: An indicator value that is higher than the median corresponds to relatively positive fiscal circumstances, while a value below the median corresponds to more challenging fiscal circumstances.

Additional details regarding the calculation of the Northern and Rural MFCI are provided in the 2026 OMPF Technical Guide, as well as in the customized 2026 Northern and Rural MFCI Workbook.

Note: See line item descriptions on the following page.

2026 Northern and Rural Municipal Fiscal Circumstances Index**Township of McMurrich-Monteith**

4912

2026 Northern and Rural Municipal Fiscal Circumstances Index - Line Item Descriptions

A	The municipality's 2026 Northern and Rural MFCI. Additional details are provided in the municipality's customized 2026 Northern and Rural MFCI Workbook.
B1	Refers to the total assessment for a municipality weighted by the tax ratio for each class of property (including payments in lieu of property taxes retained by the municipality) divided by the total number of households.
B2	Statistics Canada's measure of median income for all private households in 2020.
B3	Measures the five-year (2020 - 2025) average annual change in a municipality's assessment, for example, as a result of new construction or business property closures, excluding the impact of reassessment.
B4	Statistics Canada's measure of number of employed persons, divided by persons aged 15 and over.
B5	Statistics Canada's measure of working age population (aged 15 to 64), divided by youth (aged 14 and under) and senior population (aged 65 and over).
B6	Statistics Canada's measure of the population in private households above the low-income threshold for Ontario compared to the total population in private households.

2026 Transitional Assistance Calculation Insert**Township of McMurrich-Monteith**

4912

A 2026 OMPF Transitional Assistance (Line B2 - Line B1, if positive)**n/a**

As the municipality's 2026 OMPF identified on line B1 exceeds the guaranteed support identified on line B2, Transitional Assistance is not required.

B Supporting Details

1. Sum of 2026 OMPF Core Grant Components (excluding Transitional Assistance)	\$693,300
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2. 2026 Guaranteed Support (Line B2a x Line B2b)	\$633,800
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a. 2025 OMPF	\$644,100
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b. 2026 Guaranteed Level of Support (Line C)	98.4%
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C 2026 Guaranteed Level of Support (Line C1 + Line C2)**98.4%**

1. 2026 OMPF Minimum Guarantee	90.0%
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2. Enhancement Based on Northern and Rural Municipal Fiscal Circumstances Index	8.4%
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Note: See line item descriptions on the following page.

2026 Transitional Assistance Calculation Insert

Township of McMurrich-Monteith

4912

2026 Transitional Assistance Calculation Insert - Line Item Descriptions

A	Transitional Assistance ensures that in 2026, northern municipalities will receive a minimum of 90 per cent of the support they received through the OMPF in 2025. The Township of McMurrich-Monteith's 2026 OMPF exceeds their guaranteed level. As a result, Transitional Assistance is not required.
B1	Line A1 of 2026 OMPF Allocation Notice, sum of the following OMPF core grant components: Assessment Equalization, Northern Communities, Rural Communities, and Northern and Rural Fiscal Circumstances Grant Components.
B2	Guaranteed amount of funding through the 2026 OMPF.
B2a	Line A of 2025 OMPF Allocation Notice.
B2b	Represents the guaranteed level of support the municipality will receive through the 2026 OMPF. For additional information, see the 2026 OMPF Technical Guide.
C1	Reflects the minimum level of support for northern municipalities through the 2026 OMPF.
C2	Reflects the enhancement to the minimum level of support based on the municipality's Northern and Rural MFCI.

Note: Grant components and Transitional Assistance are rounded up to multiples of \$100.



**ALMAGUIN HIGHLANDS OPP DETACHMENT BOARD
CONSEIL DU DÉTACHEMENT D'ALMAGUIN HIGHLANDS
DE LA POLICE PROVINCIALE**

ALMAGUIN HIGHLANDS OPP DETACHMENT
DÉTACHEMENT D'ALMAGUIN HIGHLANDS DE LA POLICE PROVINCIALE

Almaguin Highlands O.P.P. Detachment Board

**Regular Meeting of the Board
Wednesday November 12th, 2025
5:00 p.m.
Township of Perry Municipal Office
(1695 Emsdale Road, Emsdale, ON)**

- 1. Call to Order**
- 2. Disclosure of Conflict of Interest**
(with reference to this Agenda and any previous meeting)
- 3. Adoption of Minutes**
 - 3.1. Regular Board Meeting Minutes – Wednesday, October 8th, 2025
- 4. Delegations - NIL**
- 5. Almaguin Highlands OPP S/Sgt Detachment Commander Updates and/or Reports**
 - 5.1. 2025 Q3 OPP Detachment Board Report {Res}
- 6. Board Business**
 - 6.1. Appointment of Acting Secretary {Res}
 - 6.2. Detachment Commander Performance Feedback Form {Discussion}
 - 6.3. 2026 OPP Detachment Board Meeting Schedule {Res}
 - 6.4. Community Safety and Well-Being Plan Final {Information}
- 7. Correspondence and General Information - NIL**
- 8. By-laws – NIL**
- 9. Closed Session – NIL**
- 10. Other Business**
- 11. Adjournment - Next Meeting: to be determined**

All information including opinions, presentations, reports, documentation, etc. that are provided at a public or open meeting are considered a public record.

This is the true original Agenda distributed to the OPP Detachment Board, copied for public handout, and placed in the Almaguin Highlands OPP Detachment Board File. Ref: OPP Detachment Board Agenda 2025 11 12



**ALMAGUIN HIGHLANDS OPP DETACHMENT BOARD
CONSEIL DU DÉTACHEMENT D'ALMAGUIN HIGHLANDS
DE LA POLICE PROVINCIALE**

ALMAGUIN HIGHLANDS OPP DETACHMENT
DÉTACHEMENT D'ALMAGUIN HIGHLANDS DE LA POLICE PROVINCIALE

Almaguin Highlands O.P.P. Detachment Board

**Regular Meeting of the Board
Wednesday October 8th, 2025
5:00 p.m.**

**Township of Perry Municipal Office
(1695 Emsdale Road, Emsdale, ON)**

Any and all Minutes are to be considered Draft until approved by the OPP Board at a Regular Meeting.

In Attendance:

Council Chambers:

Robert Sutherland, Chair & Community Representative, Krista Miller, Vice Chair & Community Representative, Board Members Kevin Noaik, Dan Robertson, Joe Lumley and Neil Scarlett, S/SGT Doug Vincer, Almaguin Highlands OPP Detachment Commander, Beth Morton, Acting Secretary

Regrets:

None

Members of the Public:

Mobile Crisis Response Team - Almaguin Highlands OPP Const. Brett Herrington and Crisis Worker Brian Choate

Disclosure of Conflict of Interest

Nil

Resolution No. 2025-20

Moved by: Joe Lumley

Seconded by: Dan Robertson

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby approves the Regular Board Meeting Minutes dated Wednesday, September 10th, 2025.

Carried

Item 4 Delegations

Almaguin Highlands OPP Constable Brett Herrington and Crisis Worker Brian Choate from the Mobile Crisis Response Team attended and made presentation to the OPP Board. The Mobile Crisis Response Team is a collaborative effort between the Canadian Mental Health Association and the OPP. The MCRT operates out of the Almaguin Highlands OPP Detachment. Herrington and Choate are a dedicated unit that respond to calls involving mental health concerns and provide resources and preventative or follow-up care in the community. The MCRT launched on April 1st

following a six-month, one day a week pilot project at the detachment. The team shared stories of success as a result of the program in place in Almaguin and provided the Board with an opportunity to ask questions.

Item 6.1 Detachment Commander Performance Feedback Form

The Almaguin Highlands OPP Detachment Board directed that the Acting Secretary add the Detachment Commander Performance Feedback Form to the November 12, 2025. The Board Members are to review and provide their feedback at the November 12, 2025 Meeting.

Item 6.2 Community Safety and Well Being Plan

The OPP Board was provided with an update on the CSWBP.

Resolution No. 2025-21

Moved by: Dan Robertson

Seconded by: Krista Miller

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby receives Correspondence Items 7.1 to 7.4 as outlined on the Agenda of October 8th, 2025.

Carried

The Board will review the 2026 Meeting dates at the November 12, 2025 Meeting.

The Meeting adjourned at approximately 6:10 p.m.

Dated this 12th day of November, 2025.

Robert Sutherland, *Chair*

Beth Morton, *Acting Secretary*

Nov 18
2025
12.3

**Southeast Almaguin Highlands Regional Fire Services Committee
(RFSC)**

MINUTES

Thursday, November 6, 2025

Perry Township Council Chambers
(Sign-in sheet attached)

1. Call to Order

Mayor Norm Hofstetter opened the meeting at 7:00 p.m.

2. Minutes

Resolution No. 2025-02

Moved by: Rod Ward

Seconded by: Dan Robertson

Be it resolved that the Regional Fire Services Committee hereby approves the Minutes of the March 13, 2025 Meeting, as presented.

Carried

3. Live Fire Training Unit

The Live Fire Training Unit is working extremely well so far. Each Fire Station has cycled through it a minimum of three times. Training has been a joint effort and has been completed in the evenings due to schedules, but the department is working to schedule a weekend training. The fire simulation is as real as can be achieved. The unit has also been used for search and rescue, ladder work, as well as other training.

4. Proposed Second Training Unit for Search and Rescue

The Fire Chiefs are not sure it is the right time to focus on a second unit. With new Fire Halls being built, it is best to consider in a few years. Looking at spreading resources out in the future. The existing Live Fire Training Unit can be used for fire and rescue. The Fire Chiefs confirmed that the former Perry Municipal Office is no longer required for search and rescue training. They have a few props and materials to get out prior to demolition, but can be cleared prior to demo in 2026.

5. MOU – Live Fire Training Unit

Resolution No. 2025-03

Moved by: Dan Robertson

Seconded by: Chris Hope

Be it resolved that the Regional Fire Services Committee hereby recommends that the Councils of the 7 member municipalities hereby support that the Township of Perry forward the MOU and comments from their insurance to Russell Christie's Office for their legal opinion and update;

And that the costs associated with the legal opinion be payable on a 1/7th share by each member municipality as per the Terms of Reference;

And that the Final Agreement be circulated to each municipality to be adopted by By-law.

Carried

6. Updates on Recruitment and Retention

Online portion of the Recruitment Class starts December 4, 2025. There are 18-20 recruits.

7. Regional Training – Update and Discussion

This item came up for discussion as a reminder that the contract expires in 2027 and the RTO has mentioned potential retirement. The Chiefs outlined that this has been a discussion with consideration of hiring someone in the area that would work 5 days a week rotating within the 5 stations and also would respond to calls.

8. Shared Equipment

RDC was purchased and in service as of May 2025. In addition, the department acquired an additional one by donation that has been incorporated into the training.

9. DZ Driver Training Program

The DZ Driver Training Program has begun. Perry hosted the one-day training and opened it to all stations. The 10 firefighters within the region attended the one-day training session covering off the requirements for daily checks, including but not limited to testing air brakes, low pressure sensors, etc. Each firefighter is required to complete the driving practice within their own stations. November 27 and 28 has been blocked off at MTO in Huntsville for drive test.

10. Other Business

Rod Ward requested an update on reporting. Chiefs outlined with the new FirePro program reporting will be made simpler and Chiefs will be able to report on training, response hours, response times, number of calls for service, etc. Most stations have or are getting the program.

Burk's Falls, Armour and Ryerson together and Magnetawan are in the process of building new halls. Kearney is looking at a new hall, planned in approximately 3 years.

The Chiefs outlined that drones are being used within the department and have already had success using them in various situations, including assisting in search and rescue of a lost person.

11. Next Meeting

The next meeting will be in February 2026.

12. Adjourn

The meeting adjourned at 7:45 p.m.

Dated this _____ day of _____, 2026.

Norm Hofstetter, *Chair*