

Township of McMurrich/Monteith
Regular Council Meeting - Agenda
Tuesday, October 7th, 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 – September 16, 23, 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 Public Works: written report
 - 5.2 Administration: written report
 - 5.3 CAO Report: Response re: Gilead Academy – Landfill Bag Limits
 - 5.4 CAO Report: IESO Meetings
 - 5.5 Fire Department: written report
6. Business Arising From a Previous Meeting:
 - 6.1 Construction Waste Diversion Program - report
7. Quotes, Tenders, RFP's:
None
8. Accounts for Approval:
None
9. Applications:
10. Bylaws:
 - 10.1 39-2025 Building Bylaw
 - 10.2 45-2025 Deeming Bylaw Lot 3, Plan 276
 - 10.3 46-2025 Confirm Council Meeting – September 16, 23, 2025
 - 10.4 47-2025 establish a public highway – Parts 1 and 4 Plan 42R22772
11. Council Reports:
None
12. Correspondence:
 - 12.1 Belvedere Heights Home for the Aged – Meeting Minutes – June 25, 2025

- 12.2 Almaguin Community Economic Development (ACED) – Agenda package – September 18th
- 12.3 BFAR Union Public Library – Minutes – July 16th
- 12.4 AH Health Centre – Agenda package – October 2nd
- 12.5 Town of Parry Sound – Resolution: working together re: waste disposal issues

13. New Business:
None

14. Closed Session: Section 239 (2)
None

15. Council Concerns:

16. Adjournment:

Dates to Remember:

Monday, October 13th – Thanksgiving – Municipal Office Closed, Landfill is Open

Tuesday, October 14th – Recreation Committee Meeting – 7pm

Saturday, October 18th - Recreation Event - Oktoberfest

Tuesday, October 21st – Regular Council Meeting – 7pm

Tuesday, October 28th – Final Tax Notice – Installment Due

**MINUTES OF McMURRICH/MONTEITH TOWNSHIP
REGULAR COUNCIL MEETING – TUESDAY, SEPTEMBER 16, 2025**

The Council of the Township of McMurrich/Monteith met Tuesday, September 16, 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;

Audience: Roger Moody, Lanny Dennis, Arshia Torkashvand, Jim Shelvock, Mike Miller, Peter Sangoi, Tammy Rittwage, Patrick O'Halloran, Angela Fabing, Elinor Cucullo, Frank Cucullo, Don Brindle.

1. Opening of the meeting by the Mayor –

The meeting was called to order at 7:00PM

Council amends the agenda to include correspondence from FONOM and letters of concern relating to Consent file B-038, 039 & 041/25

2. Confirmation of the minutes of the previous meeting;

2.1 Council – September 16, 2025. Amended to clarify pay per bag system at the Landfill Site. See resolution below.

3. List of proposed resolutions for the meeting;

4. Declaration of Pecuniary Interest and the nature thereof;

none

5. Delegations;

5.1 Roger Moody, Gilead Academy – Fees and Charges Bylaw clarifications: Council and staff responded that Gilead would fall under residential in accordance with the new provincial recycling initiative

5.2 Fire Dept.: written report. No discussion

5.3 Building Dept: draft Building By-law. Council and staff discussed the requirement of a building permit for larger sized shipping containers as detailed in the Building Code Act.

5.4 Administration: written report, draft Fees and Charges Bylaw- Bylaw to be brought back, Grand opening of playground, pickleball and trails to be

held on Saturday, September 27th at 9:30am. Shared Bartlett Lake Road culvert replacement: Ryerson only received one bid and it will be going to Ryerson Council next week.

6. Business arising From a Previous Meeting;

6.1 Replacement of Fire Chief (shared services agreement ending) – options to move forward - CAO discussed the recommendation of a full time Fire Chief. Discussion to be held with the senior members of the Fire Department.

7. Quotes, Tenders, RFP's;

None

8. Accounts for Approval;

None

9. Applications;

9.1 Public Meeting - Zoning Bylaw Amendment – Township initiated housekeeping amendments – Public Meeting held.

9.2 Consent Applications – B-038. 039, 040, 041/25 – Part Lot 6, Cons 6 & 7, McMurrich (16904211 Canada Inc.) Council asked the applicant's planner to speak to the consent application and can speak with our planner, the applicant's would like to move forward. Resolution below.

10. By-laws;

10.1 42-2025 Confirm Council Meeting – September 2, 2025 – resolution below

10.2 38-2025 Fees and Charges Bylaw – resolution below – comments received from audience members

10.3 39-2025 Building Bylaw – deferred until next meeting

10.4 43-2025 Waste Management Bylaw - resolution below

11. Reports;

None

12. Correspondence;

12.1 AH O.P.P. Detachment Board Meeting package – September 10th, 2025

12.2 Twp of Armour – Resolution Concerning Post Transition of Blue Box

See resolutions below

13. New Business

None

14. Closed session, section 239 2

None

15. Council Concerns:

Councillor Roeder-Martin brought a resolution that she would like to present at the District of Parry Sound Municipal Association meeting and also mentioned a resident's concern regarding a potential beach adjacent to their property. Mayor Robinson suggested a representative to attend the IESO meeting. Mayor Robinson also concerned with the Horn Lake Development is not proceeding with hydro. Staff to contact the Township planner.

16. Adjournment: Council adjourned this meeting at 9:17pm. See resolution below.

Resolutions:

2025-202 Currie/Roeder-Martin

Be It Resolved that Council amends the agenda to include correspondence from:

- Federation of Northern Ontario Municipalities (FONOM) regarding consultation on the Future of Community Natural Gas expansion (ERO 0250923),
- Three letters of concern received relating to Consent Files B-038, 039, 040 and 041/25. **Carried**

2025-203 Currie/Roeder-Martin

Be It Resolved that Council approves the minutes of the Regular Council meeting held September 2, 2025, as amended. **Carried**

2025-204 Currie/Roeder-Martin

Be It Resolved that Council does now adjourn from this Regular Meeting at 7:55pm to commence a "Public Meeting" for the purpose of hearing comments from members of the public relating to proposed amendments to the Zoning Bylaw 16-2016. **Carried**

2025-205 Currie/Roeder-Martin

Be It Resolved that Council does hereby now adjourn from this Public Meeting at 8:00pm in order to recommence the Regular Meeting of Council of September 16, 2025. **Carried**

2025-206 Currie/Roeder-Martin

Be It Resolved that Council defer Item 9.2 – Consent Files B-038, 039, 040, 041/25 (16904211 Canada Inc.) until a meeting can be scheduled with Rick Hunter, Municipal Planner and the applicants. **Carried**

2025-207 Roeder-Martin/Currie

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 42-2025 to confirm the council meeting held September 2, 2025. **Carried**

2025-208 Currie/Roeder-Martin

Be It Resolved that Council accepts third reading and hereby pass Bylaw 38-2025 to provide for Fees Charged by the Corporation of the Township of McMurrich/Monteith. **Carried**

2025-209 White/O'Halloran

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 43-2025 for establishing and maintaining a system for the disposal of garbage, recyclable materials, yard waste and other refuse and to repeal Bylaw 20-2023, as amended. **Carried**

2025-210 White/O'Halloran

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 44-2025 to further amend the Zoning Bylaw 16-2016, as amended, to update provisions based on an Administrative Review (Housekeeping Amendment). **Carried**

2025-211 White/O'Halloran

Be It Resolved that Council supports Resolution 266 from the Township of Armour relating to ensuring a successful transition to the producer responsibility model whereby the Ministry of the Environment, Conservation and Parks, Producer Responsibility Organizations and Municipalities work collaboratively to address financial and operational risks of stranded assets and for advocating for transparent processes, fair compensation, and timely communication to protect municipal investments and ensure service continuity for residents. **Carried**

2025-212 White /O'Halloran

WHEREAS the Province has posted ERO 0250923, Consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities and other stakeholders on how Phase Three (3) could best support access to natural gas for community development.

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities, and 16 projects completed to date.

AND WHEREAS the Federation of Northern Ontario Municipalities (FONOM) is working toward its housing and employment land goals that contribute to Ontario's broader objective to build at least 1.5 million homes by 2031 and recognizes that timely servicing solutions (including natural gas where appropriate) can help enable these targets of housing, economic developments goals, and commercial and industrial investments.

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions—including natural gas, electricity, and emerging energy technologies, to meet growing community needs. And whereas natural gas continues to play a critical role in supporting energy affordability, economic competitiveness, and enabling housing and employment growth across the province.

THEREFORE BE IT RESOLVED THAT Council;

1. Supports the Ministry's consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas as an option to other energy solutions to advance the Township of McMurrich/Monteith's housing, employment lands, and economic development objectives.

2. Directs staff to submit comments to ERO 0250923 reflecting the Township of McMurrich/Monteith's priorities, including: priority application types, alignment with Official Plan/Secondary Plans, sites and corridors where gas access would enable development (housing/employment lands), any Phase 1 and 2 learnings (if applicable) and practical barriers (e.g., timing, permitting, costs, land access).

3. Forwards this resolution to Graydon Smith, MPP, the Minister of Energy and Mines, the Ontario Energy Board, AMO, and neighbouring municipalities. **Carried**

2025-213 O'Halloran/White

Be It Resolved that Council receives all correspondence listed on the agenda. **Carried**

2025-214 O'Halloran/White

WHEREAS the Township of McMurrich-Monteith is a rural municipality with numerous roads and areas that remain unserved by basic electrical (hydro) infrastructure; and

WHEREAS access to electricity is a fundamental requirement for residential development, economic growth, emergency services, agricultural productivity, and overall quality of life; and

WHEREAS the Province of Ontario and the Government of Canada have committed to an aggressive transition toward electrification, including the widespread adoption of electric vehicles and electrified heating systems, and have made public commitments to achieving net-zero emissions by 2050; and

WHEREAS the transition to electrification is not feasible in municipalities and communities that lack basic electrical infrastructure, thereby putting rural areas like McMurrich-Monteith at a significant disadvantage and risk of being left behind in this energy transition; and

WHEREAS access to electricity, internet, and reliable cellular service are increasingly viewed as essential services and foundational to modern life, akin to human rights, and their absence constitutes a major barrier to equity, opportunity, and safety; and

WHEREAS the lack of hydro infrastructure in our township is directly hindering new residential and commercial development, undermining the municipality's growth potential and economic sustainability;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of McMurrich-Monteith urges the Government of Ontario, Hydro One, the Independent Electricity System Operator (IESO), and relevant federal partners to prioritize rural infrastructure investments and commit to the extension of electrical service to all currently unserved areas of McMurrich-Monteith and similar rural communities across Ontario;

BE IT FURTHER RESOLVED THAT the Province of Ontario be requested to establish targeted funding programs and streamlined regulatory processes to facilitate the extension of hydro services to rural and underserved areas;

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to:

- The Honourable Todd Smith, Ontario Minister of Energy
- The Honourable Kinga Surma, Ontario Minister of Infrastructure
- The Honourable Graydon Smith, MPP for Parry Sound—Muskoka
- The Honourable Jonathan Wilkinson, Federal Minister of Energy and Natural Resources
- The Association of Municipalities of Ontario (AMO)
- The Rural Ontario Municipal Association (ROMA)
- Federation of Northern Ontario Municipalities (FONOM)
- Hydro One
- The Independent Electricity System Operator (IESO)
- Surrounding municipalities for support and endorsement

Carried

2025-215 O'Halloran/White

Be It Resolved that Council adjourns this meeting at 9:13pm until Tuesday, September 23, 2025 at 1:00pm. **Carried**

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

DRAFT

**MINUTES OF McMURRICH/MONTEITH TOWNSHIP
PUBLIC MEETING – TUESDAY, SEPTEMBER 16, 2025**

The Council of the Township of McMurrich/Monteith met Tuesday, September 16, 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; Joe Readman, Fire Chief,

Audience: Roger Moody, Lanny Dennis, Arshia Torkashvand, Jim Shelvock, Mike Miller, Peter Sangoi, Tammy Rittwage, Patrick O'Halloran, Angela Fabing, Elinor Cucullo, Frank Cucullo, Don Brindle.

- 1. The public meeting called to order by the Mayor –**
The meeting was called to order at 7:55PM

- 2. Applications;**

Zoning Bylaw Amendment – Bylaw 16-2016, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P13, as amended.

The Township of McMurrich/Monteith held a public meeting to amend the Township's Zoning Bylaw 16-2016.

Notice of this public meeting was on the Township website and Facebook page on the 26th day of August, 2025.

The effect of the proposed of the amendment is to address three matters that have arisen during the application and review of the By-Law and to assist in the use and interpretation of the By-Law. These include the following:

- (1) To amend Section 3.13 (Principal Building to be erected First) by removing the following test from the section: "... or a single storage shed not exceeding 25 square metres (270 square feet) in gross floor area or one (1) single storage container." The section is now proposed to read: "No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of:

- temporary construction uses or a garage during the term of active building permit for the principal building, or a septic system, or dock".
- (2) To reduce the Minimum Dwelling Unit Area in Table 5 to 19 square metres (204.5 square feet) in the Waterfront Residential, Settlement Residential, Rural, General Commercial, Touriest Commercial and General Industrial zones; and
 - (3) To remove, the size requirement for secondary dwelling in Table 4 to be a maximum of 50% of the floor area of the principal dwelling.

There were no written submissions received. The Applicant was not in attendance to provide comment. There were no objections from the public or Council. Council agreed the bylaw will be heard when the Regular Council Meeting reconvenes.

3. **Adjournment:** Council adjourned this meeting at 8:00pm. See resolution below.

Resolutions:

2025-204 Currie/Roeder-Martin

Be It Resolved that Council does now adjourn from this Regular Meeting at 7:55pm to commence a "Public Meeting" for the purpose of hearing comments from members of the public relating to proposed amendments to the Zoning Bylaw 16-2016. **Carried**

2025-205 Currie/Roeder-Martin

Be It Resolved that Council does hereby now adjourn from this Public Meeting at 8:00pm in order to recommence the Regular Meeting of Council of September 16, 2025. **Carried**

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

**MINUTES OF McMURRICH/MONTEITH TOWNSHIP
REGULAR COUNCIL MEETING – TUESDAY, SEPTEMBER 23, 2025**

The Council of the Township of McMurrich/Monteith met Tuesday, September 23, 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, Public Works Superintendent

Audience: Derek Martin, April Stockfish, Ross Fedoun, Laney Dennis,

1. **Opening of the meeting by the Mayor –**
The meeting was called to order at 1:00PM

2. **Declaration of Pecuniary Interest and the nature thereof;**
none

3. **Business arising From a Previous Meeting;**
3.1 Consent Applications – B-038, 039, 040, 041/25 – Part Lot 6, Cons 6 & 7, McMurrich (16904211 Canada Inc.)

4. **Closed session, section 239 2**
Section 239 2 (b) Personal matters about an identifiable individual, including municipal or local board employees;

5. **Adjournment:** Council adjourned this meeting at 3:44pm. See resolution below.

Resolutions:

2025-216 O'Halloran/White

Be It Resolved that Council has no objections to Consent Files B-038, 039, 040, 041/25 (16904211 Canada Inc.) as submitted provided that the following conditions apply:

1. The Township of McMurrich/Monteith requires a "Cash-in-lieu of Parkland" payment of 5% based on the assessed value of the severed lots.
2. A draft reference plan of survey shall be submitted to the Planning Board and to the Township, for review prior to registration.

3. The Township requires four (4) copies of the survey, together with a digital (CAD and PDF) copy of the survey.
4. The Township Public Works Superintendent confirms that an entrance permit can be obtained on the severed and retained lots, with any conditions for signage to be provided as a condition of approval of any entrance permit.
5. The Township receives confirmation from the North Bay Mattawa Conservation Authority that the lots are suitable for on-site sewage disposal and that any problems identified with any existing sewage systems be corrected to the satisfaction of the Township.
6. The Township requires that the severed and retained lots be rezoned to Waterfront Residential.
7. The severed and retained lots be made subject to Site Plan Control, in accordance with the provisions of Section 2.2 of By-law 34-2023, in order to regulate the provision and maintenance of shoreline buffers and landscape features, storm drainage and construction mitigation measures, as required.
8. The Owner and the Township enter into a consent agreement pursuant to Section 51(26) of the Planning Act.
9. The zoning by-law amendment include a minimum Shoreline Vegetation Buffer of 15 metres to be applied to all of the lots.

And That the Southeast Parry Sound District Planning Board be advised that Council is satisfied that the proposal can proceed by way of consent and that a plan of subdivision is not required for the proper and orderly development of the lands, subject to the conditions noted above. **Carried**

2025-217 White/O'Halloran

Be It Resolved that Council enters into a closed session at 1:07pm to discuss an items under Section 239 2 (b) Personal matters about an identifiable individual, including municipal employees or local board members; and
(3.1) For the purpose of education or training the members **Carried**

2025-218 O'Halloran/White

Be It Resolved that Council comes out of a closed session at 3:44pm. **Carried**

2025-219 O'Halloran/White

Be It Resolved that Council directs staff to post the Fire Chief position on a full-time basis. **Carried**

2025-220 Currie/Roeder-Martin

Be It Resolved that Council adjourns this meeting at 3:44pm until Tuesday, October 7, 2025 at 7:00 pm. **Carried**

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

DRAFT



TOWNSHIP OF McMURRICH / MONTEITH

Oct 7
5.1

District of Parry Sound

P.O. Box 70 31 William Street

Sprucedale, Ont. P0A 1Y0

Phone 705-685-7901 Fax 705-685-7393

ROADS DEPARTMENT REPORT

Grading

All roads been graded for season .Jamie will be going around to do touch ups where required and just maintain before freeze up.

Culverts

Replaced 1 driveway culvert Stisted south

Replaced 2 driveway culverts west Bear lk

Replaced 1 center line culvert on 3 season part on Middle rd

Beaver dams

Glen been out removing beavers and staff been actively pulling dames and we will be installing beaver deceivers in ongoing problem areas

Winter sand discussion

Land fill

A.O.R Has removed 3 loads of steel .

Tire will ne picked up by end of the month

New Recycling bins are in place and in use

Still waiting for quote from Rick Sittler .I followed up with him 02/10/2025

Called McDougall landfill discussed grinding options . Rob Jackson informed me the use Sittler but did give me Different number to try .

Brushing

Stisted South from Selena to boundary complete .Currently working on Selena then will be moving North on Stisted to 8th Ave .

Planning to move East bear lk rd ..Plan is to run Machine as long as we can depending on snow depth .

Road needs study

Reviewing and coming up with plan .

NOHFC Intern:

As you are aware, the application for an intern was approved for a Building and Planning Coordinator. Due to a misinterpretation in the job posting process, relating to internal and external posting requirements, the funding can not be used for the position that has been filled.

There are three options:

1. hire an intern for the grant (intern must be hired by May, 2026); or
2. cancel the grant and reapply for another intern, such as, Recreation Programming Coordinator; or
3. cancel the grant and not reapply at this time

Township of



McMurrich/Monteith

Oct 7
2025
5.3

STAFF REPORT

Date: October 7th, 2025
To: Council
From: John Theriault, Chief Administrative Officer
Subject: Delegation – Gilead Academy

Recommendation:

That the Staff Report from the Chief Administrative Officer dated October 7th, 2025, regarding the September 16th, 2025, delegation by the Gilead Academy be received and that Council approves the issuance, starting in 2026, of eight (8) landfill cards for the year-round family units that are on the property of the Gilead Academy.

History:

On September 16th, 2025, Council heard a delegation, from a representative of the Gilead Academy requesting that landfill cards be issued for the permanent residences of the academy. The presentation stated that the academy had eight permanent residences for the staff and volunteers.

The Township's By-law Enforcement Officers visited the property and confirmed that there are eight permanent dwellings on this property. Since the by-law approved by Council states that the Township will be issuing a landfill card for each dwelling, I would recommend that the Township issue eight (8) landfill cards to the Academy starting in 2026.

Financial Considerations

Issuing eight (8) landfill cards will result in the academy being able to bring four hundred (400) garbage bags to the landfill at no charge.

Others consulted:

Jason Newman, By-law Enforcement Officer
Bryan Austin, By-law Enforcement Officer

Township of



McMurrich/Monteith

Oct 7
2025
5.4

STAFF REPORT

Date: October 7th, 2025
To: Council
From: John Theriault, Chief Administrative Officer
Subject: IESO Meetings of September 25th and 30th, 2025

Recommendation:

That the Staff Report from the Chief Administrative Officer dated September 7th, 2025, regarding the IESO meetings be received.

History:

On September 25th, 2025, I attended an online meeting with the IESO concerning the contracts they are looking at issuing to increase the amount of electricity in Ontario.

The presentation stated that as of this year the IESO is predicting that electricity needs will increase by 75% between 2025 and 2050.

The IESO has issued two RPS, one for energy stream and one for capacity stream. The RFP for energy stream will close on October 16, 2025, and the RFP for capacity stream will close on December 18, 2025. Projects can include nuclear, wind, solar, battery storage, natural gas, etc. IESO is looking at natural gas projects as transitional until Ontario can produce enough electricity from other means.

No project is allowed on prime agricultural land. The municipality is responsible to revise and confirm that the Agricultural Impact Assessment (ATA) are met.

Any response to these RFP's requires support from the local municipality, usually by including a resolution of support from the local municipality. IESO will not accept a conditional resolution from a municipality. The municipality will also be responsible for confirming the land-use designation of the proposed project site.

If a proponent is successful, the municipality and the proponent will work together to bring the project to fruition.

Window two, which is the next step in the IESO process to develop more electricity in Ontario, will start in the third quarter of 2025.

Information on this webinar is posted at <https://www.ieso.ca/Sector-Participants/Engagement-Initiatives/Engagements/Long-Term-RFP-Community-Engagement>

On September 30th, 2025, I attended an online meeting with the IESO giving a quarterly bulk update on what they are accomplishing. This presentation was made to engage everyone in the work IESO is doing to increase electricity in Ontario.

They project that there will be a shortfall of approximately 75 Terawatt per hour in 2025. There will also be a shortfall in the transmission systems to carry the electricity.

They are presently completing many studies to plan for the future. Criteria for the studies include Demand Forecast, Needs, Evaluation of Options and Recommendations. You can get more information by reviewing their Annual Planning Outlook available on the IESO's website.

They have to plan for a five-to-seven-year timeline to complete a project.

North of Sudbury Bulk Plan

This project is to ensure reliable electricity for the residential, mining, and industrial infrastructure in the region. They have developed a demand forecast and some demand forecast scenarios. Growth is primarily driven by large industrial loads. The region is presently serviced by two major circuits, so if one goes down, it creates a large problem. Additionally, some electricity contracts are ending in 2032 which will reduce the electricity available at that time. The next step in this project is to create some options which will address the shortcomings of the system. The goal is to publish a final report at the end of next year. Feedback on what has already presented will be received until October 31st, 2025.

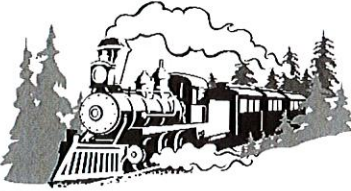
Eastern Ontario Bulk Plan

Began in September 2024. This study covers Ottawa and Belleville. Looking at improving the electrical system and maybe getting electricity from Quebec for the Eastern Region of Ontario. Presently at the needs assessment stage and are looking at options, need to expand transmission system to supply the region. Currently evaluating wire and non-wire options for transmission. Looking at demand forecasts to produce options. Final report in 2026. Feedback on what has already presented will be received until October 31st, 2025.

South and Central Bulk Plan

Began in mid 2024. This study covers the Greater Toronto Area and the Windsor to Hamilton Corridor. Two actions already proposed, a new transmission line from Bowmanville to Toronto and a South and Central Bulk study. Developed preliminary options representing different approaches. Looking at options which include nuclear improvements. Presently completing energy modeling. Will present draft recommendations around the end of November 2025.

Oct 7
5.5

	Report to Council
To	Mayor and Council
From	Fire Chief Joe Readman
Date of Meeting	Oct 7, 2025
Report Title	Monthly report

Fire Rating

Sept 16-Oct 7 MODERATE.

General Information

We currently have three members completing their 1041 LVL 1 Instructors course. After completing, this will complete their 1021 Officer LVL 1.

The Chiefs are developing a complete 2026 training calendar, some specialty training coming next year include: 1521NFPA Incident Safety Officer, NFPA 1041 Instructor LVL 2 and start on our new NFPA 1006 surface water and ice water rescue program.

Personnel

No changes this month

Training

- Sept 3- Hall clean up and maintenance
- Sept 10- Pumping/Drafting/Portable pumps
- Sept 17- Live Fire
- Sept 24- Live Fire

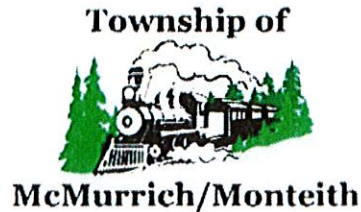
Upcoming

- October 25- AS&E exams
- October 31- Halloween at the Community Centre/ Fire Hall
- December 3- Food Drive

Equipment

Waiting on a minor repair on 411, a roller on the pre-connect bed is damaged and another trim piece has separated..

Fire Chief: Joe Readman



Oct 7
2025
b.1

STAFF REPORT

Date: October 7, 2025
To: Council
From: Cheryl Marshall, Clerk/Treasurer
Subject: Landfill – Construction Waste Pilot Program

Recommendation:

That the Staff Report from the Clerk/Treasurer dated October 7th, 2025, regarding the construction waste pilot program be received and that Council direct staff to continue with the pilot program.

History:

In June 2025, the Township of McMurrich/Monteith implemented a pilot program to see if we could take out the construction waste from our landfill and save some space for the future. The latest numbers we have, show that we have taken 39.10 tonnes of construction waste out of our landfill at a cost to the Township of approximately \$12,200 with revenue received from tipping fees in the amount of \$6,040.

Our consultant has indicated that each 40-yard bin has significant air-space and that each bin would be approximately 10 cubic metres of compacted in-place material at the landfill.

The consultant has currently estimated approximately 1,000 cubic metres of waste is landfilled each year. Therefore, the amount of construction waste diverted while estimating an average of 20 bins per year would save roughly 200 cubic metres each year.

As the report from the consultant has not yet been received, these are estimates and staff are unable to make any recommendations other than to continue with the program until the Waste Capacity Report is finalized and numbers are confirmed.

Financial Considerations

If the Township continues with the pilot program, we will have to add at least \$25,000 to the yearly landfill budget.

Attachment:

Report itemizing bin expenses and tipping fees collected

Others consulted:

Troy Gordon, CET, EP, Greenstone Engineering

TJB Construction & Affordable Disposal Bins								
Date	Invoice Number	Disposal Bin Fee	Bin Rental Fee	Quantity in Tonnes	Tipping Fee	Subtotal	HST	TOTAL
June 24, 2025	1076	350.00	150.00	3.10	589.00	1,089.00	141.57	1,230.57
July 2, 2025	1086	350.00	150.00	4.21	799.90	1,299.90	168.99	1,468.89
July 10, 2025	1095	350.00	0.00	3.94	748.60	1,098.60	142.82	1,241.42
July 14, 2025	1098	350.00	0.00	3.79	720.10	1,070.10	139.11	1,209.21
July 21, 2025	1105	350.00	150.00	3.50	665.00	1,165.00	151.45	1,316.45
July 30, 2025	1114	350.00	150.00	4.20	798.00	1,298.00	168.74	1,466.74
August 7, 2025	1122	350.00	0.00	4.01	761.90	1,111.90	144.55	1,256.45
August 26, 2025	1138	350.00	150.00	3.80	722.00	1,222.00	158.86	1,380.86
September 12, 2025	1151	350.00	150.00	4.45	845.50	1,345.50	174.92	1,520.42
September 24, 2025	1163	350.00	150.00	4.10	779.00	1,279.00	166.27	1,445.27
					0.00	0.00	0.00	0.00
		3,500.00	1,050.00	39.10	7,429.00	11,979.00	1,557.27	13,536.27
						12,189.83		
Tipping Fee Revenue								
		Total Received						
Date	Batch #							
June 13-17	28	280.00						
June 20-24	29	147.63						
June 27-July 1	29	165.00						
June 27-30	29	200.50						
June 20-24	29	250.00						
July 4-8	30	30.00						
July 5-8	30	181.00						
July 13-15	31	161.50						
July 11-15	31	130.00						
July 18-22	32	140.00						
July 22	32	20.50						
July 28-29	32	40.00						
July 25-29	32	130.00						
Aug 1-5	33	260.00						
Aug 1-4	33	281.00						
Aug 8-11	36	270.00						
Aug 8-9	36	161.00						
Aug 12-19	39	762.00						
Aug 22-26	41	401.00						
Aug 30 - Sept 2	45	361.00						
Sept 5-8	45	611.00						
Sept 13-15	46	210.00						
Sept 19-23	47	400.00						
Sept 26-30	47	447.00						
		6,040.13						

Oct 7, 2025
10.1

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF
MCMURRICH/MONTEITH**

BY-LAW # 39-2025

Being a By-law to provide for the Administration and Enforcement of the Building Code Act, 1992, S.O. 1992 c. 23 within the Township of McMurrich/Monteith and to repeal By-law #06-2024

WHEREAS the Building Code Act, 1992, S.O. 1992, c. 23 as amended, empowers Council to pass certain by-laws respecting building permits and inspections;

NOW THEREFORE the Council of the Township of McMurrich/Monteith enacts as follows:

THAT building permits will be required for the construction, erection, alteration, repair, removal, relocation and the change of use of all buildings or structures within the Township of McMurrich/Monteith, that the building permits will be required for plumbing installations not included in the complete building package and would include but not be limited to additions and major repairs; that all permits issued by the Chief Building Official (CBO) shall comply with the provisions of the Official Plan and requirements of the Zoning By-law, that all permits will be issued by the CBO and all inspections will be performed by the CBO or Building Inspector for the Township of McMurrich/Monteith in accordance with this By-law and the Ontario Building Code.

1. SECTION 1 - SHORT TITLE

1.1 This By-law may be cited as the "Building By-law"

2. SECTION 2 - DEFINITIONS

2.1 In this By-law,

2.1.1 "Act" means the Building Code Act, 1992, as amended, including amendments thereto.

2.1.2 "As Constructed Plans" means as defined in the Building Code.

2.1.3 "Building" means as defined in Section 1. (1) of the Act.

2.1.4 "Building Code" means the Regulations made under Section 34 of the Building Code Act.

2.1.5 "CBO" means the Chief Building Official or his designate appointed by the By-law of The Municipal Corporation of the Township of McMurrich/Monteith for the purposes of enforcement of the Act, the Building Code and the Building By-law.

2.1.6 "Corporation" means The Municipal Corporation of the Township of McMurrich/Monteith.

2.1.7 "Farm Building" means as defined in Part 2 of the 2024 OBC, including Group G classifications.

2.1.8 "House" definition is deleted to reflect the 2024 OBC.

2.1.9 "Permit" means written permission or written authorization from the CBO to perform work regulated by this By-Law, the Act and the Building Code.

- 2.1.10 **“Permit File Maintenance Fee”** means a fee charged when a request is made for an inspection of a permit that has been issued for more than 18 months.
- 2.1.11 **“Special Inspection”** means an inspection that is requested and carried out not in connection with a permit, at the discretion of the Chief Building Official.
- 2.1.12 **“Annual Permit Maintenance Fee – Non-Refundable”** means a fee charged annually for permits that have been issued, and have not passed a Final Inspection within 18 months from the date of permit issuance.
- 2.1.13 **“Construction Revision”** means revised drawings required as a result of inspection revealing construction that has not been carried out in accordance with the permit drawings.
- 2.1.14 **“Dormant Building Permit Review”** means a review by the Chief Building Official or his designate of a dormant building permit file.
- 2.1.15 **“Dormant Building Permit”** means a building permit that has been issued for more than 18 months, and has not had any inspection requested or carried out in the past 12 months.
- 2.1.16 **“Permit Revision Drawings”** mean drawings that are submitted for review and an amendment to the permit drawings as per Subsection (12) of the Building Code Act.
- 2.1.17 **“Plumbing”** means plumbing as defined in Section 1(1) of the Building Code Act.
- 2.1.18 **“Re-inspection”** means an inspection that is required due to the work subject to inspection not being completed at the time of the original request for inspection.
- 2.1.19 **“Remedy Unsafe Permit”** means a permit that has become necessary due to a building being determined to be unsafe by the Chief Building Official.
- 2.1.20 **“Sewage System”** means a sewage system as defined in the Building Code.

3. **SECTION 3 - CLASSES OF PERMITS**

- 3.1 Classes of permits with respect to construction, renovation, demolition, and change of use of buildings shall be set out in Schedule “A” to this By-law.

4. **SECTION 4 - REQUIREMENTS FOR APPLICATIONS**

- 4.1 All building permit submissions are now required to be submitted through the municipal online portal known as Cloudpermit unless permission is given to submit a paper-based application. A link to Cloudpermit is on the municipal website. Each paper application for a permit shall, unless otherwise specified by the Chief Building Official, be accompanied by two (2) sets of the plans, specifications and other documents which the municipality will use to convert your paper-based submission to digital, and enter the application and supporting documents into Cloudpermit. Only one copy is required if submitted through Cloudpermit. Should the applicant request to provide a paper-based permit submission, a fee as outlined in the User Fees and Services Charges By-law will be charged.

- 4.2 All applications shall include a statement, signed by the property owner, setting out the purpose for which the building permit is intended.
- 4.3 Where application is made for a building permit under subsection 8(1) of the Act, the application shall:
- 4.3.1 Identify and describe in detail the work and the occupancy to be covered by the permit for which application is made.
 - 4.3.2 Describe the land on which the work is to be done, by a description that will readily identify and locate the building lot.
 - 4.3.3 Include a minimum of two sets of complete plans and specifications for the work to be covered by the permit and show the occupancy of all parts of the building.
 - 4.3.4 State the valuation of the proposed work including materials and labour and be accompanied by the required fee.
 - 4.3.5 State the names, addresses and telephone numbers of the owner and of the architect or engineer, where applicable, or another designer or contractor.
 - 4.3.6 Be accompanied by a written acknowledgment of the owner that he has retained an architect or professional engineer to carry out the field review of the construction where required by the Building Code and,
 - 4.3.7 Be signed by the owner or his or her authorized agent who shall certify the truth of the contents of the application.
- 4.4 The prescribed forms for permits in class 1,2,3,4,5,6,7,8,9,10 and 11 may include but not be limited to:
- (a) an application
 - (b) a site plan
 - (c) building plans or drawings including
 - (i) floor plans
 - (ii) cross section
 - (iii) elevation drawings
 - (d) certificate of approval for septic system
 - (e) entrance permit
 - (f) civic address property identification number
- 4.5 Where an application is made for a demolition permit, under subsection 8.1 of the Building Code Act, the owner or agent shall file an application in writing on a municipal form.
- 4.6 Where an application is made for a change of use, subsection 10(1) of the Building Code Act, of an existing building, the application shall:
- (a) describe the building in which the occupancy is to be changed, by a description that will readily identify and locate the building;
 - (b) identify and describe in detail the current and proposed occupancies of the building or part of a building for which the application is made with sufficient information to establish compliance with the requirements of the Building Code;
 - (c) be signed by the owner of the property who shall certify the truth on the contents of the application.
- 4.7 Where an application is made for plumbing permit, class 12 permit, the application shall include:
- (a) an application
 - (b) drawings
 - (i) for a drainage system, existing and proposed addition or repairs;

- (ii) for venting systems, proposed addition or existing and repairs;
- (iii) for a water system, proposed addition or existing and repairs;
- (iv) for sewage system, proposed addition or existing and repairs;

4.8 Alternative Solutions

The person proposing an alternative solution shall provide the documentation required by Section 2.1 DIV C of the Ontario Building Code.

4.9 Revisions to Plans

4.9.1 Where drawings, specifications or other documentation is submitted as a request for change on a permit already issued, a review of the change must be performed by the Chief Building Official and written authorization given prior to the change taking place at the project site.

4.9.2 The processing of the supplementary/altered information is subject to a revision fee which is specified in the User Fees and Services Charges By-law.

4.10 Review of Permits

4.10.1 Whereas Div. C, 1.3.1.3. of the Building Code specifies time periods for processing a complete application, if during review of an application, it is found to be incomplete or found to contravene applicable law, the Chief Building Official will advise the applicant and give the reasons in writing for the determination.

4.10.2 If an application has been found to be incomplete or contravenes applicable law, review of the application will be suspended and is no longer subject to the time periods set out in the Building Code.

4.10.3 Where 4.10.1 above has been applied, review of an application will be resumed when all of the required documentation has been provided which corrects the deficiency identified within the context above, and the re-submission fee has been paid.

4.11 Revocation of Permits

In accordance with Section 8. (10), subject to section 25 of the Act, CBO may revoke a permit issued under this Act;

- a) if it was issued on mistaken, false or incorrect information;
- b) if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the CBO, been seriously commenced;
- c) if the construction or demolition of the building is, in the opinion of the CBO, substantially suspended or discontinued for a period of more than one year;
- d) if it was issued in error;
- e) if the holder requests in writing that it be revoked;
- f) if a term of the agreement under clause (3)c (Conditional Permits) has not been complied with Building Code Act, 1992, S.O. 1992, c. 23, s8 (10).

5. SECTION 5 – TRANSFER OF PERMITS

5.1 If land changes ownership after a building permit has been issued, a building permit may be transferred to the new owner for a fee in accordance with the Township of McMurrich/Monteith's User Fees and Services Charges By-law.

5.2 When a building permit is transferred, the new owner assumes all responsibility and may be required to provide additional information and, if necessary, proof of engagement of a design professional.

- 5.3 Legibility
All plans submitted must be legible and drawn to scale upon paper or other suitable and durable material.

6 SECTION 6 - PLANS & SPECIFICATIONS

- 6.1 Sufficient information shall be submitted with each application for a permit to enable the CBO to determine whether or not the proposed construction, demolition or change of use will conform with the Act, the Building Code and any other applicable law.
- 6.2 Plans vary depending on the type of construction and may require all or any part of the following:
- (a) the site plan sketch
 - (b) floor plans
 - (c) foundation plans
 - (d) framing plans
 - (e) roof plans
 - (f) sections and details
 - (g) building elevations
 - (h) electrical drawings
 - (i) heating, ventilation and air conditioning drawings
 - (j) plumbing drawings
 - (k) sewage system
 - (l) storm water management plan
 - (m) shoreline rehabilitation plan
 - (n) site alteration rehabilitation plan
 - (o) environmental impact / site assessment plan

7. SECTION 7 - SITE PLAN DRAWINGS

- 7.1 Site plan drawings shall be referenced to an up-to-date survey, if available. New surveys will only be required when needed to demonstrate compliance with the Act, the Building Code, the Municipal Zoning By-law or any other applicable law. Waterfront development shall require a site plan drawing by an Ontario Land Surveyor.

Required Format for All Ontario Land Surveyor Drawings

1. Format: PDF files scaled to print 11" x 17"
2. Scale: Maximum – 1:200 Minimum – 1:1,000
3. All Site Plan drawings shall have both a linear scale and a graphical (bar) scale in both metric and imperial units.
4. Key Plan: (scale 1:50,000) showing:
 - i) Location of the property in relation to:
 - major roads, laneways and waterfront
 - adjacent properties showing constructed features
 - natural drainage
 - ii) Adjacent property owned by the applicant or in which the applicant has a monetary interest
 - iii) North Arrow
5. Title Block showing:
 - i) Name and location of the subject development with a north arrow
 - ii) Owners name
 - ii) Title of the drawing
 - iv) Name of the company / person who prepared the drawing
 - v) Linear and graphical (bar) scales – both required
 - vi) Date the drawing was prepared
6. Revisions Block showing:
 - i) Dates of all revisions made to the drawing
7. Signature Block with space reserved for Engineer (P.Eng.), Architect(OAA), Landscape Architect (OALA) or Planner (RPP/CIP) stamps if required.

8. Site summary chart including the following information:
 - i) Total site area (includes waterfront development)
 - ii) Total ground floor area
 - iii) % of site to be covered by buildings (includes waterfront development)
 - iv) % of site to be landscaped
 - v) Total number of parking spaces required by the Zoning –By-law
 - vi) Total number of parking spaces provided
 - vii) Total number of units, if applicable
 - viii) Site density (net/gross), if applicable

- 7.2 Verification by an Ontario Land Surveyor of by-law compliance may be required before proceeding past foundation state, if required by the CBO.

- 7.3 Site plan drawings shall show:
 - a) lot size and dimensions of property lines
 - b) existing buildings and setbacks from property lines
 - c) proposed buildings and set back from property lines
 - d) existing and finished ground levels or grades, drainage patterns and storm water outlets
 - e) flood plain areas
 - f) existing rights-of-way or easements

- 7.4 Additional site plan requirements for waterfront development (see also McMurrich/Monteith Official Plan 2.2.17)
 - a) For all new development, a natural vegetative buffer of not less than 15 m. (49.2 ft.) in depth along the designated shoreline or watercourse with a landscaped corridor not greater than 9 m (29.5 ft.) in width for access between any proposed development and the shoreline. Council may require that a professional competent in shoreline landscaping be engaged to prepare a shoreline vegetation management plan suitable for conserving and sustaining the natural environment.
 - b) Location of dockage, boat houses, fuel storage areas, and beach / swimming areas.
 - c) Exact location of the normal highwater mark and the Regulatory Flood Elevation, including the finished floor level (if available) defined by MNRF as required in Section 2.3 of the McMurrich/Monteith Township Official Plan.
 - d) Flood proofing plans if required by the Chief Building Official in accordance with Appendix 6 of the Ministry of Natural Resources & Forestry Technical Guide: River and Stream Systems: Flooding Hazard Limit.
 - e) Where deemed necessary, a soils report which identifies site soil characteristics including soil type, depth, leaching characteristics, depth to water table, and mitigation measures for any soil deficiency related to a proposed use. The soils report may also address slope stability and erosion concerns based on the nature of the proposal and existing site conditions.
 - f) Where deemed necessary, a groundwater or surface water quality impact study which shows the impact of the proposed use on water quality and how this impact can be effectively minimized.
 - g) Where deemed necessary, a fisheries habitat assessment of the existing shoreline or stream with recommendations on how the existing habitat conditions can be preserved and/or enhanced.
 - h) Where deemed necessary, a screening plan showing how the proposed uses will be screened from view or how the existing aesthetic landscape of the waterfront will be preserved or enhanced;
 - That a private well for an individual on-site water service can be located without danger of contamination by any on-site or off-site sewage system; and/or
 - That suitable conditions exist for an individual on-site sewage disposal system.

8. SECTION 8 – FIRE ACCESS ROUTE CONSIDERATION

8.1 The Design of all required fire access routes shall be completed by the qualified designer of the project. All fire access routes shall be designed in conformance with Part 3 of the Ontario Building Code (including Part 9 buildings of the Ontario Building Code) unless an exemption is noted below. The following is a general outline of the requirements for access route, however all projects are subject to the municipality's approval. Additional requirements may be required based on an individual project basis.

8.1.1 The design of a fire access route for residential buildings shall be in accordance with Part 3 of the Ontario Building Code, if the project consists of more than 3 dwelling units or the route of travel from the road way to the building exceeding 400' in length. Sprinklers shall be considered as an alternative solution when Part 3 access routes requirements cannot be met.

8.1.2 The fire access route for Part 9 buildings that are serviced shall be provided to a building face in accordance with Part 3 of the Ontario Building Code. An access opening in accordance with Part 9 can be used as the principal entryway when designing the fire access route. Location of existing fire hydrants must be indicated and considered in the design.

8.1.3 The fire access route for Part 9 buildings located in the rural areas shall be to a building face with an access opening in accordance with Part 3 of the Ontario Building Code. Part 3 water supply requirements maybe omitted, unless multi-residential units are incorporated into the design. Water availability from neighboring properties can be used provided that legal access is presented to the town.

9. SECTION 9 - PAYMENT OF FEES

9.1 Fees for a required permit shall be as set out in the current Township of McMurrich/Monteith's Fee By-law.

9.2 Any owner who commences construction without first obtaining and posting a building permit shall be charged double the fee and also is liable to the penalties provided by the Ontario Building Code Act.

9.3 Where the fees payable in respect of an application for a construction permit are based on a floor area, floor area shall mean the total space of all storeys above grade (or below grade for an underground home) measured as the horizontal area between the exterior walls of the building.

9.4 Where the fees payable in respect of an application for a construction permit are based on the cost of valuation of the proposed work shall mean the total costs of all work regulated by the permit including the cost of all material, labour, equipment, overhead and professional and related services.

9.5 The permit fees paid are for the review of the permit documents, creation and maintenance of the permit file and the required inspections if completed within 18 months of the permit issuance. If the project remains incomplete or the required inspections have not been requested and carried out within the 18 months, a "Annual Maintenance Fee" fee will apply.

9.6 Re-Inspection Fee:

Where an inspector attends to a building site in response to a Notice given by a Permit Holder under 1.3.5.1. Division C or 1.3.5.2. Division C of the Ontario Building Code, and the construction is not ready for inspection, a re-inspection fee will be charged and be payable prior to an inspector re-attending the site.

- 9.7 Revised Plans Review – Existing Permits Fee:
This fee will apply for existing building permits in which revised plans are re-submitted.
- 9.8 Annual Permit Maintenance Fee:
Building permits issued after the date of the passing of this By-law will be subject to an annual fee as identified in the User Fees and Services Charges By-law if the works for which a permit was issued does not pass a Final Inspection within 18 months from the date of permit issuance. Any unpaid portion of the permit maintenance fee will then be added to the owner's property tax roll.
- 9.9 Permit File Maintenance Fee:
When a request is made for an inspection of a permit that has been issued for more than 18 months and has not passed a Final Inspection, a Permit File Maintenance Fee will be charged and be payable prior to an inspector attending the site.

10. **SECTION 10 – REFUNDS**

- 10.1 In the case of withdrawal of an application or the abandonment of all or a portion of the work or the non-commencement of any project, the Chief Building Official shall determine the amount of paid permit fees that may be refunded to the applicant, if any, in accordance with Schedule "B" attached to and forming part of this By-law. Application for refund must be made within 6 months of the date of permit application in order to be eligible for a refund of any permit fees.

11. **SECTION 11 – POSTING OF PERMITS**

- 11.1 All permits are required to be posted in a location that is visible from the road on the property in respect of which the permit was issued.

12. **SECTION 12 - NOTICE REQUIREMENTS FOR INSPECTIONS**

- 12.1 The owner or an authorized agent shall notify the Chief Building Official at least two (2) Municipal Office business days prior to each stage of construction for which notice in advance is required under the Building Code. In addition to the prescribed notice contained in 1.2.5.1. DIV C of the Building Code, notice of any solid fueled fire appliance rough-in 1.3.5.2.(1)(c) is also required.

Notice of completion is also required in accordance with subsection 11(2) of the Building Code Act.

- 12.2 Notice shall be given in one of the following ways:
1. Preferred – Online through the Building Department's Cloudpermit inspection request portal.
 2. Phone message given to the Township of McMurrich/Monteith Building Department at (705) 685-7901.
 3. E-mail to buildingadmin@mcmurrichmonteith.com
 4. In person at the Township of McMurrich/Monteith Building Department Counter.
- 12.3 Notice must include the permit number, name of person requesting the inspection, type of inspection requested, civic address of property and name of owner. A contact number must be provided if you wish to receive confirmation of receipt of your request or for a contact number for the inspector.

The drawings and specifications approved by the Township of McMurrich/Monteith must be on site at the time if the requested inspection.

- 12.4 Inspections may be required for any or all, but is not limited to, the following stages:
- a) Footings
 - b) Backfill
 - c) Underslab Plumbing
 - d) Plumbing Rough-In
 - e) Insulation
 - f) Mechanical Rough-In
 - g) Framing
 - h) Air Barrier
 - i) Fire Protection
 - j) Fire Access Routes
 - k) Solid Fuel Fired Appliances
 - l) Plumbing Final
 - m) HVAC Final
 - n) Occupancy
 - o) Final
- 12.5 Occupancy and Completion of a Building
 In addition to the regulations of Subsection 11. (1) of the Building Code Act which provide that no person shall occupy or use, or permit to be occupied or used, any building newly erected or renovated until notice of the date of this completion is given to the Chief Building Official (as per Div. C, 1.3.3.1 (1) of the Building Code), the following requirements must also be fulfilled:
- a) An inspection request is made and approved pursuant to such notice as outlined in Subsection 14.1 of this by-law.
 - b) The occupancy inspection took place as requested and was deemed to be complete.
 - c) There has been prior compliance with any order made by the Chief Building Official pursuant to the provisions of this by-law or Order of the Building Code Act or regulations.
- 12.6 Final Inspections are required prior to closing a building permit. They may be in conjunction with or subsequent to a required occupancy permit.
- 12.7 It is the responsibility of the owner of the property to request a final inspection (once all other inspections have been completed and passed) on all projects at the time of substantial completion.
- 12.8 Should there be any changes at any time to the Building Code Act which creates a conflict with the requirements stated; the Act shall supersede this by-law.
13. **SECTION 13 - AS CONSTRUCTED PLANS**
- 13.1 On completion of the construction of a building, or part of a building, the Chief Building Official may require a set of "as constructed" plans, including a plan of survey showing the location and confirming the elevation of the building.
14. **SECTION 14 - ABANDONED APPLICATIONS**
- 14.1 An application for a Permit is considered to have been abandoned by the Applicant where:
- (a) the application is incomplete and remains incomplete six months after it was submitted; or,
 - (b) the application is complete, a Permit is available to be issued, and six months have elapsed from the date upon which the municipality e-mailed notification of the Permit availability to the Applicant's address shown on the application.
- 14.2 Significant Progress
 In regards to all buildings, significant progress shall be shown on a project within one (1) year from date of issuance of the permit and in the following two

(2) years, or the permit may be revoked at the discretion of the Chief Building Official. Should there be any changes at any time to the Building Code Act which would create a conflict with the time periods states, the Act shall supersede this By-law (as per 35. (1) of the Act).

15. **SECTION 15 – TOWNSHIP PROPERTY**

15.1 Plans and specifications furnished according to this By-law or otherwise required by the Act become the property of the Township and will be retained in accordance with relevant legislation.

16. **SECTION 16 - ENFORCEMENT**

16.1 This By-law shall be enforced pursuant to the provisions of Section 15 of The Ontario Building Code Act, as amended.

17. **SECTION 17 - PENALTIES**

17.1 Any person who fails to comply with an order issued pursuant to this By-law is guilty of an offence and, upon conviction, is subject to a penalty provided by the Building Code Act and/or the Provincial Offences Act.

18. **SECTION 18 - POWER OF MUNICIPALITY TO REPAIR OR DEMOLISH**

18.1 Where an owner or occupant of the property fails to take such steps as may be necessary to bring the property into compliance with this By-law, the Municipality, or a person acting on its behalf, shall:

- a) have the right to enter upon the property to affect such repairs, clean-up, demolition or other remedial steps as may be required to bring the property into compliance with the standards herein and neither the Municipality, not anyone acting on its behalf shall be liable to compensate the owner, occupant or any other persons by reason of anything done by or on behalf of the Municipality in the reasonable exercise of these powers; and
- b) shall have a lien on the property for the amount spent by, or on behalf of the Municipality in accordance with this By-law, together an administration fee of 10% of the amount spent, and the total amount shall have priority lien status as described in section 1 of the *Municipal Act*, 2001, S.O. 2001, c. 25.

19. **SECTION 19 - REPEAL CLAUSE**

19.1 By-Law #06-2024 of The Municipal Corporation of the Township of McMurrich/Monteith is hereby repealed.

20. **SECTION 20 – ENACTMENT**

20.1 That this by-law shall come into force and effect on the date of passing.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 2nd day of September, 2025.

Mayor

Clerk

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF
MCMURRICH/MONTEITH
SCHEDULE "A" OF BY-LAW #39-2025

Classes of permits

1. Residential Dwellings – Includes single-detached, semi-detached, duplex, row/townhouse, garden suites, secondary suites, and multiplex conversions.
2. Residential Foundations/Basements – Construction under existing buildings.
3. Guest Sleeping Cabins (No Services).
4. Guest Sleeping Cabins (With Services).
5. Garages / Boathouses.
6. Accessory Structures – Sheds, docks, porches, decks, fireplaces, swimming pools, shipping containers, etc.
7. Repairs and Renovations – Minor or major repairs and alterations.
8. Demolition Permits.
9. Change of Use Permits – In accordance with Part 10 of the 2024 OBC.
10. Farm Buildings – Group G Division 1 (High-hazard), Division 2 (Medium-hazard), Division 3 (Greenhouses), Division 4 (Not normally occupied).
11. Commercial, Industrial, and Institutional Buildings – Complete or shell only.
12. Plumbing Installations – Drainage, venting, water supply, and on-site sewage systems per Part 8 of the 2024 OBC.
13. Re-inspection Permits.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF
MCMURRICH/MONTEITH
SCHEDULE "B" OF BY-LAW #39-2025

Refunds

<u>Status of Permit Application</u>	<u>Percentage of Fee Eligible for Refund</u>
1. Application filed. No processing of review of plans submitted.	75% maximum
2. Application filed. Plans reviewed and permit issued/denied	50% maximum

NOTE:

1. No refunds after any building inspections are carried out.
2. No refund shall result in the retention by the Township of McMurrich/Monteith of an amount less than \$100.00.
3. No refund will be given when application for refund is not made within (6) months of issuance of permits. A request for refund must be made in writing.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF
MCMURRICH/MONTEITH
SCHEDULE "C" OF BY-LAW #39-2025

CODE OF CONDUCT FOR CHIEF BUILDING OFFICIAL AND INSPECTORS

1. **PURPOSE**
 - 1.1 To promote appropriate standards of behavior and enforcement actions by all Building Department staff in the exercise of a power or the performance of a duty.
 - 1.2 To prevent practices which may constitute an abuse of power, including unethical or illegal practices, by all Building Department staff in the exercise of a power or the performance of duty.
 - 1.3 To promote appropriate standards of honesty and integrity in the exercise of a power or the performance of duty by all Building Department staff.
2. **SCOPE**
 - 2.1 This policy applies to all Building Department staff.
 - 2.2 The Code of Conduct must provide for its enforcement and include policies or guidelines to be used when responding to allegations that the Code of Conduct has been breached and disciplinary actions that may be taken if the Code of Conduct is breached.
3. **CONTENTS**
 - 3.1 Conduct
 - a) Always act in the public interest.
 - b) Apply all relevant laws, codes, and standards in an impartial, consistent, fair, and professional manner, independent of any external influence and without regard to any personal interests.
 - c) Maintain required legislated qualifications, discharging all duties in accordance with recognized areas of competency.
 - d) Extend professional courtesy to all.
 - e) Ensure interactions are in keeping with the Township's Corporate Values and associated behaviours.
4. **BREACHES OF THE CODE OF CONDUCT**
 - 4.1 Lodging a Complaint

A complaint must be in writing and must be signed by the person making the complaint. The complaint may be a letter or an e-mail.
 - 4.2 Withdrawal of Complaint

A Complainant may withdraw their complaint at any time; although the Township may continue to investigate the complaint if deemed appropriate to do so.
 - 4.3 Confidentiality

The entire investigation process will be handled in as confidential a manner as possible by all parties involved. All records are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA") and may be subject to disclosure under MFIPPA or by a court of law.
5. **REVIEW OF ALLEGATIONS**
 - 5.1 The Chief Building Official will review any allegations of breaches of this Code of Conduct made against a Building Department staff member. Where the allegations are against the Chief Building Official, the Clerk of the Township will review allegations.

5.2 Disciplinary action arising from violation of this Code of Conduct is the responsibility of the Township and will be based on the severity and frequency of the violation in accordance with relevant employment standards.

5.3 The Chief Building Official or Clerk of the Township will provide written response to the complainant within 30 calendar days of receipt of the written complaint.

6. **REVIEW OF DECISION**

6.1 If, upon receipt of the results of the review, the complainant is not satisfied, they may forward their concerns to the Clerk of the Township.

Oct 7
2025
10.2

THE CORPORATION OF THE
TOWNSHIP OF McMURRICH/MONTEITH
BY-LAW NUMBER 45-2025

A BY-LAW TO DEEM PART OF REGISTERED PLAN 276 IN THE MUNICIPALITY OF
McMURRICH/MONTEITH NOT TO BE A PART OF A REGISTERED PLAN OF
SUBDIVISION FOR THE PURPOSES OF SECTION 50(4) OF THE PLANNING ACT

WHEREAS Section 50(4) of the *Planning Act*, R.S.O. 1990, Chapter P.13, (hereinafter the *Planning Act*) authorizes a municipality to designate any plan of subdivision or part thereof that has been registered for eight years or more as not being a plan of subdivision for subdivision control purposes;

AND WHEREAS Plan 276 in the former Township of McMurrich, now in the Township of McMurrich/Monteith, was originally filed and registered on July 6th, 1970 and is a registered plan of subdivision for the purposes of section 50 of the *Planning Act*;

AND WHEREAS the Plan has been registered for more than eight years;

AND WHEREAS it is deemed expedient in order to control the development of land in the municipality that a by-law be passed pursuant to Section 50(4) of the *Planning Act* affecting certain lands contained in the Plan;

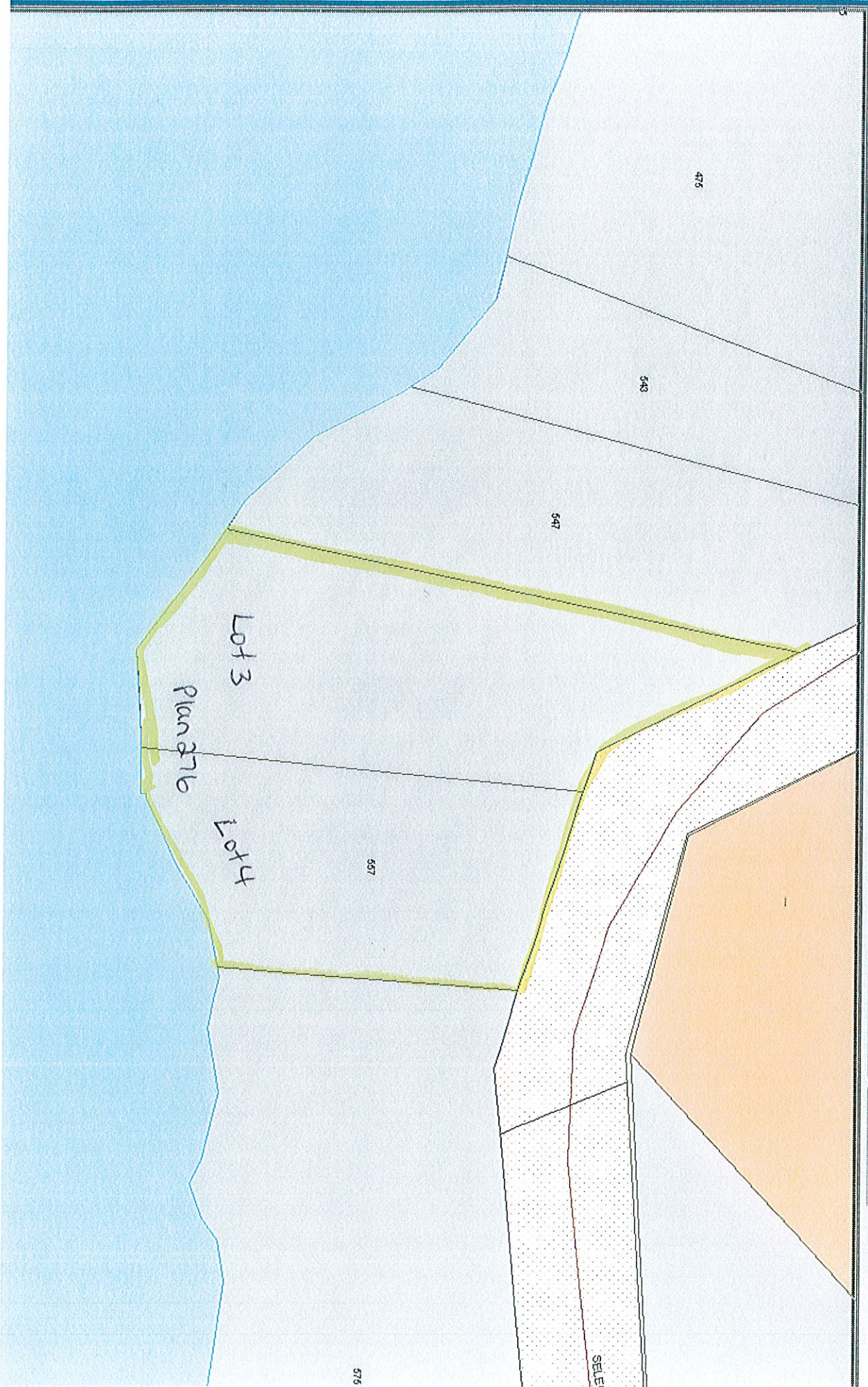
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF McMURRICH/MONTEITH HEREBY ENACTS AS FOLLOWS:

1. THAT Lot 3, PL276 is hereby deemed not to be part of a registered plan of subdivision for the purposes of Subsection 50(3) of the *Planning Act*, R.S.O. 1990, Chapter P.13.
2. THAT this By-law shall take effect as the date of registration as provided for in subsections 50(27) and (28) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

BY-LAW read a first, second and third time and finally passed this ____ day of ____ October, 2025.

MAYOR: Glynn Robinson

CLERK: Cheryl Marshall



Oct 7
2025
10.3

THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH

BY-LAW 46 - 2025

Being a By-Law to confirm the proceedings of Council
Meetings: September 16 and 23, 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 7th day of October, 2025.

Mayor
Glynn Robinson

Clerk-Treasurer
Cheryl Marshall

Oct 7
2025
10.4

THE CORPORATION OF THE
TOWNSHIP OF McMURRICH/MONTEITH

By-law # 47 - 2025

Being a bylaw to establish a Public Highway over lands described herein.

WHEREAS the Municipal Act 2001, S.O. 2001. section 27(1), provides that a Municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

AND WHEREAS the Municipal Act 2001, S.O. 2001. section 31 (2), provides that after January 1, 2003, land may only become a highway by virtue of a bylaw establishing the highway and not by the activities of the Municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS a Land Registry Deed Number GB185574 dated the 17th day of September, 2025 for the Township of McMurrich/Monteith, Tyler White transferred to the Corporation of the Township of McMurrich/Monteith the lands described herein.

THAT certain parcel or tract of land and premises situate, lying and being in the Township of McMurrich, now the Township of McMurrich/Monteith, in the District of Parry Sound, more particularly described as follows:

Part Lot 14 Concession 7 McMurrich being part 1 and part 4 42R22772;
Township of McMurrich/Monteith

NOW THEREFORE the Council of the Corporation of the Township of McMurrich/Monteith ENACTS as follows:

1. That the lands described herein are hereby annexed and are hereby established as a public highway in accordance with the provisions of the Municipal Act, 2001.
2. That the Corporation of the Township of McMurrich/Monteith shall be liable for repairs to the said public highway.

Read a first and second time this 7th day of October, 2025.

Read a third time and final time and passed this 7th day of October, 2025.

Mayor

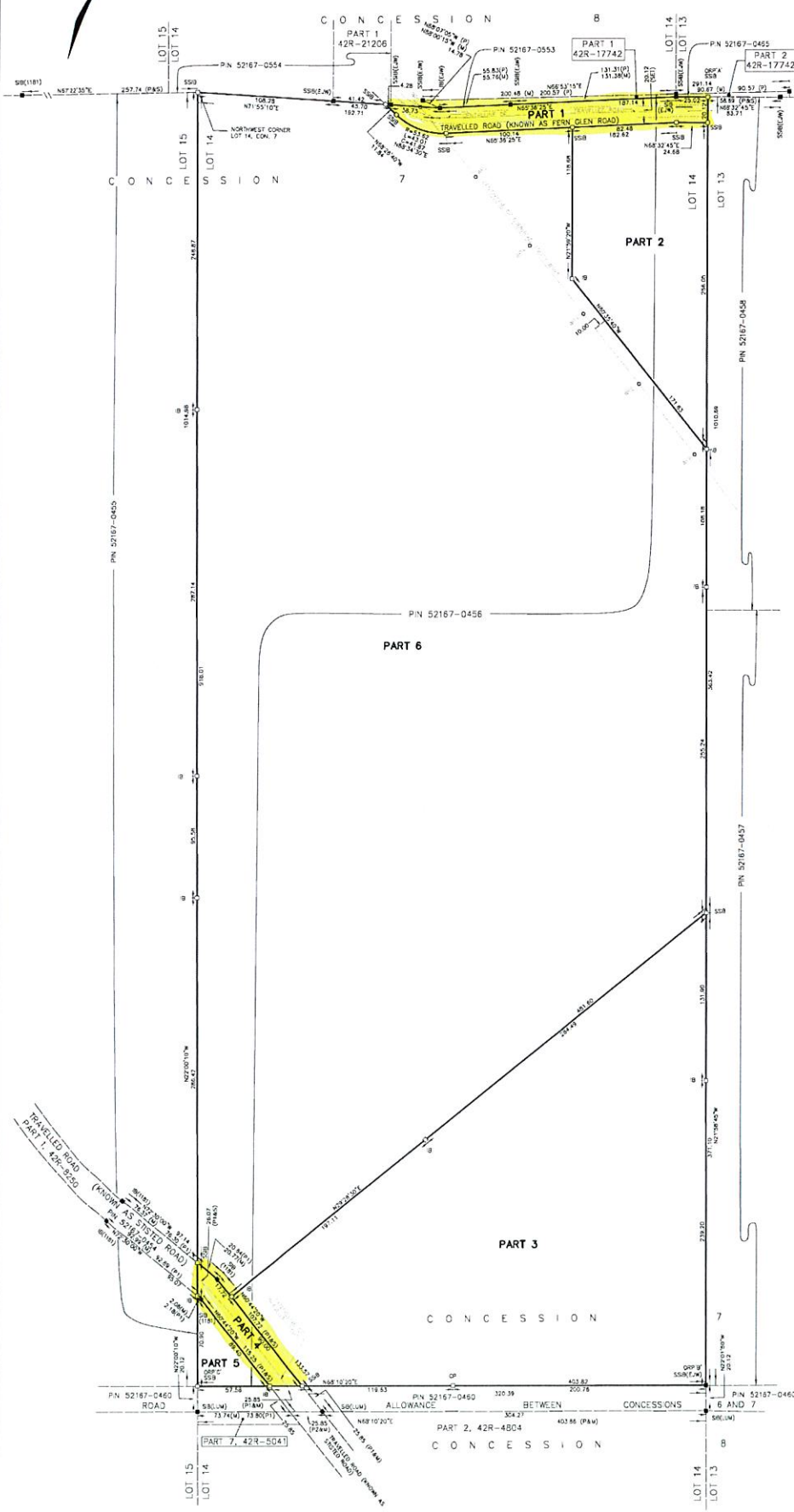
Clerk



SCHEDULE			
PART	LOT	CONCESSION	PN
1			2488-08
2			2312-08
3			8111-02
4			2321-02
5			2328-02
6			2581-02

PARTS 1 - 6, INCLUSIVE COMPRISE ALL OF PN 52167-0456 (L7)

PLAN 42R-22772
 Received and deposited
 June 13th, 2025
 Jocelyn Gillespie
 Representative for the
 Land Registrar for the
 Land Titles Division of
 PARRY SOUND (No.42)



**PLAN OF SURVEY
 OF LOT 14, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF MCMURRICH
 TOWNSHIP OF MCMURRICH/MONTEITH
 DISTRICT OF PARRY SOUND
 KPK SURVEYING INC.
 2025**

SCALE 1 : 1500
 THE INTENDED FOOT SIZE OF THIS PLAN IS 81000µm IN WIDTH BY 214µm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500.

BEARING NOTE
 BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/PIVOT OPERATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81 00' WEST LONGITUDE, NAD83/CORS(10/10)).

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CONVERSION FACTOR OF 0.999797.

CONVERGENCE NOTE
 A CONVERGENCE (ROTATION) FACTOR OF 1'07'05" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMETRIC BEARINGS OF UNDERLYING PLAN 42R-17742 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

A CONVERGENCE (ROTATION) FACTOR OF 1'08'42" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMETRIC BEARINGS OF UNDERLYING PLANS 42R-8250 AND 42R-8044 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

- LEGEND:**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDING IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CM DENOTES C.P. MASONRY COMPANY LIMITED, O.L.S.
 - 1181 DENOTES S.E. MAZE, O.L.S.
 - LUM DENOTES J.J. MURPHY COMPANY LIMITED, O.L.S.
 - P DENOTES PLAN 42R-17742
 - P1 DENOTES PLAN 42R-8250
 - P2 DENOTES PLAN 42R-8044
 - OSP DENOTES OBSERVED REFERENCE POINT
 - #P1 DENOTES WOOD POLE AND NUMBER

NOTE:
 SHORT STANDARD IRON BARS WERE USED IN lieu OF STANDARD IRON BARS DUE TO LACK OF OVERBURDEN.

FEATURE COORDINATE TABLE		
#/P	NORTHING	EASTING
1	503584.5	821822.7
2	503584.9	821883.9
3	503585.9	821943.9
4	503587.1	822003.7
5	503572.4	822063.9
6	503572.8	822124.1

INTEGRATION COORDINATE TABLE		
DISTORTED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 NORTH (EPSG:31470.0) COORDINATES TO LOCAL ACCURACY PER SEC. 1403 OF O. REG. 216/15		
POINT	NORTHING	EASTING
OSP	503584.01	822030.50
A	503589.07	822439.24
C	503488.80	822034.48

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 (2) THE SURVEY WAS COMPLETED ON THE 13th DAY OF MAY, 2025.

MAY 21st, 2025
 DATE
 KYLE R. KULKA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A23 SUBMISSION FORM 9-98331.

