

Kirkton Aberdeen Hall/Scout Hall Property

Municipal Address: 5986 Perth Line 8, Kirkton

Legal Description: Concession West Boundary, Part Lot 8, Township of Perth South

Roll Number: 31-20-140-006-2710-0000

BACKGROUND:

The property located at 5986 Perth Line 8 in the Village of Kirkton located in the Township of Perth South is jointly owned by the Township of Perth South. The property consists of 0.10 acres of land (33' frontage and 132' deep) with an early 1900's structure. Over the years the property has been referred to as Aberdeen Hall or Scout Hall.

It is our understanding that the residents of Blanshard (now Perth South) and Usborne (now South Huron) constructed the building to be used as a community centre type building. It was later used by the Blanshard Agricultural Society and later, the Kirkton Agricultural Society. Most recently it was used for boy scout activities through Scouts Canada and is referred to as the "Scout Hall".

Property details and aerial mapping are attached in Appendix A.

TIMELINE OF EVENTS:

June 18, 2012 South Huron Council passed motion #300-2012 "That South Huron Council supports the request from the Township of Perth South to proceed with the disposal and demolition of property identified as 5986 Perth Line 8 in Kirkton and that they be informed in this regard" CARRIED.

Copy attached as Appendix B.

December 18, 2012 Perth South Council declares the former Kirkton "Scout Hall" property surplus to their needs. Perth South By-law 33-2009 governs the sale or disposition of lands owned by the Township.

Copy attached as Appendix C.

January 14, 2013 Rebecca Clothier wrote to Michael Di Lullo to advise notice of intended sale advertisement had been placed in the local paper and a sign posted on the property. A Council report would be

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presented at the January 22, 2012 Council meeting to determine the method of sale.

Michael Di Lullo response advised that he would review South Huron policy and place any necessary advertisements in local papers and that a report would be presented to Council in February.

Copy attached as Appendix D.

January 31, 2013

Newspaper advertisement provided public notice of the intended sale of surplus lands which included this property. The comment period ended January 31, 2013.

Copy attached as Appendix E.

January 28, 2013

M. Di Lullo provides an update to Council that the Township of Perth South has proceeded with the demolition of the former Scout Hall identified as 5986 Perth Line 8 in Kirkton.

Copy attached as Appendix F.

February 2013

Draft Tender document prepared by Rebecca Clothier. This document was finalized but never used to due issues identified with the property.

Copy attached as Appendix G.

Spring 2013

A property inspection was completed on this property by Murray Sanderson of Sanderson Home Inspections of Stratford.

The building structure was found to be in very poor condition.

Copy attached as Appendix H.

April 11, 2013

Perth South considered staff report with new information about this property.

Both South Huron and Perth South had intended for the disposal to be on an "as is" basis due to the poor condition of the building structure.

Upon undertaking the property survey as part of the disposal process it was discovered that the lot encroaches into the road

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allowance of Mary Street by 16.5 feet causing the road allowance along the lot to be reduced to only 33 feet in width. The remainder of Mary Street is 49.5 feet in width, which is narrow by today's standard of 66 feet.

Based on the poor condition of the building along with its location on the road allowance Perth South staff recommended that building be demolished and following the building demolition Perth South retain 16.5 feet along the length of the building and merge it on title to the existing road allowance in order to make Mary Street a consistent 49.5 feet in width. This is necessary to ensure that there is sufficient room for future improvement to the street, utility, or sidewalk.

At the time it was estimated that the demotion cost would be in the \$13,000 range plus an estimated legal cost of \$2,500.

Copy attached as Appendix I.

May 6, 2013

Perth South and South Huron held a joint Council meeting on May 6, 2012. The Agenda for this meeting included a discussion on the disposition of the Scout Hall property. The April 11, 2013 Perth south report was presented. The consensus from South Huron Council is to proceed as per the Perth South report prepared by Larry McGregor.

Copy attached as Appendix J.

June 2013

Quotes for the cost of the demotion of the building were obtained and included the following:

- 1.) Joe Leyser Demolition Inc. \$12,240.00 plus HST including backfill and grading following demolition.
- 2.) N.C. Jones & Sons Ltd. \$11,750.00 plus HST. Municipality to remove all hazardous materials from site in advance of demolition.
- 3.) C.E Reid & Sons Ltd. \$12,945.00 plus HST plus \$2,800.00 plus HST to backfill and grade following demolition.

Copy attached as Appendix K.

June 3, 2013

South Huron Council passed motion #267-2013 "THAT South Huron receive the report from M. Di Lullo, Manager of Corporate Services, re: CAO Former "Scout Hall" Property in Kirkton; and

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THAT South Huron Council confirms its decision for the demolition of the property identified as 5986 Line 8 in Kirkton and further to allow for the Township of Perth South to proceed with the registration of the existing 16.5 feet of road allowance along Mary Street."

Copy attached as Appendix L.

- October 29, 2013 Demolition of the building began.
- November 4, 2013 An invoice from Joe Leyser Demolition Inc. was received in the amount of 13,831.20 including HST. The total cost net of refundable taxes was \$12,455.42.
- November 8, 2013 Perth South invoice 7085 was issued to South Huron in the amount of \$6,227.71 representing their 50% share of the Joe Leyser demolition costs.

Copy attached as Appendix M.

- March 2015 Municipal ownership, as provided by the Municipal Property Assessment Corporation (MPAC) listed the owners as the Township of Perth South and the Municipality of South Huron. However, upon further investigation of the title it was found that the property was conveyed by various individuals to the Blanshard Agricultural Society on certain conditions and non-compliance with any of the conditions would render the conveyance of the property null and void and the Property would revert back to two of the original grantors: Angus McCallum and William Paisley as Trustees for the Township of Blanshard and Township of Usborne. This Deed was signed on December 13, 1872 but not registered until February 1, 1895.

It was also noted that a quit claim exists with respect to the property that was signed by the original owners. We speculate that the conditions of the deed were not met. The original owners signed a quit claim deed on July 5, 1894 to quit claim the property to certain individuals as trustees for the ratepayers of the Townships of Blanshard and Usborne who may acquire the hall for the purpose of a public hall. It would not have been appropriate to deed the property again by the same original owners, rather, it only would have been appropriate to Quit Claim the property at that point in time to affirm the title.

When title to the Property was converted from Registry to Land Titles, the parameters for the conversion process were such that

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only transfer deeds were used to certify ownership of a property, rather than quit claims. Therefore, the registered ownership of the property is – incorrectly – Blanshard Agricultural Society simply because this was the entity that was named on the Deed, and only the Deed was considered in the conversion process.

Our position is that the Quit Claim must be considered as evidence of the correct ownership of the Property because it is evidence that the property was vested in certain individuals as trustees for the rate payers of the Townships of Blanshard and Usborne. Therefore, the Property should actually be registered in the name of the Township of Blanshard and Usborne, and by amalgamation, the Corporation of the Township of Perth South and the Corporation of the Municipality of South Huron.

March 2, 2015

A statutory declaration to update title to reflect the Township of Perth South and the Municipality of South Huron with a fee simple ownership was completed with Perth South lawyer.

A statutory declaration to update title also needs to be signed by South Huron representatives and provided to the Perth South lawyer. It does not appear that the declaration was signed by South Huron.

Copy attached as Appendix N.

March 25, 2015

The ownership discovery was discussed with the current Board of the Kirkton Agricultural Society. President Gerald Wallis and Secretary-Treasurer Helen Hardeman signed an acknowledgement that the ownership of this property should not be listed as the Blanshard Agricultural Society and should be jointly owned by the Township of Perth South and the Municipality of South Huron.

Copy attached as Appendix O.

November 2020

Rebecca Clothier had discussions with Perth South Planner Sean Yilmaz to discuss the steps necessary to sever the 16.5 feet from the length of the lot and add it to the road allowance.

Sean was concerned that we cannot sever the piece of land due to the small size of the remnant lands. Sean suggested we consult with our lawyer to explore options to merge Part 1 into the road allowance.

Copy of survey attached as Appendix P.

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February 2019

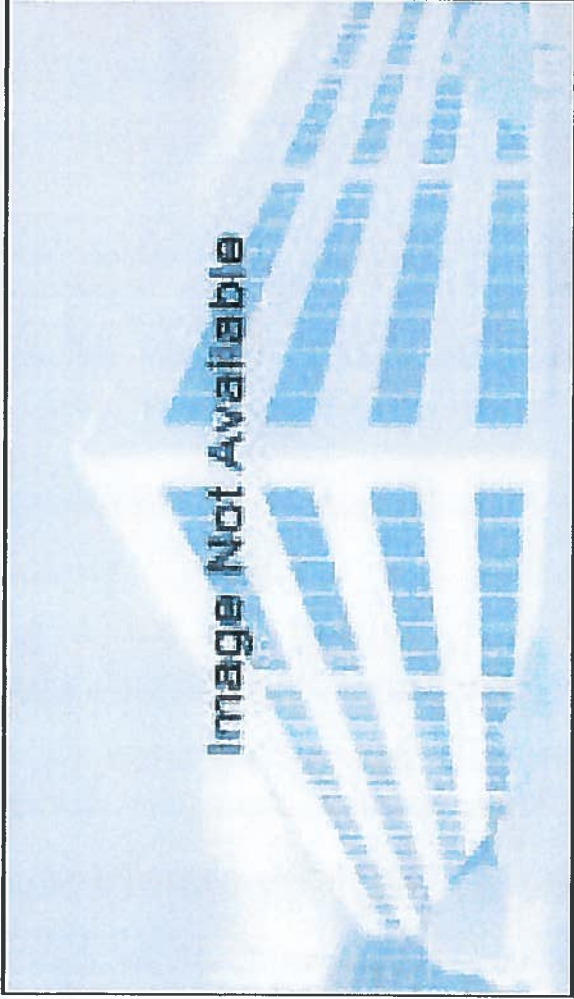
Discussed this file with Perth South lawyer in an attempt to finalize disposal of lands. A neighbouring property has expressed an interest in the lands so it is an ideal time to offer the surplus lands for sale to the public.

NEXT STEPS:

- 1.) Finalize the correction to the title of the property – Both municipalities need to sign the Statutory Declaration prepared by Perth South's lawyer Pamela Nolan of Harrison Pensa LLP. (Although Perth South has already signed, a new copy should be signed so that they are somewhat contemporaneous. We need to have three original copies to provide to our lawyer so that she can finalize the Application for Absolute Title in the name of Perth south and South Huron, jointly.
- 2.) Advertise and offer the property for sale by tender jointly with South Huron.

APPENDIX A

5986 PERTH LINE 8



Property Details

RollNumber	31 20 140 006 027 10
Address	5986 PERTH LINE 8
Municipality	Perth South
Legal	CON W BDY PT LOT 8
Owner Name	PERTH SOUTH TOWNSHIP, SOUTH HURON MUNICIPALITY
Prop Code	105 - Commercial Land
Zoning	
Is Serviced	N
Site Area	4,356 (sq ft)
Site Access	n/a
Frontage	33 ft.
Depth	132 ft.
Dest CVA	16,300
Tenant Tax Liabile	N
Farm Operation	n/a
BIA	n/a

Mailing Address

C/O MUNICIPAL CLERK
3191 RD 122
ST PAULS ON
N0K 1V0

Assessments

2017 Tax Year				2018 Tax Year				2019 Tax Year				2020 Tax Year			
E	16,300	16,300	20.49%	16,300	16,300	16,300	0.00%	16,300	16,300	16,300	0.00%	16,300	16,300	16,300	0.00%
	Dist.	Phased	Change	Dist.	Phased	Change	Change	Dist.	Phased	Change	Change	Dist.	Phased	Change	Change
2013 Tax Year				2014 Tax Year				2015 Tax Year				2016 Tax Year			
E	41,500	41,500	-1.19%	41,500	41,500	41,500	0.00%	20,500	20,500	20,500	-50.60%	20,500	20,500	20,500	0.00%
	Dist.	Phased	Change	Dist.	Phased	Change	Change	Dist.	Phased	Change	Change	Dist.	Phased	Change	Change



"Scout Hall" 5986 Perth Line 8, Kirkton, Twp. Perth South,
County of Perth.

APPENDIX B



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

MINUTES FOR THE REGULAR COUNCIL MEETING

MONDAY JUNE 18, 2012

Members:

Mayor George Robertson
Deputy Mayor Jim Dietrich
Councillor Tom Tones – Ward 1
Councillor Bill Francis – Ward 1
Councillor Wayne DeLuca – Ward 2
Councillor Dennis Hockey – Ward 2
Councillor Dave Frayne – Ward 3

Staff:

Roy Hardy, Chief Administrative Officer
Michael Di Lullo, Manager of Corporate Services/Clerk
Dave Atthill, Manager of Facility Services
Don Giberson, Environmental Services Director
Dwayne McNab, Manager of Development Services/CBO
Claire Dodds, Planner
Laurie Dykstra, Deputy Clerk

Others Present:

Mr. Scott Nixon, Exeter Times-Advocate Paper
ETM Television

1. MEETING CALLED TO ORDER

Municipality of South Huron Council meets in the Olde Town Hall Council Chambers in Exeter. Mayor Robertson welcomes everyone present and calls the regular Council meeting to order at 6:01 p.m. and Council recessed at 6:45 p.m. reconvened at 6:49 p.m., Council moved into Closed Session at 6:50 p.m., reconvenes in Open Session at 7:15 p.m. and Council adjourned at 7:30 p.m.

2. AGENDA UPDATE

There is update to the Agenda:

- To Add Closed Session Item 16.3: Proposed Acquisition of Property – Property matter in Stephen Ward.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Members express no pecuniary interest.

4. APPROVAL OF MINUTES

4.1 Minutes of the June 4, 2012 regular Council meeting.

MOTION: #281-2012
MOVED BY: Councillor Francis
SECONDED BY: Councillor Hockey

“THAT South Huron Council adopt the minutes of the June 4, 2012 Council meeting and the motions therein, as printed and circulated.”

DISPOSITION: CARRIED

5. PUBLIC MEETINGS

5.1 Report from C. Dodds, Planner, re: Application for Zoning By-Law Amendment – 127 Mill Street/130 Waterloo Street/530 Market Street – 1537744 Ontario Inc. – Exeter Ward (File D14-06/12).

MOTION: #282-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor DeLuca

“THAT South Huron Council move to sit as Planning Committee for the zoning amendment application File (D14-06/12).”

DISPOSITION: CARRIED

PUBLIC PLANNING MEETING – Zoning By-law Amendment
127 Mill St/130 Waterloo St/530 Market St – Exeter Ward (File D14-06/12)

1. Mayor Robertson announces this is a public meeting held under the *Planning Act* to obtain the public's comments on the proposed land use.
2. Mayor Robertson asks Clerk to advise as to the manner in which the notice of the meeting was given and the date of the notice.

M. Di Lullo advises that public notice was provided on May 29, 2012 to property owners within 400 feet of the subject property and to agencies requiring notice. Also, a hard card notice was placed at the site and on the municipal website.

3. Mayor Robertson directs persons wishing to receive further notification of the decision of Council, on this matter, to give their name and address to the Clerk.
4. The Clerk advises that no correspondence has been received on this planning application.
5. The applicant / agent are given an opportunity to comment: Nil

6. The planner presents the planning report:

C. Dodds advises that the subject property is comprised of three lots known as 127 Mill Street, 130 Waterloo Street, & 530 Market Street. A 6-unit apartment building was constructed on each one of the lots in 1962.

In 1986, the parcels of land merged together to create one large lot that has three buildings containing 18 apartments. The property lost its legal non-complying status with respect to lot area at the time the lots merged together.

Section 4.4.2.1 of the Exeter Zoning By-law would normally require a lot area of 3,750 square metres to support the construction of 18 apartments. The existing area of the merged lot is 3,026.11 square metres.

This zoning by-law amendment application proposes to create a site specific R3 zone to establish a minimum lot area of 3,026 square metres for a maximum of 18 apartments on the subject property.

No construction is proposed by the owner at this time.

The proposed By-law amends Zoning By-law #30-1978 of the former Town of Exeter.

7. The public is given an opportunity to comment:

Nil

8. Council comments & questions:

- It is possible in future to sell units separately but an application for rezoning will be required

9. Planner has chance to respond to questions/comments:

Nil

10. After all comments received and responded to, discussion is finalized. Mayor Robertson thanks people for attending and indicates that their comments will be taken into consideration when making a decision.

MOTION: #283-2012
MOVED BY: Councillor DeLuca
SECONDED BY: Councillor Frayne

"WHEREAS Council of The Corporation of the Municipality of South Huron has held a public meeting pursuant to Section 34(12) of the *Planning Act, 1990* with respect to a proposed zoning by-law amendment;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of South Huron hereby resolves that, pursuant to Section 34(17) of the *Planning Act, 1990*, no further public notice is to be given and that the zoning by-law amendment be passed in open Council."

DISPOSITION. CARRIED

MOTION: #284-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor Tomes

“THAT South Huron Council move from Planning Committee and reconvene the regular Council meeting.”

DISPOSITION: CARRIED

6. DELEGATIONS Nil

7. STAFF REPORTS

7.1 Planning Services

- a) Report from D. McNab, Manager of Development Services and T. Russell, Planning Assistant, re: Application for Site Plan Approval – Residue Management Facility for Lake Huron Primary Water Supply System – 71155 Bluewater Highway – Stephen Ward (File D11-03/12).

D. McNab advises that an application for site plan approval has been received for the development of a Residue Management Facility at the Lake Huron Water Treatment Plant property at 71155 Bluewater Highway in Stephen Ward. The property is zoned Institutional (I1) in the former Township of Stephen Zoning By-law and designated Institutional in the South Huron Official Plan.

This development involves the construction of a 975 m² Residue Management Facility (RMF) which will be constructed to the south of the existing buildings on the property, abutting the lands used as Port Blake park. The RMF will be constructed underground into the existing berms on the south and west sides of the Water Treatment Plant, and connected to the existing Sedimentation Building. The primary purpose of the RMF is to remove residue from the backwash water from the Water Treatment Plant's filters.

As excavation materials related to construction are to be located in the area of the gravel pathway that serves as access to Port Blake's washroom/change room facility, a temporary gravel roadway will be provided to ensure maintenance vehicle access. All trees removed during construction will be replaced, with some of the replacement trees to border between the lands used for the park and the plant. Permits from the Ausable Bayfield Conservation Authority (ABCA) and the Ministry of Transportation (MTO) have already been obtained by the Lake Huron Primary Water Supply System.

The Municipal Engineer has reviewed the site plan and stormwater management report and has no objections.

MOTION: #285-2012
MOVED BY: Councillor Francis
SECONDED BY: Councillor Hockey

“THAT South Huron Council receive this report from T. Russell, Planning Assistant, and D. McNab, Manager of Building Services, re: Application for Site Plan Approval – Residue Management Facility for Lake Huron Primary Water Supply System – 71155 Bluewater Highway – Stephen Ward (File D11-03/12); and,

THAT South Huron Council grant Site Plan Approval to the City of London in Trust for the Lake Huron Primary Water Supply System for their development of Residue Management Facility at 71155 Bluewater Highway – Stephen Ward; and,

THAT South Huron Council pass a by-law to authorize the Mayor and Clerk to enter into a site plan agreement with the City of London in Trust for the Lake Huron Primary Water Supply System.”

DISPOSITION: CARRIED

7.2 Facility Services

- a) Report from D. Atthill, Manager of Facility Services, re: Partnership Agreement with South Huron Optimist Club – Advertising Board (File L04).

D. Atthill notes that the South Huron Optimist Club has expressed interest to undertake the selling of advertising boards and collection of fees on an annual renewal basis at the following municipality owned facilities: Centralia Ball Diamond, Crediton Ball Diamond, Dashwood Ball Diamond, Exeter Diamond #1, Exeter Diamond #2 and Stephen Arena.

The annual revenue will be split fifty (50) percent between the Municipality and fifty (50) percent to the Optimist Club. The South Huron Optimist Club will use revenue generated from advertising board sales to support local projects or events.

As part of the Agreement, the club will submit a full report to the Municipality on an annual basis.

Comments and questions include:

- Beneficial for community as a whole to have partnerships in place with community groups and organizations
- Expenses are shared between the Municipality and service club responsible for signage

MOTION: #286-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor Frayne

“THAT South Huron Council receive the report from D. Atthill, Manager of Facility Services, re: Partnership Agreement with South Huron Optimist Club – Advertising Board (File L04); and,

THAT South Huron Council authorize the Manager of Facility Services to enter into a Partnership Agreement with the South Huron Optimist Club for a period of three years for advertising at the local ball diamond areas in South Huron.”

DISPOSITION: CARRIED

7.3 Environmental Services

- a) Report from D. Giberson, Environmental Services Director, re: Quotations to pave access laneways to Sanitary Pumping Stations (File E06).

D. Giberson advises that the gravel access laneways to the Snider Crescent and Oakwood Area Sanitary Pumping Stations were identified to be paved in the 2012 Sewer Operating budget. Accordingly, quotations were solicited from three area paving companies. All quotations received used different quantities and different unit of measure (imperial and metric).

The quotations are received as follows:

Proponent	Total Cost (excl HST)
McCann Paving Inc. Clinton, ON	\$13,877.51
Fraser Asphalt Paving Stratford, ON	\$14,130.39
Art's Landscaping Goderich, ON	\$17,246.27

MOTION: #287-2012
MOVED BY: Councillor DeLuca
SECONDED BY: Councillor Hockey

“THAT South Huron Council receive the report from D. Giberson, Environmental Services Director, re: Quotations to pave access laneways to Sanitary Pumping Stations (File E06); and,

THAT South Huron Council accepts the lowest quotation received from McCann Paving Inc. to pave the access laneways to the Snider Crescent and Oakwood Area Sanitary Pumping Stations in the amount of \$13,637.50, plus HST.”

DISPOSITION: CARRIED

- b) Report from D. Giberson, Environmental Services Director, re: Quotation to replace Handheld Water Meter Reading/Programming Devices (File E06).

D. Giberson notes that the Municipality originally purchased two Sensus AutoRead Model AR-4002 Handheld Devices in 1999 when residential water meters were first installed in Exeter. The Handheld Devices are used by the contracted meter readers to collect and store water meter reading data. The Handheld Devices are also used to program the radioread meter transceiver units and ICE registers (Intelligent Communication Encoders) on water meters.

The Sensus Representative has advised that the Sensus AutoRead Model AR-4002 Handheld Device is now obsolete and can no longer be repaired. After over ten years of reliable service, the devices have fully depreciated and are due for replacement. Although the current units are still functioning, these devices are critical to our business and it was strongly recommended that they be replaced before they fail.

The quoted price to supply two Sensus AutoRead Model AR-5002 Handheld Devices, complete with communication/charging stands, including set up and training is \$6,990.00 each plus HST, including taking the old units in trade.

The cost to replace these Handheld Devices was included in the 2012 Water Operating Budget.

MOTION: #288-2012
MOVED BY: Councillor Francis
SECONDED BY: Deputy Mayor Dietrich

“THAT South Huron Council receive the report from D. Giberson, Environmental Services Director, re: Quotation to replace Handheld Water Meter Reading/Programming Devices (File E06); and,

THAT South Huron Council accept the quotation received from CORIX Water Products to supply two Sensus AutoRead Model AR-5002 Handheld Devices in the amount of \$13,980.00, plus HST.”

DISPOSITION: CARRIED

- c) Report from D. Giberson, Environmental Services Director, re: Proposals for new Accreditation Authority under DWQMS (File E06).

D. Giberson notes that it was previously reported that the Ministry of the Environment had advised that the Canadian General Standards Board (CGSB) would no longer be providing accreditation services to operating authorities of municipal residential drinking water systems. The Ministry has designated two new accreditation bodies under the *Safe Drinking Water Act, 2002* for the Municipal Drinking Water Licensing Program: NSF International Strategic Registrations and QMI-SAI Global. South Huron is required to select new Accreditation Authority and notify the MOE before June 22, 2012.

Proposals were received from both accreditation bodies and reviewed by staff. Both proposals were very similar in scope of work, services provided, experience, local presence and cost. Based on staff's evaluation, the proposal submitted by NSF International was superior. NSF International offered fixed pricing for audit services, lower travel costs, lower cancellation fee and enhanced services.

Comments and questions include:

- Both companies are certified which was a requirement of the proposal

MOTION: #289-2012
MOVED BY: Councillor Frayne
SECONDED BY: Councillor Tomes

"THAT South Huron Council receive the report from D. Giberson, Environmental Services Director, re: Proposals for new Accreditation Authority under DWQMS (File E06); and,

THAT South Huron Council accept the proposal from NSF International Strategic Registrations to provide accreditation services for the South Huron Drinking Water System required under the *Safe Drinking Water Act, 2002*; and,

THAT South Huron Council authorize the Environmental Services Director to enter into an Agreement with NSF International Strategic Registrations for a period of three (3) years."

DISPOSITION: CARRIED

- d) Report from D. Giberson, Environmental Services Director, re: Proposed Grand Bend Area Sewage Treatment Facility, BCF-CC Funding Agreement – Stephen Ward (File E03).

D. Giberson provides an update in regards to the funding from the Building Canada Fund – Community Component (BCF-CC) for the Grand Bend Area Sewage Treatment Facility.

Correspondence has been received from the BCF-CC Joint Secretariat, placing current and future grant claims on hold, until such time as the Municipality confirms that the project is proceeding as per the Agreement. The Funding Agency also advised that if correspondence is not received by September 14, 2012 they may terminate the Funding Agreement.

Staff has been advised that Lambton Shores is arranging for a meeting with the BCF-CC Secretariat to clarify a number of issues arising from their June 8th correspondence; and to request an extension of the September 14, 2012 deadline in order for the Working Group to complete their review.

MOTION: #290-2012
MOVED BY: Councillor Francis
SECONDED BY: Councillor Hockey

"THAT South Huron Council receive the report from D. Giberson, Environmental Services Director, re: Proposed Grand Bend Sewage Treatment Facility - BCF-CC Funding Agreement – Stephen Ward (File E03)."

DISPOSITION: CARRIED

7.4 Corporate Services

- a) Report from M. Di Lullo, Municipal Clerk, re: Petition for Drainage Works – Buswell – Osborne Ward (File E07).

M. Di Lullo notes a petition for Repair & Improvement (Section 78) was previously received and approved pursuant to Resolution 052-2012 to investigate the Buswell municipal drain, located in Osborne Ward.

Since that time, an on-site meeting with the Drainage Engineer took place on April 27, 2012. It was decided that a petition for a new municipal drain (Section 4) would be required.

As a result, the landowner, Mr. Gysbers filed a new petition in this regard.

MOTION: #291-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor DeLuca

"THAT South Huron Council receive the report from M. Di Lullo, Municipal Clerk, re: Petition for Drainage Works – Buswell – Osborne Ward (File E07); and,

THAT South Huron Council amend Resolution 052-2012 to accept the petition filed by Mr. Ron Gysbers, dated May 31, 2012, serving Lot 1, Concession 2, Osborne Ward, in accordance with Section 4 of the *Drainage Act*; and,

THAT South Huron Council reconfirms the appointment of William J. Dietrich, P. Eng., from Dietrich Engineering Ltd. as the Municipal Drainage Engineer in accordance with Section 8(1) of the *Drainage Act* and prepare and report back to Council in this regard."

DISPOSITION: CARRIED

8. BY-LAWS & AGREEMENTS

8.1 By-Law 25-2012

Being a By-Law to Name the Extension of Redford Drive and Devon Drive in the Exeter Ward (File D10).

MOTION: #292-2012
MOVED BY: Councillor Frayne
SECONDED BY: Councillor Francis

“THAT South Huron Council read a Third Time and Finally Pass By-Law 25-2012.”

DISPOSITION: CARRIED

- | | | |
|-----|----------------|---|
| 8.2 | By-Law 47-2012 | Being a By-Law to amend By-Law 30-1978, 1537733 Ontario Inc. – Plan 376, Lots 264, 265 & Part Lot 263 – 127 Mill Street, 130 Waterloo Street & 530 Market Street – Exeter Ward (File D14-06/12). |
| 8.3 | By-Law 48-2012 | Being a By-Law to authorize the execution of an Amendment to a Site Plan Agreement between the Municipality of South Huron and the City of London in Trust for the Lake Huron Primary Water Supply System (File D11-05/12). |

MOTION: #293-2012
MOVED BY: Councillor Tomes
SECONDED BY: Councillor DeLuca

“THAT South Huron Council read a First and Second Time and Provisionally adopt By-Laws 47-2012 to 48-2012.”

DISPOSITION: CARRIED

MOTION: #294-2012
MOVED BY: Councillor Francis
SECONDED BY: Deputy Mayor Dietrich

“THAT South Huron Council read a Third Time and Finally Pass By-Laws 47-2012 to 48-2012.”

DISPOSITION: CARRIED

9. APPROVAL OF ACCOUNTS Nil

10. MAYOR & COUNCILLOR QUESTIONS / COMMENTS

- 10.1 Councillor Francis – On Saturday June 9, 2012, the 125th Anniversary Town Hall Celebrations took place and was well received.
- 10.2 Councillor DeLuca – Correspondence from Ms. Joanne Bowen, Co-Chair Heritage Advisory Committee expresses sincere thanks to staff and Council for support towards the 125th Anniversary Town Hall Celebrations.

- 10.3 Councillor Frayne – The Kirkton-Woodham Optimist Club is hosting a fundraiser barbeque on Thursday July 12, 2012.
- 10.4 Councillor Hockey – On Friday, June 8, 2012, the Legacy Garden dedication took place at the front of Town Hall and was well received. Also attended the Avon Maitland School Board annual general meeting on Friday, June 15, 2012.
- 10.5 Councillor Tomes – On Thursday, August 9, 2012, Council will host a fundraiser barbeque at the South Huron Farmer's Market.
- 10.6 Councillor Tomes – The Town of St. Mary's has hired retired police and army personnel to conduct by-law enforcement and possibility for South Huron to explore this further.
- 10.7 Mayor Robertson – The Exeter Villa is celebrating its 26th Anniversary on Tuesday, June 26, 2012.

11. PUBLIC QUESTION PERIOD Nil

12. COUNCILLORS' BOARD & COMMITTEE REPORTS

- 12.1 South Huron Police Services Board – June 12, 2012 meeting minutes.

Deputy Mayor Dietrich notes that the police were patrolling on bikes which is great exposure including the residential areas.

- 12.2 Exeter BIA – May 7, 2012 meeting minutes.

- 12.3 South Huron Heritage Advisory Committee – May 8, 2012 and April 12, 2012 meeting minutes.

Councillor DeLuca notes that one of the projects of the Heritage Advisory Committee will be to review photographs of past Councils to be put on display.

MOTION: #295-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor Francis

“THAT South Huron Council receive for information and adopt Councillors' Board and Committee Reports.”

DISPOSITION: CARRIED

13. COMMUNICATIONS

- 13.1 Correspondence from Mr. Brad Knight, CAO/Clerk, Municipality of Huron East, re: Impact of Industrial Wind Turbines on Prime Agricultural Lands.

MOTION: #296-2012
MOVED BY: Councillor Frayne
SECONDED BY: Councillor Tomes

“THAT South Huron Council receive the correspondence from Mr. Brad Knight, CAO/Clerk, Municipality of Huron East, re: Impact of Industrial Wind Turbines on Prime Agricultural Lands; and,

THAT South Huron Council supports the resolution from the Municipality of Huron East with respect to the impact of industrial wind turbines on prime agricultural lands without consideration of the Provincial Policy Statement.”

DISPOSITION: CARRIED

- 13.2 Correspondence from Mr. John Byrne, CAO, Municipality of Lambton Shores, re: Grand Bend Area Sewage Treatment Facility Tender.
- 13.3 Correspondence from Ms. Donna Wilson, Clerk, Town of Tillsonburg, re: MTO Connecting Link Funding.
- 13.4 Correspondence from Ms. Patti Barrie, Clerk, re: Municipality of Clarington, re: Regulations for the Movement of Commercial Landfill.
- 13.5 Correspondence from Ms. Angela Schneider, General Manager, Hay Communications, re: Request for Support – Local Competition in Rural Areas.
- 13.6 Correspondence from Ms. Lynda Tanaka, Executive Chair, re: Environment and Land Tribunals Ontario, re: Amendments to the Assessment Review Board Rules of Practice & Procedure.

MOTION: #297-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor Frayne

“THAT South Huron Council receive for information and file, items of correspondence not specifically dealt with.”

DISPOSITION: CARRIED

14. UNFINISHED BUSINESS Nil

15. NEW BUSINESS Nil

16. CLOSED SESSION

- 16.1 May 28, 2012 closed session special Council meeting minutes.
- 16.2 Disposition of Land – Property matter in Usborne Ward.
- 16.3 Proposed Acquisition of Property – Property matter in Stephen Ward.

MOTION: #298-2012
MOVED BY: Councillor Francis
SECONDED BY: Councillor DeLuca

“THAT South Huron Council meet in closed session at 6:45 p.m.”

DISPOSITION: CARRIED

MOTION: #299-2012
MOVED BY: Councillor Tomes
SECONDED BY: Councillor Francis

“THAT South Huron Council meet in open session at 7:15 p.m.”

DISPOSITION: CARRIED

The following motion was passed pursuant to Closed Session Item 16.2:

MOTION: #300-2012
MOVED BY: Councillor DeLuca
SECONDED BY: Councillor Hockey

“THAT South Huron Council support the request from the Township of Perth South to proceed with the disposal and demolition of property identified as 5986 Perth Line 8 in Kirkton (Usborne Ward) and that they be informed in this regard.”

DISPOSITION: CARRIED

The following motion was passed pursuant to Closed Session Item 16.3:

MOTION: #301-2012
MOVED BY: Councillor
SECONDED BY: Councillor

“THAT South Huron Council authorize the CAO to proceed with an Agreement for the acquisition of property in Huron Park (Stephen Ward) with the County of Huron on a mutual basis.”

DISPOSITION: CARRIED

17. CONFIRMING BY-LAW

17.1 By-Law 49-2012

To adopt, confirm and ratify matters dealt with at the
June 18, 2012 regular Council meeting.

MOTION: #302-2012
MOVED BY: Councillor Tomes
SECONDED BY: Councillor Hockey

"THAT South Huron Council read a First and Second Time and Provisionally adopt By-Law 49-2012."

DISPOSITION: CARRIED

MOTION: #303-2012
MOVED BY: Councillor Francis
SECONDED BY: Councillor Frayne

"THAT South Huron Council read a Third Time and Finally Pass By-Law 49-2012."

DISPOSITION: CARRIED

18. ADJOURNMENT

MOTION: #304-2012
MOVED BY: Deputy Mayor Dietrich
SECONDED BY: Councillor Francis

"THAT South Huron Council do now adjourn to meet again on Tuesday July 3, 2012 at 9:00 a.m. or at the Call of the Chair."

DISPOSITION: CARRIED

George Robertson, Mayor

Michael Di Lullo, Clerk

APPENDIX C

Township of Perth South Report to Council

TO: Mayor and Members of Council
FROM: Tim Ivanyshyn, Chief Administrative Officer
DATE: December 18, 2012
SUBJECT: **SURPLUS PROPERTIES**

Recommendation

It is recommended that Council declare the following properties surplus for the purposes of sale or disposition early 2013, in accordance with Township By-Law 33-2009:

- 1) 5986 Perth Line 8, CON W BDY PT LOT 8 – Perth South, Kirkton (property jointly owned by Municipalities of South Huron and Perth South)
- 2) CON 13 PT LOT 21 – Perth South Line 15, between Road 134 and Road 140
- 3) CON 3 – PT LOT 34, CON 3 W PT LOT 34, Zorra Township

Background

The Township By-Law 33-2009 sets out policies governing the sale or disposition of surplus land.

Comments/Analysis

The above three properties are deemed surplus to the Township needs and should be disposed of by way sale, auction or tender.

Details on the properties are as follows:

- 1) 5986 Perth Line 8

This is a 0.10 acre parcel of land with a building structure on it. The structure has been constructed in the early 1900's and is currently inhabitable. The property is known as the Aberdeen Hall or Scout Hall.

The Municipality of South Huron, at its meeting on June 18, 2012, passed Motion #300-2012 to support to proceed with the disposal of this property.

- 2) CON 13 PT LOT 21

This is a 0.53 acre parcel of vacant land with no structure on it. It is situated on Line 15, between Road 134 and Road 140.

- 3) CON 3 (West Zorra) – PT LOT 34, CON 3 W PT LOT 34

This is a 64.06 acre parcel of land that is situated in the Zorra Township, east side of 33rd Line, south of Perth-Oxford Rd. and is owned by the Township of

Perth South. It is the former gravel pit that has been rehabilitated recently to the satisfaction of the Ministry of Natural Resources and rezoned to "General Agricultural Zone (A2)".

The eventual disposition of these surplus properties will assist in offsetting the 2013 expenditures.

The County Planner has reviewed this report.

Financial Implications to Budget

Revenues from the sale of these properties will be reflected in the 2013 Township Income and Revenue Statement.

Respectfully submitted by:



Tim Ivanyshyn
Chief Administrative Officer

APPENDIX D

Rebecca Clothier

From: Michael Di Lullo <m.dilullo@southhuron.ca>
Sent: January-14-13 10:26 AM
To: Rebecca Clothier
Subject: RE: Disposal & Demolition of Property - 5986 Perth Line 8 in Kirkton

Hello Rebecca,

Thank you for advising, I'll review our protocol as well so that there is notice on our end as well.

I'll prepare a report in February so our Council is also advised.

Regards,
Michael

From: Rebecca Clothier [<mailto:RClothier@perthsouth.ca>]
Sent: January-14-13 10:19 AM
To: Michael Di Lullo
Subject: Disposal & Demolition of Property - 5986 Perth Line 8 in Kirkton

Hi Michael,

I am writing to you this morning to provide an update on the disposal of the jointly owned property located at 5986 Perth Line 8, Kirkton, Township of Perth South, commonly referred to as the "Scout Hall". In accordance with our By-law 33-2009, this property has been declared surplus by Council and the notice of intended sale has been sent to a local newspaper. In addition, a notice will be posted on the property as well as on our web site. A copy of this notice has been attached for your information.

I plan to prepare a report for the January 22 Council meeting to determine the method that will be used for the sale of this and other surplus properties in our Township.

If you have any questions or concerns please let me know.

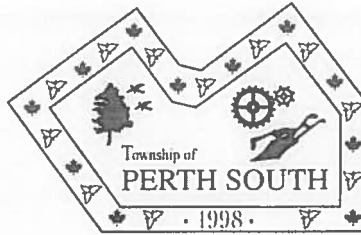
Take care,
Rebecca

Rebecca Clothier, CGA PCP
Treasurer/Deputy Clerk
Township of Perth South
3191 Road 122, St. Pauls, ON N0K 1V0
Phone: 519-271-0619 ext 227 Fax: 519-271-0647
www.perthsouth.ca

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APPENDIX E



TOWNSHIP OF PERTH SOUTH
Notice of Intended Sale of Surplus Lands

The Township of Perth South has declared the following properties surplus to its needs:

- 5986 Perth Line 8, CON W BDY PT LOT 8 – Perth South, Kirkton (property jointly owned by the Municipalities of Perth South and South Huron)
- CON 13 PT LOT 21 – Line 15, Perth South, between Road 134 and Road 140.
- CON 3 PT LOT 34, CON 3 W PT LOT 34, Zorra Township

Anyone wishing to comment on the proposed sale of the surplus lands may do so by delivering such comment in writing to the Clerk at the Township Office or by e-mail to lscott@perthsouth.ca.

The final date for submitting comments is 4:30 p.m. on January 31, 2013.

Lizet Scott, Clerk
Township of Perth South
3191 Road 122, St. Pauls, ON N0K 1V0
519-271-0619
www.perthsouth.ca

APPENDIX F



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
MINUTES FOR THE
COMMITTEE OF THE WHOLE COMMUNICATION MEETING

Monday January 28, 2013

Olde Town Hall – Large Meeting Room in Exeter

Members:

Deputy Mayor Dietrich
Councillor Bill Francis – Ward 1
Councillor Tom Tomes – Ward 1
Councillor Wayne DeLuca – Ward 2
Councillor Dennis Hockey – Ward 2
Councillor Dave Frayne – Ward 3

Members Absent:

Mayor George Robertson (other municipal business)

Staff:

Roy Hardy, Chief Administrative Officer
Dave Atthill, Manager of Facility Services
Sandy Becker, Manager of Financial Services/Treasurer
Ken Bettles, Manager of Transportation Services/Road Superintendent
JoAnne Fields, Manager of Community Services
Michael Di Lullo, Manager of Corporate Services/Clerk
Don Giberson, Environmental Services Director
Dwayne McNab, Manager of Development Services/CBCO
John Morgan, Manager of Emergency Services/Fire Chief
Aaron Leduc, Financial Analyst

1. MEETING CALLED TO ORDER

Deputy Mayor Dietrich calls the meeting to order at 9:01 a.m., and Council recessed at 10:15 a.m., reconvened at 10:20 a.m., Council moved into Closed Session at 12:00 p.m. and reconvened at Open Session at 12:45 p.m. and Council adjourned at 12:48 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Members express no pecuniary interest.

3. APPROVAL OF AGENDA

There no update to the Agenda.

4. PRESENTATIONS/DELEGATIONS

Nil

5. MANAGERS REPORTS

5.1 Administration

Reports from R. Hardy, CAO, regarding:

a) Public Fundraising for Future Municipal Assets (File A09).

R. Hardy presents a policy for public fundraising for future municipal assets. In recent years, private financial and volunteer support has been instrumental in building new or renovating existing municipal facilities or equipment, as well as supporting programs and community events.

Current municipal policies have implemented the concept of entering into a Partnership Agreement prior to the initiating of new capital projects for assets to be partnered or turned over to the Municipality. The Partnership Agreement clarifies roles and responsibilities in order to reduce the cost of maintenance and/or devising a plan for future replacement of these facilities, with a minimum amount of municipal taxation support.

This allows Council, staff and the community to adequately plan for the future in a sustainable manner.

The purpose of the policy is to ensure that the Municipality clarifies the process by which public fundraising for municipal facilities can be initiated with the endorsement and continuing support of the Municipal Council. This policy will also ensure compliance with federal and provincial guidelines regarding the potential acceptance of a gift or donation to the Municipality.

Comments and questions include:

- Purpose of policy is to ensure that there is consultation throughout the entire process
- Other orders of government are encouraging municipalities in developing strategies in working with the private sector and other interest bodies
- Difference between a donation (cash) and a gift which both fall under Canada Revenue Agency guidelines
- Explanation of HST Rebate that accrues to the municipality

Moved by: Councillor DeLuca
Seconded by: Councillor Frayne

“THAT South Huron Council receive the report from R. Hardy, CAO, re: Public Fundraising for Future Municipal Assets (File A09); and,

THAT South Huron Council should review the draft policy and provide further direction to staff regarding the development and communication of a public fundraising policy for municipal facilities and assets, then direct the Clerk to prepare a by-law regarding the adoption of this policy.”

Disposition: CARRIED

b) SH-RALLY Presentation Follow-up (File R04).

R. Hardy reviews a report that was prepared by community members in regards to enhancing recreation for the Municipality with a focus on a new indoor pool facility.

It is suggested that the report be provided to the architect Invisij for consideration as the recreation centre undergoes rehabilitation.

Comments and questions include:

- Residents from Grand Cove Estates did not receive survey to complete
- Comparing the costs of refurbishing and building a new structure altogether
- No decision has been confirmed for the inclusion of an indoor pool until a report is completed by the architect
- Balancing the needs and interests of all groups throughout the municipality

Moved by: Councillor Tomes
Seconded by: Councillor DeLuca

“THAT South Huron Council receive the report from R. Hardy, CAO, re: SH-RALLY Presentation Follow-up (File R04); and

THAT South Huron Council forward the results and contact information for the SH-RALLY survey to Invisij Architects for consideration in the development of their detailed designs for the SHRC and Exeter District Pool; and,

THAT South Huron Council invite two representatives from the SH-RALLY group with other community-wide organizations, operators and ratepayer groups to the February workshop facilitated by Invisij; and,

THAT South Huron Council direct the Building Committee to consider the input from the SH-RALLY survey in exploring any long term recommendations (15-20 years) from the Architect relating to the future of the South Huron Recreation Centre and the Exeter District Pool.”

Disposition: CARRIED

5.2 Community Services

Report from J. Fields, Manager of Community Services, regarding:

a) Community Services Department Update (File S00).

J. Fields provides an overview of Community Services advising of the following:

- General overview of programs

- Update for winter programs
- Review of alcohol policy in accordance with new Regulations
- Facilities rental overview

Comments and questions include:

- Review of ice rental usage for both arenas

5.3 Financial Services

Reports from S. Becker, Treasurer, regarding:

- a) Bank Reconciliation Report (File F04), dated December 31, 2012
- b) Cheque Distribution Reports (File F07), dated January 17 and January 10, 2013.

S. Becker provides an overview of the bank reconciliation and cheque distribution reports for December 2012 and January 2013.

5.4 Building and Planning Services

Reports from D. McNab, Manager of Building Services/CBO, regarding:

- a) Building Permit Reports for November & December 2012 (File P03).

D. McNab provides a general overview of the building report status for November and December 2012 indicating that 3 permits were issued in November and 3 permits were issued in December with a total of 156 permits issued for the year.

- b) Planning Activity Report for November & December 2012 (File D00).

D. McNab provides a general overview of the planning activity report for November and December 2012 with five applications received in November and seven applications received in December with a total of nineteen outstanding to date.

5.5 Facility Services

Report from D. Atthill, Manager of Facility Services, regarding:

- a) Facility Services Operations Update (File R07).

D. Atthill provides an overview of Community Services advising of the following:

- Parks Update

- Facilities Update
- Cemetery Year to Date Update

Comments and questions include:

- Usage of lighting for Centralia Ball Diamond in Stephen Ward
- Review of cemetery statistics for the year to date

5.6 Emergency Services

Report from J. Morgan, Manager of Emergency Services/Fire Chief, regarding:

a) Response Report to December 2012 (File P09).

J. Morgan provides an update in regards to emergency services for the month of November advising that there were 8 responses with a year to date total of 114. The breakdown is as follows:

- Exeter Station – 57
- Huron Park – 29
- Dashwood – 27

In addition, requests for burn in the rural area totaled 16 with a year to date of 116.

b) Station Training Record Analysis and Outcome (File P09).

J. Morgan notes that the Ontario Fire Marshal's Office uses standards for training based on the 2008 Fire Fighter Curriculum through the Ontario Fire College (OFC). The curriculum has 27 subjects with the core subjects.

At the present time, there are eight certified Trainer Facilitators on the department. It has been decided to fast track the training with sign-offs of the core subjects as soon as possible.

It has been suggested that one extra training session be added per month to accommodate those that have not received their sign-off in particular subjects.

It also needs to be noted that not every training session will be curriculum based. A review of the training curriculum is provided to Council indicating the current status of the fire fighters for South Huron and the plans to ensure that they are all up to training standards.

Comments and questions include:

- Ensuring that recommendations contained in the Fire Master Plan are addressed and reports will be provided to Council in this regard

- Clarification of retirement for firefighters and a report will be provided at a future Committee meeting for consideration of a policy for the municipality

5.7 Transportation Services

Report from K. Bettles, Manager of Transportation Service, regarding:

- a) LED Street Light Conversion Program (File T01).

K. Bettles provides a follow-up to a report provided by Erth Corporation regarding the implementation of a LED street light conversion program.

Comments and questions include:

- Circumventing the municipality's procurement policy because the utility company is specialized in offering the service of conversion program
- Ensuring that proper financing is in place to ensure that the program can be implemented
- Pursuing a partnership with other municipalities to reduce program costs

Moved by: Councillor Hockey
Seconded by: Councillor Francis

"THAT South Huron Council receive the report from K. Bettles, Manager of Transportation Services/Road Superintendent, re: LED Street Light Conversion Program (File T01); and,

THAT the Manager of Transportation Services/Road Superintendent be directed to continue with the implementation of the LED Street Light Conversion Program for the municipality; and,

THAT the Manager of Financial Services/Treasurer be directed to prepare a financial report on the implementation of the LED Street Light Conversion Program for the municipality."

Disposition: CARRIED

5.8 Environmental Services

Reports from D. Giberson, Environmental Services Director, regarding:

- a) LHPWSS Pipeline scheduled repair January 9, 2013 – South Huron Response (File E06).

D. Giberson provides an overview of the Lake Huron Primary Water Supply System pipeline repair that took place in December 2012.

- b) Failure of the Huron Park Sanitary Forcemain – Stephen Ward (File: E01).

D. Giberson provides an overview of a failure on the Huron Park sanitary forcemain on January 15, 2013 near the Huron Park Sanitary Pumping Station.

- c) Final Reconciliation of Exeter-Hensall Pipeline Project costs – Exeter Ward (File F05).

D. Giberson provides the final reconciliation of costs related to the Exeter-Hensall Pipeline Project. There is an outstanding balance owing of \$60,985.98 where direction is needed to pay the amount or dispute the amount with the City of London. The costs are attributed to financing and are owing from South Huron.

Moved By: Councillor Hockey
Seconded By: Councillor Frayne

“THAT South Huron Council receive the report from D. Giberson, Environmental Services Director, re: Final Reconciliation of Exeter-Hensall Pipeline Project costs – Exeter Ward (File F05); and,

THAT South Huron Council authorize the Treasurer to pay the outstanding balance for the Exeter-Hensall Pipeline Project cost in the amount of \$60,985.98.”

Disposition: CARRIED

- d) Shipka to Crediton Watermain Condition Assessment – Engineers Report –Stephen Ward (File: E06).

D. Giberson provides an overview of the Engineer Report for the Shipka to Crediton Watermain Condition Assessment. A summary of the Engineer's recommendations include:

1. Eliminate the 300mm diameter portions of the twinned watermain and transfer the services over to the newer, better protected 400mm watermain;
2. It is recommended to not implement any further cathodic protection measure;
3. Pressure controls should be set up in a way that minimizes the anticipated stress in the piping and distribution system;
4. For new watermain installations, soil testing is recommended before installing any corrosion susceptible watermain

- e) Hydrant Flow Testing – Engineers Report – Exeter Ward (File: E06).

D. Giberson provides an overview of the Engineer Report for the Hydrant Flow Testing. A summary of the Engineer's recommendations include:

1. Review the areas that have relatively low available fire flow;
2. Complete testing of hydrants HYD 120, 129, 160, and 312 on Sanders Street and update records;
3. In locations where the calculations are based on a pressure drop that does not meet 25% and/or 75 kPa, consideration should be given to completing flow tests with a greater number of flowing hydrants

Comments and questions include:

- Upgrading and testing for fire hydrants to be completed by year end

- f) Review of the Exeter Sewage Lagoon Aeration System and Accumulated Sludge - Engineers Report – Exeter Ward (File: E03).

D. Giberson provides an overview of the Engineer Report for the Exeter Sewage Lagoon Aeration System.

Upon inspection of the Lagoon, it is suggested to defer the sludge removal and include this cost of this work in the 5 year budget projection for consideration in 3 to 4 years. In the meantime, the other recommendations, such as installation of additional screening equipment at the sanitary pumping stations can be investigated further.

Comments and questions include:

- Exploring alternative strategies that can be effective/efficient and achieve the same results

5.9 Corporate Services

Reports from M. Di Lullo, Manager of Corporate Services, regarding:

- a) Appointments to Advisory Committees (File C05).

M. Di Lullo provides an update on two advisory committees recently established by Council. For the ad-hoc Tree Advisory Committee, there are three residents including interest from the Ausable Bayfield Conservation Authority. For the Dashwood Recreation Advisory Committee, one individual has expressed interest.

Applications close on January 30, 2013 and a report will be brought forward to confirm the selection.

In addition, there has been one individual interested for the Exeter Community Development Fund vacancy.

b) Cemetery Fee By-Law (File C01).

M. Di Lullo advises that staff have undertaken a financial review of the cemetery fee by-law. Some of the changes proposed in the revised schedule of fees include:

- Elimination of two-tier rate system
- Removal of winter maintenance fee with replacement of system access fee (year-round)
- Review of care maintenance funds and imbalance of land versus care/maintenance
- Proposal of new five year flower bed to offset costs for perpetual flower

Overall, the fee changes represent a 13.94 percent increase for 2013 which now brings the fees for the Exeter Public Cemetery average compared to seven cemeteries that were used in the analysis.

Some of the costs include the following:

- Burial price range: \$1,450 - \$2,109, Exeter Cemetery Price: \$1,681 (avg.)
- Columbarium/Niche: \$1,263 - \$2,019, Exeter Cemetery: \$1,751 (avg.)

Comments and questions include:

- Explore a cost-recovery fee model and staff will continue to pursue a set of fees that are sustainable for the operation of the cemetery

Moved By: Councillor Frayne
Seconded By: Councillor Hockey

“THAT South Huron Council receive the report from M. Di Lullo, Manager of Corporate Services, re: Cemetery Fee By-Law (File C01); and,

THAT South Huron Council direct staff to proceed with a new consolidated user fee by-law as presented in the subject report.”

Disposition: CARRIED

c) Integrated Accessibility Standard Regulation 191/11 (File S09).

M. Di Lullo provides a general overview of the Integrated Accessibility Standards Regulation (IASR) which requires all public sector organizations in the Province to incorporate accessibility when they procure goods, services and facilities. The Regulation came into effect on July 1, 2011.

The Municipality adopted the County of Huron Multi-Year Accessibility Plan at its meeting held on December 17, 2012 by Resolution #572-

2012. Part of the County Accessibility Plan includes a section for Procuring or Acquiring Goods, Services or Facilities.

Staff has reviewed the Procurement By-Law and housekeeping amendments are needed to incorporate the Regulation and a new By-Law will be brought forward for Council adoption.

Direction is given:

- **THAT the Clerk be directed to prepare a new Procurement By-Law with consideration given to Regulation 191/11 for the inclusion of accessibility for procuring goods, services or facilities.**

d) Disposal of Surplus Property (Scout Hall) – Usborne Ward (File D00).

M. Di Lullo provides an update to Council that the Township of Perth South has proceeded with the demolition of the former Scout Hall identified as 5986 Perth Line in Kirkton (Usborne Ward).

→ disposed.

e) Staff Recognition Policy (File H00).

M. Di Lullo notes that the Corporate Policy provides for the recognition of employees. The Policy recognizes employees after 10 years of service and every five thereafter. However, at present, the policy does not specify beyond 30 years and therefore it is recommended to change the policy to leave it open.

Therefore, the Recognition Policy (Section 4.11) will be reworded as follows:

Long-term service awards are provided to employees of the corporation who have at least 10 years of service and those employees will be recognized every five years thereafter. The corporation will provide a cash or gift in the amount of \$10 for every year of service i.e. 20 years will amount to \$200.

In addition to long term service awards, there is also recognition for employees who retire from the municipality. The corporation offers a cash or gift in the amount of \$10 for every year of service and no change is recommended at this time.

Comments and questions include:

- Recognition of volunteer firefighters to be included as part of municipalities policy

Moved by:
Seconded by:

Councillor DeLuca
Councillor Francis

“THAT South Huron Council receive the report from M. Di Lullo, Manager of Corporate Services, re: Staff Recognition Policy (File H00); and,

THAT South Huron Council amend Section 4.11 of the Personnel Corporate Policy to adopt the new Recognition Policy as stated in the subject report.”

Disposition: CARRIED

6. CORRESPONDENCE

- 6.1 Correspondence from Mr. Lyle Parsons, Project Manager, Neegan Burnside Ltd., re: Burnside Response to Municipality of South Huron Consultation Form.

Staff will continue to work with Neegan Burnside Ltd. in regards to the correspondence received to the South Huron Consultation Form.

**Moved By: Councillor Frayne
Seconded By: Councillor Tomes**

“THAT South Huron Council direct the CAO and staff to continue to work with Neegan Burnside Ltd. in regards to the Grand Bend Wind Power Project.”

Disposition: CARRIED

- 6.2 Correspondence from Ms. Jenna Allain, Program Supervisor, Ausable Bayfield Maitland Valley Drinking Water Source Protection Region, re: January Municipal Update.

- 6.3 Correspondence from Ms. Stephanie Donaldson, Warden, St. John's-by-the-Lake Anglican Church, re: Request to Leave Sign at current Location.

**Moved By: Councillor Tomes
Seconded By: Councillor Francis**

“THAT South Huron Council receive the correspondence from Ms. Stephanie Donaldson, Warden, St. John's-by-the-Lake Anglican Church, re: Request to Leave Sign at current Location; and,

THAT South Huron Council support the request from St. John's-by-the-Lake Anglican Church to leave the sign at its current location.”

Disposition: CARRIED

- 6.4 Correspondence from Bluewater Recycling Association, re: January 2013 Highlights

**Moved By: Councillor Francis
Seconded By: Councillor DeLuca**

“THAT South Huron Council receive for information and file, items of correspondence not specifically dealt with.”

Disposition: CARRIED

7. INTERNAL COMMITTEES

7.1 Health and Safety Committee – December, 2012 meeting minutes.

Moved by: Councillor Francis
Seconded By: Councillor DeLuca

“THAT South Huron Council receive for information and adopt Internal Committee Reports.”

Disposition: CARRIED

8. STRATEGIC PLANNING

8.1 Report from M. Di Lullo, Manager of Corporate Services, re: Strategic Planning Sessions (File C08).

M. Di Lullo advises Council that following the conclusion of the Budget, it is suggested that certain topics be listed on Committee Agendas for further Council discussion and review.

These topics will relate to Council's overall strategic planning and will assist staff in preparations and future budget planning.

9. MAYOR & COUNCILLOR INQUIRIES

9.1 Councillor Tomes –. Confirmation of Budget Items which are noted as follows:

- Engineering for trunk expansion at Indian Road (PS2) is contained in the 2013 Budget
- Impound Yard in Stephen Yard is contained in the 2013 Budget

9.2 Councillor Frayne – Kirkton-Woodham Agreement and clarification of ability to serve alcohol and designating a member to oversee the facility which is kept separate and distinct however should be reviewed so that designated person can do both.

Direction is given:

- **THAT the Clerk be directed to amend the Kirkton-Woodham Agreement to take into consideration the designated member's ability to serve alcohol, at certain times, and bring back to Council for ratification.**

10. CLOSED SESSION

10.1 Minutes of the November 26, 2012 Closed Session Committee of the Whole Communication meetings.

10.2 Potential Litigation – Property Standards Matter.

Moved by: Councillor Hockey
Seconded By: Councillor Frayne

“THAT South Huron Council move into Closed Session at 12:00 p.m.”

Disposition: CARRIED

Moved by: Councillor Tomes
Seconded by: Councillor Francis

“THAT South Huron Council move into Open Session at 12:45 p.m.”

Disposition: CARRIED

The following motion is passed with respect to Closed Session Item 10.2:

Moved By: Councillor DeLuca
Seconded By: Councillor Hockey

“THAT South Huron Council directs the Municipal Solicitor to review the need for legal action for the subject property discussed in Closed Session under the *Provincial Offences Act*.”

Disposition: CARRIED

11. DIRECTION FROM COUNCIL Nil

12. ADJOURNMENT

Deputy Mayor Dietrich concludes the meeting at 12:48 p.m.

Moved by: Councillor Frayne
Seconded by: Councillor Francis

“THAT South Huron Council do now adjourn the Committee of the Whole Communication meeting to meet again on Monday, March 25, 2013 at 9:00 a.m. or at Call of the Chair.”

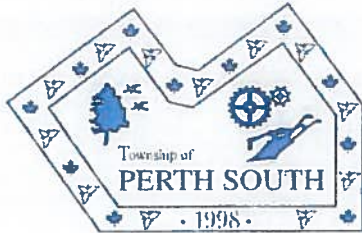
Disposition: CARRIED

Jim Dietrich, Deputy Mayor

Michael Di Lullo, Clerk

APPENDIX G

**TOWNSHIP OF
PERTH SOUTH**



**MUNICIPALITY OF
SOUTH HURON**



**TENDER DOCUMENTS
SALE OF SURPLUS LAND**

5986 Perth Line 8, Kirkton (Scout Hall)

Name of Bidding Organization/Individual: _____

Last Date for Tender Submission: FRIDAY MAY 3, 2013

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DRAFT

THE TOWNSHIP OF PERTH SOUTH
3191 Road 122, ST. PAULS, ONTARIO, N0K 1V0

SALE OF MUNICIPAL SURPLUS LAND BY PUBLIC TENDER

TENDER NOTICE

Property Description – 5986 Perth Line 8, Kirkton, CON W BDY PT LOT 8, Blanshard Ward in the Township of Perth South. This property is jointly owned by the Township of Perth South and the Municipality of South Huron (the Municipalities). The Township of Perth South will administer the tender for the disposal of the property.

Property Dimensions – 33 feet frontage by 132 feet (approximately 0.10 acres)

Property Characteristics – Primary structure on the property is known as the “Scout Hall”. Regulatory compliance and functional status of the buildings/structures and all associated systems, including (but not limited to) life safety, electrical, mechanical, water/well and sanitary/septic is not being verified by the Municipalities. The property, including building, is being tendered for sale by the Municipalities on an ‘as is’ basis.

The tender document shall be signed on all pages and complete in all respects. The tender must be accompanied by a minimum deposit of 10% of the amount bid in the form of certified cheque, money order or bank draft and made payable to the Township of Perth South.

The deadline for submitting the tender is 1:00 p.m. on Friday May 3, 2013 at the Township of Perth South Municipal Office at 3191 Road 122, St. Pauls Ontario, N0M 1V0 and shall be received in a sealed envelope clearly marked as: “Tender – Scout Hall”. The use of the mail for delivery of a proposal will be at the risk of the proponent. Submissions sent by facsimile will NOT be accepted.

Tenders shall be opened publicly on the same day at 1:05 p.m. at the Township of Perth South’s Municipal office. The tenders will come before both the Council of the Township of Perth South and the Council of the Municipality of South Huron for consideration following the submission deadline.

Unsuccessful tender deposits shall be refunded (without interest) within a reasonable period of time after consideration and award of the tender. Once a successful bidder has been determined by Municipalities’ Councils, the Mayors or designates and the Clerks shall execute all transfers and other documents for the purposes of completing said transactions.

The submission of bids does not obligate the Municipalities to accept any bid or to proceed further with the sale of surplus lands. The Municipalities may, in their sole discretion, elect not to proceed with the sale of the surplus lands in whole or in part and may elect not to accept any or all bids for any reason or to cancel the sale of lands without any obligation whatsoever to Bidders.

Rebecca Clothier
Treasurer/Deputy Clerk
Township of Perth South

PUBLIC NOTICE - SALE OF SURPLUS LAND

THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

TAKE NOTICE that the Council of the Corporation of the Township of Perth South and the Council of the Municipality of South Huron have, pursuant to the Municipal Act RSO 1990 Chapter M.45, Section 193 (2) and as per Township of Perth South By-law 33-2009 and Municipality of South Huron By-law XX-XXXX declared the following land surplus:

5986 Perth Line 8, Kirkton, Concession West Boundary, Part Lot 8, Blanshard Ward in the Township of Perth South, in the County of Perth. The primary structure located on the property is commonly known as the "Scout Hall".

The Municipalities are offering said lands for sale by public tender pursuant to Section 270.

(1) 1 of the Municipal Act, 2001, as amended, and as per Township of Perth South By-Law 33-2009 and Municipality of South Huron By-Law XX-XXXX

Tenders submitted in the prescribed form, clearly marked "TENDER – SCOUT HALL", will be received until 1:00 p.m. on Friday May 3, 2012 at the Township of Perth South Municipal Office and must be accompanied by a deposit in the form of a money order or a bank draft or cheque certified by a bank, trust company or Province of Ontario Savings Office payable to the Township of Perth South and representing at least ten (10) per cent (%) of the tender amount.

The lands and associated buildings are being offered for sale on an "as is" basis. The Municipalities make no representation regarding the title to or any other matters including any environmental concerns, relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

Tenders shall be opened publicly on the same day at 1:05 p.m. at the Township of Perth South's Municipal office. The tenders will come before both the Council of the Township of Perth South and the Council of the Municipality of South Huron for consideration following the submission deadline.

The successful purchasers will be required to pay the amount tendered plus HST (if applicable), and the relevant land transfer tax within fourteen (14) calendar days of being notified that he/she is the successful purchaser.

A bidder's package and/or additional information may be obtained from the Treasurer of the Township of Perth South at the address below.

Rebecca Clothier
Treasurer/Deputy Clerk
The Corporation of the Township of Perth South
3191 Road 122
St. Pauls, ON, N0K 1V0
Telephone: (519) 271-0619 ext. 227

GENERAL TERMS AND CONDITIONS FOR SALE

1. Location

The property for sale is located in the Ward of Blanshard, in the Township of Perth South, and is described as 5986 Perth Line 8, Concession West Boundary Part Lot 8, Geographic Township of Blanshard now in the Township of Perth South, in the County of Perth (the property). The property is jointly owned by the Township of Perth South and the Municipality of South Huron.

2. Title Deed of the land

Title to the property is registered in the names of the Corporation of the Township of Perth South and the Corporation of the Municipality of South Huron and is clear and marketable. A survey of the property is not available from the Township.

3. Road Access

Access to the property is via an existing driveway located directly off of Mary St., Kirkton. The Municipalities make no representation to any conditions, continued use of that access, or restrictions that may be placed by the Corporation of the County of Perth with respect to continued access.

4. Zoning

The property is currently zoned "Institutional".

5. Application

Sealed tenders on the prescribed Tender Form and all pages of this tender document, clearly marked "Tender – Scout Hall", should be signed in token of acceptance and submitted in original form to the Township of Perth South Municipal Office, 3191 Road 122, St. Pauls, Ontario, N0K 1V0 (ATTN: Rebecca Clothier, Treasurer), on or before 1:00 p.m. on Friday May 3, 2013.

6. Amendments

The Municipalities reserve the right to amend or add any of the terms and conditions of the tender without notice of such amendment/ amendments and the same shall be binding upon the bidders.

7. Disqualification of Proponents

Under no circumstances will tenders be considered which are received after 1:00 p.m. on Friday May 3, 2013.

8. Amendment and Withdrawal of Tender

Only one tender per proponent will be accepted. A proponent who has already submitted a tender may submit a further tender at any time up to the official closing time. The last tender received shall supersede and invalidate all tenders previously submitted by that proponent for this contract. A proponent may withdraw his tender at any time up to the official closing by submitting a letter bearing his signature (and seal if applicable) as in his tender to the Township of Perth South at the address of the

Municipal office. Such a submission must be received in sufficient time to be marked before 1:00 p.m. on the date of closing for tenders.

The proponent shall show his name and the tender property on the envelope containing such letter of withdrawal.

9. Incomplete Tenders

Incomplete tenders submitted with qualifying conditions or with conditions at variance with special or general terms & conditions of tender shall be rejected summarily.

10. Reserve Bid

The sale of the land is subject to a reserve bid

11. Deposit

The tender document shall be accompanied by a minimum deposit of 10% of the bid amount in the form of certified cheque, money order or bank draft and made payable to the Township of Perth South.

12. Sale Conditions

11.1 The property is offered as a single unit. Sale of a portion of land by the Municipalities shall not be considered.

11.2 The land shall be sold in an "as is" condition.

11.3 Conditional offers will be rejected immediately and will not be considered by the Municipalities.

13. Validity

Offers shall be considered valid for a period of forty-five (45) days from the date of opening of bids whereby the proponent shall not be entitled to retract, withdraw, vary or countermand their submitted tender. The Municipalities may seek extension, if necessary, in order to successfully complete the sale and transfer of land.

14. Right to Accept or Reject Tenders

The highest bidder will not necessarily be accepted. The Municipalities may, in their sole discretion, elect not to proceed with the sale of the surplus lands, in whole or in part. The Municipalities have the right to reject any and all tenders for any reason whatsoever. The Municipalities shall not be responsible for and the proponents shall not be entitled to reimbursement for any liabilities, costs, expenses, losses or damages incurred, sustained or suffered by any proponent prior or subsequent to, or by reason of the acceptance, or non-acceptance by the Municipalities of any tender, or by reason of any delay in the acceptance of a tender.

15. Site Inspection

Prospective proponents may inspect the site before submitting their tender.

The Municipalities will provide access for any prospective proponents to inspect the property and/or the buildings/structures on Wednesday April 24, 2013, from 1:00 p.m. to 3:00 p.m. The Township will not be providing a formal tour, nor responding to questions related to the regulatory compliance and functional status of the buildings/structures and all associated systems, including (but not limited to) life safety, electrical, mechanical, water/well and sanitary/septic.

16. No Representation

The property is being sold in an "as is" condition. The Municipalities make no representation regarding the title to the property, environmental concerns, and regulatory compliance and functional status of the buildings/structures and all associated systems, including (but not limited to) life safety, electrical, mechanical, water/well and sanitary/septic, or any other matters. The Municipalities also make no representation for any development that may be contemplated for the property after purchase by the successful proponent. Responsibility for ascertaining the status of these matters rests solely with the proponent.

Proponents shall completely familiarize themselves with all prevailing rules, regulations, and statutory obligations etc., required for transfer of property in Ontario by way of outright sale.

17. Opening of Tender

Tenders shall be opened publicly on the same day at 1:05 p.m. at the Township of Perth South's Municipal office. The tenders will come before both the Council of the Township of Perth South and the Council of the Municipality of South Huron for consideration following the submission deadline.

Proponents are advised that acceptance of any tender will be officially completed by the Council of the Township of Perth South and the Council of the Municipality of South Huron. Any action taken by any proponent in the absence of formal notification from the Municipalities as to the Council's direction on this matter is at the sole risk of the proponent.

18. Notice of Acceptance

Notice of acceptance of the successful bid may be made via regular mail, telephone or fax to the successful proponent at the address, telephone or fax number supplied by the proponent in the tender documents.

19. Agreement of Purchase and Sale

If accepted, the tender, the acceptance thereof by the Township of Perth South and the Municipality of South Huron and the terms shall constitute a binding agreement for the purchase and sale of the lands between the Municipalities and the proponent whose tender was accepted. Following acceptance, a formal purchase and sale agreement shall be completed between the Municipalities and the proponent whose tender was accepted upon the terms herein, and the Municipalities' usual terms.

20. Transfer of Title

All legal documents will be prepared by the Municipalities' solicitor. The successful proponent may wish to have a solicitor act on their behalf for this transaction, and at their own expense.

21. Misrepresentation or suppression of facts

If it is found that a proponent/bidder has given false information or concealed facts pertinent to the land transfer, the sale may be cancelled without making any reference to the proponent/bidder whose bid deposit shall be forfeited to the Corporation of the Township of Perth South and the Municipality of South Huron as liquidated damages.

22. Approvals

All approvals required in respect to the sale/registration of the land and its development and compliance with statutory requirements shall be obtained by the Purchaser. However, the Municipalities will provide reasonable cooperation, if required, and to the extent possible. All costs & fees, including registration, will be borne by the Purchaser.

23. Contact Information

For any further details/clarification, the applicants may contact:

Rebecca Clothier

Phone: (519) 271 - 0916 ext. 227

Fax: (519) 271-0647

Email: rclothier@perthsouth.ca

SCHEDULE 'A'

MUNICIPAL SURPLUS LAND FOR SALE BY PUBLIC TENDER

TENDER FORM

The Corporation of the Township of Perth South
3191 Road 122 St. Pauls, ON N0K 1V0

With reference to the property for sale is located in the Ward of Blanshard, in the Township of Perth South, and is described as 5986 Perth Line 8, Concession West Boundary Part Lot 8, in the Township of Perth South, in the County of Perth, I hereby apply for the purchase of same as per details given below:

Name of Proponent	
Mailing Address	
Phone Number	
Fax Number	
E-mail	
Total Bid Amount \$	
Deposit Amount Enclosed	

I hereby declare that I understand the terms and conditions of the tender and after having inspected and being satisfied with the information provided regarding the property, I submit this application without suppression of any material facts and have provided true and correct information and I further understand that if any information provided by me is found to be false, my tender may be rejected by the Municipalities.

Signature of the Proponent

Date

I understand that I am responsible to pay the amount tendered plus ~~accumulated taxes, penalties and interest~~, HST (if applicable), and the relevant land transfer tax within fourteen (14) calendar days of being notified that I am the successful purchaser.

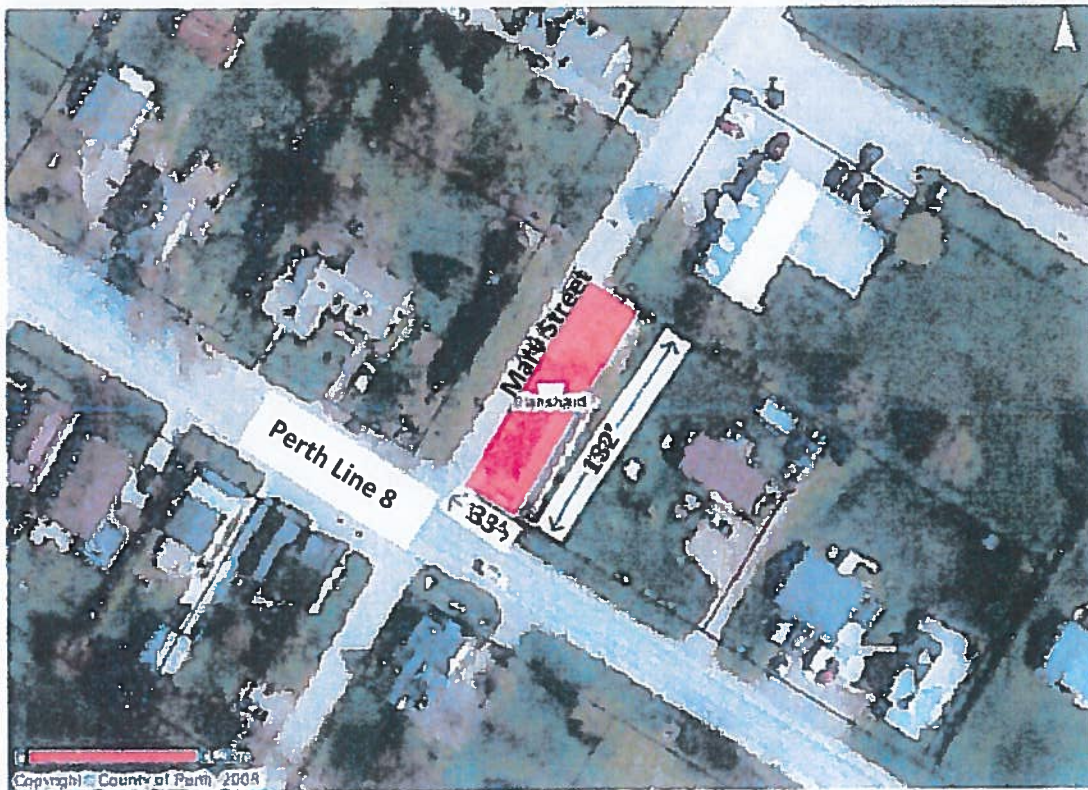
Witness

Date

SCHEDULE 'B'

MUNICIPAL SURPLUS LAND FOR SALE BY PUBLIC TENDER

PROPERTY LOCATION



"Scout Hall" 5986 Perth Line 8, Kirkton, Township of Perth South, County of Perth

APPENDIX H

Property Inspection Report

Property Address: 5968 Line 8, Kirkton, ON

Client: Township of South Perth

Roof Addendum

Inspector Information:

Murray Sanderson
Sanderson Home Inspection
240 Mornington St.
Stratford, Ontario, N5A 5G5
519-276-9865
info@sandersonhomeinspection.ca

General Structure

Comments:

The roof structure is made up of joists and beams. The beams went down the sides of the building and supported the roof joists. There were also beams going from side to side. They were about 8 feet apart. There were only 2X4s going the length of the building. They did not connect for the whole length. Due to distance the beams were apart and the lack of 2X6 joists in the floor I was not able to go too far into the attic area.

The following pictures show the roof structure.





The roof structure over all appeared sound. There were some roof joists that were broken or had been repaired. There were cracks in some of the beams. The picture below shows one of the joists that has had a second board attached to it. There is evidence of water staining on the sheathing from the leaks in the roof as well. The beam that the joists are supported by looks sound. There is no obvious damage.



The next picture shows another beam (second from the left) that has some damage.



The next picture shows more of the structure. Two joists have had additional 2X6s spliced to them. The wall stud on the left does not reach to the beam.



The next picture shows a crack in one of the cross beams.



Recommendation:

In the event that repairs are undertaken, the roof will need to be replaced. Much of the sheathing has water staining and will need to be replaced. This would be an ideal time to examine the roof joists to make further repairs or replacement if necessary. The structure will not require a great deal of work.

The cross beams should be looked at. If the ceiling is going to be repaired the attic floor will need to be strengthened.

Roof Sheathing

Comment

Some of the pictures above show the stains on the roof sheathing. The roof has obviously been leaking in the past. The stains are over the entire roof. Some of the sheathing appears to have started to deteriorate. The pictures below show significant areas where the sheathing is badly stained. The deterioration of the sheathing can be clearly seen.





All of the pictures show some water staining and sheathing damage.

Recommendation

The metal roof needs to be replaced and the sheathing should be replaced where it has started to deteriorate. As can be seen in the above pictures a good portion of it is stained and has started to decay. The best solution would be to replace the entire roof sheathing with plywood or press board sheets

Insulation

Comment

There appears to be about 6 to 8 inches of blown cellulose insulation in the ceiling cavity.

Recommendation

Depending on the use the building will be used for this level of insulation should be increased.

Property Inspection Report

Property Address: 5968 Line 8, Kirkton, ON

Client: Township of South Perth

Inspector Information:

Murray Sanderson

Sanderson Home Inspection

240 Mornington St.

Stratford, Ontario, N5A 5G5

519-276-9865

info@sandersonhomeinspection.ca

Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

This inspection is visual in nature. Areas that are not accessible are excluded from the inspection and are not addressed in the report. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection.

All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

General

The building is a one story structure. It does have a small second floor room which is primarily storage and is accessed by means of a folding stair. The furnace is also on a raised platform at one end of the building. The cladding is metal as is the roof. There is no plumbing. The electrical comes from overhead wires and is 60 amps. The building appears to be quite old. The original structure is enclosed by metal cladding. The windows, with the exception of two at one end of the building are covered by cladding on the outside and boarded up on the inside. The interior structure was not visible due to the cladding and inside walls. At points on the walls the original lath was visible but at no place could the studs or joists be seen with the exception of the joists in the cloak room which was not original. The interior of the building has basketball nets at each end and floor hockey nets hanging from one end wall. The floor is representative of a gymnasium floor.

There is a good deal of clutter in the building. Much of the area is being used for storage. Any areas that were not accessible due to the materials being stored were not inspected. If the building is going to be used for storage it needs to be better organized. Any unnecessary items should be removed.

After the inspection, I dropped the key off at the caretaker's home. They were very helpful in filling in some of the blanks in areas where I was unable to gain access.

Foundation

Comments

The foundation is stone. On the street side of the building it was difficult to see due to its closeness to the ground. On the whole it appeared to be in reasonable condition. The other side of the building showed major deterioration in the foundation. There were major gaps where the stones had come loose. In one area there were no stones under the wall at all. There were no eaves troughs, fascia or soffits to inspect.

The following pictures show the deterioration. The first picture shows several large cracks and the loss of a good deal of mortar. There appears to be very little holding these stones in place other than the weight of the building. The second picture shows more of the same plus one rock being pushed out from the others. The third picture shows more cracks and lack of mortar. The final picture shows the area where there is no foundation under the building at all.





Recommendation

The foundation needs to be repaired. The state of deterioration can only lead to serious structural failure if it is not addressed. A competent contractor would need to be consulted as to cost. It would also be prudent to have it assessed by an engineer to recommend the proper structural repair. However, the job would involve jacking the building in at least some spots and putting new footings and foundation in.

Roof

Comments

The roof is metal. On the street side of the building it looks to be in reasonable shape. On the other side, however it is in very bad condition. The metal is badly rusted. The fasteners can be seen to have popped up. It looks very much like a strong wind could take large sections of the roof off. In a discussion with the caretaker, I was told that someone did screw some of the panels down. That is insufficient in my opinion. Much more than that needs to be done to correct the roof problems.

There is also a considerable sag in the roof line in several places. It is impossible to tell the cause without being able to see the structure under the roof; however it is a definite concern. If the sag is due to the weight of the steel roof it could collapse completely. The caretaker stated that he believed the original cedar shingles are under the metal roof which would add to the weight. In addition there is a noticeable sag in the ceiling inside. More will be written on this later but it does support the proposition that the roof structure is not sufficient.

There was no visible evidence of leaks in the interior of the building other than in the structure housing the oil tank. A full assessment would require access to the attic.

The following picture shows the side of the roof that is in serious need of repair due to rust. The picture does not do justice to the disrepair. The loose roof and disengaged fasteners are not obvious. The second picture does show the sag in the roof to some extent. It does not show the full extent.



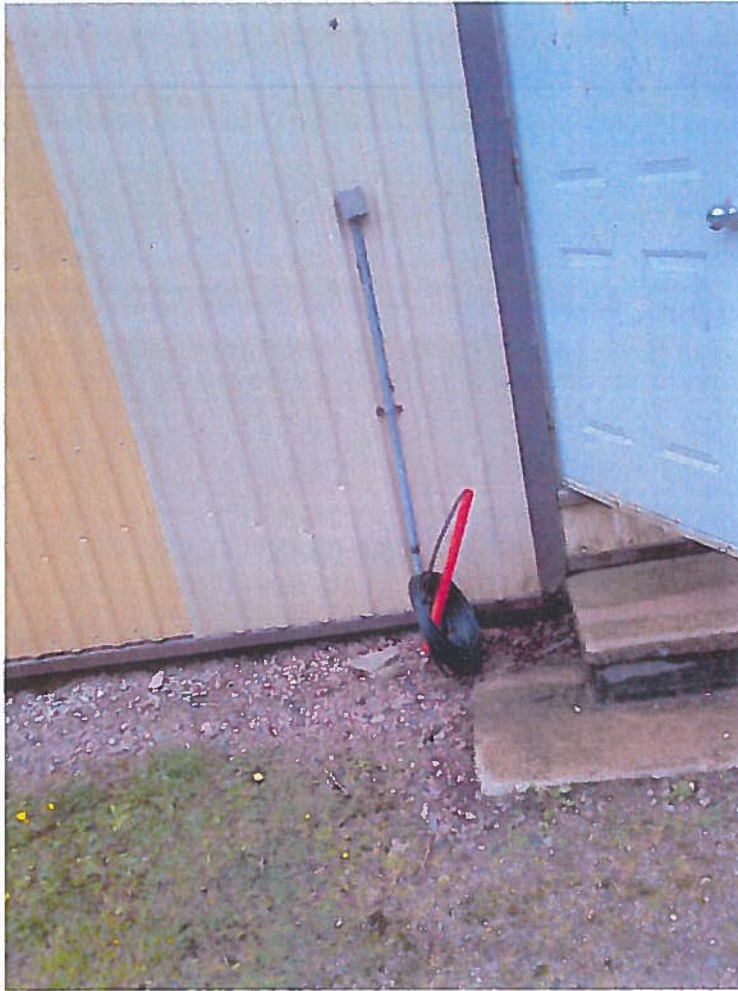
Recommendation

The roof needs to be replaced. The old metal needs to be removed and a new roof put on. If there is an old roof (cedar shingles) underneath that should be removed as well. When the old roof is removed it would be easier to see if the structure below needs to be improved or replaced. The state of the insulation would also be visible and able to be assessed. Without being able to see the roof structure it is difficult to say. The sag in the roof, the poor condition of the roof and the sag in the ceiling leads me to the conclusion that some further structural work needs to be done to the roof.

Siding

Comments

The siding looks to be in good shape. There are several dents in it but nothing of a structural nature. One end of the building has a different colour. This is due, apparently to an accident and repair. The only apparent damage was to the cladding. Only taking the cladding or inside wall down can confirm this. The picture shows the different coloured cladding on the one end. Some of the dents are visible. It also shows an unconnected roll of wire (TV aerial wire?).



Recommendation

The cladding is in good condition. I would not recommend any addition or repair. There should be some cleanup around the building.

Grounds

Comments

The grading does not appear to be a problem. The ground slopes away from the building. There are no obvious areas where water would flow to and under the foundation. There are some trees too close to the building that will cause foundation damage due to root growth and water retention. The picture shows small trees in the middle and larger trees at the end of the building.



Recommendation

The trees should be moved away from the building.

Access

Comments

There are a number of doors that access the building. The doors themselves are substantial and adequate. They are not properly installed in most cases. Except for the lock on the main access door there are no other locks. There is a bolt on the access to the locker room area which does not work properly. There is a padlock arrangement at the other end where the oil tank is situated which does not provide proper security. The doors themselves are loose and do not provide proper security. They also do not provide proper weatherproofing. There are gaps around the doors that do not keep the cold out. The entrance to the locker room has wooden stairs. They appear to be solid but are uneven. If the building is going to be used by the public/children the stairs need to be replaced. The picture shows the stairs.



Recommendation

The doors should be properly fitted to the entrances. All access should have proper stairs or ramps. If the public are going to be using the facility then considerations of wheelchair access will need to be considered.

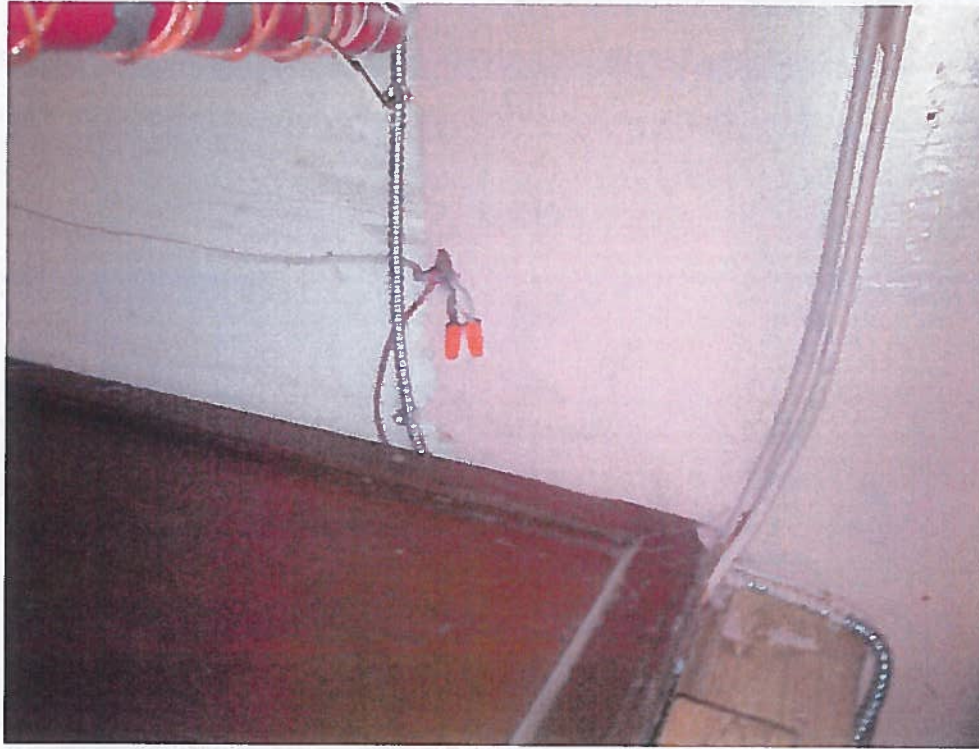
Electrical

Comments

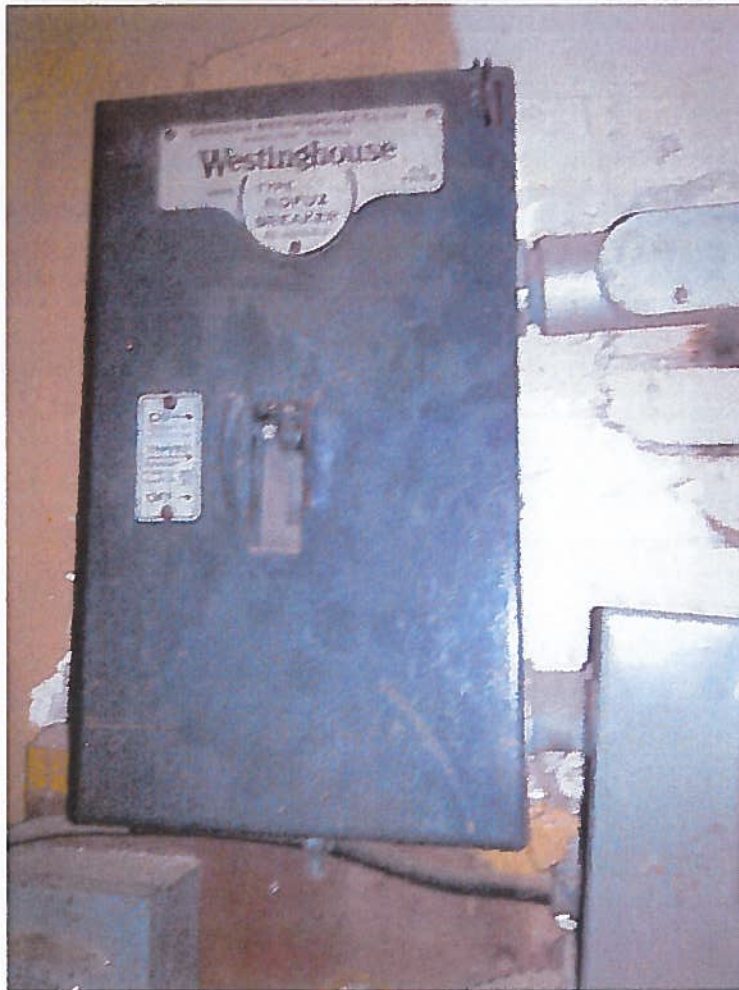
Much of the electrical looks like it was done by a non-professional electrician. According to the caretaker there is still some knob and tube wiring in the roof area. This was not inspected since I could not access the area. The panel is 60 amp service with 6 fuses. One of the fuses is a 15 amp fusitron type. All of the others are regular 15 amp fuses. There are a number of splices where there is no cover plate. There are no plates on some of the switches. They are covered with duct tape. The panel itself is blocked so that there is no easy access. I was able to get to it for inspection. One door of the panel does not open all the way. There is debris and unused electrical equipment in the panel. The electrical service from the street is overhead. The

access into the building is rusted and some of the cladding is damaged. There are lights that do not work and switches that do not appear to control anything. Four switches are accessed through a hole cut in the wall. I could find only one receptacle which was used for a fan to bring heat from the ceiling to the floor.

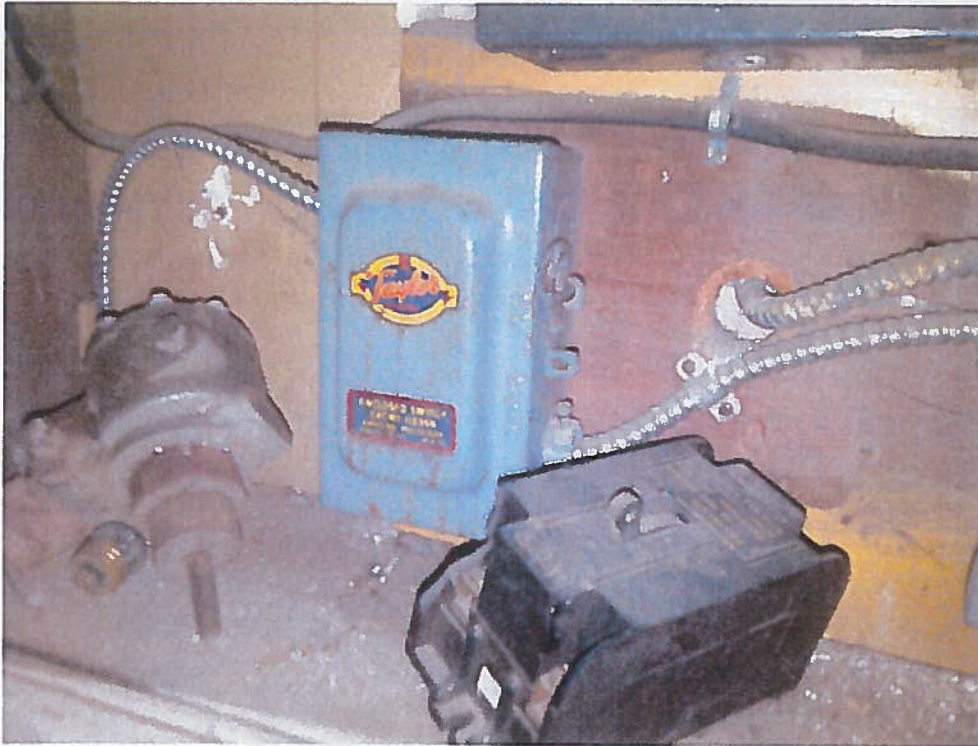
The first picture shows one of the open electrical connections. There are others as well.



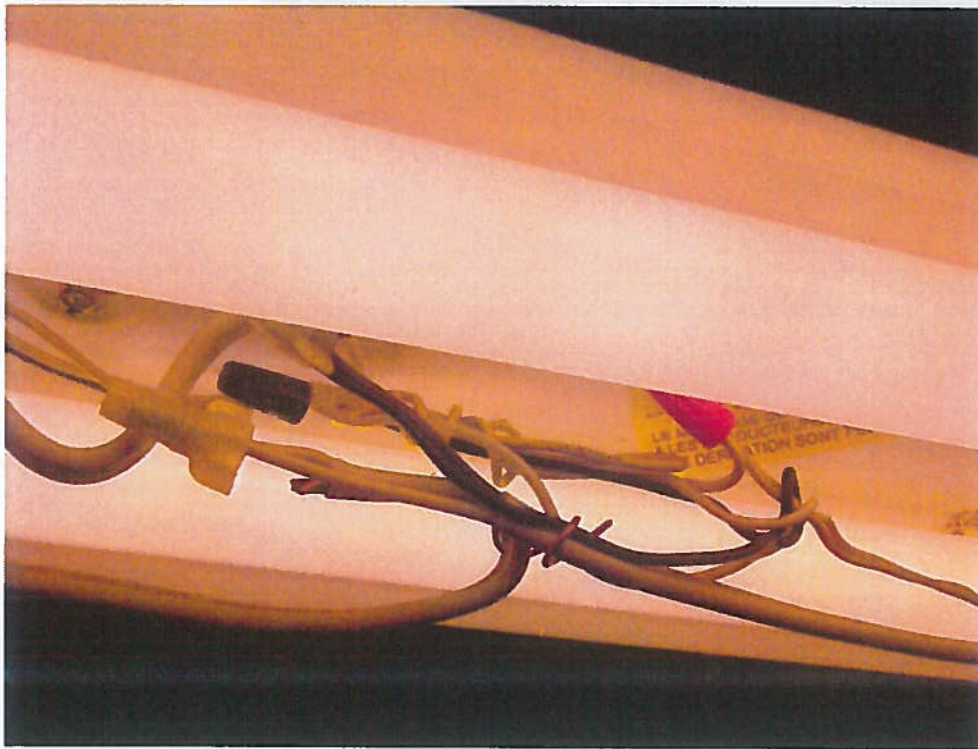
The next picture shows the main power switch. It looks to be quite old. This is the switch that would shut off the power to the building.



The next picture shows the inside of the panel. There is debris and unused electrical equipment inside the box.



This is the wiring in one of the lights. There is no cover and bare wires.



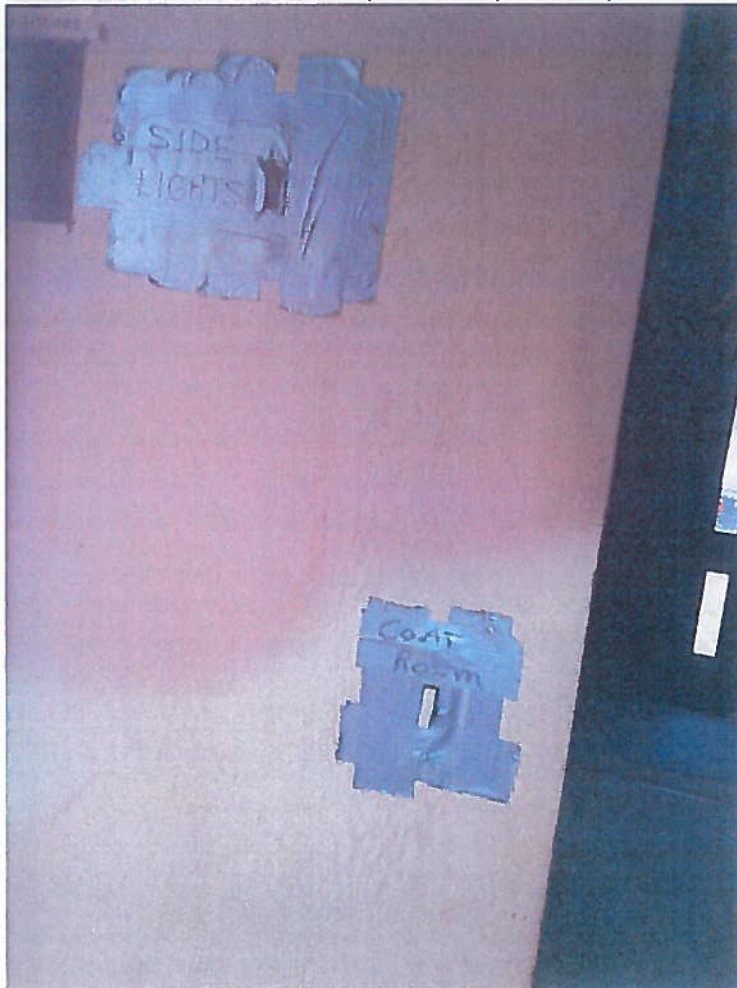
The next picture shows some of the lighting. The dome lights do not work. There is a broken bulb in the fixture on the left. One of the fluorescent lights at the side of the building did not work either.



Another open wire splice. There is no cover or box.



Two switches with no cover plates only duct tape.



Electrical access to building. The conduit is rusted.



Recommendation

The entire electrical system should be redone. A new panel should be put in and the entire building rewired properly by a licensed electrician. Any knob and tube wiring should be removed.

Heating System

Comments

The furnace burns oil. I could not tell whether it works properly because it would not turn on. The caretaker said that if it was not used for a while it would sometimes need to be reprimed. In any event it appears to be quite old. There was no way to access it to determine any further

information. The thermostat was uncovered. The ducts were at ceiling level on each long side of the building. There was a fan to bring the heat down to the floor. The heat to the upstairs storage area was by an open duct.

I was unable to inspect the insulation since all the walls were closed and I could not access the attic.

The oil tank appeared fairly new but the supporting legs were rusted. The caretaker confirmed that it was a single wall tank. The room where the tank was contained was an addition to the building (although it could have been there quite some time as well). The ceiling showed evidence of water leaks in the roof. The roof itself was in need of repair.

The picture shows the duct at the ceiling level. This is continued on both sides of the interior.



Recommendation

The heating system should be replaced with a new furnace. If oil is going to be used the tank should have new supports and secondary containment for any spills or leakage. It should be housed in a leak free building.

The ductwork should be replaced so the heat is directed to the floor level. Proper fans should be installed to circulate the heat.

The thermostat should be properly installed and provided with a protective cover.

Interior

Comments

The ceiling sags badly toward the center. There is clearly not enough support for the ceiling. I could not access the attic area so was unable to determine the roof structure. However, by the look of the sag in the ceiling there is unlikely to be sufficient support for the ceiling. There are no posts in the interior. It is a considerable distance to be supported without a central post.

The ceiling in the upstairs storage area also sags. There are also several loose ceiling panels.

The next picture shows the sag in the upstairs storage area ceiling. There appears to be a repair attempted at some time.



The next picture shows the sag in the main ceiling. On the left is the platform where the furnace is situated. The picture is taken from the upstairs storage area.



Recommendation

The ceiling needs to be supported so it does not sag. The exact nature of the work necessary would require access to the attic. I believe that any repair would require the existing ceiling to be removed, proper supporting structures put in place and the ceiling replaced. The ceiling would also require sufficient insulation.

An alternative would be to use a floating ceiling supported from the roof if that structure is stable enough. It would not be capable of providing the same insulating value.

A further alternative would be to remove the ceiling altogether. The roof rafters could be insulated and fans used to bring the heat down to floor level.

The proper alternative would require access to the roof area.

Plumbing

Comment

The building does not have any plumbing.

Recommendation

If the building is going to be used for the public at least one washroom will need to be installed. This would require water lines and sewer access.

Depending on the use, there could be further requirements.

APPENDIX I

Township of Perth South

Report to Council

TO: Mayor and Members of Council
FROM: Larry McGregor, Director of Public Works
DATE: April 11, 2013
SUBJECT: Former "Scout Hall" Property - Kirkton

Recommendation

It is recommended that the Municipalities of South Huron and Perth South authorize the demolition of the existing building and share the cost of the work required. And further that the Township of Perth South retain a minimum of 16.5 feet of the lot along Mary Street and have it registered on title with the existing road allowance to make it a consistent width of 49.5 feet.

Background

Previously the municipalities of South Huron and Perth South declared this jointly owned property as surplus and authorized its disposal on a "as is " basis, because the existing building is no longer in use and is in poor condition. When checking to see what work would be involved to have the property surveyed for sale, an existing condition was discovered that requires a decision prior to making this property safe or disposing of it.

The attached plan shows that the existing lot encroaches into the road allowance of Mary Street by 16.5 feet causing the road allowance along the lot to be reduced to only 33 feet in width. The remainder of Mary Street is 49.5 feet in width which is narrow by today's standard of 66 feet.

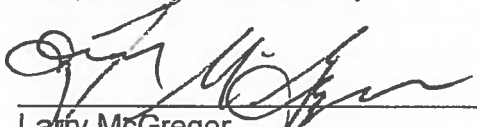
Comments/Analysis

It is my recommendation that after the existing building is removed that the Township of Perth South retain at least 16.5 feet along the length of the lot and merge it on title to the existing road allowance in order to make Mary Street a consistent 49.5 feet in width. In my opinion this is required in order to have room for any future improvements to the street, utilities, or sidewalks. The estimated cost of demolition and disposal is in the \$13,000 range plus a survey and legal cost of an estimated \$2,500.

Financial Implications to Budget

There is currently no provision in the 2013 Budget for this project. In the event that the Council were to approve the proposed project/program, an amendment would be required to be made to the budget that was previously adopted by the Council in the estimated amount of \$15,500.00.

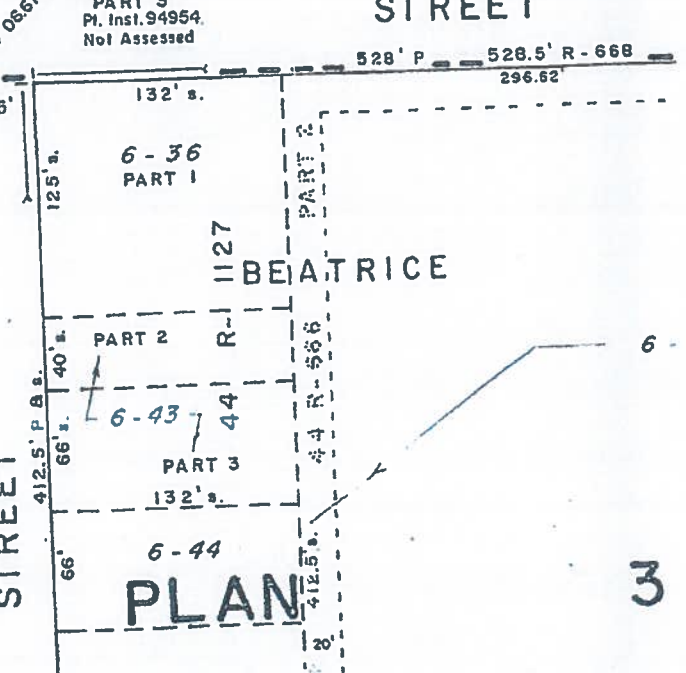
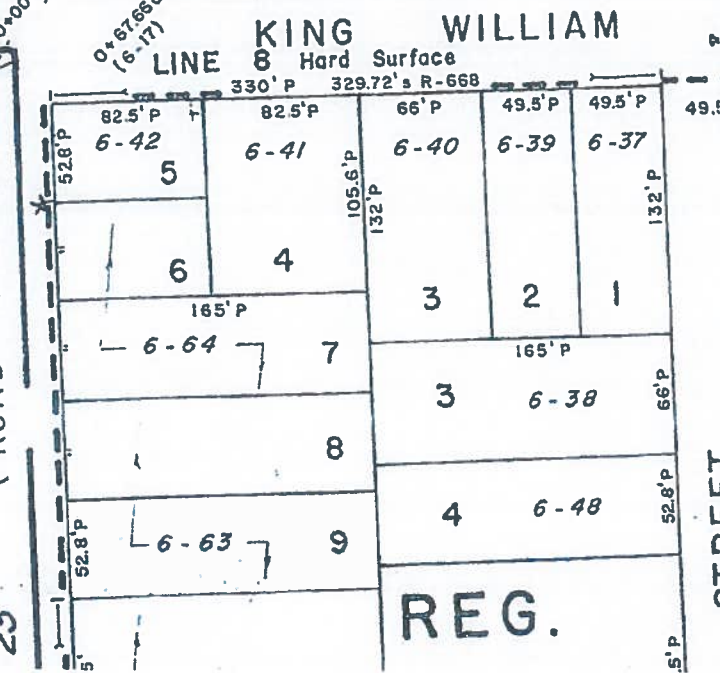
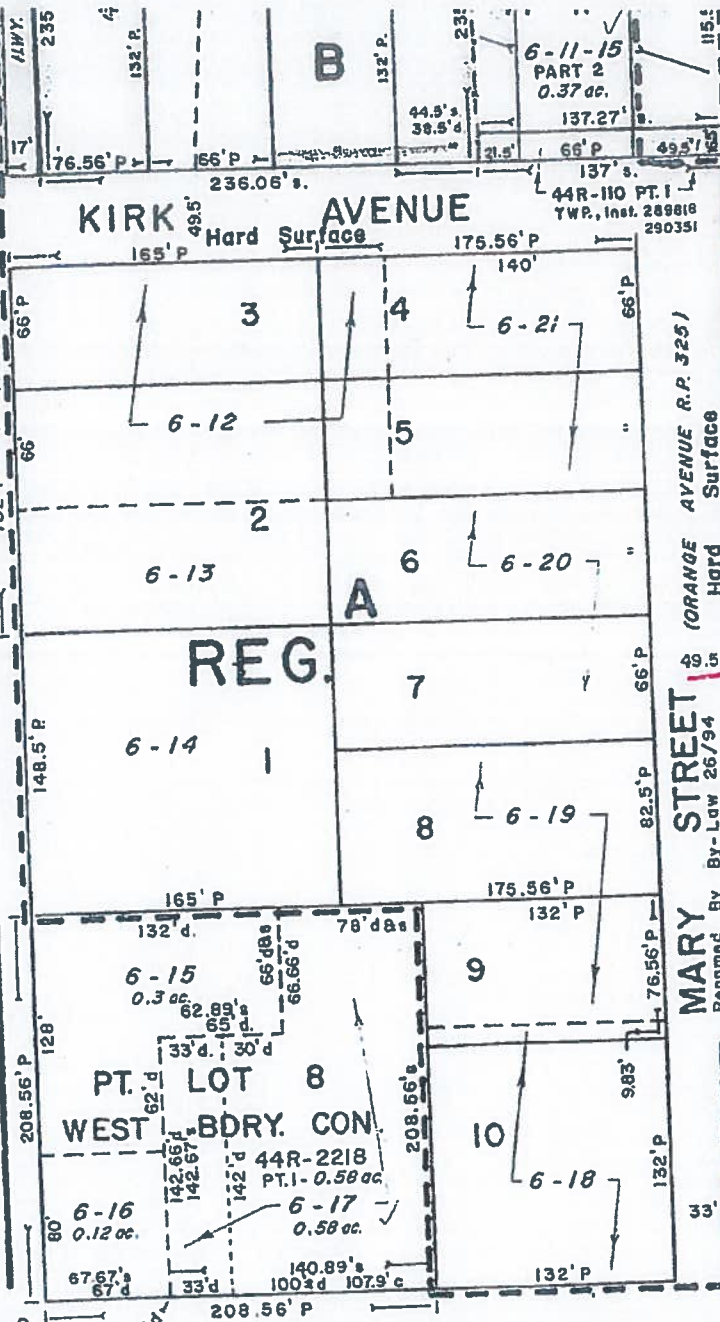
Respectfully submitted by:



Larry McGregor
Director of Public Works

BETWEEN BLANCHARD & USBORNE)

23 (ROAD ALLOWANCE



" KIRKTO

PLAN

VICTORIA

STREET

PLAN

3

APPENDIX J



JOINT COUNCIL MEETING MINUTES

May 6, 2013 – 7:00 p.m.

**Kirkton Woodham Community Centre – 70497 Road 164 (Hwy 23)
Kirkton, Ontario**

Introduction and Welcome

South Huron Members Present: Mayor George Robertson, Councillors Bill Francis, Dave Frayne and Tom Tomes, CAO Roy Hardy, Secretary to Pool Committee Lori Bearss

Perth South Members Present: Mayor Robert Wilhelm, Councillors Don Henderson, Liz Armstrong, Stuart Arkett and Melinda Zurbrigg, CAO Tim Ivanyshyn, Treasurer Rebecca Clothier and Clerk Lizet Scott

Mayor Wilhelm agreed to chair the meeting and called the meeting to order at 6:55 p.m.

1.1 Welcome and introduction from Members:

Mayor Robert Wilhelm, Perth South and Mayor George Robertson, South Huron welcomed those in attendance and spoke briefly about the purpose of the joint meeting.

1.2 Tour of municipal facilities (Community Centre & Pool) – a tour was not conducted as facilities were locked.

2. Approval of Agenda

Moved by Councillor Zurbrigg and seconded by Councillor Arkett that the council agenda dated May 6, 2013 be approved as amended to include Item 3.6 Maintenance and Capital for the Kirkton Woodham Pool. Carried

3. New Business

3.1 Discussion – Joint LED Street Light Program.

Tim Ivanyshyn provided an update on the progress of the new LED streetlights noting that the lights in Kirkton have been replaced. He indicated that both Public

Works Directors have been searching for a current light cost sharing agreement and have been unable to locate one to date. He noted that Perth South will administer the light program and charge back the share of costs to South Huron.

3.2 Discussion – Status update on Disposition of Scout Hall Property.

Mayor Wilhelm gave an update on the Scout Hall property and Tim Ivanyshyn distributed a copy of Larry McGregor's report that had been presented at the April 16, 2013 Perth South Council meeting. The consensus from South Huron council is to proceed as per Larry McGregor's report.

3.3 Discussion – Ongoing monitoring costs of former Kirkton Dump.

Roy Hardy reviewed this property issue. He noted that there is still a 2 year review of the report to be done. Tim Ivanyshyn to check with Larry McGregor, Public Works Director for Perth South, to ensure that ongoing costs and reports regarding this property have been forwarded to him for information.

3.4 Discussion – Audited Statements for Kirkton-Woodham Community Pool.

Roy Hardy reviewed the Kirkton Woodham Swimming Pool financial statements for 2012. Councillor Arkett asked if the pool program was intended to make money. Roy Hardy noted that generally swimming pools were considered a service to the community and not expected to make a profit.

3.5 Discussion – Accessibility & Grant Opportunities for Kirkton-Woodham Community Centre and Kirkton-Woodham Community Pool.

Councillor Zurbrigg noted that the Pool Committee is currently researching grant opportunities for accessibility at the pool. She asked who should take the lead on this initiative. It was confirmed that Huron County has an Accessibility Advisory Committee who would take this on for review. It was also noted that Huron East has recently renovated a pool facility for accessibility and would be a good resource. Tim Ivanyshyn and Roy Hardy will contact.

3.6 Maintenance & Capital for Pool

Councillor Zurbrigg and Lori Bearss reviewed items that required replacement at the pool facility including the boiler and the door to the chemical room. It was noted that the Pool Committee was looking for support from both municipalities for ongoing maintenance at this facility. Lori Bearss noted that the Optimists have committed to removing the partitions in the change rooms at this point. Roy Hardy, Tim Ivanyshyn and Dave Frayne will meet to discuss short term mechanical issues and develop a long term plan including accessibility. It was noted that there is money in reserves currently to cover costs of the boiler replacement. Mayor Robertson will speak to the Huron Accessibility Committee.

Moved by Councillor Tomes and seconded by Councillor Zurbrigg that the joint councils receive Items 3.1 to 3.6. Carried

5. Old Business

5.1 Discussion – Ratification of Joint Agreement with Kirkton-Woodham Board.

Rob Morley, Chair of the Kirkton Woodham Community Centre Board, was in the audience and Mayor Wilhelm invited him to sit at the table and join in discussion of the agreement. Rebecca Clothier distributed copies of the agreement. Rob Morley then reviewed the Board's concerns. On page 4 asked that the following be removed:

(to be recouped from the Community Board within the subsequent year)

The joint councils discussed this item and Rob Morley noted that with declining revenues this is difficult. Roy Hardy noted that this statement was included to ensure that planning was in place for large expenditures. Rob Morley noted that the board has been fiscally responsible. The consensus of the joint council group was to remove this statement.

Page 7 – Item (d) – requested that the statement only say “Proof that all servers at the licensed event are Smart Serve certified.” The rest of the paragraph to be removed.

Rob Morley asked for clarification of the insurance in sections 7.0 and 8.2. Roy Hardy confirmed that the insurance items were two separate issues. Item 7.0 is a replacement of PAL insurance 8.2 is general liability. Roy Hardy will get dollar amounts to Rob Morley for his information.

The amended agreement to be brought forward to both councils for final approval. Mayor Wilhelm thanked Rob Morley for attending the meeting.

6. Correspondence (None)

7. Adjournment

Next Meeting – To be determined

Moved by Mayor Robertson and seconded by Councillor Armstrong that this meeting adjourn at 7:50 p.m. Carried

APPENDIX K

Joe Leyser Demolition Inc.

292 Woods St., Stratford, ON N5A 7T4

519-273-6947 Fax 519-273-3911

Joe's cell # 519-272-5794

Oct 28

FAXDate: June 27/13To: Tina Perth SouthFrom: Joe LeyserFax No: 519-271-0647 # of Pages: 2

Phone No: _____

Re: Scout Hall Quote

2 days to demolish.

Go with
Joe Leyser
as Todd wants
environmental
stuff removed.

Bill Denham
229 6430
July 16/ Gave
him a month
to clean out stuff

ask Bill Denham
any running water?
natural Gas?
Basement?

JOE LEYSER DEMOLITION INC.

292 Woods Street, Stratford, ON N5A 7T4

Office 519-273-6947 Cell 519-272-5794 Fax 519-273-3911

June 27, 2013

Municipality of Perth South
Attn: Tim, Chief Administration Officer

Re: Demolition of Scout Hall 5986 Perth Line 8 Kirkton ON.

Tim,

Your obligations would be to have all utilities disconnected and obtain a demolition permit.

Our obligations would be to supply certification of Workers Comp for Demolition and 2 Million Commercial General Liability Insurance.

We would the completely demolish the building, remove all foundation, backfill with dirt and put 6 inches of top soil on, leaving site in a clean and tidy manner.

Our price would be \$12,240.00 (Twelve Thousand Two Hundred and Forty) plus HST.

If you have any further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe L. Leyser', with a stylized flourish at the end.

Joe L. Leyser

N.C. JONES & SONS LTD.
45 SHERWOOD CR.
EXETER, ON.
N0M1S1

June 2013

QUOTE :

FOR- Municipality of South Huron / Municipality of South Perth

RE- Building Demolition (Kirkton Hall)

ATT- Roy Hardy

- fence site
- demolish building
- remove all demolished material from site
- remove all concrete walls, footings, floors, and concrete pads from site
- fill excavated areas to existing grade with imported material (clay/topsoil)
- municipality to have all utilities disconnected
- municipality to obtain all permits required
- municipality to have all hazardous materials removed from site
(asbestos, mercury switches, florescent lighting ect.)

Our Quote - \$ 11,750.00
+ HST

Thank you for letting us quote his project
Any questions call
Todd Jones
519-870-5546

C.E.Reid & Sons (Hensall) Ltd.

64 Huron St ~ Exeter Ontario N0M 1S2 ~ Canada
Office (519)235-0953 ~ Fax (519)235-0788 ~ Michael (519)235-0677
E-Mail: cereidandsons@cabletv.on.ca

QUOTE

QD-13-03

June 23/13

To: Municipality of Perth South

Att: Tim Ivanyshyn CAO

Re: Demolish building known as the former Scout Hall located at 5986 Perth Line 8 and Mary St in Kirkton Ontario

Included in Quote

1. Demolish existing house (Approx. 35x80 single story frame structure)
2. Load and haul debris to appropriate landfill
3. Remove concrete foundation
4. Load and haul concrete foundation to appropriate location
5. Pay for tipping fees up to (100 ton)

Not Included

1. Demolition Permit
2. Any Certificates required for this work
3. Not responsible to pump, and or remove old septic tanks
4. Extra tipping fees \$100.00/per ton delivered

Our Price is \$ 12,945.00 Plus applicable taxes


Michael G Reid

Payment Terms: Payment due as work is completed

Note: This proposal may be withdrawn by us if not accepted within 30 days.
: This Quote is guaranteed for 90 days

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do work as specified.

Date: _____

Signature: _____

C.E.Reid & Sons (Hensall) Ltd.

64 Huron St ~ Exeter Ontario N0M 1S2 ~ Canada
Office (519)235-0953 ~ Fax (519)235-0788 ~ Michael Cell (519)235-0677
E-Mail ~ cereidandsons@cabletv.on.ca

QP13-05

June 23/13

To: Municipality of Perth South

Re: Kirkton Scout Hall parking lot after building removed

Included in Quote

- Supply, place, and compact 12"B gravel (150 ton)
- Supply, place, and compact 6" A gravel (80 Ton)

Not Included in Quote

- Grade work at other areas

Our Price is \$2,800.00 plus applicable taxes



Michael G Reid

Note: This proposal may be withdrawn by us if not accepted within 30 days.

: In the case were drains, septic tanks and or wells are found in area of work site any repairs needed due to damage by not knowing of their whereabouts are not included in this quote.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date: _____

Signature: _____

APPENDIX L



THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
322 Main Street South, P.O. Box 759, Exeter, Ontario N0M 1S6
PHONE: 519-235-0310 • FAX: 519-235-3304 • TOLL FREE: 1-877-204-0747
www.southhuron.ca

June 4, 2013

Council <input type="checkbox"/>	Agenda <input type="checkbox"/>	File: _____ Date Received: JUN 05 2013
C.A.O./Clerk <input checked="" type="checkbox"/>		
Treasurer <input type="checkbox"/>		
Dir. of Pub. Works <input type="checkbox"/>		
C.B.O. <input type="checkbox"/>		
Other _____		

File: A00/13

Tim Ivanyshyn
Chief Administrative Officer
Township of Perth South
3191 Road 122
St. Pauls, ON N0K 1V0

Dear Tim,

RE: Former Scout Hall Property in Kirkton

Please be advised that South Huron Council received the report at their regular Council Meeting on Monday June 3, 2013 and below is Council's resolution regarding the demolition of the above property:

MOTION: #267-2013
MOVED BY: Councillor Hockey
SECONDED BY: Councillor Francis

"THAT South Huron Council receive the report from M. Di Lullo, Manager of Corporate Services, re: CAO Former "Scout Hall" Property in Kirkton – Usborne Ward (File D00); and,

THAT South Huron Council confirms its decision for the demolition of the property identified as 5986 Perth Line 8 in Kirkton and further allow for the Township of Perth South to proceed with the registration of the existing 16.5 feet road allowance along Mary Street. "

DISPOSITION: CARRIED

Council did not have any objections with proceeding with the disposition of the subject property even if this includes additional legal costs concerning the road allowance.

Should you have any questions, please feel free to contact me at 519-235-0310 ext. 227 or at m.dilullo@southhuron.ca

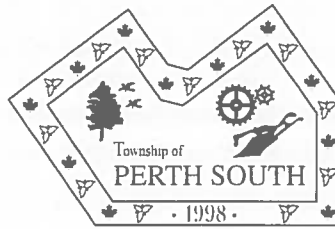
Yours truly,
MUNICIPALITY OF SOUTH HURON


Michael Di Lullo, MPA
Manager of Corporate Services/Clerk

cc: Roy Hardy, CAO

APPENDIX M

3191 Road 122, St. Pauls, Ontario N0K 1V0
Telephone 519•271•0619
Fax 519•271•0647



Email: township@perthsouth.ca
www.perthsouth.ca

CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

November 8, 2013

Municipality of South Huron
Attn: Sandy Becker, Treasurer
Box 759
Exeter ON N0M 1S6

Dear Sandy Becker:

Re: Demolition of Scout Hall/Aberdeen Hall – 5986 Perth Line 8, Kirkton

The demolition of the Scout Hall/Aberdeen Hall was completed by Joe Leyser Demolition Inc. on October 29, 2013. Please find attached an invoice in the amount of \$6,227.71 representing 50% of the demolition cost, excluding refundable taxes.

If you have any questions please let me know.

Regards,

Rebecca Clothier
Treasurer

INVOICE

Township Of Perth South
3191 Road 122
St. Pauls, Ontario N0K 1V0

Account Number
0000001444
General Receivables

Invoice Number: 007085
Billing Date: NOV 08,2013
Due Date: DEC 08,2013

MUNICIPALITY OF SOUTH HURON
BOX 759
EXETER ON N0M 1S6

Description	Unit Charge	Qty	Amount
Invoice: 007085 Scout Hall Demolition Recovery-Other	6,227.71	1.0000	6,227.71
Demolition of Scout Hall - 5986 Perth Line 8, Kirkton.			

Billing Amount: 6,227.71

A \$20.00 fee will apply for any cheque returned.
A finance charge of 1.25% per month is added to all overdue accounts
that are not paid by the due date.

Invoice Charges 6,227.71
Balance Due 6,227.71

Tax Reg: 869975094

A finance charge of 1.25% per month is added to balances not paid before due date.

E. & O.E. Township Of Perth South
Telephone - (519) 271-0619 or (866) 771-0619

>8

Please detach and return this portion with your payment.

0000001444
MUNICIPALITY OF SOUTH HURON
BOX 759
EXETER ON N0M 1S6

General Receivables
Invoice Number: 007085
Billing Date: NOV 8,2013
Due Date: DEC 8 2013
Amount Due: 6,227.71
Amount Enclosed \$ _____



JOE LEYSER
DEMOLITION INC.

292 Woods St., Stratford, Ontario N5A 7T4

273-6763

"Used Building Materials"

RECEIVED NOV 04 2013

Township of Perth South
3191 Road 122
St. Pauls ON N0K 1V0

Date Oct. 31, 2013

Re Demolition of Scout Hall 5986 Perth Line E, Kirkton

Demolition as per quoted 12,240.⁰⁰ ✓

Total cost \$13,831.²⁰

less: Refundable

taxes 1,375.78

Net cost 12,455.42

50% portion \$6,227.71

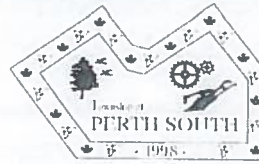
HST 1591.²⁰
Total \$13,831.²⁰

Tax Code 020 Vendor # 423
Acct # 01-7120-5485
Approved RC Approved IM &

NET 30 DAYS

H.S.T. #R125986760

APPENDIX N



Corporation of the Township of Perth South

3191 Road 122
St. Pauls, ON N0K 1V0
Telephone 519-271-0619
Fax 519-271-0647
lscott@perthsouth.ca

March 2, 2016

COPY

Pam Nolan
Harrison Pensa, LLP
450 Talbot St.
London, ON
N6A 5J6

Dear Pam,

RE: Scout Hall Property

As requested in your email of February 19, 2016, enclosed please find the duly executed Statutory Declaration in triplicate.

Please contact our office if you require anything further.

Regards,

Lizet Scott
Clerk

Enclosure

STATUTORY DECLARATION

IN THE MATTER OF THE TITLE TO: Part Lot 8, Concession West boundary, Geographic Township of Blanshard, Township of Perth South, County of Perth, as in BLN9114 and being the whole of PIN 53228-0084 (the "Property")

TO WIT:

I, Lizet Scott, of the Township of Perth South, in the County of Perth, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the Township of Perth South and I have knowledge of the facts herein.
2. The Property Abstract indicates that the Registered Owner ("Registered Owner") is The Blanshard Agricultural Society by Transfer BLN9114 registered on February 1, 1895.
3. Transfer BLN9114 was conveyed to The Blanshard Agricultural Society on certain conditions and noncompliance with any of the conditions would render the conveyance of the Property null and void and the Property would revert back to two of the original grantors. Quit Claim Transfer BLN 9117, registered February 1, 1895 was between Angus McCallum and William Paisley, 2 of the original grantors in BLN9114, to various individuals "to have and to hold...to the uses and upon the trusts...solely as Trustees for the rate-payers of the Townships of Blanshard and Osborne" and the title to the Property was "vested" in the said Trustees. By this Quit Claim, the Township of Blanshard and The Township of Osborne became the owners of the property.
4. The Township of Blanshard and The Township of Osborne have been in actual, peaceful, continuous, exclusive and open possession of the property since February 1, 1895 and have been open in its possession and use adverse to the title of the Registered Owner throughout that same period of time.
5. The Township of Blanshard was amalgamated with The Township of Downie to become The Corporation of the Township of Perth South by a Minister's Order pursuant to the Municipal Act, R.S.O. 1990, with an effective date of January 1, 1998. The Township of Osborne was amalgamated with The Township of Stephen and the Town of Exeter to become The Corporation of the Municipality of South Huron by a Minister's Order pursuant to the Municipal Act, R.S.O. 1990, with an effective date of January 1, 1998.
6. The Corporation of the Township of Perth South and The Corporation of the Municipality of South Huron claim a fee simple ownership in the Property.
7. The Property can be described as Part Lot 8, Concession West boundary, Geographic Township of Blanshard, Township of Perth South, County of Perth, as in BLN9114 and being the whole of PIN 53228-0084. Plan 44R-5135 was registered on March 11, 2014. The Property is now described as Parts 1 and 2, Plan 44R-5135. This description complies with the provisions of Regulation 43/96 under the Registry Act.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act."

DECLARED before me at the
Township of Perth South,
County of Perth,
this 2nd day of March,
2016

Rebecca Clothier

A Commissioner, etc.

[Signature]
Lizet Scott

Lizet Scott
Clerk
Township of Perth South

Kirkton Aberdeen Hall/Scout Hall Property

APPENDIX O

ACKNOWLEDGMENT

TO: The Corporation of the Township of Perth South
AND TO: The Corporation of the Municipality of South Huron
AND TO: Kirkton Agricultural Society
Re: Part Lot 8, Concession West Boundary Blanshard as in BLN9114; Perth South

The Kirkton Agricultural Society, which was formerly known as the Blanshard Agricultural Society (the "Society"), does not dispute that the registered ownership of the property legally described as Part Lot 8, Concession West Boundary, Blanshard as in BLN9114; Perth South, being all of PIN 53228-0084 (the "Property") incorrectly states that the Society is the registered owner. The Society does not dispute the fact that the Corporation of the Township of Perth South ("Perth South") and the Corporation of Municipality of South Huron ("South Huron") are the joint owners of the Property, and not the Society.

The Society agrees that it will not oppose any efforts taken by Perth South or South Huron to arrange for the registered ownership of the Property to reflect Perth South and South Huron as the correct owner of the Property.

Further, the Society agrees to execute any documentation required by the solicitors for Perth South or South Huron in order to facilitate correcting the registered ownership of the Property so that the registered ownership of the Property accurately reflects Perth South and South Huron.

Any costs incurred in connection with preparation and registration of documents required to amend the registered title of the Property to reflect Perth South and South Huron will be the responsibility of Perth South and South Huron.

This Acknowledgment may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same Acknowledgment.

KIRKTON AGRICULTURAL SOCIETY

Per: Gerald Wallis

Name: Gerald Wallis

Title: President

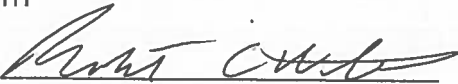
Per: Helen Hardeman

Name: Helen Hardeman

Title: Secretary - Treasurer

I have authority to bind the Society.

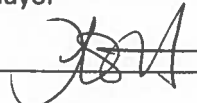
CORPORATION OF THE TOWNSHIP OF PERTH
SOUTH

Per: 

Name: Robert Wilhelm

March 25/15

Title: Mayor

Per: 

Name: Lizet Scott

March 25/15

Title: Clerk

I have authority to bind the Corporation.

CORPORATION OF THE MUNICIPALITY OF
SOUTH HURON

Per: _____

Name:

Title: Mayor

Per: _____

Name:

Title: Clerk

I have authority to bind the Corporation.

APPENDIX P

