



c/o 252 Taylor Blvd
Exeter On
N0M 1S1

November 7, 2024

Municipality of South Huron
322 Main Street South PO Box 759
Exeter, Ontario N0M 1S6

Dear Mayor and Members of Council,

I am writing to you today to request that the Municipality of South Huron give consideration to making improvements to the municipal building (used as the lawn bowling clubhouse) located at 298 Main Street in time for the 125th anniversary of the Lawn Bowling Club in 2027. The current structure has several issues that should be addressed, including, lack of accessibility in accordance with the Accessibility for Ontarians with Disabilities Act, a mouse infestation problem, and spongy soft flooring in the kitchen area. The current leadership of the Lawn Bowling Club is committed to trying to increase participation in the sport of lawn bowling to all segments of the South Huron population to maintain and enhance the recreational opportunities available to citizens of all ages and abilities. We feel that with improvements, the building could be leveraged to provide additional opportunities including year round activities like carpet bowling, darts, card groups, or private rentals. We believe improving the building will provide a sustainable future for the sport, Club, and most importantly for a broadening of its role in the community to reach beyond the immediate membership and into the Exeter and South Huron community. The existing Clubhouse, and indeed the facility and grounds as a whole, are a combination of charm, tradition, challenge, and possibility. The current Lawn Bowling Club executive, membership, and certain stakeholders have a deep appreciation for the location and facility, complete with its historic atmosphere. That said, it is important to note that maintenance and renewal of the Clubhouse, and the approach to it, is sorely needed, and that norms for safety, accessibility, and codes will dictate required investments as they would for any publicly accessible, municipally-owned facility.

The current clubhouse was built in 1945. In 1999 a Committee was put together to get the clubhouse and grounds in shape for the Club Centennial in 2002. In early 2000 a plan was drafted and accepted by Council with a budget of \$10,000 to proceed with renovations. Hensall siding installed new siding, soffit, fascia, eavestrough and downspouts; Mills Construction



Current condition of walkway from street

added a new porch floor and steps with railing; Gus Gregus replaced windows at the front, north side and east end as well as cutting an opening in the kitchen wall for a counter. The work was completed in the year 2000. Since that time maintenance of the facility has been done mainly by members of the lawn bowling club. This includes the annual repair or replacement of broken water lines once the water is turned back on in the spring, even though they are drained every fall, and the more recent replacement of the toilet in the men's washroom because the bowl was cracked. Sealing of the building to prevent the mice from coming in, and repairing the rotting floor in the kitchen area are beyond the scope of club members to manage. The Municipality did assist with replacing some rotten boards on the rear steps of the building in 2023, although there are now more boards in need of replacement.

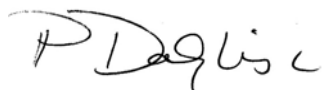
We envision two potential scenarios for dealing with the current building deficits.

Scenario 1 - demolition and replacement of the clubhouse with a new building that achieves a similar ambiance to the existing while investing in a modern standard of building throughout. A new building could be placed at grade and avoid the need for steps or ramps to provide accessibility. This option can also provide flexibility to achieve a new layout or slight expansion of the building.

Scenario 2 - extensive renewal and renovation that essentially strips the building to its base frame and provides modernization of most systems while retaining its existing size and layout. In this scenario a decision would have to be made about the viability of maintaining the addition that was made to the building that currently houses the washrooms.

We are appreciative of the fact that either of these scenarios will require considerable capital investment; however, we believe that there are a number of funding opportunities like the Ontario Community Sport and Recreation Infrastructure Fund (CSRIF), the Ontario Trillium Foundation and or the Enabling Accessibility Fund that could provide the funding necessary for this facility renewal. The goal is to provide a framework for capital investment in the clubhouse that allows for a larger set of connections to community and citizens, so that the grounds and facility have the widest appeal and use that is commensurate with its special location and character. In either of these scenarios it is really important to the functionality of the facility that we continue to have a kitchen area, a small office area, space for equipment storage, meeting area, two washrooms, trophy display case and outdoor viewing space. We do feel that the porch is one of the best features of the current clubhouse, where we gather to watch and cheer on fellow competitors. We would love to add some additional outdoor patio space, possibly shaded that could be used for social activities and a filtered water drinking fountain with bottle refilling station.

In conclusion, we would like council to consider making a significant improvement to the lawn bowling facility to coincide with the 125th anniversary of the club in 2027. If in favor we would like to see a committee formed with representatives from the Lawn Bowling Club to work on the design so that applications for funding can be put forth in conjunction with the municipality. Thank you so much for your consideration.



Phyllis Dagleish, BOR, MEd
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Cc: Alex Wolfe, Scott Currie