

STAFF REPORT: Recreation Department



REPORT TO: Infrastructure and Recreation Committee
MEETING DATE: April 28, 2009
REPORT NO.: DOR 09 19
SUBJECT: Heathcote Hall Property Ownership
PREPARED BY: Shawn Everitt, Director of Recreation

A. Recommendations

THAT Council receive Staff Report DOR 09 19 "Heathcote Hall Property Ownership" and authorize the Town to revise the existing agreement of October 25, 1978 to retain ownership at no cost, Lot 23, Concession 12 described as Part 2, Plan 16R-1353, or more commonly known as the existing Heathcote Hall.

B. Background

Staff has met with Mr. Jim White a number of times to discuss the current ownership of the Heathcote Hall property. Mr. White owns the lands adjacent to the Heathcote Hall and as stated in an agreement between the Whites and the Corporation of The Township of Collingwood dated October 25, 1978, the land has reverted back to Mr. White. Mr. White has agreed to convey out right ownership of the subject property to the Town by revision of the existing agreement. Future use of the property will be determined at a later date.

During the review of the Heathcote Hall, ownership of the Heathcote Hall property was undetermined due to a reversion clause in the Agreement for Land Use. The Reversion Clause states, "It is hereby understood and agreed between the parties hereto that the land is conveyed for the purpose of maintaining a village or community hall, and should it at any time cease to be used for this purpose, for the term of two years, then the land together with all appurtenances shall revert to the grantor, his heirs and assigns".

The facility has not been used as a hall since 2004 and due to its current state of repair, demolition of the hall is required. Staff recommends that the Town develop an agreement that removes the reversion clause and provides outright ownership of the property to the Town.

The Heathcote Hall has been closed to the Public since 2004 by order of the Ministry of Environment for concerns relating to the facilities water supply. After the Halls closure Staff began a review process to determine the options to ensure a safe water supply as well as the feasibility of the facility upgrades required to reopen the Hall. After a review of the facility it was determined by staff that alternative uses of the land be reviewed. The following are some of the issues that were determined through the review process.

- Facility is located in a flood plain, and is regulated by the Grey Sauble Conservation Authority;
- Building is beyond repair;
- The size of the property will not allow for a water source well to be located far enough away from the septic bed;
- Size of property will not allow for adequate parking;
- Proximity of land to Grey Road 13 creates a parking issue;

The feasibility of hall upgrades was determined not to be justified. In 2006, Staff along with the members of the Heathcote Hall Board of Management met with the residents of Heathcote to look at potential options. Four possible options were provided; all options were provided as concepts only.

- 1) Restoration or Reconstruction of hall, (business plan and justification would be needed)
- 2) Removal of Hall and Pavilion built
- 3) Removal of the Hall
- 4) Combination of Reconstruction of Hall with Pavilion

When voted upon

Option #1 received 22 votes

Option #2 received 17 votes

Option #3 received 5 votes

Option #4 received 5 votes

The members of the Heathcote Hall Board of Management have developed a proposed Business Plan for the Construction of a new facility. Staff being in receipt of that Business Plan has reviewed the Plan, as well have contacted the Grey Sauble Conservation Authority to determine the possible uses of the property, staff will be meeting with Grey Sauble Conservation Authority staff to determine those uses.

C. The Blue Mountains' Strategic Plan

Preserving and enhancing natural and environmental features, and cultural heritage of the community

Supporting the development of social and recreational programs to meet the broad range of needs in the community

D. Environmental Impacts

To ensure appropriate and sustainable use of Town lands

E. Budget Impact

\$10,000.00 as proposed in the 2009 capital budget carried from 2007 reserve contribution for demolishing of Heathcote Hall and improvements to grounds

F. Attached

- 1) Aerial Photo of subject lands

Respectfully submitted,

Shawn Everitt

Signature

For more information, please contact:

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Attachment 1

