

# Port Glasgow Trailer Park Land Claims Delegation

West Elgin Council Meeting

Thursday, March 27, 2025

4:00 pm

Regarding the PGTP: On March 5, 2025, the Municipality of West Elgin released a news article stating...

**“Was the land donated?”**

There is no formal agreement to identify the lands received as a donation. There are no conditions placed on title of the land for it to remain as a park.”

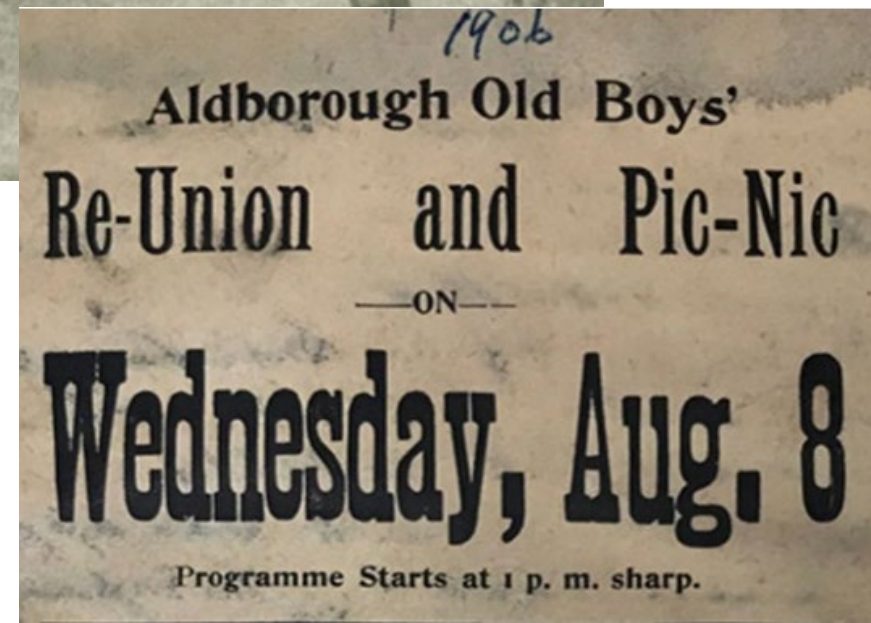
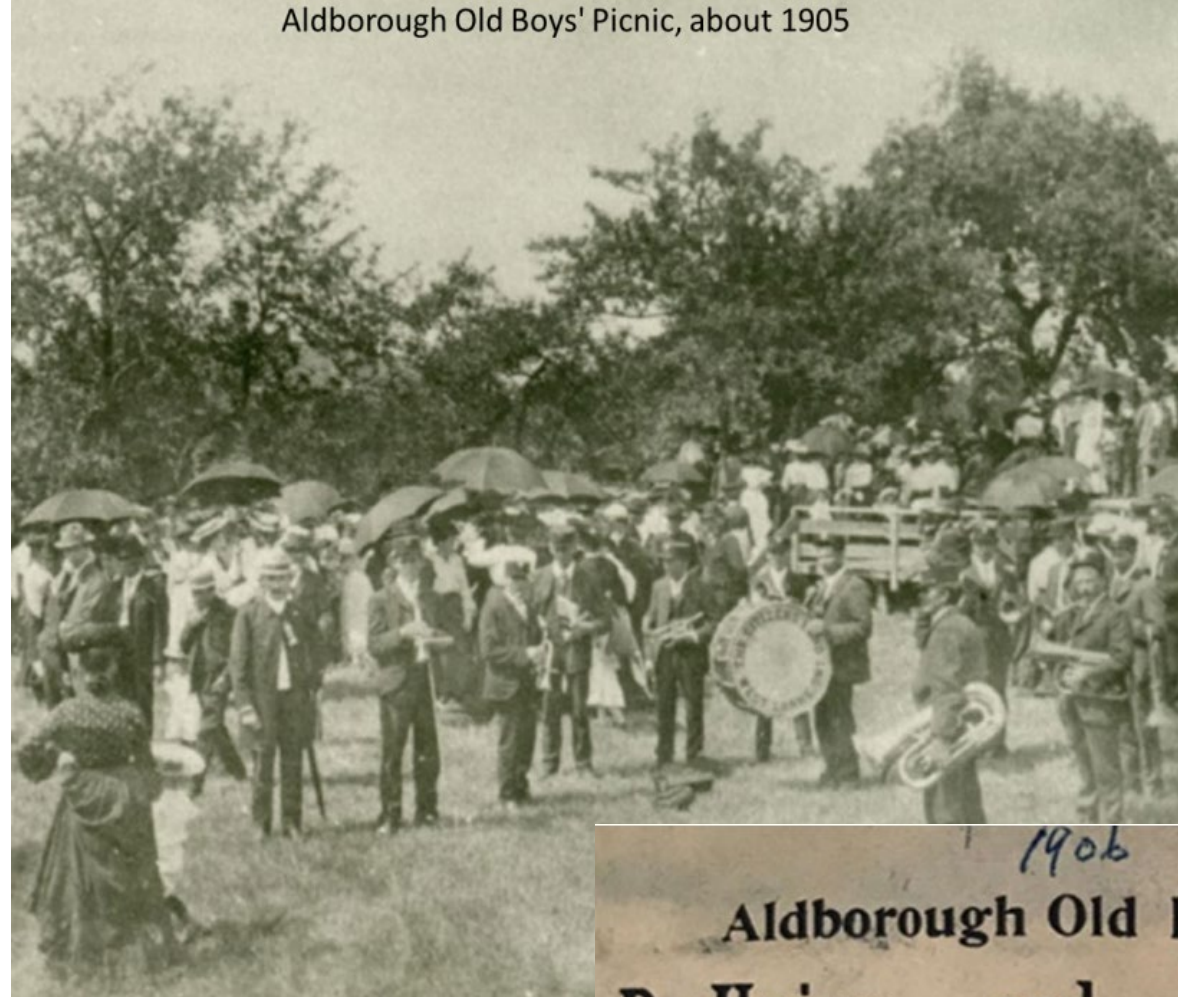
- **We believe the land was donated and to be “held and improved as a public park”.**

# History of the Aldborough Old Boys Association

West Elgin Website: Arts, Culture and Heritage,  
Local History, Port Glasgow Dance Hall

- **The first Old Boys reunion was in 1903 at Port Glasgow. (122 years ago)**
- **Picture – Old Boys' Picnic about 1905, Invitation for Picnic 1906**
- **In 1920 an Old Boys Association was incorporated and 6 acres on the bluff at Port Glasgow was purchased – becoming the Soldiers and Pioneers Memorial Park**
- **The present Pavillion was built in 1921**

Aldborough Old Boys' Picnic, about 1905



# History of the Aldborough Old Boys Association

West Elgin Website: Arts, Culture and Heritage, Local History, Port Glasgow Dance Hall

- **These were the AOBA Directors 1983**
- **These were real people with a real connection to their community.**
- **Many of these people have relatives in the community today.**



**Front Row: Bob Miller, John Gardiner, Gord Havens, John Watterworth, John Hux, Ross Lashbrook, Middle Row: Victor Howard, Keith Kelly, Harvey Miller, Gordon McFadden, Harry Mezenburg, Back Row: Gary Ford, Wilbur Baxley**

# History of the Aldborough Old Boys Association

- **How did the AOBA purchase the land in Port Glasgow:**
- **1920** – they purchased the **Green Area** for \$1200.00
- **1928** – they purchased the **Yellow Area** for \$100.00
- **1940** – they purchased the **Blue Area** for \$912.00
- They spent **\$2,212** from 1920 to 1940 to obtain the property.



The Municipality obtained the PGTP in 2 parcels – under 2 different Transfers. **April 1986 - AOBA**

Province of Ontario

# Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

CCNS  
66 Gerrard St. East  
Toronto, Ont. M5B 1G3  
Form L1200

439C  
E

A

<p>NUMBER <b>273223</b></p> <p>CERTIFICATE OF REGISTRATION</p> <p>36 APR 22 P12:29</p> <p>ELGIN N° 11 ST. THOMAS</p> <p><i>[Signature]</i> LAND REGISTRAR</p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 2 pages <i>LEC</i>
	(3) Property Identifier(s) Block Property	Additional: See Schedule <input type="checkbox"/>
	(4) Consideration	-----FIVE HUNDRED ----- Dollars \$ <b>500.00</b>
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>	
	In the Township of Aldborough, in the County of Elgin and Province of Ontario and being composed of that part of lot number seven in the 14th concession of the said Township of Aldborough designated as <b>PartFive (5)</b> on a Reference Plan of Survey deposited in the Registry Office for the Land Registry Division of Elgin as number <b>11R 2054.</b>	

New Property Identifiers

Executions

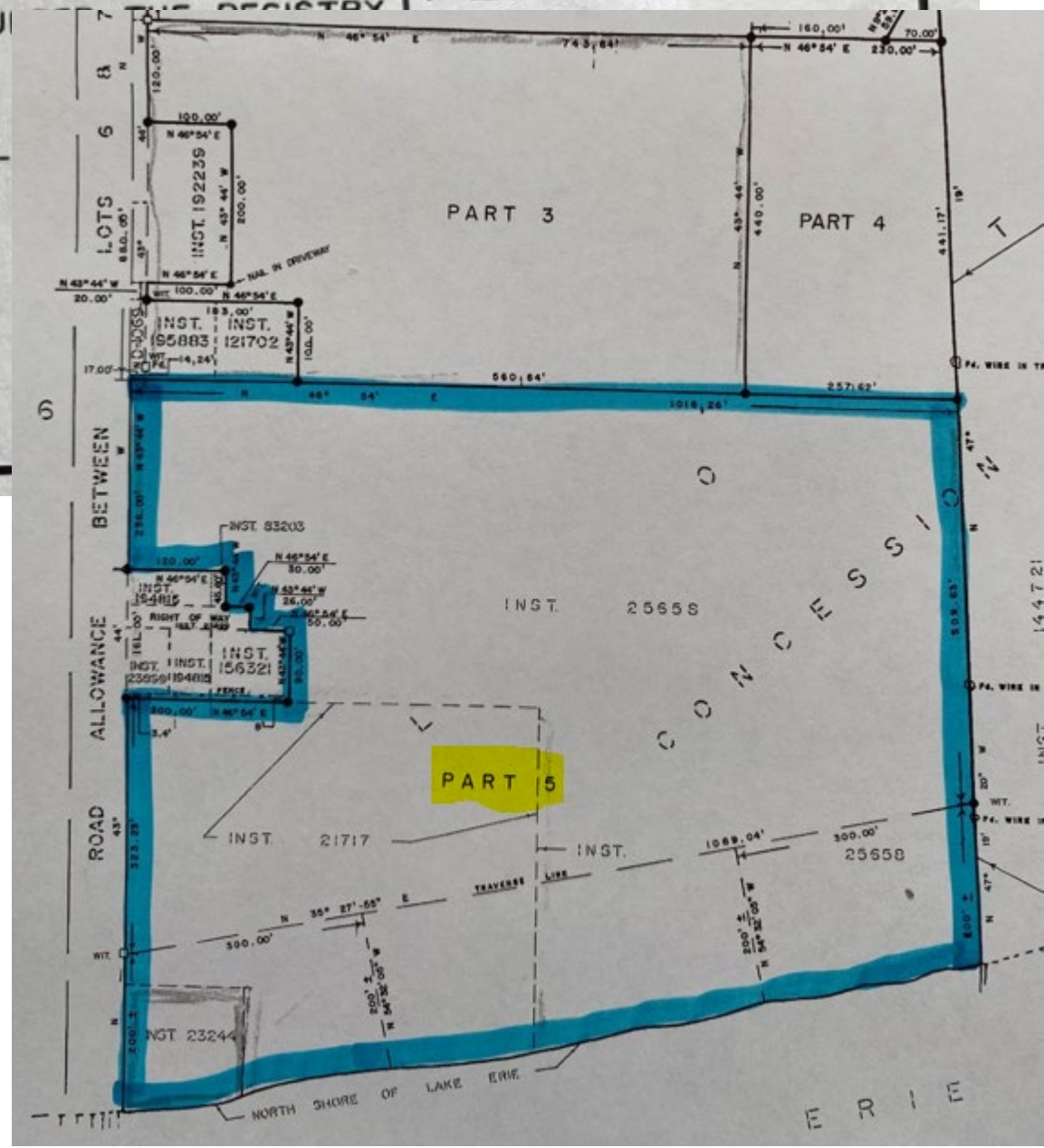
Additional: See Schedule

### SCHEDULE

PART	LOT	CONCESSION	INSTRUMENT	AREA
1	7	14	27244	9.34 Ac.
2	7	14	27244	0.35 Ac.
3	7	14	100 765	6.63 Ac.
4	7	14	100 765	2.46 Ac.
5	7	14	21717, 25658, 23244	18.7 Ac.±

I REQUIRE THIS PLAN TO BE  
DEPOSITED U  
ACT,  
DATE: APRIL

PLAN IIR-2054



Let's look at Part 5 on the  
11R 2054 map  
- 18.7 acres, lakefront  
- **Cost \$500 or  
\$26.74 / acre**

The Municipality obtained the PGTP in 2 parcels – under 2 different Transfers. **April 1986 - AOBA**

c.454, as amended)

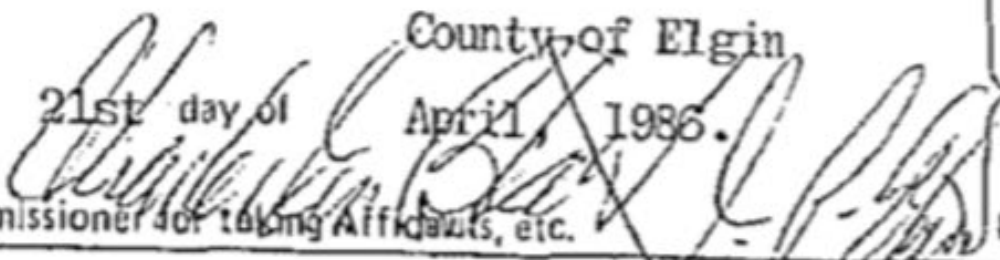

(i) Other consideration for transaction not included in (g) or (h) above. . . . .	\$ nil
(j) TOTAL CONSIDERATION . . . . .	\$ nil
	<hr/>
	\$ 500.00

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) . . . . . **land to be held and improved as a public park** . . . . .

6. If the consideration is nominal, is the land subject to any encumbrance? . . . . . NO

7. Other remarks and explanations, if necessary . . . . .

SWORN before me at the **Village of Rodney**  
in the **County of Elgin**  
this **21st** day of **April, 1986**.

A Commissioner for taking Affidavits, etc.   (signature(s))

---

PROPERTY INFORMATION RECORD

A. Describe nature of instrument. . . . . **transfer**

B. (i) Address of property being conveyed (if available) . . . . . R. R. #3. RODNEY., Ont.. NOL 200



The Municipality obtained the PGTP in 2 parcels – under 2 different Transfers. **Baxley July 1986**



439C  
E

# Transfer/Deed of Land

Form 1 – Land Registration Reform Act, 1984

CCNS  
66 Garrard St. East  
Toronto, Ont. M5B 1G3  
Form L1200

**A**

NUMBER **275598**  
CERTIFICATE OF REGISTRATION  
06 JUL 16 AM 1:15  
ELGIN  
No 11  
ST. THOMAS LAND REGISTRAR

(1) Registry  Land Titles  (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property  
Additional: See Schedule

(4) Consideration ---TWENTY THOUSAND---  
---00/100 Dollars \$ **20,000.00**

(5) Description This is a: Property Division  Property Consolidation   
Township of Aldborough, County of Elgin, part of lot 7, concession 14, designated as **part 3**, reference plan **11R-2054**

OR OFFICE USE ONLY

New Property Identifiers

Additional:

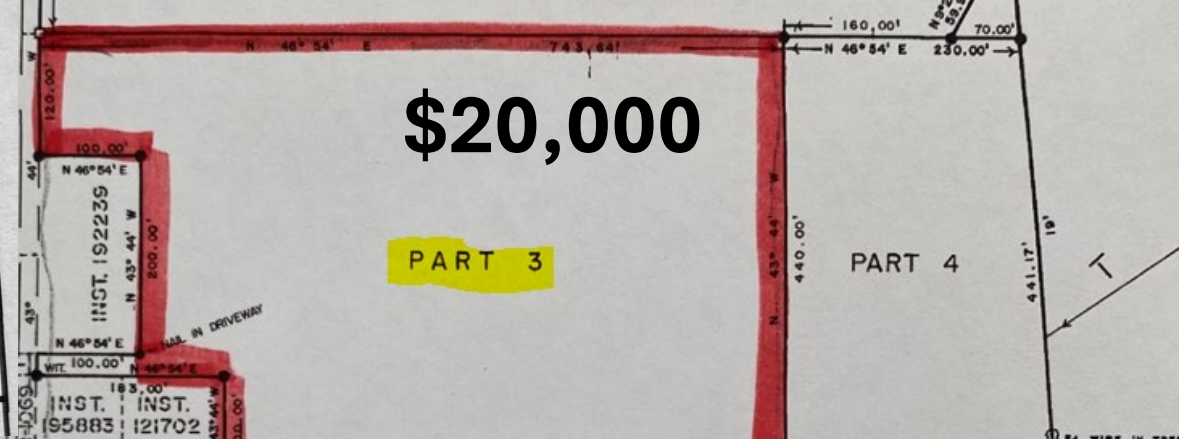
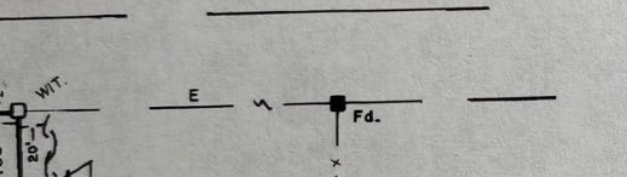
SCHEDULE				
PART	LOT	CONCESSION	INSTRUMENT	AREA
1	7	14	27244	9.34 Ac.
2	7	14	27244	0.35 Ac.
3	7	14	100 765	6.63 Ac.
4	7	14	100 765	2.46 Ac.
5	7	14	21717, 25658, 23244	18.7 Ac.±

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT,  
 DATE: APRIL 14, 1980.

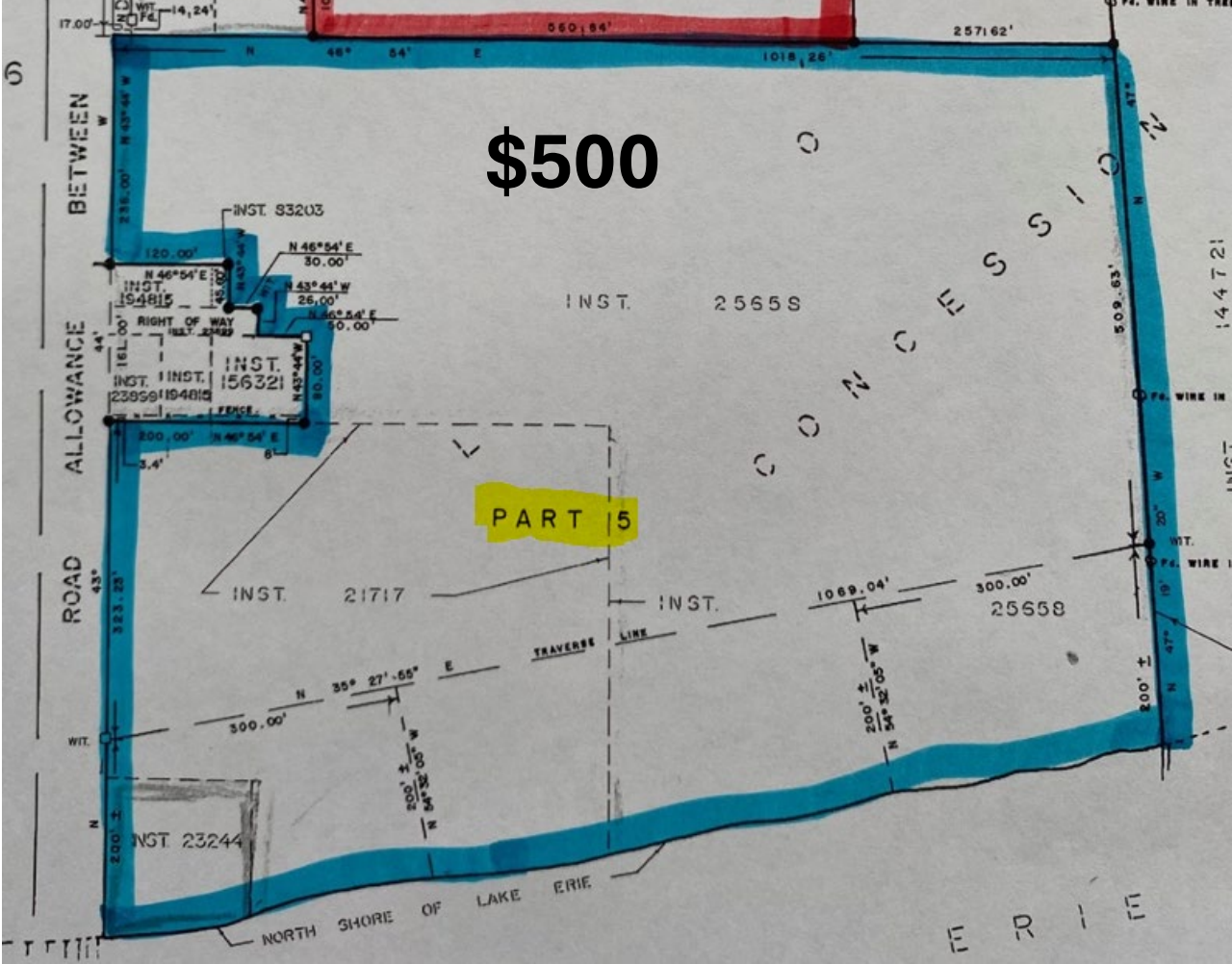
PLAN IIR-2054  
 RECEIVED AND DEPOSITED  
 DATE: 15 April 1980

*Brian Vaughan*  
 LAND REGISTRAR  
 FOR THE REGISTRY  
 DIVISION OF ELGIN (II)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.



Let's look at Part 3 on the  
 11R 2054 map  
 - 6.63 acres  
 - **Cost**  
**\$20,000 or**  
**\$3016.59 / acre**



# The Municipality obtained the PGTP in 2 parcels – under 2 different Transfers. **Baxley July 1986**

c.454, as amended) .....  
(i) Other consideration for transaction not included in (g) or (h) above...  
(j) TOTAL CONSIDERATION .....  
5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) .....  
6. If the consideration is nominal, is the land subject to any encumbrance? NO .....  
7. Other remarks and explanations, if necessary . n/a . . . . .

S .. nil .....  
S .. nil .....  
S 20,000.00 )

n/a

SWORN before me at the Village of Rodney  
in the County of Elgin  
this 14<sup>th</sup> day of July, 1986.

*Sharon M. Moore*  
A Commissioner for taking Affidavits, etc.

*Stephen McDonald*  
(signature(s)) Stephen McDonald

## PROPERTY INFORMATION RECORD

A. Describe nature of instrument... deed  
B. Address of instrument...

# What did the AOBA have to say...

# They wrote a letter to council.

March 6, 2025

Mayor Richard Leatham  
West Elgin Councillors  
CAO Robin Greenal  
Municipality of West Elgin  
22413 Hoskins Line  
Rodney, ON  
N0L 2C0

Dear Mayor Leatham, Councillors, Ms. Greenal:

SUBJECT: Response to recent posting by the Municipality regarding Port Glasgow Trailer Park.

We are two of the surviving members of the Aldborough Old Boys Association (AOBA) who were involved at the time of the donation to the municipality.

We are very concerned with the recent posting of information on the Municipal Website about the purchase of the Port Glasgow Trailer Park.

In April 1986 there is a Transfer/Deed of Land - Number 273223 with a cost of \$500. The Municipality did not purchase the property as such – it was donated to the municipality by the Aldborough Old Boys Association (AOBA) and the \$500 fee was simply to cover legal costs. This transfer does not reflect the market value of the lake front land at that time.

On page 2 of the Transfer/Deed of Land, Section 5 – it clearly states:

***“If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance.”***

**5) land to be held and improved as a public park**

The \$500 consideration was nominal. We think this is a clear statement of purpose for the transaction.

It was our clear intention that the land along the lakefront be held and improved as a public park.

**It is disappointing to us, those that were involved in the donation, that the Municipality would say that this land was not donated, and there were no conditions placed on the land to remain as a public park.**

Sincerely,

---

Robert (Bob) Miller

Norman M. (Mac) Ford

# What did the Municipal representative Stephen McDonald have to say...

He wrote an email.

*“I can say without reservation that the property was given to the Township as a donation, to be used exclusively for public park purposes.”*

**From:** Steve McDonald  
**Sent:** March 12, 2025 10:51 am  
**To:**  
**Subject:** Aldborough Old Boys Trailer Park

Good morning,

I have had an opportunity to review the documents you forwarded - namely;  
- the Transfer Deed dated April 21st, 1986  
- the release from the Township of West Elgin, dated March 5, 2025, rev. March 6, 2025, entitled "The story of the park purchase, donation, (conditions surrounding the donation if any)"  
- correspondence dated March 6, 2025 from R.A. Miller and Mac Ford to Mayor Richard Leatham and Council.

For background and context purposes, I enjoyed a 40 year career in Municipal Government in various roles, serving mainly as Chief Administrative Officer, and was the Clerk-Treasurer of the Township of Aldborough from July 1984 to April 1987.

In my time in Aldborough Township, I was involved in the property transfer from the Aldborough Old Boys' Association to the Township, and in fact executed the Land Transfer Tax Affidavit on behalf of the Township.

Based on my recollection of the property transfer, and my review of the documents, namely the Land Transfer Tax Affidavit, and my municipal experience, I can say without reservation that the property was given to the Township as a donation, to be used exclusively for public park purposes. The consideration was nominal, and was intended to offset the actual legal costs involved in the transfer. As noted in the transfer document, the "land was to be held and improved as a public park."

In my municipal experience, in the majority of cases where a donation of this kind is made, there is usually a reciprocal clause stating that if the use of the subject property does not continue as intended, in this case as a public park, the original owner or transferor, would have the first right of refusal to repurchase the property at the original purchase price, possibly with a pre-arranged cost adjustment. While not explicitly stated in the document, I believe this to be the understanding of both parties at the time.

I have worked in several municipalities throughout my career with significant waterfronts on lakes and rivers and the one constant is that you cannot create more waterfront property - once it's gone, it's virtually impossible to get it back. Hindsight is 20/20.

On a personal note, during my time in Aldborough, I was fortunate to own property across from the park and was able to enjoy it along with friends and family who visited.

I am happy to discuss this matter in further detail if required.

Kind regards,

Stephen McDonald

# What about the Right of First Refusal that the AOBA may have?

**In their March 2025 correspondence with the PGTP residents the Municipality of West Elgin states...**

1990 – the Municipality of Aldborough and the Aldborough Old Boys Association sign a “Right of First Refusal” agreement providing the AOBA the first right of refusal to the option to purchase the lands if the Municipality of Aldborough expressed its interest to sell.

**In his March 2025 correspondence Stephen McDonald states...**

In my municipal experience, in the majority of cases where a donation of this kind is made, there is usually a reciprocal clause stating that if the use of the subject property does not continue as intended, in this case as a public park, the original owner or transferor, would have the first right of refusal to repurchase the property at the original purchase price, possibly with a pre-arranged cost adjustment. While not explicitly stated in the document, I believe this to be the understanding of both parties at the time.

# In 1986 the Municipality obtained the PGTP – 18.7 Acres of Lake Front Property from the AOBA

- **It was a Donation.**

- Cost per acre – not even comparable \$26 vs \$3016
- Transactions occurred within 3 months of each other April vs July 1986
- Correspondence from both sides of the legal transaction (ABOB and Clerk-Treasurer of the Township of Aldborough) stating it was a donation
- Correspondence from both sides that confirm the \$500 was to cover legal costs.
- **It cost the Old Boys \$2,212 to purchase the land – 46 years before the donation!**

- **It was intended for use as a Public Park.**

- Land Transfer Document #5 “land to be held and improved as a public park”.
- From the AOBA “It was our clear intention that the land along the lakefront be held and improved as a public park.”
- From the Municipal Clerk-Treasurer – “Based on my recollection of the property transfer, and my review of the documents, namely the Land Transfer Tax Affidavit, and my municipal experience, I can say without reservation that the property was given to the Township as a donation, to be used exclusively for public park purposes.”

# ?’s and Requests for Council – I would like a response.

- Why is the Municipality insisting it was not a donation?
- Why is the Municipality insisting that it was not intended to be kept as a public park?
- We formally request a search for the documents involved in the 1986 transfer and to be provided with copies of these documents.
- Has the Municipality researched the Right of First Refusal that was given to the Aldborough Old Boys Association in 1990? Can you provide all the documents on this?
- **We formally request that the AOBA donated part of the PGTP be taken off the Surplus List until this can all be investigated.**