

From: Steve McDonald

Sent: March 12, 2025 10:51 AM

To: norm.miller

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