

# Port Glasgow Trailer Park

## **Summary of Information/Questions/Concerns**

March 10, 2025 - Public Meeting

West Elgin Council Meeting

Thursday, April 10, 2025

4:00 pm

# Why are we concerned?

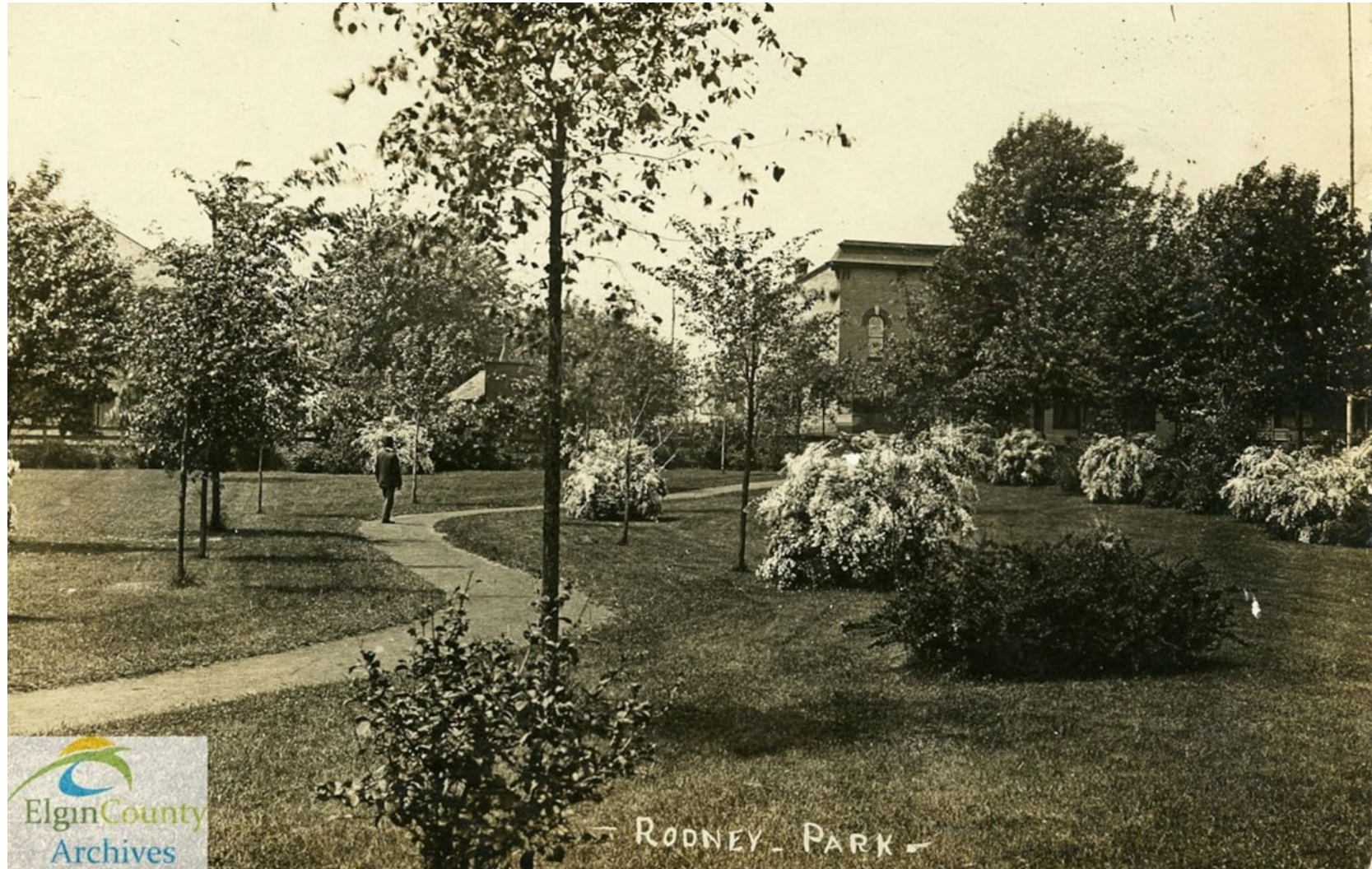
Because a deadline is approaching – **May 1, 2025**

- In their Feb 28, 2025 correspondence with Trailer Park residents the Municipality stated:
- “What are the next steps in the sale of the land
  - The Municipality will complete the severance of 1.5 acres (Memorial Park) from the Trailer Park Land.
  - The Municipality is preparing to post notice of its intention to sell the Port Glasgow Trailer Park Land on the Municipal Website on May 1, 2025 (posting date may be later than anticipated). “
- **So far - there has been no revision to this statement.**

# Why are we concerned?

Because once it's gone – **it's gone!**

- This was a park on the corner of Clark and Furnival that the municipality sold many years ago. It doesn't look like this now.
- West Elgin is fortunate enough to have 25 acres of Lake Front Property.
- If we sell it – we will never get it back.
- **Because once it's gone – it's gone!**





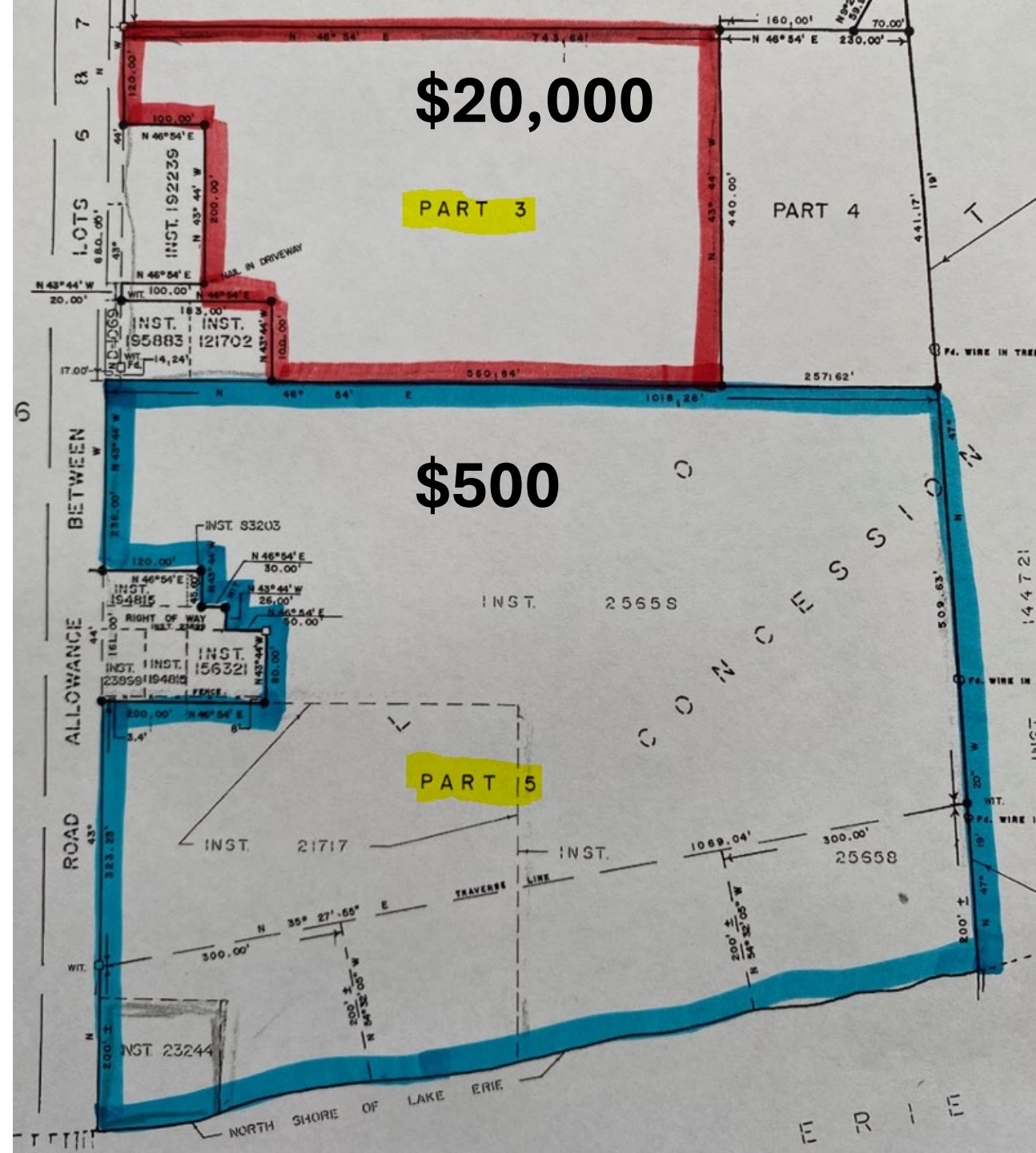
# Was the land donated? Yes.

- **18.7 acres was donated**
- 6.63 acres was purchased

**Blue Section:** Donated by the AOBA  
18.7 acres for \$500 or \$26/acre.  
They paid \$2,212 –46 years earlier.

**Red Section:** Purchased 6.63 acres  
for \$20,000 or \$3016/acre

Letters from both AOBA and  
Municipal Clerk at the time stating  
the 18.7 acres was a donation.



# Was it intended to be kept as a public park? Yes.

- April 1986 Transfer/Deed of Land states
- “land to be held and improved as a public park”
- The AOBA and Municipal Clerk at the time confirmed this in their letters to the Municipality.
- Their intention is clear.
- Is there some way - legally to get around this intention?
- I’m sure there is – but is that what we are trying to do here? Find some legal loophole to sell donated land intended for use as a public park?
- It’s a strange precedent. Are we looking for legal loopholes to sell other donated public land?

c.454, as amended)

|   |           |
|---|-----------|
| (i) Other consideration for transaction not included in (g) or (h) above. . . . . | \$ nil    |
| (j) TOTAL CONSIDERATION . . . . .   | \$ nil    |
|   | \$ 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.

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

## Aldborough Old Boys Association Members.

*“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.”*

## Municipal representative Stephen McDonald.

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

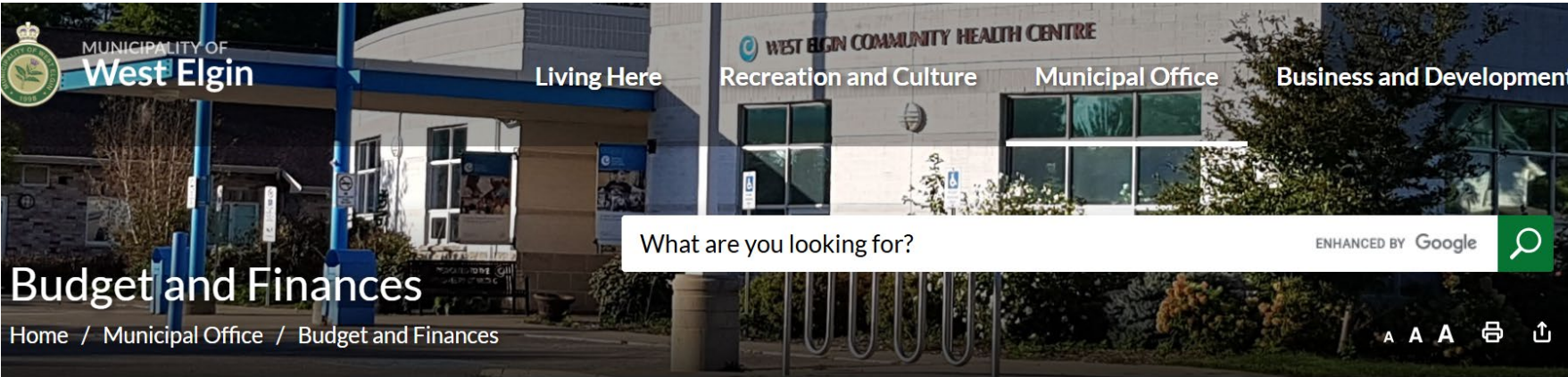


# Port Glasgow Trailer Park Financials (from Budget 2024)

Where did we get the Trailer Park Financials for 2020, 2021, 2022, 2023, and budget for 2024? **On the West Elgin Website.**

Under the Municipal Office  
Under Budget and Finances  
**Approved Budget  
and  
By-law 2024-35  
Approved May 9  
47 Pages**

**\*update – received some  
updated financials via the  
trailer park residents March  
5<sup>th</sup> from CAO**



|                      |   |
|----------------------|---|
| Budget and Finances  | ▼ |
| Financial Reports    |   |
| Performance Measures |   |

In the Municipality of West Elgin, we are committed to fiscal transparency. Review our [financial reports](#) and [performance measures](#).

## 2024 Budget

West Elgin Council Approved the 2024 Budget on May 9, 2024. See the approved [2024 Budget and By-law 2024-35](#).

# Does the Park make money? Yes.

(Budget 2024 – pg 43 Transfer to Reserves)

**Revenue - Less Expenses - Less Park Investments PGTP**

**Made Money each of the last 5 years – even during Covid:**

2020 – made **\$81,000** – includes Park Improvements of \$11,248 (Covid?)

2021 – made **\$24,000** – includes Park Improvements of \$106,085 (Covid?)

2022 – made **\$181,000** – includes Park Improvements of \$10,649

2023 – made **\$174,000\*** – includes Park improvements of \$0

\$10K change – went from  
\$184K profit to \$174K in  
CAO document Mar 5  
2024


2024 – budget **\$148,641** – includes Park improvements of \$15K **(Est. \$198K CAO)**

**From the Financials presented – the Taxpayers of West Elgin are not subsidizing the PGTP.**

**Reserve Balance for PGTP at beginning of 2024 of \$751,572.46 – but there are some concerns.**

# Port Glasgow Trailer Park Financials (Budget 2024 – pg 3, 43)

Let’s take a closer look at the reserves – none of the numbers match...



Municipality of West Elgin - Reserve Schedule

| Account Number | Department         | Description                     | 2023 Beg Balance | Transfer In | Transfer Out | 2024 Balance |
|----------------|--------------------|---------------------------------|------------------|-------------|--------------|--------------|
| 01-3000-3001   |                    | RES-WORKING CAPITAL             | 760,227.53       |             |              | 760,227.53   |
| 01-3000-3002   |                    | RES-CONTINGENCIES               | 456,470.28       |             |              | 456,470.28   |
| 01-3000-3003   | Roads              | RES-ROADS                       | 1,897,807.43     | 238,500.00  | (885,000.00) | 1,251,307.43 |
| 01-3000-3004   | Fire               | RES-FIRE TRUCK                  | 400,638.62       | 150,000.00  |              | 550,638.62   |
| 01-3000-3005   | Parks & Recreation | RES-RECREATION                  | 116,400.00       |             |              | 116,400.00   |
| 01-3000-3006   |                    | RES-PARKLAND                    | 84,761.82        |             |              | 84,761.82    |
| 01-3000-3007   | Landfill           | RES-WASTE MANAGEMENT            | 740,763.00       |             |              | 740,763.00   |
| 01-3000-3008   | Water              | RES-WATER CONSTRUCTION          | 50,000.00        |             |              | 50,000.00    |
| 01-3000-3009   | Grants             | ONTARIO INVESTS                 | 72,007.57        |             | (72,007.57)  | -            |
| 01-3000-3010   |                    | Reserves - Developments         | 61,446.17        |             |              | 61,446.17    |
| 01-3000-3011   | Parks & Recreation | RES - MARINA/WASHROOMS          | 50,000.00        |             |              | 50,000.00    |
| 01-3000-3012   |                    | RES - WL COMM IMPROVEMENT       | 25,748.24        |             |              | 25,748.24    |
| 01-3000-3013   | Water              | RES - GEN WATER CONSTRUCTIO     | 96,701.52        |             |              | 96,701.52    |
| 01-3000-3014   |                    | RES - TAXRATE STABILIZATION     | 2,837,612.40     |             | (246,500.00) | 2,591,112.40 |
| 01-3000-3015   | Grants             | Reserves - Safe Restart Funding | -                |             |              | -            |
| 01-3000-3016   |                    | RES-BUILDING/SEWAGE REVEN       | 29,894.00        |             |              | 29,894.00    |
| 01-3000-3017   | Parks & Recreation | RES-TRAILER PARK                | 741,572.46       | 98,641.40   |              | 840,213.86   |
| 01-3000-3018   |                    | RES-WL HERITAGE H. & HUB        | 206,766.00       |             |              | 206,766.00   |
| 01-3000-3019   |                    | RES-CN-RODNEY PARK LAND         | 100,000.00       |             |              | 100,000.00   |
| 01-3000-3020   | Fire               | RES-FIRE COMMUNICATIONS         | 30,000.00        | 30,000.00   |              | 60,000.00    |

Port Glasgow Trailer Park

| 2024 Budget                         | 2023 Actuals | 2023 Budget  |
|-------------------------------------|--------------|--------------|
| 01-7620-7650 OFFICE SUPPLIES        | 1,000.00     | 1,013.16     |
| 01-7620-7651 POSTAGE & COURIER      | 1,000.00     | 346.09       |
| 01-7620-7652 ADVERTISING            | 500.00       | 1,608.82     |
| 01-7620-7653 Bank Charges           | 1,750.00     | 1,530.41     |
| 01-7620-7660 OTHER SUPPLIES         | 250.00       | 34.93        |
| 01-7620-7675 Legal Exp              | 10,000.00    | -            |
| 01-7620-7701 FUEL EXP               | 2,250.00     | 2,001.81     |
| 01-7620-7900 TRANSFER TO RESERVES   | 148,641.40   | -            |
| 01-7620-7901 TRANSFER FROM RESERVES | -            | (280,465.07) |

Capital

|  |           |            |
|--|-----------|------------|
| 01-7620-8000 CAPITAL - BINGO HALL REFURBISHMENT                | 15,000.00 | -          |
| 01-7620-8001 CAPITAL - Consult & Engineering for Septic System | -         | -          |
| 01-7620-8002 CAPITAL - WAR MONUMENT & GATES                    | -         | -          |
| 01-7620-8003 CAPITAL - WATERLINES REPLACEMENT                  | -         | -          |
| 01-7620-8004 CAPITAL - PAVILLION CEILING                       | -         | -          |
| 01-7620-8005 CAPITAL - Stairs                                  | -         | 400,000.00 |

Reserves:

|                              |               |
|------------------------------|---------------|
| Beg. Balance - Jan 1 2024    | \$ 751,572.46 |
| Transfer to Reserves         | 150,804.02    |
| Ending Balance - Dec 31 2024 | \$ 902,376.48 |

## Reserve Schedule page 3:

2023 Beg Balance: \$741,572.46

Transfer In \$98,641.40

2024 Balance \$840,213.86

Should this be the \$174K or \$184K profit in 2023 or the \$148K from 2024? Where is the \$98K coming from?

## Reserves page 43:

Beg. Balance Jan 1, 2024 \$751,572.46

Transfer to Reserves \$150,804.02

End Balance Dec 31,2024 \$902,376.48

Where is the \$150K coming from? – it is \$148K in the budget.



# Has the park got enough money for Upcoming Projects? From the financials posted – it appears so!

Let's Look at the Budgeted projects (page 39 of the budget)

CAO communicated with Park Residents in March 2025

“As of December 31,2024, the Municipality of West Elgin reserve for the Port Glasgow Trailer Park is approximately \$948,506.”

|   |      |             | Res. Balance |
|---|------|-------------|--------------|
| Reserve Beg Balance Estimated CAO                               | 2025 |             | 948,000.00   |
| Replace washroom facility beside food booth                     | 2025 | -50,000.00  | 898,000.00   |
| Septic System Upgrades - Bed 1 - move wooden sheds below ground | 2025 | -50,000.00  | 848,000.00   |
| Stairs to the Beach Replacment                                  | 2026 | -400,000.00 | 448,000.00   |
| No projects budgeted  | 2027 | 0.00        | 448,000.00   |
| No projects budgeted  | 2028 | 0.00        | 448,000.00   |
| Washroom Construction Accessible                                | 2029 | -400,000.00 | 48,000.00    |

It appears there is enough money to cover these projects!

# General Comments/Concerns/Questions

**Don't we think Infrastructure is important?** Yes we do – but unless we are desperate for money – we shouldn't sell assets.

**No benefit to the Municipality?** It has a picnic shelter and pavilion that can be rented, a playground, camping sites, beach access etc. We should promote it - not sell it. And it covers its own costs...

**It takes too much Municipal staff time.** Rather than sell it – why not look at the administrative model – and update it to correct issues? Look at the way other municipalities run their trailer parks.

**Economic Impact?** Has the council had an Economic Impact Study to assess any change for local business?

**New Costs for Taxpayers?** The maintenance and upkeep of Memorial park will fall on the taxpayers as a new cost. The trailer park is now covering these costs.

# General Comments/Concerns/Questions

**Losing Beach Access. Yes.** The current severance model presented would have the municipality losing access to one of it's two beaches.

**What is the amount of the current Market-value assessment for the Trailer park?**

**What is the severance process you are using?** Will neighbouring properties be receiving a notice of the severance and have an opportunity to comment? Doesn't this process take 30 days?

**Can we poll the residents of West Elgin for their opinion on the sale?**

**Are local contractors being able to bid on the upgrade projects? Are the costs from actual estimates?**

**This park is a hidden gem!**

**We should be promoting its use to our residents – picnic shelter, dance hall, playground, and beach access!**



# Are we in the Trailer Park Business? Yes

## Are other Municipalities in the Trailer Park Business? Yes

- We were gifted a trailer park in 1986 (39 years ago)
- The **Municipality** in 1986 **decided** to purchase land to expand the Trailer Park (39 years ago).
- **Other competing trailer parks in the area are aware of this park and have been for almost 40 years.**
- **What about other municipalities...**
- **St. Clair Township** – currently operates 2 campgrounds and a golf course! (in spite of other golf courses and campgrounds in the area)
- **Saugeen Shores** – currently operates 2 campgrounds in Port Elgin and Southampton...etc.
- **We are not alone! – Let's look at what these areas are doing – and see what we can learn!**

# How does the sale work with the Municipal Strategic Priorities?

- ❑ To provide recreation and leisure activities to attract and retain residents. (This is a great fit with the Trailer Park!)
- ❑ To ensure a strong economy that supports growth and maintains a lower cost of living. (The summer residents of the Trailer Parks – are a great addition to the economy of West Elgin! We are in the business of tourism and bolstering the local economy. Having more residents in the summer – certainly helps.)
- ❑ To enhance communication with residents. (There is a lot of opportunity to improve the communication with residents over this topic and other topics in the municipality.)
- ❑ To improve West Elgin's infrastructure to support long-term growth.

# Where are we now?

- There was ... No community communication and discussion before the surplus announcement.
- There was ... No councillor in place for Ward 3 when the surplus declaration voting was done.
- We seem to be rushing through the process – declaration, severance and selling.
- There are ... Lots of risks – if it is sold without looking at all the options...
- **The Municipality of West Elgin has a beautiful lake front property...**
- Let's take a step back, start over, look at options – with a new perspective.
- **Let's work together to find a solution!**



# What do we want? Proposal

- **Postpone Sale – take the Port Glasgow Trailer Park off the surplus list - until various options have been thoroughly investigated.**
- We need transparency on this asset - since it is revenue generating.
- We need transparency on the process – what is going on and why?
- **Let's find a way to keep our beautiful lake front property.**
- As Council we request you:
  - *Look at the options for the Trailer Park.*
  - *Openly and transparently present your findings.*
  - *Communicate with your residents – so we all understand.*