



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	February 13, 2020
Subject / Report No:	HDR-CW-01-20
Title:	The Corporation of the County of Grey Acquisition of Land Abutting Twin Pines (Durham)
Prepared by:	Lacey Thompson, Contract and Real Estate Coordinator
Reviewed by:	Anne Marie Shaw, Director of Housing Michael Letourneau, Director of Legal Services
Lower Tier(s) Affected:	Municipality of West Grey
Status:	

Recommendation

1. That Report HDR-CW-01-20 regarding the acquisition of land be received;
2. That the Corporation of the County of Grey acquire the Property identified as all those lands comprising part of Park Lot 8 described in a document deposited in the local Land Registry Office Grey No. 16 on the 13th day of October, 1984 as instrument No. DEP594 lying south of the westerly prolongation of the boundary between the lands bearing PIN 37318-0094 and PIN 37318-0096; Municipality of West Grey, County of Grey; and
3. That Staff be directed to proceed with the acquisition prior to County Council approval as per Section 25.6 b) of the procedural by-law.

Executive Summary

PIN 37318-0491 is a parcel of vacant land adjacent to Grey County Housing's Twin Pines Building located at 315 Bruce Street in Durham. PIN 37318-0491 contains those lands shown in both transparent and solid green on the map below.

Grey County is completing this report to acquire the portion of PIN 37318-0491 shown in solid green on map below from 1993934 Ontario Inc. to enable legal access to and from Grey Road 4 for Grey County and Owen Sound Housing Corporation's property.

Grey County wishes to divide the property identified as PIN 37318-0491 and acquire the portion of the land which abuts the Twin Pines property.

Background and Discussion

PIN 37318-0491 is a narrow parcel of vacant land (highlighted in green on the map below) adjacent to Grey County Housing's Twin Pines Building located at 315 Bruce Street in Durham, which is identified as PIN 37318-0096 (highlighted in red on map below). It sits between the Twin Pines property and Grey Road 4

The parcel also abuts the property north of the Twin Pines property, which property was transferred by the County to 1993934 Ontario Inc., through RFP- HOU-17-18. That property is identified as PIN 37318-0094 (highlighted in yellow on map below).

The land in the parcel was expropriated by the Department of Highways by registered instrument number DEP571 on January 22, 1948. However, they were subsequently abandoned by the province by registered instrument number DEP594 on April 25, 1948. At that time ownership of the lands reverted back to their original owner Troyle Doyle Braithwaite. Troyle Doyle Braithwaite was then the owner of the both the abutting PIN 37318-0094 and PIN 37318-0096 parcels. He later conveyed those parcels away, but failed to include the PIN 37318-0491 parcel.

As a result the lands contained in PIN 37318-0491 remained in the name of Troyle Doyle Braithwaite for a long period of time

The County attempted to track down a descendant of the late Troyle Doyle Braithwaite in 2017 but was unable to locate an Estate Trustee.

As you may recall the County was successful in acquiring PIN 37318-0094 from the Ministry of Infrastructure through the Forfeited Corporate Property Act in June of 2018.

The County later transferred PIN 37318-0094 to 1993934 Ontario Inc. through RFP- HOU-17-18 in December of 2018.

1993934 Ontario Inc. pursued legal help to locate the descendants of Troyle Doyle Braithwaite and successfully obtained title to the lands shown in PIN 37318-0491 on May 7, 2019.

Grey County wishes to divide the property identified as PIN 37318-0491 and acquire the portion of the land which abuts the Twin Pines property. The acquisition of the portion of

land abutting the Twin Pines property will ensure legal access to and from Grey Road 4. The remaining land is considered to be merged with 1993934 Ontario Inc.'s parcel.

1993934 Ontario Inc. has requested that we provide compensation of 50% of the legal fees that they incurred while acquiring these lands from the Braithwaite Estate, as well as cover the legal and survey costs.

The property may later be transferred to the Grey County and Owen Sound Housing Corporation, to merge with the Twin Pines property.

Legal and Legislated Requirements

Private ownership of this parcel results in potential issues with legal access from Grey Road 4 to the Twin Pines property owned by Grey County and Owen Sound Housing Corporation.

Financial and Resource Implications

Schedule 'A' of Grey County's Purchasing Policy 7-1-2020 allows for Direct Purchase for costs under \$5,000.00. Staff obtained two estimates from local surveyors. A third surveyor has indicated that they respectfully decline to submit a quote. The cost of the survey is estimated to be between \$3,390.00 and \$3,955.00.

The Purchase Price for the lands is \$9,177.23.

The legal cost to finalize the transfer is estimated to be \$1,500.00.

The anticipated total cost of the acquisition is expected to be approximately \$14,632.23.

The funding will come from the Housing 2020 budget

Relevant Consultation

- Internal – Director of Legal Services, Clerks Department, Housing Department
- External – Johnson & Schwass Professional Corporation, 1993934 Ontario Inc.

Appendices and Attachments

Map

Draft Agreement of Purchase and Sale

[Grey County Purchasing Policy](#)

Map



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT made this _____ day of _____, 2020

BETWEEN:

1993934 Ontario Inc.

(hereinafter called the "Seller")

-And-

The Corporation of the County of Grey

(hereinafter called the "Purchaser")

WHEREAS the Seller is the registered owner of lands situated in the Municipality of West Grey, in the County of Grey more particularly described in Schedule "A" hereto (the "Property");

AND WHEREAS the Property is adjacent to the Purchasers affordable housing building known as Twin Pines (Durham) located at 315 Bruce Street North, Durham, Ontario (the "County Property");

AND WHEREAS the Property consists of certain lands where were inadvertently severed from the Property and the County Property, such that ownership of the Property was uncertain for a period of many years prior to its acquisition by the Seller;

AND WHEREAS the Seller expended the sum of \$18,354.46 to identify the actual owner of the Property and to purchase the Property from that person;

AND WHEREAS the Purchaser hereby offers to purchase the Property from the Seller on the terms and conditions hereinafter set out, for a purchase price of \$9,177.23, which represents 50% of the costs incurred by the Seller described above;

NOW THEREFORE in consideration of the mutual terms and covenants hereinafter set out, including payment of the purchase price set out below, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged), the parties agree as follows:

1.0 Definitions

In this Agreement:

- 1.1 “Agreement” means this Agreement of Purchase and Sale and all schedules forming part of the Agreement.
- 1.2 “Business Day” means any day on which the County of Grey normally conducts business.
- 1.3 “Closing” means the closing of this Transaction, including the payment of the Purchase Price and the delivery of the closing documents in accordance with the provisions of this Agreement.
- 1.4 “Closing Date” means the date agreed to between the Seller and Purchaser in accordance with Section 5.1 of this Agreement.
- 1.5 “Date of Acceptance” means the date the Seller approves and signs this Agreement.
- 1.6 “Irrevocable Date” means the date by which the Seller must accept the terms of this Agreement. For the purposes of this Agreement the Irrevocable Date is the date referred to in Section 3.1.
- 1.7 “Property” means property more particularly described in Schedule “A” of this Agreement.
- 1.8 “Purchase Price” means the total consideration as set out in Section 2.1 of this Agreement.
- 1.9 “Purchaser” means The Corporation of the County of Grey.
- 1.10 “Seller” means 1993934 Ontario Inc.

2.0 Purchase Price

- 2.1 The Seller agrees to transfer the Property to the Purchaser and the Purchaser agrees to accept the Property from the Seller for the Purchase Price of Nine Thousand one Hundred and Seventy Seven Dollars and Twenty Three Cents (\$9,177.23) Canadian which shall be paid by the Purchaser to the Seller for the Property, on Closing.
- 2.2 The Seller and Purchaser agree that any and all fixtures, improvements, trees or shrubs within the Property are included in the Purchase Price. The Seller and Purchaser agree that there are no items to be excluded from this transaction.
- 2.3 The Purchaser submits upon acceptance a deposit in the amount of One Thousand Dollars (\$1,000.00) Canadian payable to the Sellers solicitor. The deposit shall be held in trust by the Sellers solicitor without interest pending completion or other termination of this Agreement and shall be credited toward the Purchase Price on closing.

- 2.4 The balance of the Purchase Price shall be paid prior to 4:00 p.m. on the Closing Date, by the Purchaser to the Seller, by way of a cheque made payable to the Sellers lawyer or as they may direct.

3.0 Irrevocable Date

- 3.1 This offer shall be irrevocable by the Seller until 4:00 p.m. on the 18th day of February, 2020, after which time, if not accepted by the Purchaser, this offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest.

4.0 HST

- 4.1 If the sale of the property is subject to Harmonized Sales Tax (H.S.T.), then such tax shall be in addition to the Purchase Price.
- 4.2 The Purchaser agrees to provide to the Seller, on or before closing, confirmation that the Purchaser is an H.S.T. registrant under the Excise Tax Act, in a form satisfactory to the Seller to the effect that the Purchaser shall remit as required by the Excise Tax Act any H.S.T. payable in respect of the sale of the Property and shall indemnify the Seller in respect of any H.S.T. so payable.

5.0 Closing Date

- 5.1 The closing date of this transaction shall be determined in writing by the Purchaser and the Seller immediately following receipt of a survey, prepared by a licensed Ontario Land Surveyor, which provides a registerable description of the Subject Lands. It is hereby agreed that the County will be engaging a surveyor to complete the required survey work and will cover all costs associated with said survey.
- 5.2 The parties hereby agree to endeavour to close the transaction within fifteen (15) business days of receipt of the registered survey. The anticipated closing date is on or before the 31st day of March, 2020.

6.0 Purchasers Indemnity

- 6.1 The Purchaser acknowledges and agrees that:
 - a) It has satisfied itself with respect to the applicable land use regulations and agrees to purchase the Property subject to such existing zoning and other land use policies and regulations.

- b) It shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property, except those that are in the possession or control of the Seller.
- c) It is acquiring the Property in an “As Is Where Is” basis, including improvements, structures, trees and shrubs.

6.2 In agreeing to purchase the Property in an “As Is Where Is” basis, the Purchaser acknowledges and agrees that:

- a) The Seller makes no representations to the Purchaser as to the zoning of the Property or any improvements or structures, whether for the intended use or otherwise.
- b) The Seller shall have no responsibility whatsoever to remedy any defect, comply with any work order or complete any unfinished work.
- c) The Seller makes no representations or warranties whatsoever, either expressed or implied, as to the existence or non-existence of any asbestos, PCB’s, radioactive substances or any other substances, liquids or materials or contaminants which may be hazardous or toxic or require removal and disposal pursuant to the provisions of any applicable legislation (all of the foregoing being hereinafter called “Environmental Matters”). The Purchaser is relying upon its own investigations, if any, in this regard. From and after the Closing Date, the Property shall be the sole risk of the Purchaser, and the Seller, its successors and assigns, will have no further liability in respect of any Environmental Matters. The Purchaser covenants and agrees that this covenant shall survive and not merge on closing of this transaction, to indemnify and save harmless the Seller in respect of any claims, demands, losses, damages, in any way related directly or indirectly to any Environmental Matters and in respect of orders or claims, charges or requirements whatsoever of any Municipal, Provincial, Federal or other governmental body, board, commission, authority, department or Ministry, or employees, officials or representatives thereof.
- d) The Purchaser acknowledges having inspected the Property prior to the Closing Date and is relying on its own due diligence as to the condition of the Property and improvements.

6.3 The Purchaser covenants and agrees that, effective as of the Closing Date, the Purchaser shall forever release the Seller and its successors and assigns from and against all losses, damages, claims, fines, liabilities, actions, suits, in any way arising, directly or indirectly by reason of the presence on the Property of any contaminant, pollutant, dangerous substance wastes (liquid or

solid) or toxic substance or the escape thereof in the air or onto adjacent properties or Property including rivers, streams, and ground waters, (collectively the "Substances"), whether produced, created or generated before or after the Closing Date and such indemnity shall include any order, decree, judgment or demand under law, regulation or order applicable thereto. The Purchaser, its successors and assigns, hereby agree to indemnify and hold harmless the Seller, its successors and assigns from any and all costs, claims demands, liabilities and damages arising out of or in any way connected with any state, quality or condition in, or of, the Property, including, but not limited to, the existence of any Substances existing as of, or prior to the Closing Date and thereafter, whether environmental or otherwise, whether imposed by law, equity or any federal, provincial or municipal law, rules or regulations or by any regulatory authority. The provisions of this section shall survive closing and any subsequent sale or transfer of the Purchaser's interest in the Property.

7.0 Risk

- 7.1 From and including the Closing Date, the Property shall be entirely at the risk of the Purchaser and the Purchaser shall accept and assume all responsibilities and liabilities arising out of or in any way connected with the Property whether they arose before, on or after the Closing Date and, without being limited by the foregoing, include any state, nature, quality or condition in, on under or near the Property existing on Closing, whenever and however arising, whether known or unknown environmental or otherwise, and whether such responsibilities and liabilities are imposed by law, equity or any Authority.

8.0 Warranties, Representation and Covenants

- 8.1 The Purchaser agrees to accept title to the Property subject to municipal requirements, including building and zoning by-laws, easements for hydro, gas, telephone and similar services to the Property or any part thereof, and to restrictions and covenants that run with the Property or any part thereof, including but not limited to:
- a) All registered and unregistered easements existing at the date of acceptance of this Agreement;
 - b) Existing by-law(s);
 - c) Other agreements and restrictions on title to the extent that they have been complied with;
 - d) Any existing environmental conditions or contamination to the site.

- 8.2 The Seller warrants and represents to the Purchaser that the Seller is not a non-resident of Canada within the meaning and intended purpose of Section 116 of the Income Tax Act, R.S.C. 1985, c.1.
- 8.3 Any information provided by the Seller or its agents and any comments made by the Seller, its employees, officers, directors, appointees, agents or consultants are for the assistance of the Purchaser in allowing it to make its own inquiries. The Seller makes no representations or warranties as to, and takes no responsibility for, the accuracy or completeness of any information it has provided to the Purchaser.
- 8.4 The Seller makes no representations to the Purchaser regarding the title to or the condition of the Property.
- 8.5 The Seller agrees to provide vacant possession of the Property to the Purchaser on the Closing Date, unless otherwise agreed to in writing by the Seller and Purchaser.

9.0 Discharge

- 9.1 The Seller agrees to discharge any existing mortgages, liens, or other encumbrances now registered against the Property on or before the Completion Date at the Seller's expense.

10.0 Preparation of Transfer/Deed Documents

- 10.1 The Transfer/Deed of the Land will be prepared by the Purchaser including the Affidavit of Residence and Value of the Consideration ("Land Transfer Tax Affidavit").
- 10.2 The Purchaser shall be responsible for the payment of Land Transfer Tax and registration fees and any other taxes and fees payable in connection with the registration of the Transfer/Deed of the Property. The Purchaser shall pay its own legal costs and registration costs. The Purchaser agrees to cover all reasonable legal costs of the Seller associated with this transfer including costs associated with registration of partial discharges that arise from the transfer of the Property.

11.0 Electronic Registration

- 11.1 Where the Property is in an area where electronic registration is mandatory and the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, c. L.4, and the Electronic Registration Act, S.O. 1991, c.44, and any amendments thereto, the Seller and Purchaser acknowledge and agree that the exchange of closing

funds, non-registrable documents and other closing deliverables provided for herein and the release thereof to the Seller and Purchaser will:

- a) Not occur at the same time as the registration of the Transfer/Deed (and any other documents intended to be registered in connection with the completion of this transaction); and
- b) Be subject to conditions whereby the lawyer(s) receiving any of the closing deliverables will be required to hold same in escrow and not release same except in accordance with the terms of the latest Document Registration Agreement recommended from time to time by the Law Society of Upper Canada.

12.0 Closing Deliverables

12.1 Subject to the provisions of this Agreement, the Seller covenants that it shall execute or cause to be executed and shall deliver or cause to be delivered to the Purchaser or the Purchaser's solicitor on or before the Closing Date, each of the following:

- a) Vacant possession of the Property;
- b) An executed Transfer/Deed of Land in registrable form duly executed by the Seller in favour of the Purchaser (save for any Land Transfer Tax Affidavit);
- c) Direction regarding the payment of funds;
- d) Statement of Adjustments, which will be deliverable at least five (5) business days prior to the Closing Date;
- e) Undertaking to re-adjust the statement of adjustments, if necessary, upon written demand following closing; and
- f) Such other deeds, conveyances and other documents contemplated in this Agreement or as the Purchaser or its solicitors may reasonably require in order to implement the intent of this Agreement.

12.2 Subject to the provisions of this Agreement, the Purchaser shall execute or cause to be executed and shall deliver or cause to be delivered to the Seller or the Seller's Solicitor on or before the Closing Date:

- a) Certified cheque or bank draft made payable to Seller's solicitor for the balance of the Purchase Price due on the Closing Date;
- b) Direction regarding title, if necessary;
- c) Undertaking to re-adjust the statement of adjustments, if necessary, upon written demand following closing.

- d) HST Declaration and Indemnity, as contemplated in Section 4.2, if applicable;
- e) Such other resolutions and other documents as the Seller or its solicitors may reasonably require in order to implement the intent of this Agreement.

13.0 Time

- 13.1 Time shall be in all respects of the essence hereof provided that the time for doing or completing any matter herein may be extended or abridged by an agreement in writing signed by the Seller and the Purchaser or by their respective solicitors who are hereby expressly appointed in this regard.

14.0 Notice

- 14.1 Any notice required to be given, served or delivered must be in writing and sent to the other party at the address indicated below, or to such other address as may be designated by notice provided by either party to the other.

For the Purchaser:

595 9th Avenue East
Owen Sound, ON N4K 3E3
Attention: Lacey Thompson, Contract and Real Estate Coordinator
Telephone Number: 519-372-0219 ext. 1390

And to the Purchasers Solicitor at:

The Alliance Lawyers
142 10th Street West
Owen Sound, ON N4K 3P9
Attention: Rob Robinson
Telephone Number 519-376-7450

For the Seller:

1993934 Ontario Inc.
323108 Durham Road East
Durham, ON N0H 1R0
Attention: Kevin Tremble
Telephone Number:

And to the Sellers Solicitor at:

Johnson & Schwass
177 Toronto Street North
P.O. Box 433
Markdale, ON N0C 1H0
Attention: Jennifer Schwass
Telephone Number: 519-986-1969

- 14.2 Any notice to be given by either party to the other shall, in the absence of proof to the contrary, be deemed to have been received by the addressee if
- a) delivered personally on a business day, then on the day of delivery;
 - b) sent by prepaid registered post, then on the second day following the registration thereof;
 - c) sent by ordinary mail, then on the fifth business day following the date on which it was mailed; or
 - d) sent by facsimile or email, upon confirmation of successful transmission of the notice.

15.0 Headings

- 15.1 The headings inserted into this Agreement are inserted for convenience only and shall not be used as a means of interpreting this Agreement.

16.0 Enforceability

- 16.1 The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any provision hereof and any such invalid or unenforceable provision shall be deemed to be severable.

17.0 Governing Law

- 17.1 This Agreement shall be governed by and construed and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties hereby irrevocably attorn to the exclusive jurisdiction of the courts of Ontario with respect to any matter arising under or related to this Agreement.

18.0 Amendment of Agreement

- 18.1 None of the terms, conditions or provisions of this Agreement shall be held to have been changed, waived, varied, modified or altered by any act or statement of either party, its respective agents, servants or employees unless done so in writing and signed by both parties.

19.0 Successors and Assigns

- 19.1 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
- 19.2 Neither party may assign all or any part of this Agreement without the prior written approval of the other party.

20.0 No Waiver

- 20.1 No term, agreement, provision, obligation or condition of this Agreement shall be deemed to have been waived by any party, unless such waiver is in writing and signed by the parties.
- 20.2 No waiver of any provision of the Agreement shall be deemed to or shall constitute a waiver of any other provisions, whether or not similar, nor shall such waiver constitute a continuing waiver unless expressly provided.

21.0 Dispute Resolution

- 21.1 A dispute between the parties relating to the interpretation or implementation of this Agreement will be addressed through good faith negotiation, with or without the assistance of a mediator. The parties agree that in the event that they are not able to reach a resolution of all the matters in dispute after mediation, then the matters remaining in dispute will be finally determined by arbitration in accordance with the provisions of the Ontario Arbitrations Act.
- 21.2 The location for any such arbitration hearing will be within the County of Grey at a location to be determined by the County.

IN WITNESS WHEREOF THE PARTIES hereunto attested by the hands of the proper officers duly authorized in that behalf as of the day and year first written above.

1993934 Ontario Inc.

Name:
Title:

Name:

Title:

We have Authority to Bind the Corporation

The Corporation of the County of Grey

Paul McQueen, Warden

Heather Morrison, Clerk

We have Authority to Bind the Corporation

SCHEDULE "A"

LEGAL DESCRIPTION OF LANDS

All those lands comprising part of Park Lot 8 described in a document deposited in the local Land Registry Office Grey No. 16 on the 13th day of October, 1984 as instrument No. DEP594 lying south of the westerly prolongation of the boundary between the lands bearing PIN 37318-0094 and PIN 37318-0096, described as Part _____ on reference plan 16R-_____".

Municipal Address: Not Assigned

Part of PIN 37318-0491