



## TOWNSHIP OF NORTH HURON

## REPORT

Item No.

**REPORT TO:** Reeve Vincent and Members of Council  
**PREPARED BY:** Pat Newson, Director of Recreation and Facilities  
**DATE:** 10/04/2017  
**SUBJECT:** Huron Pioneer Threshers Log Cabin Veranda  
**ATTACHMENTS:**

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### **RECOMMENDATION:**

THAT the Council of the Township of North Huron hereby approve the proposed veranda project for the Threshers Log Cabin, and direct the Clerk to prepare an authorizing by-law to adopt an Agreement to approve the Huron Pioneer Threshers and Hobby Association Inc. to build a veranda around the Log Cabin located at the Blyth Campground;

AND FURTHER THAT the project may proceed once the Agreement is adopted, and the terms of the Agreement are met by the Huron Pioneer Threshers and Hobby Association Inc. including but not limited to: insurance, building permit, and health and safety.

### **EXECUTIVE SUMMARY**

Representatives of the Huron Pioneer Threshers (Threshers) attended the North Huron Council meeting on February 21, 2017 requesting permission to construct a veranda around the log cabin at the Blyth Campground. Council made a motion to request that the Director of Recreation and Facilities prepare a report on this request.

### **DISCUSSION**

In order to build a structure on municipally owned property a series of steps must be completed:

#### **Building Permit**

In order to put a veranda on the log cabin the Threshers will be required to have a building permit. Jamie Bell from the Building Department met with representatives of the Threshers. The site location posed no issues for the Building Department, however they would require detailed construction drawings and pay the permit fees in order to acquire a building permit. Jamie has advised the Threshers that their initial drawings were not detailed enough and would require more information on the rafter and floor joist size, headers/beams, footings/piers, post and building connections. The Threshers have reported that these drawings are in progress. Once these conditions are met, the construction plan approved, and the fees paid the Threshers would be able to acquire the required building permit. The timing of this is in the control of the Threshers as building department is waiting for delivery of the detailed drawings.

#### **Agreement**

In order to build, the Township and the Threshers must have a formal agreement outlining the details of the project, and giving the Threshers permission to build. The agreement must provide the details on the construction phase, and the post construction maintenance and ownership of the addition. Dave Cook, Manager of Blyth Facilities, met with representatives of the Threshers on site to review the proposal. There were no issues with the size and scope of the proposed project.

Staff are working to finalize that agreement for review by the Threshers and for Council's consideration at the May 15 Council meeting. It will be requested that the agreement be adopted as by-law on May 15<sup>th</sup> so as not to delay the project.

#### Construction Phase

The Threshers intend to build the veranda using their own forces and equipment. Provisions in the agreement address the requirements for insurance and public safety. The Threshers are required to indemnify the Township of North Huron as part of the agreement.

The Threshers intend to perform construction in June 2017 and will not interfere with other campground events.

#### FINANCIAL IMPACT

This project has no budgetary impact to the municipality with the exception of some legal fees to review the agreement. As part of the agreement the Threshers are required to provide a security to North Huron for not less than 50% of the project amount. This will be used in the case where the project is abandoned once it is commenced by the Threshers. When the project is completed the security will be returned.

#### FUTURE CONSIDERATIONS

The Huron Pioneer Threshers are requesting this project to be able to add new activities as part of their annual Reunion event at the Blyth Campground each September. The Log Cabin is owned by the Threshers, and this project will not change that status.

#### RELATIONSHIP TO STRATEGIC PLAN

Our community is attractive and welcoming to new businesses and residents.

Our administration is fiscally responsible and strives for operational excellence.

Our residents (volunteer groups) are engaged and well informed.



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Pat Newson, Director of Recreation and Facilities



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Sharon Chambers, CAO