
To: Mayor and Council

From: John Ferguson

Meeting Date: April 27, 2026

Subject: Report # CAO-007-2026 - Gowan Park Baseball Dugouts Project

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report #CAO-007-2026 (Gowan Park Baseball Dugouts Project) dated April 27, 2026; and,

- 1) That Council approve adding a ground level dugouts project to the Trust/Lease Agreement with 737494476 Ontario Inc. (Mountain Ridge Custom Homes Inc.) as a Phase 2 to the Creemore Bleachers project, with the project being completely funded through community donations; and,
- 2) That Council approve Phase 2 to be initiated either in the fall of 2026, after baseball season or in early spring of 2027, before the baseball season.

Background

The Township was approached with a donation project (gift) to the Township where Mountain Ridge Homes Inc. has proposed to build a new bleacher for spectating at Gowan field in Creemore (in essence to build a replica of the original bleacher).

The business owner wanted to have his company (Mountain Ridge Homes Inc.) construct the project. Normally projects are tendered out, but in this rare and unique circumstance the developer requested that his company be the builder, recognizing the project as being a gift to the Township.

With that said, and with guidance by our legal counsel, a trust/lease agreement is being prepared to legally have Mountain Ridge Homes Inc. responsible for volunteers and employees who will be working on-site. To be clear the legal obligation rests with Mountain Ridge Homes Inc. and any potential liability would fall under Mountain Ridge Homes Inc.'s insurance and WSIB.

As part of this project the business owner of Mountain Ridge Homes Inc. has requested the Township pay the permit fees and waive the typical security that is attached to most capital projects. Council has subsequently approved.

Following initial agreement on the Bleacher project the business owner claimed they had received enough donation support to include building new dugouts at Gowan field.

The dugouts are anticipated to cost \$100,000. The business owner states they can raise \$25,000 and a local trust from the Harper Family has indicated to Mountain Ridge Homes Inc. they will allocate \$75,000 for a total of \$100,000 for the additional project.

The Township asked if the \$75,000 trust support could be donated directly to the township and could this portion be tendered. The business owner stated the trust's donating condition required Mountain Ridge Homes Inc. to be the builder.

Comments and Analysis

This is a rare circumstance for which the Township foregoes tendering a project. Because this is a community gift with donations from various sources the Township will be required to purchase the donated items and staff payroll up front, with the recipients donating the exact amount of money they receive from the Township back to the Township for the Township to issue a tax receipt for the donation. The owner of Mountain Ridge Homes Inc. must bear the full obligation of the donated money being donated expeditiously back to the Township to avoid unnecessary interest.

Financial Implications

\$225,000.00

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- Infrastructure
- Recreation & Parks

Report Appendices

Appendix A – Draft Trust/Lease Agreement.

Approvals

Submitted by: John Ferguson - CAO

Reviewed by: Terry Vachon Director - Recreation, Parks, and Tourism

Financial Implications Reviewed by: Kelly MacDonald - Director of Finance (Treasurer)