

From: [Stephen Christie](#)
To: [Dave Milliner](#)
Subject: RE: Agreement Legal Review
Date: November 25, 2021 2:32:51 PM
Attachments: [Southgate-SEGCHC Land lease - amended V1 - 25 NOV 21.docx](#)

Hi Dave,

I have gone through the lease and have made a number of changes. See the attached. Happy to go through them with you or if you have questions or want to discuss, just let me know. Once you have, we can clean up the formatting and make any other required amendments.

Thanks
Steve

Stephen J. C. Christie | schristie@sbslaw.ca

Stutz Brown & Self Professional Corporation

We have moved!!! Please note that as of April 13, 2021, the Orangeville office will be located at Unit 8 – 18 Robb Blvd., Orangeville, ON, L9W 3L2

Orangeville Location:
Unit 8 – 18 Robb Blvd.
Orangeville, ON L9W 3L2
Tel: 519-941-7500
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From: Dave Milliner <dmilliner@southgate.ca>
Sent: November 11, 2021 3:36 PM

To: Stephen Christie <schristie@sbslaw.ca>
Cc: 'Allan Madden' <allan.madden@segchc.ca>
Subject: Agreement Legal Review

Steve

Allan Madden from South East Grey Community Health Centre (SEGCHC) and I have been working on an agreement to lease lands owned by the Township to SEGCHC. The purpose of the agreement is the Township retain the land and SEGCHC to secure funding from the Province to build a Medical Clinic on one property and a parking lot on the second parcel of land. The Grey County rail trail & walking path separates these 2 properties and is being retained for that purpose, with an easement for clinic egress from one property to the other.

Some history is we just finished another agreement that will be on title that you were involved with registering on title. I believe you worked with our Clerk to transfer land donated to Southgate from the County of Grey for the Proton Street parking lot parcel.

Lastly SEGCHC and Southgate are friendly parties that are requesting you to review and amend the agreement in the best interest of both parties and ultimately serving one public interest of community health care with our mutual interest to that end. When you have completed your review I suggest and Al agrees with me that we hold a virtual meeting or conference call to review the agreement for clarity and understanding would be helpful so we can seek SEGCHC and Southgate Council approval.

One thing we should discuss is the legal length of time of a land lease term is allowed between to public entities, as well as the length of renewal options you would recommend. There may be Ministry of Health funding guidelines that may dictate or provide guidance related land lease terms.

Any question please let us know.

Regards

Dave