

**14.--Title to Real Property, Acquisition, Sale, Financing,
Maintenance and Repair of Church Buildings**

1. Legal title to all real property held by any Parish in the Diocese shall be registered in the name of The Incorporated Synod of the Diocese of Huron, which holds such property in trust for the benefit of the Parish. For the purposes of this Canon, Parish shall mean the present and future members of the Vestry of a Parish that occupies such real property.
2. Before any church is consecrated, the legal title thereto shall be registered in the name of The Incorporated Synod of the Diocese of Huron, which shall hold it in trust for the benefit of the Parish, as hereinbefore defined.
3. The sale, leasing, mortgaging or other disposition of any church, parish hall, rectory or other real property owned by the Parish, regardless of how the title is registered, shall require the prior consent of the Vestry except as otherwise provided in Canon 12, the Bishop and the Diocesan Council (or the Diocesan Sub-Council).
4. No real property held as a site for a church, rectory or parish hall shall be mortgaged or encumbered except for the purpose of raising money to be expended in the building thereon of a church, rectory or parish hall or for the enlargement, redecoration, restoration or renovation of the church, rectory or parish hall already built thereon.
5. The acquisition, purchase, rebuilding, structural change and any major repair or substantial redecoration of any church, rectory, parish hall, or real property, shall require the prior consent of the Vestry, and, after hearing the report and recommendation of the Territorial Archdeacon, the consent of the Bishop and the Diocesan Council (or the Diocesan Sub-Council). A copy of any building permit obtained by any Parish shall be sent to the Secretary-Treasurer as soon as practicable after its issuance. Details of the proposed means of financing the project shall be submitted to the Diocesan Council or the Diocesan Sub-Council together with a copy of the architectural drawings, if applicable.
6. Except in the most extreme cases and with the express prior permission of the Bishop and the Diocesan Council (or the Diocesan Sub-Council), no Parish shall undertake any substantial building or rebuilding project without at least 50% of the realistically estimated costs in hand, inclusive of any pledges. Additionally, the Parish shall demonstrate its ability to carry out its financial responsibilities, including any increased operating and maintenance costs arising out of such project.
7. The Bishop may appoint a Stained Glass Window Approval and Advisory Committee, an Organ Approval and Advisory Committee and such other committees as he/she considers appropriate to advise the Parish. The Diocesan Council or the Diocesan Sub-Council may appoint one or more consulting architects on behalf of the Diocese as required.

8. Each Parish is required to maintain *in good repair* the church, parish hall, Rectory and any other buildings, and real property, whether or not registered in the name of The Incorporated Synod of the Diocese of Huron. Each Parish shall develop an annual plan and budget for such maintenance and repair for approval at the annual Vestry meeting.
9. If a building is sold or demolished, and if that building has a cornerstone, the Churchwardens shall have the cornerstone removed or reversed and its contents (if any) shall be sent to the diocesan archivist. If the cornerstone is removed, it shall be destroyed or deposited at another church.
10. A Parish may determine by Vestry motion that one or more of its building(s)/property(ies), including its church, is surplus to its needs. It may then, subject to the express prior permission of the Bishop and the Diocesan Council (or the Diocesan Sub-Council), sell the building or property. The proceeds of the sale shall be invested with the Diocese with the Parish being able to use the interest from the investments. Under special circumstances and with the express prior permission of the Bishop and the Diocesan Council (or the Diocesan Sub-Council), the capital may be used for other purposes.