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**ANOTHER INN STORY**

**"A Little Bit of Ireland on the Big Rideau"**

At an executive meeting of the "Friends of the Rideau" last week, the director next to me, a historian and authority on Rideau folklore, asked, "Do you know that there is 'a little bit of Ireland on the Big Rideau'?" I replied that I did and that we actively endeavoured to keep that "little bit of Ireland" alive and well in Portland.

It turned out that the Gallagher House was not the same "little bit of Ireland" that he was referring to.

After the meeting he told me the story of a "little bit of Ireland on the Big Rideau," as it had been told to him.

Many years ago, a Mr. Donovan lived on a point of land northeast of Beaver Bay, down lake from Hudson Bay, across from Trout Island.

He lived a long and happy life, full of the wonder of the great body of water at his front door.

As he grew old, he longed for his Irish homeland, and in the end, wanted to be buried there.

But he didn't want to leave his Big Rideau home and the shores of his beloved lake.

What to do?

The answer was obvious, if not simple. Different, if not unique.

Old Mr. Donovan "deeded" a portion of his lovely point of land to County Cork in Ireland - and died happy knowing that he would be buried on his lovely point on the Big Rideau - in a "little bit of Ireland."

Truth, or a wee Irish tale?

I don't know.

And the person who told me doesn't know either.

But it is a lovely story of our wonderful Big Rideau and its people.

And it has a happy ending!  
Pat Dickey

**Gift to Son  
Irrevocable**

A widow gave her son the family farm so she could collect a larger pension. The deed indicated the conveyance was a gift. There was no written agreement indicating that the son was holding the property in trust for his mother.

So when the son suddenly died, his mother could not get the land back even though the court was convinced that the mother had only transferred the land to the son for the purpose of the larger pension. A contract in relation to land must be in writing to be enforceable. Here there was no written contract. The land thus remains in the son's name and would be distributed through his estate. (Kopyshenski v. Kopyshenski).

**Occupier Liability  
Extended?**

The Supreme Court of Ontario has recently held that the occupier of a house has a duty to 'make a reasonable inspection' of his premises to ensure that they are in a reasonable state of repair and safe for persons coming onto the premises.

In the case of *Sauve v. Sauve*, the owner had no idea that a porch railing had rotted. When a visitor leaned against the railing, it gave way and the visitor suffered injuries in the fall.

The occupier was liable for those injuries because the occupier was in breach of his positive duty to inspect the premises before trouble occurs.

"Purchasers of new homes may be entitled to refrain from inspection for a reasonable time, relying on the expertise of the building contractor.

However, a duty starts to arise to inspect as the premises age. Homeowners must be taken to know that wood rots."

*Quigley, Ross & Cliften*

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N.B. The above position is available through an employment programme of MCSS and only persons receiving GWA or FBA are eligible to apply.

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