

ORDRE DU JOUR

Agenda

Séance régulière du conseil qui aura lieu
à 19 h, le mercredi 14 mai 2025
*Regular council meeting scheduled for Wednesday,
May 14, 2025 at 7:00 p.m.*

1. OUVERTURE CALL TO ORDER

- Reconnaissance des terres autochtones par la Mairesse / *Indigenous land acknowledgement by the Mayor;*

2. PRÉSENCE ROLL CALL

| | In attendance | Absent | With Notice | Without Notice |
|-------------------------------|---------------|--------|-------------|----------------|
| Mayor Beverly Nantel | X | | | |
| Councillor Hélène Perth | | X | X | |
| Councillor Julila Hemphill | X | | | |
| Councillor Krystel Lévesque | X | | | |
| Councillor Jr. Vallières | X | | | |
| CAO-Clerk | X | | | |
| Treasurer/Tax Collector | | | | |
| Infrastructure Superintendant | | | | |
| Misc. Municipal Employees | | | | |

APPEL ET DÉCLARATION D'INTÉRÊT PÉCUNIAIRE DECLARATION OF CONFLICT

ADOPTION DE L'ORDRE DU JOUR APPROVAL OF AGENDA

- Avec l'ajout de / *With the addition of item 11.1 – Assemblée à huis clos / Closed session;*

5. ADOPTION DES PROCÈS-VERBAUX
ADOPTION OF MINUTES

- 5.1 Procès-verbal daté du 23 avril 2025 de la réunion régulière du conseil municipal / *Regular Municipal Council meeting minutes dated April 23, 2025*; et / and **(Resolution)**
- 5.2 Procès-verbal daté du 6 mai 2025 de la réunion spéciale du conseil municipal / *Special Municipal Council meeting minutes dated May 6, 2025*; **(Resolution)**

6. DÉLÉGATIONS
DELEGATIONS

7. CORRESPONDANCE
CORRESPONDENCE

- 7.1 Procès-verbal de la réunion de la Santé publique Algoma en date du 26 février 2025 / *Algoma Public Health Board of Health meeting minutes dated February 26, 2025*; et / and **(Information / Resolution)**
- 7.2 Résolution datée du 24 avril 2025 du Canton de Champlain au sujet d'une demande de support concernant la surveillance et contrôle des véhicules lourds en Ontario / *Resolution dated April 24, 2025 from the Township of Champlain with regards to a request for support concerning surveillance and monitoring of heavy vehicles in Ontario*; et / and **(Support / Resolution)**
- 7.3 Lettre datée du 29 avril 2025 de la Corporation du Canton de Otonabee-South Monaghan au sujet d'une demande de support concernant une proposition visant à mettre fin à l'heure d'été en Ontario / *Letter dated April 29, 2025 from the Corporation of the Township of Otonabee-South Monaghan with regards to a request for support concerning a proposal to end daylight savings time in Ontario*; et / and **(Support / Resolution)**
- 7.4 Lettre datée du 7 avril 2025 de la Ville de Georgina au sujet d'une demande de support concernant la gestion du sel / *Letter dated April 7, 2025 from the Town of Georgina with regards to a request for support concerning salt management*; et / and **(Support / Resolution)**
- 7.5 Courriel daté du 4 mai 2025 du Dubreuilville Magpie Walleye Derby au sujet d'une demande de support concernant leur tournoi de pêche annuel / *Email dated May 4, 2025 from the Dubreuilville Magpie Walleye Derby regarding a request for support for their annual fishing tournament*; **(Support / Resolution)**

8. RAPPORT DES COMITÉS ET DÉPARTEMENTS
REPORTS FROM COMMITTEES AND DEPARTMENTS

- 8.1 Semaine grand nettoyage et Opération communauté propre / *Clean-up week and Clean Community Operation*; et / and **(Resolution)**
- 8.2 Rapport pour le conseil daté du 30 avril 2025 au sujet de l'embauche d'un nouveau pompier volontaire / *Council report dated April 30, 2025 from the Fire Chief with regards to the hiring of a new volunteer firefighter*; et / and **(Resolution)**
- 8.3 Rapport pour le conseil daté du 30 avril 2025 au sujet de la retraite d'une pompier volontaire / *Council report dated April 30, 2025, from the Fire Chief with regards to the retirement of a volunteer firefighter*; et / and **(Resolution)**
- 8.4 Rapport pour le conseil daté du 13 mai 2025 de la Directrice administrative – Greffière au sujet de l'embauche des étudiants d'été / *Council report dated May 13, 2025 from the CAO-Clerk with regards to the hiring of summer students*; et / and **(Resolution)**
- 8.5 Discussion générale concernant des sujets variés municipaux / *General discussion with regards to various municipal subjects*; **(Information / Resolution)**

9. RÉGLEMENTS
BY-LAWS

- 9.1 Arrêté-municipal no. 2025-26, étant un règlement visant à confirmer les travaux du Conseil de la Corporation du Canton de Dubreuilville à sa séance régulière tenue le 14 mai 2025 / *By-Law No. 2025-26, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its regular meeting held on May 14, 2025*; et / and **(Resolution)**
- 9.2 Arrêté-municipal no. 2025-27, étant un règlement visant à abroger et résilier l'accord de vente de biens meubles de SEED Home entre la Corporation du Canton de Dubreuilville et SEED-Homes Inc. / *By-Law No. 2025-27, being a By-law to repeal and terminate SEED Home Chattel Sale Agreement between the Corporation of the Township of Dubreuilville and SEED-Homes Inc.*; et / and **(Resolution)**
- 9.3 Arrêté-municipal no. 2025-28, étant un règlement visant à conclure un protocole d'entente entre le Conseil d'administration des services du district d'Algoma et le Département d'incendie volontaire de Dubreuilville / *By-Law No. 2025-28, being a By-law to enter into a Memorandum of*

10. AJOUT
ADDENDUM

11. ASSEMBLÉE A HUIS CLOS
CLOSED SESSION

- 11.1 La réunion a pour but de discuter des renseignements privés concernant une personne qui peut être identifiée, y compris des employés de la municipalité ou du conseil local / *The meeting is held for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees; (Municipal Act, 2001, S.O. 2001, c. 25. S. 239 (2) (b)) (Resolution)*

12. AJOURNEMENT
ADJOURNMENT

COUNCIL RESOLUTION



Moved By: Krystal
Seconded By: Julila

DATE: May 14, 2025
Resolution No. 25-096

Whereas that the agenda for the regular municipal council meeting dated May 14, 2025, be adopted as submitted, with the addition of:

Item 11.1 Closed Session

✓

| Carried | Defeated | Deferred |
|---------|----------|----------|
|---------|----------|----------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

COUNCIL RESOLUTION



Moved By: Krystal
 Seconded By: Julila

DATE: May 14, 2025
 Resolution No. 25-097

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the following municipal council meeting minutes as submitted:

- Regular Municipal Council meeting minutes dated April 23, 2025; and
- Special Municipal Council meeting minutes dated May 6, 2025.

✓

| | | |
|----------------|-----------------|-----------------|
| Carried | Defeated | Deferred |
|----------------|-----------------|-----------------|

| RECORDED VOTE: | YES | NO |
|------------------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



THE CORPORATION OF THE TOWNSHIP OF DUBREUILVILLE

-MINUTES-

Regular Council Meeting held on
April 23, 2025, at 7:00 p.m.
Council Chambers

PRESENT: Mayor, B. Nantel
Councillor, H. Perth
Councillor, J. Hemphill
Councillor, K. Lévesque
Councillor, JR. Vallières

ABSENT:

STAFF: CAO-Clerk, Shelley B. Casey
Treasurer/Tax Collector, Brigitte Tremblay
Admin. Assistant, Pascale Gamache
EDO, Chantal Croft

Mayor B. Nantel called the meeting to order at 7:01 p.m.

25-077 Moved By: Councillor K. Lévesque
Seconded By: Councillor J. Hemphill

Whereas that the agenda for the regular municipal council meeting dated April 23, 2025, be adopted as submitted.

Carried

25-078 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the following municipal council meeting minutes as submitted:

- Regular Municipal Council meeting minutes dated April 9, 2025, and
- Special Municipal Council meeting minutes dated April 15, 2025.

Carried

25-079 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that the following be received as information only:

- 7.1 Northeast Superior Mayors Group meeting minutes dated February 5, 2025; and
- 7.2 Letter dated April 2, 2025, from the Federation of Northern Ontario Municipalities with regards to the Ministry of Transportation and its current structure; and
- 7.3 Algoma District Municipal Association meeting minutes dated September 21, 2024; and
- 7.4 Employment opportunity – Project Coordinator – Francophone Community Immigration Pilot.

Carried

25-080 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached resolution dated April 15, 2025, from the Corporation of the Town of Parry Sound with regards to a request for support concerning the national call for stronger federal support for inclusive research that reflects the diversity of Canadian communities, as presented.

DEFEATED

25-081 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached letter dated April 16, 2025, from the Corporation of the Town of Kingsville with regards to a request for support concerning opposition to proposed amendments to Strong Mayor Powers, as presented.

Carried

25-082 Moved By: Councillor K. Lévesque
Seconded By: Councillor J. Hemphill

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached Inspection Report – Dubreuilville Drinking Water System – March 31, 2025, as present

Carried

25-083 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached updated personal cellular device use policy, as present.

Carried

25-084 Moved By: Councillor J. Hemphill
Seconded By: Councillor H. Perth

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached updated standby and callouts policy, as presented.

Carried

25-085 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that By-Law No. 2025-20, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its regular meeting held on April 23, 2025, be adopted as presented.

Carried

25-086 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that By-Law No. 2025-21, being a By-law to authorize the execution of an Agreement for the tenancy of a municipal commercial lot between Danielle Delguidice/ FRIES N MORE and the Corporation of the Township of Dubreuilville, be adopted as presented.

Carried

25-087 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that By-Law No. 2025-22, being a By-law to enter into an Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario, as represented by the Minister of Solicitor General, and the Corporation of the Township of Dubreuilville, be adopted as presented.

Carried

25-088 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that By-Law No. 2025-23, being a By-law to adopt the estimates of all Sums required and to Levy and Collect Property Taxes for the 2025 Taxation year, be adopted as presented. With changes as discussed.

Carried

25-089 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that this regular municipal council meeting dated April 23, 2025, hereby adjourn at 9:06 p.m.

Carried

By Naitel
Mayor



Shelley B. Casey
CAO-Clerk



THE CORPORATION OF THE TOWNSHIP OF DUBREUILVILLE

-MINUTES-

Special Council Meeting held on
May 6, 2025, at 7:00 p.m.
Council Chambers

PRESENT: Mayor, B. Nantel
Councillor, H. Perth
Councillor, K. Lévesque
Councillor, JR. Vallières

ABSENT: Councillor, J. Hemphill – with notice

STAFF: CAO-Clerk, Shelley B. Casey

Mayor B. Nantel called the meeting to order at 7:00 p.m.

25-090 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that the agenda for the special municipal council meeting dated May 6, 2025, be adopted as submitted.

Carried

25-091 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that By-Law No. 2025-24, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its special meeting held on May 6, 2025, be adopted as presented.

Carried

25-092 Moved By: Councillor K. Lévesque
Seconded By: Councillor H. Perth

Whereas that we adjourn to go into closed session at 7:03 p.m.

11.1 The meeting is held for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees (Municipal Act, 2001, S.O. 2001, c. 25, s.239 (2) (b)).

Carried

25-093 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

Whereas that we reconvene in special municipal council meeting at 7:53 p.m.

Carried

25-094 Moved By: Councillor K. Lévesque
Seconded By: Councillor Jr. Vallières

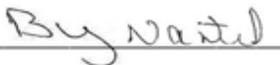
Whereas that By-Law No. 2025-25, being a By-law to repeal and terminate the agreement for the Tenancy of a Municipal Commercial Lot between Danielle Delguidice - FRIES N MORE and the Corporation of the Township of Dubreuilville, be adopted as presented.

Carried

25-095 Moved By: Councillor H. Perth
Seconded By: Councillor K. Lévesque

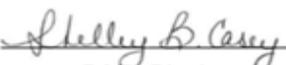
Whereas that this special municipal council meeting dated May 6, 2025, hereby adjourn at 7:56 p.m.

Carried



Mayor





CAO-Clerk

COUNCIL RESOLUTION



Moved By: Krystal
 Seconded By: Julila

DATE: May 14, 2025
 Resolution No. 25-098

Whereas that the following be received as information only:

7.1 Algoma Public Health Board of Health meeting minutes dated February 26, 2025.

| | | |
|---|------------------------------|------------------------------|
| <div style="font-size: 2em; margin-bottom: 10px;">✓</div> <hr/> <p>Carried</p> | <hr/> <p>Defeated</p> | <hr/> <p>Deferred</p> |
|---|------------------------------|------------------------------|

| RECORDED VOTE: | YES | NO |
|------------------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

Board of Health Meeting MINUTES

Wednesday, February 26, 2025 - 5:00 pm
SSM Algoma Community Room | Videoconference

BOARD MEMBERS

PRESENT: Deborah Graystone
Sally Hagman
Donald McConnell - 2nd Vice-Chair
Luc Morrissette
Sonny Spina
Suzanne Trivers - Board Chair
Jody Wildman - 1st Vice-Chair
Natalie Zagordo

APH MEMBERS

Dr. John Tuinema - Acting Medical Officer of Health & CEO
Rick Webb - Director of Corporate Services
Kristy Harper - Director of Health Promotion & Prevention /
Chief Nursing Officer
Leslie Dunseath - Manager of Accounting Services
Leo Vecchio - Manager of Communications
Tania Caputo - Board Secretary

GUESTS: Virginia Huber - Manager of Environmental Health, Mariah Tremblay - Public Health Inspector

REGRETS: Julila Hemphill, Sonia Tassone

1.0 Meeting Called to Order - 5:02 pm

S. Trivers welcomed the Board of Health members, read the land acknowledgment, roll call and declaration of conflict of interest.

- a. Land Acknowledgment
- b. Roll Call
- c. Declaration of Conflict of Interest

Dr. J. Tuinema declared a conflict with In-Camera agenda item 11. d. i., MOH CEO and AMOH Salary Review, although he would not benefit materially, he was not present for the discussion.

2.0 Adoption of Agenda

RESOLUTION

2025-13

Moved: S. Hagman

Seconded: D. Graystone

THAT the Board of Health agenda dated February 26, 2025, be approved as presented.

CARRIED

3.0 Delegations / Presentations

Environmental Health Program: Highlights 2024

V. Huber provided an overview of the work the Environmental Health program is responsible for. M. Tremblay spoke about food safety, drinking water, recreational water and infection control-based inspections, providing insight into the many considerations and risk assessments a public health inspector must take during an inspection. The environmental health team's work is immersive in the community throughout the district of Algoma. Education, consultation, and inspections identify hazards within the communities.

4.0 Adoption of Minutes of Previous Meeting

RESOLUTION

2025-14

Moved: D. McConnell

Seconded: N. Zagordo

THAT the Board of Health meeting minutes dated January 29, 2025, be approved as presented.

CARRIED

5.0 Business Arising from Minutes

Not applicable.

6.0 Reports to the Board

a. Medical Officer of Health and Chief Executive Officer Reports

MOH Report - February 2025

Dr. J. Tuinema announced the winners of the 2024 Public Health Champions Awards. The Individual category award went to Steve Hemsworth, the Fire Chief in Prince Township. The organization category went to the Ontario Aboriginal HIV AIDS Strategy (OAHAS). He updated the Board on our partnership with Public Health Ontario and the information and services provided by them. Dr. Tuinema noted the report from School Health on vaping that is included within the Board meeting package.

**RESOLUTION
2025-15**

Moved: L. Morrisette
Seconded: S. Hagman

THAT the report of the Medical Officer of Health and CEO for February 2025 be accepted as presented.

CARRIED

b. Finance and Audit

i. Finance and Audit Committee Chair Report

J. Wildman provided a summary of the Finance and Audit Committee meeting.

**RESOLUTION
2025-16**

Moved: L. Morrisette
Seconded: D. Graystone

THAT the Finance and Audit Committee Chair Report for March 2025 be accepted as presented.

CARRIED

ii. Unaudited Financial Statements ending December 31, 2024

**RESOLUTION
2025-17**

Moved: D. McConnell
Seconded: J. Wildman

THAT the Board of Health approves the Unaudited Financial Statements for the period ending December 31, 2024, as presented.

CARRIED

7.0 New Business/General Business

Not applicable.

8.0 Correspondence - requiring action

Not applicable.

9.0 Correspondence - for information

a. alPHa Information Break - February 2025

b. Letter to the Standing Committee on Social Policy, and the Ministry of Health from Public Health Sudbury and Districts regarding amendment of Section 22 of the Health Protection & Promotion Act.

10.0 Addendum

Not applicable.

11.0 In-Camera - 5:55 pm

For discussion of labour relations and employee negotiations, matters about identifiable individuals, **adoption of in camera minutes, security of the property of the board**, litigation or potential litigation.

**RESOLUTION
2025-18**

Moved: D. Graystone
Seconded: N. Zagordo

THAT the Board of Health go in-camera.

CARRIED

12.0 Open Meeting - 6:19 pm

Resolutions resulting from in-camera meeting:

MOH CEO and AMOH Salary Review

RESOLUTION

2025-22

Moved: S. Spina

Seconded: D. Graystone

THAT the Board of Health has reviewed the recommendation by the Finance and Audit Committee to reallocate cost-shared budget funds to meet the minimum requirement for the APH portion of the salary set by the province with no change in overall compensation for the MOH/CEO and AMOH positions.

CARRIED

13.0 Announcements / Next Committee Meetings:

Finance and Audit Committee Meeting

Wednesday, March 12, 2025 @ 5:00 pm

SSM Algoma Community Room | Video Conference

Board of Health

Wednesday, March 26, 2025 @ 5:00 pm

SSM Algoma Community Room | Video Conference

Governance Committee Meeting

Wednesday, April 16, 2025 @ 5:00 pm

SSM Algoma Community Room | Video Conference

14.0 Adjournment - 6:21 pm

RESOLUTION

2025-23

Moved: S. Spina

Seconded: D. Graystone

THAT the Board of Health go in-camera.

CARRIED



S. Trivers, Chair

March 26, 2025

Date



Tania Caputo, Secretary

March 26, 2025

Date

Canton de Champlain
Résolution
Réunion régulière du Conseil

No. du point à l'ordre du jour: 11.1.
No. du point 2025-120
Titre: Conseiller Gerry Miner - Surveillance et contrôle des véhicules lourds en Ontario
Date: le 24 avril 2025

Proposée par: Gérard Miner
Appuyée par: Paul Burroughs

Attendu que le Conseil du Canton de Champlain est de l'avis qu'une surveillance et un contrôle accrus des véhicules lourds en Ontario sont nécessaires pour assurer la sécurité des autres automobilistes, des propriétaires fonciers et des piétons.

Qu'il soit résolu que le Canton de Champlain demande au gouvernement de l'Ontario d'accroître la surveillance et les vérifications de tous les véhicules lourds circulant sur les routes de l'Ontario, et de contrôler les normes de vérification maintenues par les installations privées d'immatriculation des véhicules lourds; et

De plus, qu'il soit résolu que cette résolution soit transmise au ministre des Transports de l'Ontario, au ministre des Affaires municipales et du Logement, au député provincial de Glengarry-Prescott-Russell, à la Police provinciale de l'Ontario, à l'AMO et à toutes les municipalités de l'Ontario.

Adoptée

Copie certifiée conforme

Alison Collard, greffière Date :

Township of Champlain

Resolution
Regular Council Meeting

Agenda Number: 11.1.
Resolution Number 2025-120
Title: Councillor Gerry Miner - Surveillance and Monitoring of Heavy Vehicles in Ontario
Date: April 24, 2025

Moved By: Gérard Miner
Seconded By: Paul Burroughs

Whereas the Council of the Township of Champlain is of the opinion that additional surveillance and monitoring of heavy vehicles in Ontario is required to ensure the safety of other motorists, property owners, and pedestrians.

Be it resolved that the Township of Champlain calls upon the Government of Ontario to: increase surveillance and spot checks of all heavy vehicles travelling on Ontario roads; as well as monitoring the testing standards maintained by privately-owned heavy licensing facilities.

Be it further resolved that this resolution be forwarded to the Minister of Transportation of Ontario, the Minister of Municipal Affairs and Housing, the MPP Glengarry-Prescott-Russell, the Ontario Provincial Police, AMO and all municipalities in Ontario.

Carried

Certified True Copy of Resolution

Alison Collard, Clerk Date:

COUNCIL RESOLUTION



Moved By: _____ *Julila*
 Seconded By: _____ *Krystal*

DATE: May 14, 2025
 Resolution No. 25-100

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached letter dated April 29, 2025 from the Corporation of Otonabee-South Monaghan with regards to a request for support concerning a proposal to end daylight savings time in Ontario, as presented.

✓

| | | |
|---------|----------|----------|
| Carried | Defeated | Deferred |
|---------|----------|----------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



The Corporation of the Township of Otonabee-South Monaghan

April 29, 2025

Via Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

Re: Proposal to End Daylight Savings Time in Ontario

Please be advised that the Council of the Township of Otonabee-South Monaghan at its meeting on April 28th, 2025 passed the following resolution:

R107-2025

Moved by Councillor Terry Holmes
Seconded by Councillor Mark Allen

Whereas Ontario already has the legislative framework to end the antiquated practice of Daylight Saving Time (DST), as per the Time Amendment Act of 2020: But New York has delayed us for over 4 long years.

And Whereas the Case for Ending DST immediately pertains to clear and present Health and Public Safety concerns: Clock shifts spike heart attacks, accidents, and stress, per the Canadian Society for Chronobiology. Kids lose focus, domestic violence rises, and vulnerable folks—mentally ill, homeless, addicts—face unnecessary strain and relapse risks. Indigenous health gaps deepen as DST clashes with traditions. Standard Time aligns with nature, easing healthcare burdens and healthcare costs.

And Whereas ending DST is a clear and permanent assertion of the economic independence of Ontario: Our new, post tariff economic reality exposes the reliance on New York for our internal policy as outdated. Ontario should look out for Ontarians, and

our sovereignty must be asserted. Quebec already considers the change; so 15 million Ontarians should not continue to wait on NY. Businesses will adapt; citizens will gain stability. Over 100,000 petition voices and 70% of Ontarians agree. Ontario must take the lead, and hopefully NY can eventually follow our lead for the good of their own people.

Therefore be it resolved that we request staff to distribute this communication to all the Municipalities, Chiefs & Councils of Ontario in addition to the Premier of the Govt. of Ontario and urge the Premier to:

1. Amend the Time Amendment Act 2020 to drop New York's contingency, effective immediately.
2. Set permanent Standard Time (EST) from November 2, 2025.

CARRIED.

Yours truly,
Township of Otonabee-South Monaghan



Liz Ross
Deputy Clerk

Sent via Email:

Honourable Doug Ford, Premier of Ontario, premier@ontario.ca
Municipalities of Ontario



GEORGINA

Legislative Services Department/Clerk's Division

April 7, 2025

Via email; premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
TORONTO, Ontario M7A 1A1

The Honourable Premier Ford:

Re: Resolution regarding Salt Management

Please be advised that Town Council adopted the following motion concerning Salt Management;

RESOLUTION NO. C-2025-0077

Moved By Councillor Neeson
Seconded By Regional Councillor Davison

WHEREAS road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious and irreversible environmental and public health concerns associated with road salt; and

WHEREAS salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and

WHEREAS Lake Simcoe is our closest freshwater lake and is the 4th largest inland lake within Ontario, host to a number of functions including a biodiverse habitat for over 56 species of fish, the source water for municipal drinking water for hundreds of thousands of residents within the watershed, including 41,000 here in the Town of Georgina, and the many other recreational and commercial functions it serves; and

WHEREAS Lake Simcoe's salinity concentrations have increased over 500% since monitoring began over the past 50 years, with the primary contributor being runoff from the use of salt for winter maintenance; and

WHEREAS the Ontario and Canadian governments have taken many actions over the past 25 years including setting water quality guidelines, developing voluntary codes of practice, signing the Canada-Ontario Great Lakes Agreement, and holding workshops, yet still the salt problem continues to grow; and

WHEREAS numerous situation analyses have recommended salt solutions involving liability protection, contractor certification, government-approved Best Management Practices (BMPs) and salt management plans; and

WHEREAS increased numbers of slip and fall claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and

WHEREAS unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and

WHEREAS the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and

WHEREAS many Ontario municipalities have Salt Management Plans, but these often require updating in light of improved science and better salt management practices now available; and

WHEREAS The Town of Georgina shares fifty-two (52) kilometers of beautiful Lake Simcoe shoreline and all 288 square kilometers of the Town of Georgina are encompassed by sub-watersheds that drain into Lake Simcoe; and

WHEREAS road authorities that use salt, such as the Town of Georgina, must abide by, and benefit from, established provincial regulations around snow clearing and maintenance, whereas private contractors only have voluntary programs for salt use for private and commercial property management; and

WHEREAS the Town of Georgina has demonstrated great initiative in salt mitigation efforts including committing to the use of rock salt alternatives, installation of electronic spreader controllers on all material spreading units, reduced application rates when appropriate, use of pre-wet and brine when appropriate, and an updated salt management plan that outlines salt best management practices specific to the Corporation of the Town of Georgina's winter maintenance operations

NOW THEREFORE BE IT RESOLVED THAT:

1. That the Town of Georgina urges the Province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially endorsed standard Best Management Practices for snow and ice management; and

2. That the Town of Georgina urges the Province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of salt pollution; and

3. That the Town of Georgina continues to commit to the reduction of the use of road salt as much as possible while meeting local service levels and maintaining safety on roads and sidewalks; and

4. That a copy of this resolution be sent to all municipalities in York Region, all Lake Simcoe Watershed municipalities; all municipalities in Ontario; The Chippewas of Georgina Island First Nation and The Lake Simcoe Region Conservation Authority requesting their endorsement; The Association of Municipalities of Ontario (AMO); all Lake Simcoe Watershed MPPs; Conservation Ontario; The Ontario Salt Pollution Coalition; The Rescue Lake Simcoe Coalition; Minister Todd McCarthy (MECP); Attorney General Doug Downey, and The Honourable Premier Doug Ford.

Accordingly, we respectfully request your consideration of this resolution.

Sincerely,
FOR THE TOWN OF GEORGINA,



Carolyn Lance
Council Services Coordinator

cc: Minister Todd McCarthy, Ministry of Environment, Conservation and Parks; todd.mccarthy@pc.ola.org
The Honourable Doug Downey, Attorney-General; doug.downey@pc.ola.org
York Region municipalities
Ontario municipalities
Lake Simcoe Watershed municipalities
Lake Simcoe Region Conservation Authority; r.baldwin@LSRCA.on.ca
The Chippewas of Georgina Island First Nation; sylvia.mccue@georginaisland.com
Association of Municipalities of Ontario; resolutions@amo.on.ca
Lake Simcoe Watershed MPP's
Conservation Ontario; info@conservationontario.ca
Ontario Salt Pollution Coalition; dani@waterwatchers.ca
The Rescue Lake Simcoe Coalition; rescuelakesimcoecoalition@gmail.com

COUNCIL RESOLUTION



Moved By: Krystal
 Seconded By: Julila

DATE: May 14, 2025
 Resolution No. 25-102

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive the attached email dated May 4, 2025 and Sponsorship Proposal from the Dubreuilville Magpie Rod & Gun Club with regards to a request for support concerning their annual Dubreuilville Magpie Walleye Derby to be held June 14 & 15, 2025;

Therefore be it resolved that Council agrees that the vacant lots on the west side of Ste-Cécile Street (Magpie Point) shall be designated for RV parking. In addition, the rental user fees for the Recreation Centre facilities shall be waived for this specific event and the Dubreuilville Magpie Walleye Derby Committee shall be responsible to take care of the regular cleaning throughout the time of use.

| | | |
|------------------------------|--------------------------|--------------------------|
| ✓ _____ Carried | _____ Defeated | _____ Deferred |
|------------------------------|--------------------------|--------------------------|

| RECORDED VOTE: | YES | NO |
|------------------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



2025 Sponsorship Dubreuilville Magpie Walleye Derby

From Chantal Bernard <chantal_mantha@hotmail.com>

Date Sun 5/4/2025 11:19 AM

To Shelley Casey <scasey@dubreuilville.ca>

 1 attachment (18 MB)

2025 sponsorship letter DMWD.pdf;

Good morning Shelley, Please be advised that our upcoming derby is approaching, and we are seeking your support at this time. We plan to apply again this year for the Superior East program and would greatly appreciate your in-kind support. Last year, we hosted the Championship event, which was highly successful thanks to the participation of many community members. As one of the key annual events in Dubreuilville, we kindly ask the Township to consider supporting us by providing the arena free of charge. Our plans for this year are similar to last year, with the exception that we will not be hosting a dance, as the derby will take place on Saturday and Sunday. Additionally, we intend to offer the upstairs space to Pivot-Jeunesse for meals, as they had a strong turnout last year. This event consistently garners significant support for our community, as anglers often visit local businesses such as the corner store, motel, gas station, grocery store, bait shops, and restaurants. In light of this, we would also appreciate permission to set up RV parking beside Francis Dechamplain, similar to last year. Any support you can provide will greatly assist in our planning efforts and help showcase our community as a well-organized host of community events. We look forward to your positive response. Yours in planning, Chantal Bernard DMWD President Devoted Community Resident



SPONSORSHIP PROPOSAL

Dubreuilville Magpie Walleye Derby



2025

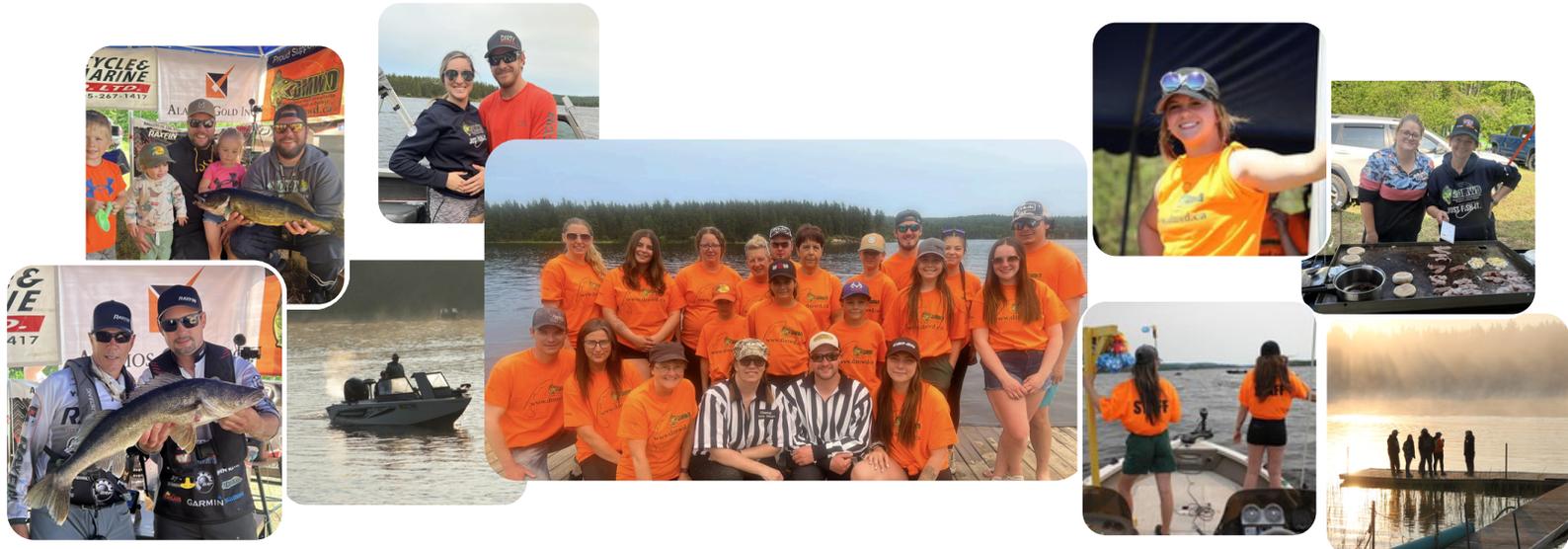


About Us

The Dubreuilville Magpie Rod & Gun Club Inc. is a non-profit organization chartered in the province of Ontario. Its objective is to assist with events that include fishing or hunting. One of our goals is to make anglers discover the richness of fishing in our area.

The Dubreuilville Magpie Rod & Gun Club Inc., would like to welcome anglers from near and far to participate in the first annual Dubreuilville Magpie Walleye Derby, located on the Magpie River near Dubreuilville, Ontario.

The Magpie River offers anglers the opportunity to discover 20 miles of great fishing that can accommodate new comers to the sport all the way to most seasoned angler.





What We do

Dubreuilville Magpie Walleye Derby's mission is to provide competitive fishing opportunities to our anglers, sponsors, volunteers, and to our host community.

Integrity

We provide fair, safe and competitive tournaments that are organized and delivered by our volunteers with respect and with principles of character.

Commitment

We uphold a sincere passion and respect for the walleye fishery, our anglers, sponsors, volunteers, host community and partners who share a common love for the competitive and recreational spirit of fishing. We are committed to providing excitement and entertainment to anglers through opportunities for competition, while also promoting public awareness for the sport of fishing.

Outreach

We are dedicated to giving back and improving our host community of Dubreuilville and surroundings. Through our friendly tournaments and community partnerships, we build strong relationships and a tradition of valued community service.



Meet Our Team

Our team is consisted of all kind of personalities and different backgrounds. From business owners to community members, we each bring to this team knowledge, experience and passion four our tournaments.



Chantal Bernard
DMWD Executive /
President



Sylvain Bernard
DMWD Executive /
NOWT rep.



Felix Bernard
DMWD Executive



Jessy Dechamplain
DMWD Executive



Alexy Lord
DMWD Executive



Dario Gendron
DMWD Executive



Nathalie Gendron
DMWD Executive



Roger Gamache
DMWD Executive



Nadia Desormeaux
DMWD Executive



Cindy Bernard
DMWD Executive



Roger Bernard
DMWD Executive



Cindy Lord
DMWD Executive



Daniel Guay
DMWD Executive



We are thrilled to announce a major milestone for our event – the launch of our very first two-division prize structure! One division will be part of the renowned Northern Ontario Walleye Trail (NOWT), and both will offer anglers thrilling opportunities to compete for their share of over \$50,000 in prizes. This makes our tournament one of the most exciting fishing events in Ontario this year!

As we gear up for this extraordinary weekend, we are reaching out to local businesses, organizations, and community leaders to invite you to become a sponsor or donor. Your support will be instrumental in helping us create a first-class experience for anglers, their families, and the many spectators who gather to enjoy this signature event.

Thanks to your contributions, we will be able to provide meals, high-quality prizes, and gift certificates, all of which contribute to the warm, welcoming, and fun-filled atmosphere that our event is known for.

In appreciation of your sponsorship, we will proudly feature your business or organization throughout the event – giving you a platform to connect with your community, gain visibility, and showcase your role as a dedicated supporter of outdoor recreation and tourism in Northern Ontario. We offer three exciting sponsorship tiers: Bronze, Silver, and Gold, each with its own exclusive benefits and promotional opportunities to suit your goals.

We invite you to be part of something special. Help us make this event unforgettable and show your commitment to building strong community ties. Your sponsorship or donation will leave a lasting impact and help grow this tournament into an even greater tradition.

Thank you for considering this opportunity. We look forward to working together and celebrating a weekend full of excitement, community spirit, and world-class fishing.

With gratitude,
The Dubreuilville Magpie Walleye Derby Committee



Our sponsorship Packages

Gold

- Name used in all media spots and on all ad pieces and all PR releases and during event
- 2 hoodies and 2 t-shirts
- Digital Advertising on social media throughout the event
- Special signage at weigh station (provided by sponsor)
- Publicity opportunity in our Angler's "goody bags" (provided by sponsor)
- Banner at tournament headquarters - stage (provided by sponsors)
- Promotional Booth on Friday & Saturday (provided by sponsor)
- Assist the morning departure (pontoon)
- Special Dock rights; meet and greet anglers.

\$ 5,000 +

Silver

- Name used in all media spots and on all ad pieces and all PR releases and during event
- 1 hoodie & 1 t-shirt
- Digital Advertising on social media throughout the event
- Special signage at weigh station (provided by sponsor)
- Publicity opportunity in our Angler's "goody bags" (provided by sponsor)
- Banner at tournament headquarters (provided by sponsor)

\$ 2,500 - \$4,999

Bronze

- Digital Advertising on social media throughout the event
- Special signage at weigh station (provided by sponsor)
- Publicity opportunity in our Angler's "goody bags" (provided by sponsor)
- Banner at tournament headquarters (provided by sponsor)

\$ up to 2,499

***If you are interested please let us know via email at dmwd2015@hotmail.com so we can add your name to the list asap.**

****You can send cheques/gifts to: **Dubreuilville Magpie Rod & Gun Club**
PO Box 238
Dubreuilville, ON P0S1B0**

Our Prize structure



JUNE 14 & 15, 2025

DUBREUILVILLE MAGPIE WALLEYE DERBY

NOWT FOR POINTS DIVISION



\$450 ENTRY FEE
BASED ON 60 TEAMS

1st - \$10,000

4th \$1,600

20th \$450

2nd - \$5,500

5th \$1,300

30th \$450

3rd - \$3,000

6th \$1,000

40th \$450

7th \$900

50th \$450

8th \$800

9th \$600

10th \$500



Experience the Dubreuilville
Magpie Walleye Derby!



NO LIVE DIVISION

no NOWT points

\$250 ENTRY FEE
BASED ON 60 TEAMS

1st - \$5,000

4th \$1,000

20th \$250

2nd - \$3,000

5th \$850

30th \$250

3rd - \$1,500

6th \$700

40th \$250

7th \$600

50th \$250

8th \$550

9th \$450

10th \$350



INFO: 705-992-5866

REGISTRATION: <https://dmwd.ca/register.html>

Contact Us



Chantal Bernard 705-985-2693

Sylvain Bernard 705-884-2693

Daniel Guay 705-992-5866

Dario Gendron 705-884-1329

Roger Gamache 705-992-6277



Dubreuilville



dmwd2015@hotmail.com



www.dmwd.ca

Thank you!



COUNCIL RESOLUTION



Moved By: Krystal
 Seconded By: Julila

DATE: May 14, 2025
 Resolution No. 25-103

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and support the attached Clean-Up Week and Clean Community Operation scheduled events, as presented.

✓

| | | |
|----------------|-----------------|-----------------|
| Carried | Defeated | Deferred |
|----------------|-----------------|-----------------|

| RECORDED VOTE: | YES | NO |
|-------------------------------------|-------|-------|
| Councillor H el ene Perth | _____ | _____ |
| Councillor Krystal L evesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Valli eres | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

SEMAINE GRAND NETTOYAGE

20 au 24 mai 2025

Profitez de la semaine « Grand Nettoyage » pour vous débarrasser de tout ce dont vous ne voulez plus au site d'enfouissement sans frais.

Veillez noter qu'il n'y aura PAS de ramassage quotidien au bord du chemin des ordures cette semaine, à l'exception de la collecte régulière des déchets résidentiels et commerciaux.

Le dépotoir sera ouvert au public pendant la semaine du grand nettoyage, soit du mardi au samedi de midi à 17 h. De plus, le site d'enfouissement sera ouvert le jeudi soir de 19 h à 21 h.

Aucun frais ne sera appliqué et aucune limite d'ordures ne sera imposée aux résidents sur le site d'enfouissement pendant cette semaine.

Vous pouvez obtenir plus d'information en communiquant avec le bureau municipal au 884-2340 poste 124.

Surintendant de l'infrastructure – Francis DeChamplain



Opération

Communauté

Propre

Mardi 27 mai 2025

10h-12h

Participez à la
journée nettoyage de notre village

Rendez-vous à l'aréna à partir de 9h45

- Distribution de gants & sacs
- Répartition des rues

Information :

705-884-2340 poste 124
fdechamplain@dubreuilville.ca

Organisée en partenariat:
Canton de Dubreuilville
Alamos Gold Inc.
École secondaire L'Orée des Bois
École St-Joseph Dubreuilville



ALAMOS GOLD INC.



CLEAN-UP WEEK

May 20 to May 24, 2025

Take advantage of the “Clean-Up Week” to dispose of anything you want to get rid of at the landfill site with free tipping fees.

Please be advised that there will be NO scheduled daily curbside garbage pickup this week, except for the regular residential and commercial waste collection.

The landfill site will be accessible to the public during Clean-Up Week, from noon to 5 p.m., Tuesday through Saturday. Additionally, it will be open on Thursday evening from 7 p.m. to 9 p.m.

No fees shall be applied and no limit of garbage will be imposed to the residents at the landfill site during this week.

For more information, please contact the municipal office at 884-2340 ext. 124.

Infrastructure Superintendent - Francis DeChamplain



Clean

Community

Operation



ALAMOS GOLD INC.

Tuesday May 27, 2025

10h-12h

**Participate in our Community
Clean-up Day**

Meeting point at the arena from 9:45 a.m.

- *Distribution of gloves & bags*
- *Allocation of streets*

Information :

705-884-2340 ext. 124
fdechamplain@dubreuilville.ca

Collaboratively organized:
Township of Dubreuilville
Alamos Gold Inc.
École secondaire L'Orée des Bois
École St-Joseph Dubreuilville



COUNCIL RESOLUTION



Moved By: _____ *Krystal*
Seconded By: _____ *Julila*

DATE: May 14, 2025
Resolution No. 25-104

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached council report dated April 30, 2025 from the Fire Chief with regards to the appointment of a new volunteer firefighter, Alex Hunter, as presented.

✓

| Carried | Defeated | Deferred |
|---------|----------|----------|
|---------|----------|----------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



Council Report

From: Patrick Sigouin, Fire Chief **Date:** April 30, 2025

Subject: New Firefighter

Purpose: Appoint a new firefighter to the volunteer fire department.

Recommendation: It is recommended that Mr. Alex Hunter be considered for appointment as a firefighter, as he has submitted his résumé expressing interest in joining the fire department.

History: Mr. Alex Hunter has been a resident of Dubreuilville for several years and is currently employed by Island Gold Inc. – Magino Mine Site. He possesses a range of certifications, including WHMIS, Standard First Aid, and Transportation of Dangerous Goods, and has practical experience operating heavy equipment and working with diesel machinery.

Analysis: The fire department team currently comprises eighteen (18) members. To maintain adequate staffing levels and ensure effective emergency response capabilities, it is recommended considering the recruitment of additional personnel.

Financial: Per points system established per annual budget.

Looking forward to receiving a favorable response so that Alex can commence training with the fire department.

Thank you!

Patrick Sigouin
Fire Chief

Shelley B. Casey
CAO-Clerk

COUNCIL RESOLUTION



Moved By: _____
Seconded By: _____
Krystel Lévesque
Julila

DATE: May 14, 2025
Resolution No. 25-105

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached council report dated April 30, 2025 from the Fire Chief with regards to the retirement of a fellow volunteer firefighter, Raymond Noël, as presented.

✓

| Carried | Defeated | Deferred |
|---------|----------|----------|
|---------|----------|----------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystel Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



Council Report

From: Patrick Sigouin, Fire Chief **Date:** April 30, 2025

Subject: Retirement of a firefighter

Purpose: To advise of the retirement of firefighter Raymond Noël

Recommendation: It is recommended that the retirement of Mr. Raymond Noël be formally acknowledged and accepted, with appreciation for his service as a firefighter with the Dubreuilville Volunteer Fire Department.

History: Raymond has been a member of the fire department for 31 years, during which he has served in various roles. Throughout his tenure, he has provided education, support, and training to many colleagues. Raymond has approached retirement in accordance with By-Law 2024-31, Section H 7.1.

All members of the Dubreuilville Volunteer Fire Department reaching the age as set out below shall retire from active services:

- a) Fire Chief and Deputy Chief 65 years of age; and
- b) All other members 60 years of age.

Analysis: It is always unfortunate when a team member departs. Given the responsibilities associated with the position, it is understandable that municipalities implement policies related to the retention and retirement of fire department personnel. Mr. Noël's experience and expertise is sincerely appreciated and will be missed.

Financial: N/A

We wish Mr. Raymond Noël all the best in his future endeavors and sincerely appreciate his many years of dedicated service to the Dubreuilville Volunteer Fire Department and the community.

Thank you!

Patrick Sigouin
Fire Chief

Shelley B. Casey
CAO-Clerk



Council Report

From: Shelley B. Casey, CAO-Clerk

Date: May 13, 2025

Subject: Summer Student Positions

Purpose: To submit a recommendation for the employment of two (2) summer students.

Recommendation:

Whereas the management team and hiring committee recommends that the council authorize the employment of two (2) summer students, Mr. Nickless Desormeaux and Mr. Jason Belisle, for the upcoming summer season, in accordance with the 2025 budgeted allocations and approved funding.

Analysis:

The selected students will primarily assist within the Recreation and Infrastructure departments. This opportunity will allow them to acquire new skills, gain practical work experience, and contribute to various aspects of our municipal operations. We are committed to providing valuable mentorship to our summer students, fostering a sense of community pride and encouraging strong work ethics through hands-on involvement. We look forward to offering Nickless and Jason a meaningful work experience that will support their professional development as they continue their educational pursuits.

Financial Impact:

The Township's approved 2025 budget allocates funding for two (2) full-time students.

We trust this meets your expectations and we look forward to a favorable response from Council.

Thank you for your consideration!

Shelley B. Casey
CAO-Clerk



By-Law No. 2025-26

Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its regular meeting held on May 14, 2025.

WHEREAS Section 9 of the Municipal Act, 2001, S.O. 2001, Chapter 25, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

WHEREAS Section 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, provides that the powers of a municipal corporation are to be exercised by its Council; and

WHEREAS Section 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Dubreuilville at the May 14, 2025, meeting be confirmed and adopted through a confirmatory by-law;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Dubreuilville enacts the following as a By-Law:

1. The actions of the Council of the Corporation of the Township of Dubreuilville in respect of each recommendation and in respect of each motion and resolution passed, and other action taken by Council at the May 14, 2025, meeting is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Council in the above-mentioned minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the CAO-Clerk of the Corporation of the Township of Dubreuilville are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor and the CAO-Clerk are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of Dubreuilville and to affix the Corporate Seal thereto.

4. That this By-law shall come into force and take effect upon the passing thereof.

READ a first, second and third time and be finally passed this 14th day of May 2025.

By Naitel
MAYOR

Shelley B. Casey
CAO-CLERK



COUNCIL RESOLUTION



Moved By: Krystal
Seconded By: Julila

DATE: May 14, 2025
Resolution No. 25-108

Whereas that By-Law No. 2025-27, being a By-law to repeal and terminate SEED Home Chattel Sale Agreement between the Corporation of the Township of Dubreuilville and SEED-Homes Inc., be adopted as presented.

✓

| <u>Carried</u> | <u>Defeated</u> | <u>Deferred</u> |
|----------------|-----------------|-----------------|
|----------------|-----------------|-----------------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:



By-Law No. 2025-27

Being a By-law to repeal and terminate SEED Home Chattel Sale Agreement between the Corporation of the Township of Dubreuilville and SEED-Homes Inc.

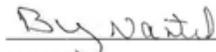
WHEREAS Section 9 of the Municipal Act, 2001, S.O. 2001, Chapter 25, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

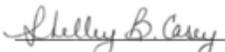
WHEREAS the Council of the Corporation of the Township of Dubreuilville deems it necessary to terminate the SEED Home Chattel Sale Agreement with SEED-Homes Inc.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Dubreuilville enacts the following as a By-Law:

1. That By-Law 2024-05 is hereby repealed and that the termination of the attached SEED Home Chattel Sale Agreement between the Corporation of the Township of Dubreuilville and SEED-Homes Inc. is effective immediately and is hereby authorized.
2. That this By-Law shall come into force and take effect upon its reading and being passed.

READ a first, second and third time and be finally passed this 14th day of May 2025.


MAYOR


CAO-CLERK





By-Law No. 2024-05

Being a By-law to authorize the execution of the attached SEED Home Chattel Sale Agreement between the Corporation of the Township of Dubreuilville and SEED-Homes Inc.

THE COUNCIL of the Corporation of the Township of Dubreuilville pursuant to s. 9 of the Municipal Act, 2001, SO 2001, c. 25 enacts as follows:

Whereas the Corporation of the Township of Dubreuilville wishes to acquire a modular home from SEED Homes; and

Whereas the Corporation of the Township of Dubreuilville believes that it is in the best interests of Dubreuilville, its residents and ratepayers to enter into a Chattel Sale Agreement for the purchase of a Haven Home;

Now therefore be it resolved that the Corporation of the Township of Dubreuilville hereby enter into a Chattel Sale Agreement with SEED Homes Inc. per attached Schedule "1"; and

That the Mayor and the CAO-Clerk of the Corporation of the Township of Dubreuilville are hereby authorized to execute the Agreement of Sale per attached Schedule "1" hereto and all other related documents to close the transaction contemplated by the Agreement in question.

1. Execution of Document

The Mayor and CAO-Clerk are hereby authorized for and in the name of the Corporation of the Township of Dubreuilville to execute and affix the seal of the Corporation of the Township of Dubreuilville to the SEED Home Chattel Sale Agreement attached as Schedule "1" hereto;

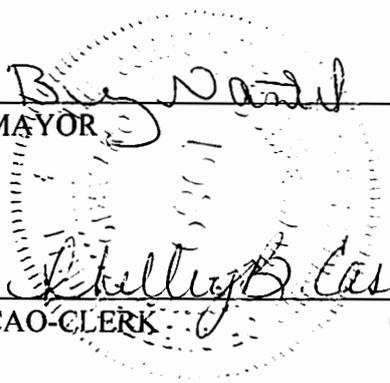
2. Schedule "1"

Schedule "1" forms part of this By-Law.

3. Effective Date

This By-Law takes effect on the date of its first passing.

READ a first, second and third time, and be finally passed this 10th day of January 2024.



Brian Nantel
MAYOR

Kelly B. Casey
CAO-CLERK

SEED Home CHATTEL SALE AGREEMENT

THIS Agreement for the Sale of a SEED Home, (the "Agreement") is made this 23rd day of November, 2023

BETWEEN:

| THE PURCHASER(S) | | | and | THE BUILDER | | |
|----------------------|----------------------------------|----------------|----------------|--|----------------|--|
| Name(s) | <u>Township of Dubreuilville</u> | | Name: | <u>SEED-HOMES INC</u> | | |
| Of: | <u>23 Pins Street, Box 367</u> | | Of: | <u>10447 50th Street SE</u> | | |
| <u>Dubreuilville</u> | <u>Ontario</u> | <u>POS 1B0</u> | <u>Calgary</u> | <u>Alberta</u> | <u>T2C 3E3</u> | |
| (City) | (Province) | (Postal Code) | (City) | (Province) | (Postal Code) | |
| Day phone: | <u>705 884 2340</u> | | Office: | <u>587-998-9394</u> | | |
| Cell: | <u></u> | | Email: | <u>info@cegengreen.com</u> | | |
| Emails: | <u>bnantel@dubreuilville.ca</u> | | GST | <u>813340049 RT0001</u> | | |
| | <u>scasey@dubreuilville.ca</u> | | | <u></u> | | |

THE TRANSACTION – The Builder desires to construct and sell, and the Purchaser desires to purchase from the Builder, the SEED Home (as defined below) subject to the terms and conditions of this Agreement.

1. DELIVERY OF MODULAR HOME

The Builder agrees to deliver on, or before June 01st 2023, (the "Targeted Date") the modular home with the SEED Homes building specifications attached as Schedule "A" to this Agreement (the "Home"). The following are additional terms with respect to the Home:

- a) The Purchaser agrees that the Builder (in its discretion) may make changes to the specifications and any products selected by the Purchaser or Builder provided such change(s) are of equivalent, or better, quality or value than that originally set out in Schedule "A".
- b) The Purchaser acknowledges circumstances may require the Home to be constructed differently, but not materially so, then the Builder's brochure/floorplan and/or show home(s) for the particular Model. Construction changes and modifications may include but are not limited to: final room dimensions; availability of some plan options and upgrades; window availability, sizes, and placement; ceiling heights; mechanical systems installation and bulkheads; stair placement, orientation; wall depth; and other changes.
- c) The Builder does not guarantee the completion, and possession, of the Home by the Targeted Date and shall not be responsible in the event delays occur, including, but not limited to,

delays by the Purchaser, or delays caused by unfavorable weather, strikes, fires, shortages of materials or labor, acts of God or any other causes beyond the control of the Builder.

- d) The Purchaser acknowledges the Delivery Date (defined below) might be prior to or after the Targeted Date.
- e) The Builder shall ship the home free on board to site the designated by the Purchaser in the Province of Ontario, subject to this Agreement.

2. PRICE OF MODULAR HOME

- a) The Purchaser agrees, and understands, construction of the Home and Garage shall be completed utilizing a fixed price contract. The contract price, to be paid by the Purchaser to the Builder, for the Home and Garage shall be the sum of **\$230,439.00**, which sum is outlined below. Any extras or upgrades shall be in addition to the Total Price (as defined below).

| | |
|---------------------------|-----------------------------------|
| Price of Home and Garage: | \$ 230,439.00 |
| Add HST: | \$ 29,957.07 |
| Total Price: | \$ 260,396.07 (the "Total Price") |

- b) The Total Price may only be changed in writing by agreement between the Purchaser and an authorized representative of the Builder.
- c) **The Total Price does not include the cost of installation of the home on the site designated by the Purchaser. Please refer to the attached Quote # SH00038. Prices provided in the quote are only an estimate and will need to be confirmed with the Purchaser(s).**

3. METHOD AND TERMS OF PAYMENT

- a) The Purchaser agrees to pay to the Builder the Total Price with interest at a rate of 20% per annum on any part of the Total Price which is not paid when due. Furthermore, the Purchaser shall make progress payments to the Builder on the Total Price upon receiving written notice from the Builder of substantial completion or completion of the intervals as follows:

| | |
|--|---------------|
| Deposit Payment Due Upon Signing this Agreement: | \$ 0 |
| Additional Deposit Due on receipt of first invoice. | \$ 58,589.11 |
| Due Once Final Drawings Approved by Purchaser: | \$ 117,178.23 |
| Due Five (5) Business Days Prior to Ready to Ship Notice Date: | \$ 58,589.11 |
| Holdback of 10% - Payable once delivery taken and the Quality Assurance/Control walkthrough completed: | \$ 26,039.62 |
| Total Price: | \$ 260,396.07 |

4. **INSPECTION AND DELIVERY OF THE HOME**

- a) The Builder shall provide written notice to the Purchaser at least 45 days prior, advising that on a date to be specified in the notice, the Home will be ready for delivery (the "Delivery Date") and that an inspection shall take place on the date specified in the notice.
- b) The Purchaser shall make an inspection of the Home on the date specified in the notice, at which time any deficiencies or defects shall be noted in writing on the warranty certificate for the Home (the "Warranty Certificate").
- c) The Purchaser shall confirm the delivery location of the Home, in writing, to the Builder at least 30 days prior to the Delivery Date. The Purchaser's performance hereunder is subject to, and contingent upon, obtaining approval of any applicable governing bodies where the Home is to be delivered.
- d) The Builder reserves the right to refuse delivery to any site or location that it deems is dangerous, unsafe, or not appropriate for the Home and/or delivery by the Builder's employees or agents.
- e) The Purchaser shall take possession of the Home once the Home is delivered on the agreed upon site and the taking of possession by the Purchaser will be deemed to prove the Home is complete, satisfactory and in full compliance with this Agreement, except as to matters noted on the Warranty Certificate.
- f) The final 10% holdback is due and payable immediately upon completion of the Quality Assurance and Quality Control (QA/QC) inspection sign-off of the Home.
- g) The Purchaser acknowledges the Home shall not be delivered, or Title transferred, to the Purchaser until the Total Price and all other monies payable to the Builder under this Agreement have been received by the Builder or its solicitor, without condition.

5. **SUSPENSION OF WORK BY BUILDER**

If the Purchaser defaults on any terms of this Agreement, including failure to provide any amounts due under this Agreement within specified timelines, then the Builder, at its sole discretion, may suspend work on the construction of the Home.

6. **GOODS AND SERVICE TAX NEW HOUSING REBATE.**

The Purchaser shall be solely responsible for any available Goods and Service Tax New Housing Rebate (the "GST Rebate").

7. **TITLE**

The Builder agrees that title to the Home, upon transfer to the Purchaser, shall be free and clear of encumbrances.

8. RESPONSIBILITIES OF THE BUILDER

- a) Please note that landscaping, property preparation, and hook-up or re-routing of all utilities are not included in this Agreement. The foundation – either cement slab or screw piles – and required engineering/install are also excluded.
- b) The Builder agrees to construct the Home diligently and in a good and workmanlike manner, in accordance with quality construction, and performance, standards as set by the Government of Alberta from time to time. The Builder shall comply with any applicable Alberta building code(s) in effect at the date of this Agreement, and all municipal building, plumbing, electrical and heating inspections, as well as all other relevant and applicable building codes or authorities having jurisdiction over the Project.
- c) As per CSA A277 standard, a building designed using Part 9 of the building code is valid for all provinces and does not require stamped drawings. The Builder will ensure the building(s) will be designed to meet the building code and all other regulations (bylaws) in the province designated for the installation.
- d) The Builder shall take reasonable precautions for the safety of all work employees and other persons whom the work might affect, all work and materials incorporated in the Project, and all property and improvements on the construction site and adjacent thereto complying with all applicable laws, ordinances, rules, and regulations and orders as they come available.
- e) The Builder shall be solely responsible for the cost to remedy any defective work, noted on the Warranty Certificate and in accordance with any warranty provisions. Upon notice, the Builder shall use its commercially reasonable efforts to remedy any defective work within sixty (60) days of receipt of the Warranty Certificate, and shall provide written confirmation of completion of such repairs to the Purchaser.

9. REPRESENTATIONS AND WARRANTIES

There are no representations, warranties, conditions or contracts or collateral representations, warranties, conditions or contracts, expressed or implied, statutory or otherwise applicable hereto including, without limitation, arising out of any marketing material such as advertisements, sales brochures, representative view sets, model displays, show room displays, photographs, illustrations, renderings, social media (including, but not limited to, blogs, YouTube, Instagram, Facebook and Twitter), websites or electronic displays provided to the Purchaser or made available to the Purchaser for viewing or arising out of any written or verbal statements from the Builder's agents or representatives, other than those contained in the Agreement or amendments agreed to in writing and acknowledged by both the Builder and the Purchaser, all of which will survive the Delivery Date, registration of the title to the Purchaser and payment of the Total Price. In the event of any conflict between any information provided by the Builder's agents or representatives, or through any other sources, the terms and conditions of this Agreement shall prevail.

10. **WARRANTY**

The Builder warrants that the Home has warranty protection. Warranty protections provided by the Program shall be in accordance with the Ontario New Home Warranties Plan Act (the "Act") and covers a mandatory minimum of the following protections:

- a) The Builder shall provide one (1) year warranty on the Home, commencing on the Delivery Date, that covers the components not covered by any applicable manufacturer's warranty (the "**Builder's Warranty**"). The Builder's Warranty does not cover cosmetic or normal wear-and-tear, such as flooring and paint. Any defective parts may be covered by the Builder within the 90 days of the Delivery Date; however, the Builder maintains the right to refuse warranty claims if the Builder, at its sole discretion, deems the claim unacceptable. After 90 days, but before 365 days, of the Delivery Date the Builder may agree to replace defective parts but associated labor and delivery costs for the repairs and/or replacement may be the responsibility of the Purchaser.
- b) The Builder shall provide a five (5) year building envelope coverage for defects caused by the original workmanship of the Home that separate the conditioned space from unconditioned space (example - roof and exterior walls).
- c) The Builder shall provide a ten (10) year structural coverage for all load bearing parts of the Home.

Any warranty provided by the Builder shall be void if damage is caused by accident, negligence, abuse, misapplication or misuse of the Home or its component parts by the Purchaser.

Any modifications, alterations, or repairs made without prior knowledge and written consent of the Builder shall also void any warranty provided by the Builder.

The Builder assumes no liability beyond the total amount originally quoted for any incidental or consequential damage or costs arising directly or indirectly from a defect in goods or services supplied.

The Builder reserves the right to effect warranty repairs in any manner of its choosing provided such repairs will be promptly performed in a workmanlike manner and that the repaired goods will operate to the originally intended standard.

The Purchaser hereby expressly accepts the scope, nature and limitations contained in the above paragraphs and understands that NO OTHER WARRANTY is to be provided by the Builder. All and any other warranties are hereby disclaimed by the Builder and from which the Purchaser hereby expressly releases the Builder.

The Purchaser hereby acknowledges that the above warranty is in lieu of any statutory or implied warranty, and that the Builder does not make any representation or warranties or merchantability or use for any particular purpose or use of the Home.

11. **WARRANTY WAIVER**

If the Purchaser occupies the Property prior to completion, or after completion, without having completed an inspection, having noted any defects or deficiencies under the Certificate of Inspection, or without full payment of the Total Price with adjustments to the Builder under the terms of this Agreement, the Purchaser shall be deemed to have accepted the Property as is and shall be deemed to waive all rights to object to or complain about any defects in workmanship, materials or construction of any kind, and all warranties of any kind.

12. **CONDITIONS SUBSEQUENT**

As a condition subsequent to this Agreement, the Builder intends to become registered, and have the Home registered, as a new home in Ontario. If the Builder fails to obtain registration within 90 days of the date hereof, either party may terminate this Agreement if the Home isn't registered, and the parties have not entered into an additional agreement for the builder to attach the home to the property.

13. **DEFAULT BY PURCHASER**

- a) If payment of any of the deposit amounts, or contract change orders that form part of the Agreement, herein agreed to be paid to the Builder are not made on the date required, or in the event the Purchaser is in default of the non-financial covenants in this Agreement, the Builder may, at its option provide seven (7) days written notice to the Purchaser requiring them to cure the default. Should the Purchaser fail to cure the default in the time specified, the Builder shall be entitled to treat the Agreement as terminated. On such, all deposits shall be forfeited, and the Purchaser shall have no right to reclaim any monies paid to the Builder under this Agreement and the same may be retained by the Builder as liquidated damages without limiting the Builder's claim for further damages.
- b) In the event of such default, the Builder may (in its absolute discretion) elect not to terminate the Agreement, but such election shall not act as waiver of the Builder's right to terminate the Agreement on any future breach of this Agreement in accordance with the terms of this clause.
- c) The above provisions shall not apply to the Purchasers' obligations to pay the Total Price along with contract change orders prior to the Delivery Date for which purpose, time is of the essence and in default of which the following paragraph shall apply.
- d) If on the Delivery Date, the Home is completed and the Purchaser fails to pay the Total Price, including contract change orders, the Builder may elect to terminate this Agreement forthwith and all deposits paid by the Purchaser shall be forfeited to the Builder as a genuine pre-estimate of the Builders damages. Such termination shall be without prejudice to and without limiting in any way, any other claims for damages and other remedies of the Builder against the Purchaser arising from the Purchasers failure to close on the Delivery Date. Transfer of title can be denied for this default.

14. DISPUTE RESOLUTION

- a) The Parties agree to attempt a peaceful resolution to all disputes. The Parties agree any dispute arising from this Agreement, or any dispute either may have with the other, shall be submitted to mediation prior to any other dispute resolution process. The Parties further agree that should the submission of any dispute to mediation not result in a resolution of the dispute satisfactory to the parties, then the parties shall submit the dispute to binding arbitration pursuant to the Arbitration Act (Alberta) prior to commencing any other dispute resolution.
- b) If a Court action is filed in relation to this Agreement, the unsuccessful party in said action shall pay to the successful party, in addition to any other sums or judgment ordered by the Court, the legal fees and costs of the successful party on a solicitor client full indemnity basis.

15. NOTICE

Any notices required to be given under this Agreement shall be given to either the Builder or the Purchaser in writing, e-mailed to or delivered to the other at the address shown in this Agreement.

16. START OF CONSTRUCTION

The Purchaser acknowledges that the Builder will not commence construction of the Home until such time as the Builder receives an executed copy of this Agreement and all monies, and deposits, required herein.

17. PURCHASERS CONSENT TO DISCLOSURE OF PERSONAL INFORMATION

The Purchaser expressly consents to the collection, use and disclosure of the Purchaser's personal information by the Builder for any applicable manufacturer, or other applicable, warranty programs.

18. SCHEDULES OF CONTRACT DOCUMENTS

The following Schedules are incorporated into and form part of this Agreement.

NOTE: If a change order is required, it will be included in Schedule C. See attached quote for additional details on change orders.

| | |
|--------------|--|
| SCHEDULE "A" | SEED Homes Building Specifications – See attached Quote. |
| SCHEDULE "B" | Construction Drawings, if applicable. |
| SCHEDULE "C" | Change Order and Selection Confirmations, if applicable. |

19. GOVERNING LAW

It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the Province of Ontario.

20. TIME OF ESSENCE.

All time stated herein, or in any of the attached Schedules, is of the essence.

21. INTERPRETATION

All words in this Agreement may be read and construed in the plural number or the singular if there be more than one Purchaser named and, in such case, this Agreement shall be deemed to bind the Purchaser individually, as well as severally and jointly and also the masculine gender shall be construed to include the feminine or a body corporate where the context of this Agreement so requires. The Builder and the Purchaser are collectively called the "Parties".

22. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative for each party.

23. NO ASSIGNMENT

No assignment of this Agreement shall be valid by either the Purchaser or the Builder without the written consent of the other party.

24. BINDING EFFECT

This Agreement shall ensure to the benefit of and be binding upon the Parties and their respective heirs, administrators, executors, successors, and assigns.

25. SEVERABILITY

If any provision of this Agreement is determined by any court of competent jurisdiction to be illegal or unenforceable, that provision will be severed from this Agreement and the remaining provisions will continue in full force and effect so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to either of the parties.

26. CANCELLATION

The Builder and Purchaser agree that should the Builder not be able to commence construction within a period of 90 days from the date this Agreement becomes a firm sale, due to causes beyond the Builder's control, such as, but not limited to: the inability to obtain necessary permits; failure to comply with provincial and/or municipal statutes; or if the Purchaser should fail or cease to qualify for financing; then the Builder may cancel this Agreement on written notice to the Purchaser. The Builder's liability to the Purchaser shall be limited to the refund of any monies paid by the Purchaser to the Builder after deducting any reasonable and necessary expenses incurred by the Builder prior to cancellation.

27. **PURCHASERS ACKNOWLEDGEMENT**

The Purchaser acknowledges that they have read and understand the Agreement and the terms, conditions, limits and exclusions that are contained in this Agreement. This Agreement contains binding legal obligations. The Purchaser is encouraged to obtain legal advice before signing.

28. **COUNTERPART**

This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original and such counterparts together shall constitute one and the same agreement. Any party (or all of the parties) hereto may initially execute and deliver an executed copy of this Agreement by facsimile or electronic transmission which shall be sufficient to bind such party **IN WITNESS WHEREOF** the parties have signed this Agreement as of the date first written above.

| | | |
|--------------------------|---|-------------------------|
| <u>Brigitte Tremblay</u> |) | <u>By Naito</u> |
| WITNESS |) | _____ PURCHASER |
| <u>Chantal Croft</u> |) | <u>Shelley B. Casey</u> |
| WITNESS |) | _____ PURCHASER |

SEED Homes Inc.

PER:
Jim Stewart - General Manager



SEED
HOMES

SCHEDULE A

TOWN OF DUBREUILVILLE

SH00038 Rev 1



INTRODUCTION

Our boldly innovative technology influences the global discussion on industrial environmental impact.

Some say that creativity is thinking up new things.

At SEED Homes, we believe that innovation is doing new things. Imagine:

Purchasing a home that is beautiful and yet more affordable. A home that is built to last for decades and made from environmentally sustainable materials. A home that you can order online, have it delivered and installed just about anywhere, and move in within one day.

Impossible? No, reality.

We invite you to peruse the details in this document. As always, we stand ready to help you and your project achieve success.

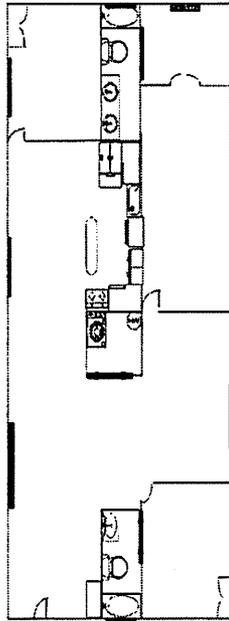
PROJECT SCOPE

We at SEED Homes are pleased to present you with a quotation for a Haven Home to be located in Debreuilville, Ontario.

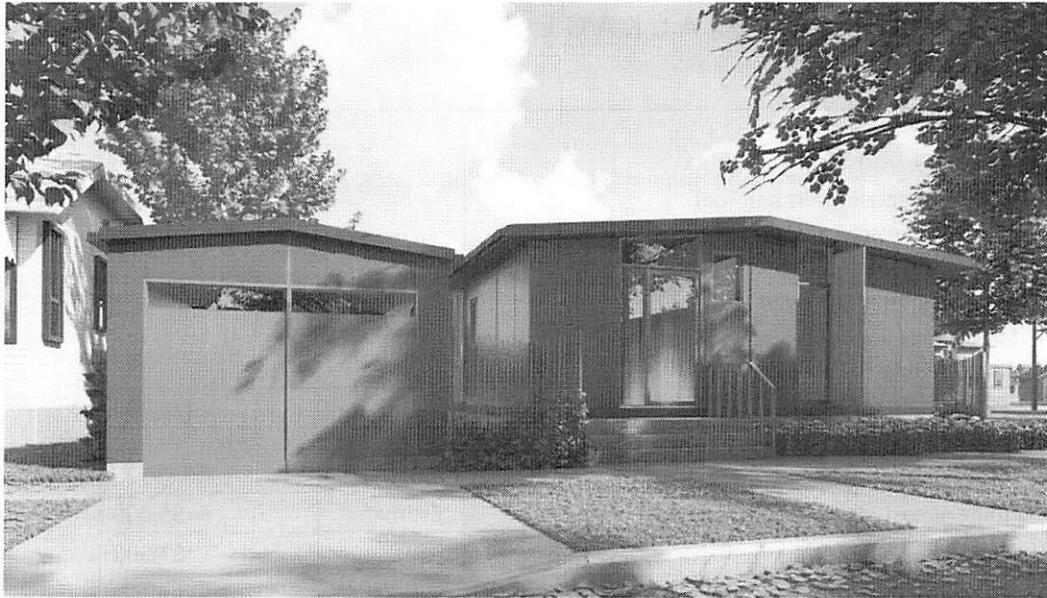
HAVEN

Architectural Scope

- Type: double drop.
- 1,200 square foot home.
- 44' L x 27.5' W x 10.5' peak with an 8.5' low eave (Outside Dimensions).
- Three bedrooms with a full main bathroom and a full ensuite. ○ Master bedroom with walk-in closet.
 - Second and third bedrooms with 60" x 30" closets.
- 60" x 30" closet at front door.
- Kitchen Island (80" long x 34" deep).
- Forced Air HVAC (heating system).



Legend:
Solid-Line Doors
Dashed-Line Doors
Red-French Doors



BUDGETARY PRICING

| HAVEN BUDGET | QUANTITY | PRICE (\$) |
|---|-----------|------------------|
| Haven – single bungalow 1,200 sq ft with island | 1 | \$193,700 |
| Thermal Skirting R22 (71 linear ft by 2 ft high) | 1 | \$7,739 |
| Haven Estimated Home Total | | \$201,439 |
| Shipping and Installation Estimate | | |
| Shipping to Dubreuilville, Ontario | Estimated | \$6,500 |
| Estimated installation for Base Unit including mobilization. (1 supervisor, 2 workers/three days) plus subsistence | Estimated | \$8,215 |
| Estimated Crane (one day per load and unload on site) | Estimated | \$5,000 |
| Shipping and Install Subtotal | | \$19,715 |
| Haven Base Model Estimated Total before PST/GST | | \$230,754 |

| HAVEN OPTIONS | CHECK |
|--|----------|
| SEED Home Water Gathering System | \$15,000 |
| Added windows on side of home (4 in total) | \$2,800 |
| Solar panel estimate - 7 modules 3.25kW total + batteries for off-grid package | \$19,500 |
| IoT (Scope to be defined) | \$4,375 |
| Wireless Audio System (Sonos) | \$2,625 |
| Air Conditioning System | \$10,000 |

SEED DOUBLE GARAGE PACKAGE

| | | |
|---|-----------|-----------------|
| Double Garage with: <ul style="list-style-type: none"> • 22' x 22' w x 10' eave • R22 insulation in walls and roof • * Standard electrical package • Insulated double garage door with opener. • Robust self-framing build • Structurally Stamped • <i>Concrete pad not included</i> | 1 | \$29,000 |
| Subtotal | | \$29,000 |
| Shipping and Install Estimate | | |
| Estimated Shipping at cost plus 10% | Estimated | \$5,000 |
| Install Supervisor and 3 field crew | | \$7,500 |
| Scissor lift and scaffolding | Estimated | \$1,000 |
| Subtotal | | \$8,500 |
| Base Model Total | | \$42,500 |

*4 plugs, 2x8' light strips Pricing

Notes:

- Canadian dollars (CAD).
- PST and GST is not included.
- Final pricing to be confirmed upon final design sign off.
- Screw pile foundation is assumed, but a concrete pad can be installed instead, eliminating the need for the R22 thermal skirting.
- **Due to the volatile supply chain industry, prices are subject to review and could change upon ordering.**

BASE FEATURES

- R28 walls and R31 roof.
- 22 ga exterior walls and roof.
- Quartz counters
- Sliding barn doors for bathroom.
- Thermal windows and glass doors in the living room and master bedroom.
- Appliance package includes:
 - Fridge
 - Stove
 - Dishwasher
 - Microwave/vent over stove
 - Stacked washer/dryer
- LED lighting.
- Trusscore interior walls.
- Exterior lighting at entrances.
- Eaves troughs and downspouts with ice rakes.
- Ceramic backsplash in kitchen and bathrooms.

OPTIONS

- Cabinet features in kitchen such as spice and utensil pullouts.
- Solar panels and batteries.
- Air Conditioning System.
- Internet of Things (IoT) capability.
- Exterior lighting package.
- Exterior rough-in for EV charging.

EXTERIOR COLOUR OPTIONS



Bone White
QC8273



White White
QC8317



Surf White
QC8316



Regent Grey
QC8730



Stone Grey
QC8305



Charcoal Grey
QC8306



Antique Linen
QC8696



Tan
QC8315



Metro Brown
QC8228



Dark Brown
QC8229



Black
QC8262



Gold
QC8276



Bright Red
QC8386



Tile Red
QC8259



Dark Red
QC8250



Heron Blue
QC8330



Royal Blue
QC8790



Sapphire Blue
QC8261



Slate Blue
QC8260



Pacific Turquoise
QC8258



Mist Green
QC8256

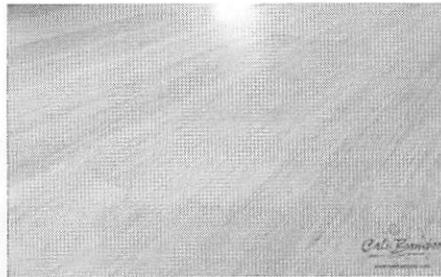
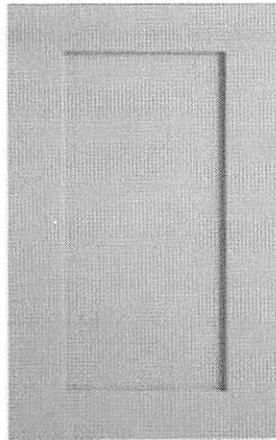
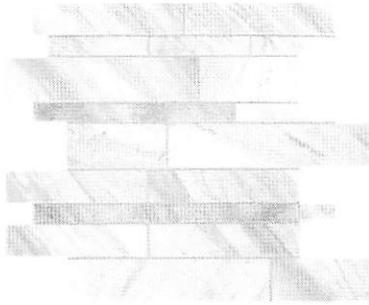


Sage Green
QC6089



Melchers Green
QC8307

SAMPLE OF INTERIOR SEED HOME STANDARDS



NEW HOME WARRANTY

(PROVIDED BY TRAVELER'S INSURANCE OF CANADA UNDER BUILDING NUMBER A00000742)

One year for labour and materials:

Covers any defects in materials and labour related to how the home was constructed and materials used. This may include things such as flooring, staircases, baseboards, cabinets, railings and other trim and fixtures.

Two years for delivery and distribution systems:

Covers defects related to the electrical, plumbing, heating, ventilation and air conditioning delivery systems.

Five years for building envelope protection:

The building envelope is the shell of the home, including the roof and walls. It is the separation between the interior and exterior environments of a building, which protects the indoor environment and facilitates climate control.

The act requires a minimum 5 years of coverage, with the requirement that warranty providers offer builders the option of purchasing an additional 2 years of building envelope coverage.

10 years for major structural components:

Major structural consists of the frame, including the roof's structural integrity, and the foundation.

SEED Homes is compliant with the **Alberta New Home Buyers Act** (Alberta King's Printer) is CSA A660 and CSA 277 certified.

EXCLUSIONS

| | |
|--------------------------|---|
| Drawings | Drawings of SEED HOMES equipment that may include proprietary and/or patented information are excluded. |
| Shipping | Costs for shipping excluded unless otherwise stated. |
| Permitting | SEED Homes does not include permitting, utility hooks ups and surveys in our pricing but can be supplied upon request at project manager hourly rate. |
| Over size loads | Freight charges for shipping over-dimensional or over-weight loads are excluded. |
| Pile/Foundations | Pile/foundations engineering, supply and install are excluded but can be supplied through SEED Homes at extra costs. |
| Utility Rerouting | Routing or Re-routing of utilities from property line to home not included. |
| Subcontractors | Third party subcontractors including but not limited to man lifts, welders, cranes, scaffolding and labour are estimated in this catalog and can be confirmed upon request. Available upon request at cost + 10%. |
| Design rework | Any costs incurred for revising designs after drawings have been approved are excluded and will be billed out as per our standard rate sheet. |
| Standby time | Lost time due to weather, shutdowns, or other factors outside the control of SEED HOMES are excluded. Time required to make this up will be invoiced as per SEED HOMES Standard Rate Sheet. |
| Site Orientations | Time required for on-site safety orientations are excluded. Work completed for this purpose will be invoiced as per SEED HOMES Field Service Rate Sheet. |
| Equipment Finish | Any color request that is not standard color finish will need to be sourced for availability. Costing is subject to change and may affect delivery times. |

ENGINEERING

Approximately two weeks if there is any modification to the base design.

MANUFACTURING

The manufacturing timeframe is between eight and twelve weeks for a single unit.

DELIVERY TO SITE

SEED Homes are designed to be shipping compliant throughout North America. Your order would be shipped directly to site via flat-bed truck.

Total delivery timeframe – approximately: eight to twelve weeks. Delivery will be confirmed upon contract signing based on supply chain and shop loads.

CHANGE ORDER PROCEDURES

Once an order has been placed, changes in scope of work requested by Purchaser or changes required as dictated by design or measure up will be evaluated and all detailed changes in materials, labor costs and timing impact will be reassessed.

The Purchaser will then be notified through our Change Order Process.

Subsequently, SEED HOMES will further require a signed Change Order reflecting the cost adjustments before proceeding. Respectfully submitted,

David Blanchet

TERMS AND CONDITIONS

These terms and conditions form and become part of the original Proposal and together form this "Purchase Agreement" between SEED HOMES (hereafter referred to as "Supplier") and Mayor Beverly Nantel (Town of Dubreuilville) (hereafter referred to as the "Purchaser"). Each herein may be individually referred to as a "Party" or collectively as the "Parties."

1. Definitions:

- a. The Purchaser: or any of its affiliates as named in the attached Proposal.
- b. Goods: the materials, equipment, or supplies, as identified in the attached Proposal.
- c. Services: Shipping, installation services, labor, subcontractors, or Engineering services that are supplied to the Purchaser as per the attached Proposal.

2. Acceptance:

The Purchaser, upon issuing a purchase order to accept this Proposal, accepts all the provisions of the Proposal including these terms and conditions of this Purchase Agreement, unless exceptions are clearly noted in writing at the time of acceptance.

3. Price and Payment:

- a. Goods and/or services. The total prices payable by the Purchaser for the goods and services shall be the prices stated in the Quote letter. Any amendments, modifications, or adjustments to the prices must be agreed to by both Parties in writing.
- b. This Proposal is in Canadian Dollars.
- c. Payment and Invoicing structure:
 - 25% - Due and payable upon signing the Purchase Agreement.
 - 50% - Payable once final drawings are approved. Procurement and manufacturing will begin after payment has been received.
 - 25% - Upon ready to ship notice.
 - Shipping and Install (including Supervisor would be invoiced bi-weekly with timesheets).
- d. Federal and State/Provincial taxes where applicable, are not included in this Proposal and are the responsibility of the Purchaser.

4. Expiration:

Unless otherwise indicated, this Proposal expires in thirty (30) days from the date of Proposal.

5. Shipping:

- a. Goods unless otherwise stated are FOB manufacturing (Calgary).
- b. Supplier (via shipping company) will be responsible for goods damaged in shipping.
- c. Two (2) % of the Purchase Order will be charged back to the Purchaser for storage space if equipment is not picked up one (1) month after the agreed upon delivery date.
- d. Loading, unloading, and transport are to be billed at Cost.
- e. All shipment costs will be due 30 days from delivery of equipment.

6. Safety:

- a. The Purchaser will provide a safety inspector, complete with the necessary safety equipment, unless otherwise agreed to by both Parties in writing.
- b. On-site safety meetings required by the Purchaser, shall be at the expense of the Purchaser. Supplier normal hourly fees as per Supplier standard rate sheet will be in effect during such time.

7. Purchaser Responsibilities:

- a. The Purchaser will provide a safety inspector, complete with the necessary safety equipment, unless otherwise agreed to by both Parties in writing.
- b. All electrical work is to be completed by the Purchaser.
- c. Piles unless included in this Proposal, are to be completed by the Purchaser as per drawings submitted by Supplier.
- d. Unless specifically included in this Proposal gravel for the site is the responsibility of the Purchaser.
- e. Subject to the provisions of this Purchase Agreement, in the event of overdue or unpaid amounts subject to collection, all collection or arbitration expenses, attorney's fees and court costs will be borne by the Purchaser.

8. Rights Reserved:

Title to all items listed in this Purchase Agreement shall remain with Supplier until all invoices have been paid in full. When payment in full has been made, Supplier will promptly provide a paid in full notice to release the ownership to the Purchaser. Supplier reserves the right to enter the premises where the goods are kept, claim, and remove the goods at Supplier's discretion if forty-five (45) days has lapsed from the agreed upon date for which the account was to be paid in full.

9. Overtime:

All Supplier proposals for flat rate installation are based on a standard eight-hour workday from Monday to Friday and do not include statutory holidays. Only if the Purchaser requests services over and above these limitations, services will be offered at one and a half times the regular fees for Monday to Saturday and two times the regular fees for Sundays and statutory holidays.

10. Cancellation:

Cancellation must be in writing. The date of cancellation will be the date Supplier receives the written notice of cancellation. Upon cancellation of this Purchase Agreement, the Purchaser will be responsible for any expenses incurred by Supplier during and for the performance of this Purchase Agreement up to and including the date of cancellation including a ten per cent (10%) restocking fee for all goods ordered, and if applicable, any third party expenses incurred by Supplier which may include for example welders' fees and if applicable, the reasonable costs for shipping and installation of the goods. All expenses incurred by Supplier upon cancellation will be outlined in detail and may include design fees, project management fees, accounting fees and administration fees.

11. Intellectual Property Rights:

- a. All intellectual property and other rights owned by a Party or its affiliates or licensors as of this Purchase Agreement ("Pre-Existing Works") shall continue to be owned by such Party and its affiliates or licensors and, except as expressly provided in this Agreement, the other Party shall not acquire any right, title or interest in or to such rights, including, without limitation, all copyright, patent rights, trade secret rights, trademarks and any other proprietary rights or interest therein. All intellectual property rights created by the Purchaser, its directors, officers, employees, contractors, or agents, whether stemming from the acquisition of Supplier's goods and/or services or otherwise shall vest in Purchaser.
- b. Notwithstanding paragraph 4, this term shall continue in force and effect following the expiration of the thirty (30) days from issue of the Proposal.



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HOMES

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SCHEDULE B

CONSTRUCTION DRAWINGS

PURCHASER: _____ BUILDER: _

CEGEN Environmental Group

Page 13 of 23

SCHEDULE C

CHANGE ORDER AND SELECTION CONFIRMATIONS

PURCHASER: _____ BUILDER: _____

CEGEN Environmental Group

COUNCIL RESOLUTION



Moved By: Krystal
Seconded By: Julita

DATE: May 14, 2025
Resolution No. 25-109

Whereas that By-Law No. 2025-28, being a By-law to enter into a Memorandum of Understanding between the Algoma District Services Administration Board and the Dubreuilville Volunteer Fire Department, be adopted as presented.

✓

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|----------------------|-----------------------|-----------------------|
| <hr/> Carried | <hr/> Defeated | <hr/> Deferred |
|----------------------|-----------------------|-----------------------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

By-Law No. 2025-28

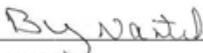
Being a By-law to enter into a Memorandum of Understanding between the Algoma District Services Administration Board and the Dubreuilville Volunteer Fire Department

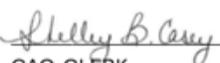
WHEREAS the Corporation of the Township of Dubreuilville deems it desirable to enter into a Memorandum of Understanding (MOU) between the Algoma District Services Administration Board (ADSAB) and the Dubreuilville Volunteer Fire Department to provide services of silencing and resetting the fire alarm panel, when necessary, due to the remote location and limited ADSAB staff in the Town of Dubreuilville;

THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Township of Dubreuilville enacts as follows:

1. That the Mayor, the CAO-Clerk and the Fire Chief be authorized to execute a Memorandum of Understanding (MOU) between the Algoma District Services Administration Board (ADSAB) and the Dubreuilville Volunteer Fire Department in accordance with Schedule "A" attached to this By-Law.
2. That this By-law shall come into force and take effect upon its reading and being passed.

READ a first, second and third time and be finally passed this 14th day of May 2025.


MAYOR


CAO-CLERK





**ALGOMA DISTRICT SERVICES ADMINISTRATION BOARD
HOUSING SERVICES
MEMORANDUM OF UNDERSTANDING**

BETWEEN:

ALGOMA DISTRICT SERVICES ADMINISTRATION BOARD, HOUSING SERVICES (ADSAB)

DUBREUILVILLE VOLUNTEER FIRE DEPARTMENT SERVICES, Fire Chief (Fire Department)

1. PURPOSE

The Algoma District Services Administration Board (ADSAB) provides safe and affordable housing in their service area. This MOU is to set up an agreement for services to silence and reset the fire alarm panel, when necessary, due to the remote location and limited ADSAB staff in the Town of Dubreuilville.

2. SERVICE DETAILS

2.1 Term

This Memorandum of Understanding is for a 5-year period beginning at the date of signing. Will automatically renew every year unless either party cancels the agreement.

2.2 Responsibilities of the Dubreuilville Fire Department

The Fire Department agrees to provide services for silencing and resetting the fire panel at the senior's complex located at 5 Ste Cecile Street, Dubreuilville, ON, as needed, at a rate of \$570.50 per occurrence.

The Fire Department will notify ADSAB each time attendance at the building is necessary to silence or reset the fire panel. It is the responsibility of ADSAB to ensure that the alarm reset is conducted properly. The Dubreuilville Volunteer Fire Department shall not be held liable for any issues resulting from an incorrect reset of the alarm.

The Fire Department will respond to after-hours and emergency calls for the building.

2.3 Responsibilities of ADSAB

ADSAB will provide access to the Fire Department.

ADSAB will provide written directions to silence and reset the fire alarm panel.

ADSAB will maintain the fire alarm panel. Ensure scheduled inspections and required maintenance are completed.

3. Termination

Each party shall give the other sixty (60) days' written notice to the address below of any changes to, or termination of this agreement.

Contact:

ADSAB
Director of Housing Services
1 Collver Road
Thessalon, ON P0R1L0

Dubreuilville Volunteer Fire Department
Fire Chief
23 Pins Street, P. O. Box 367
Dubreuilville, ON P0S1B0

4. Agreement

By signing below, the parties acknowledge that they have reviewed this Memorandum of Understanding and agree with the information presented within this document.

ALGOMA DISTRICT SERVICES ADMINISTRATION BOARD

K. Chisolm
Signature
Karen Chisolm, Director of Housing Services

April 30, 2025
Date

DUBREUILVILLE VOLUNTEER FIRE DEPARTMENT

Signature
(print name and title below)

Date

(NAME OF WITNESS)

Signature
(Print name and title below)

Date

COUNCIL RESOLUTION



Moved By: Krystal
Seconded By: Jr.

DATE: May 14, 2025
Resolution No. 25-110

Whereas that we adjourn to go in closed session at 7:50 p.m.

11.1 The meeting is held for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees; (Municipal Act, 2001, S.O. 2001, c. 25, s. 239 (2) (b)).

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| <hr/> Carried | <hr/> Defeated | <hr/> Deferred |
|----------------------|-----------------------|-----------------------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

COUNCIL RESOLUTION



Moved By: _____
Seconded By: _____

DATE: May 14, 2025
Resolution No. 25-111

Whereas that we reconvene in regular municipal council meeting at 8:36 p.m.

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| Carried | Defeated | Deferred |
|---------|----------|----------|
|---------|----------|----------|

| RECORDED VOTE: | YES | NO |
|-----------------------------|-------|-------|
| Councillor Hélène Perth | _____ | _____ |
| Councillor Krystal Lévesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Vallières | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof:

COUNCIL RESOLUTION



Moved By: _____ *Krystal*
Seconded By: _____ *Julila*

DATE: May 14, 2025
Resolution No. 25-112

Whereas that this regular municipal council meeting dated May 14, 2025 hereby adjourn at 8:37 p.m.

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|-------------------------|--------------------------|--------------------------|
| _____ Carried | _____ Defeated | _____ Deferred |
|-------------------------|--------------------------|--------------------------|

| RECORDED VOTE: | YES | NO |
|-------------------------------------|-------|-------|
| Councillor H el ene Perth | _____ | _____ |
| Councillor Krystal L evesque | _____ | _____ |
| Councillor Julila Hemphill | _____ | _____ |
| Councillor Jr. Valli eres | _____ | _____ |
| Mayor Beverly Nantel | _____ | _____ |

Declaration of Pecuniary Interest and General Nature Thereof: