



## Township of East Hawkesbury Agenda - Special Meeting

**Meeting #:** 2020-12  
**Date:** May 25, 2020  
**Time:** 6:30 p.m.  
**Location:** Town Hall  
5151 Ch compté 14

Prepared by: Hemi Villeneuve

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	<b>Pages</b>
<b>1. Call to Order</b>	
That the present Regular meeting be opened at 6h30	
<b>2. Changes and Additions to the Agenda</b>	
<b>3. Adoption of Agenda</b>	1
<b>4. Disclosure(s) of Conflict of Interest</b>	
<b>5. Adoption of Minutes of Previous Meetings</b>	
5.1 Regular meeting of May 11, 2020	10
With no objection, the minutes of the meeting held, Mai 11, 2020 as distributed must be received read and filed.	
<b>6. Delegation</b>	
<b>7. Adoption of the Recommendations of the Municipal Council Committees</b>	
<b>8. Unfinished Business from Previous Meetings</b>	
<b>9. Applications for Prescott-Russell Land Division Committee</b>	
<b>10. Municipal By-Laws</b>	
10.1 By-Law No. 2020-37 Acquisition of Land	17
10.2 By-Law No. 2020-38 Borrowing to meet expenditures	26

10.3	By-Law No. 2020-39 Borrowing to meet expenditures	30
11.	<b>Other Business</b>	33
12.	<b>Discussions</b>	
12.1	Impact of COVID19 on our finances	
12.2	Demolition 1063-1065 Labrosse	
13.	<b>Correspondence</b>	
	With no objection, the Correspondence as distributed be received read and filed.	
14.	<b>Coming Events</b>	
15.	<b>Confirming By-law</b>	35
16.	<b>Adjournment</b>	37



## Canton de Hawkesbury Est

### Ordre du jour - Réunion Extraordinaire

**Meeting #:** 2020-12  
**Date:** le 25 mai 2020  
**Heure:** 18 h 30  
**Endroit:** Town Hall  
5151 Ch compté 14

Préparé par: Hemi Villeneuve

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	<b>Pages</b>
<b>1. Ouverture de l'assemblée</b>	
Que la présente assemblée ordinaire soit ouverte à 6h30	
<b>2. Modifications et additions à l'ordre du jour</b>	
<b>3. Adoption de l'ordre du jour</b>	1
<b>4. Déclaration(s) de conflit d'intérêts</b>	
<b>5. Adoption des procès-verbaux des réunions précédentes</b>	
5.1 Réunion ordinaire du 11 mai, 2020	10
Sans objection, le procès-verbal de la réunion du 11 mai, 2020 tel que distribué doit être reçu lue et classé.	
<b>6. Délégation</b>	
<b>7. Adoption des recommandations des comités du conseil municipal</b>	
<b>8. Réception des rapports mensuels des membres de l'administration</b>	
<b>9. Demandes au comité de division de terrains de Prescott-Russell</b>	
<b>10. Ouverture de l'assemblée</b>	
10.1 Règlement No. 2020-37 Acquisition d'un terrains	17
10.2 Règlement No. 2020-38 Emprunter pour financer les dépenses	26

10.3	Règlement No. 2020- Emprunter pour financer les dépenses	30
11.	<b>Autres Sujets</b>	33
12.	<b>Discussions divers</b>	
12.1	Impact du COVID19 sur nos finance	
12.2	Démolition 1063-1065 Labrosse	
13.	<b>Correspondance</b>	
	<b>Sans objection</b> , la correspondance soient reçus lue et classé.	
14.	<b>Évènements à venir</b>	
15.	<b>Règlement pour confirmer les procédures du Conseil</b>	35
16.	<b>Ajournement</b>	37

**Township of East Hawkesbury**

**Agenda Number:** 3.0

**Resolution #**

**Title:** Adoption of Agenda

**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Be it resolved** that the agenda be accepted, including the modifications made forthwith, as applicable.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 3.0

**Résolution #**

**Titre:** Adoption de l'ordre du jour

**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_

**Appuyé par:** \_\_\_\_\_

**Qu'il soit résolu** que l'ordre du jour soit accepté incluant les modifications apportées séance tenante, le cas échéant.



## Township of East Hawkesbury

### Minutes

### Regular Meeting

**Meeting #:** 11  
**Date:** May 11, 2020  
**Time:** 6:30 p.m.  
**Location:** Town Hall  
5151 Ch compté 14

**Council Present:** Robert Kirby, Mayor  
Richard Sauvé, Deputy Mayo  
Simon Rozon, Councillor  
Stéphanie Sabourin, Councillor  
Karina Sauvé, Councillor

**Staff Present:** Luc Lalonde, CAO, Clerk, Treasurer  
Hemi Villeneuve, Deputy Clerk  
Jean-Francois Santerre, Road Superintendent  
Jessy Hoffman, Chief Building Official, Property Standard  
Bryce Luker, Fire Chief  
Nathalie Theriault, Deputy Treasurer

**Prepared by:** Hemi Villeneuve

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### 3. Adoption of Agenda

**Resolution # 2020-69**

Moved by: Richard Sauvé

Seconded by: Stéphanie Sabourin

**Be it resolved** that the agenda be accepted, including the modifications made forthwith, as applicable.

**Carried**

### 8. Receiving of Monthly Reports from the Appointed Municipal Officials

**With no objection**, the monthly report for the Roads department, fire department, building department and road department as distributed be received read and filed.

**8.1 Fire Department Monthly Report**

**Resolution # 2020-70**

Moved by: Karina Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that Council approves and accepts the modifications brought to the Standard Operating Guidelines for the fire department.

**Carried**

**2. Changes and Additions to the Agenda**

None

**4. Disclosure(s) of Conflict of Interest**

Richard Sauvé declared a conflict on this item. (Item 12. Co-owner of company GRS sanitation)

**5. Adoption of Minutes of Previous Meetings**

**7. Adoption of the Recommendations of the Municipal Council Committees**

Decision for Canada Day (Karina)

On Hold

**8. Receiving of Monthly Reports from the Appointed Municipal Officials**

**8.2 Road Department**

**Resolution # 2020-71**

Moved by: Karina Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that Council approves and accepts to replace the pumping system for the septic field at St-Eugene.

**Carried**

**8.3 Building Department**

**11. Municipal By-Laws**

**11.1 By-Law No. 2020-33**



County Municipal Roads Transfer Funds

**Resolution # 2020-72**

Moved by: Karina Sauvé

Seconded by: Richard Sauvé

**Be it resolved that** by-Law No. 2020-33 being a by-law to authorize the entering into an agreement with the corporation of the United Counties of Prescott and Russell for the transfer of county municipal roads transfer funds, be read a first, second and third time and passed in Open Council.

**Carried**

**Resolution # 2020-73**

Moved by: Simon Rozon

Seconded by: Richard Sauvé

Be it resolved that Council approves and accepts to use the UCPR Municipal Roads Transfer Funds to purchase gravel for the Township of East Hawkesbury.

**Carried**

**11.2 By-Law No. 2020-34**

**Resolution # 2020-74**

Moved by: Richard Sauvé

Seconded by: Simon Rozon

**Be it resolved that** by-Law No. 2020-34 being a by-law to amend By-Law No. 2006-03 section 2 c) Road Department Employee be read a first, second and third time and passed in Open Council.

**Carried**

**11.3 By-Law No. 2020-25**

**Resolution # 2020-75**

Moved by: Karina Sauvé

Seconded by: Stéphanie Sabourin

**Be it resolved that** by-Law No. 2020-25 being a by-law to Prohibit the obstruction of highways be read a first, second and third time and passed in Open Council.

**Carried**

**11.4 By- Law No. 2020-35 Agreement with IGS (St-Eugene)**

**Resolution # 2020-76**

Moved by: Stéphanie Sabourin

Seconded by: Richard Sauvé

**Be it resolved that** by-Law No. 2020-35 being a by-law to authorize the entering into an agreement with IGS Hawkesbury for leasing Land to install an internet communications tower, be read a first, second and third time and passed in Open Council.

**Carried**

**Resolution # 2020-77**

Moved by: Simon Rozon

Seconded by: Karina Sauvé

Be it resolved that Council approves and accepts to use the Modernization Fund to purchase a one hundred foot tall custom weld steal tower with a 8 foot square concrete base and an electrical receptacle to connect.

**Carried**

**12. Approval of the Variance Report and accounts payable**

**Resolution # 2020-78**

Moved by: Karina Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that the accounts paid for the accounts payable be approved as follows:

for the April 16, 2020 to May 15. 2020 \$190,915.11.

**Carried**

**13. Other Business**

**13.1 Road and sidewalk assessment proposal**

**Resolution # 2020-79**

Moved by: Simon Rozon

Seconded by: Richard Sauvé

**Be it Resolved that** The Township of East Hawkesbury commits to conducting these activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to advance our asset management program.

**Be it further resolved that** The Township of East Hawkesbury commits up to \$6,345 from its budget toward the costs of this initiative.

**Carried**

### **13.2 Amendment to the Service Agreement with Recycle Action Inc**

#### **Resolution # 2020-80**

Moved by: Stéphanie Sabourin

Seconded by: Simon Rozon

WHEREAS the participating municipalities to the Hawkesbury and Area Joint Recycling Committee authorized the entering into an Agreement dated October 16<sup>th</sup>, 2019 with Recycle Action Inc. for the processing of recyclable material collected;

AND WHEREAS the rate for the processing of the recyclable material collected was up to a maximum of \$90.00 per tonne;

AND WHEREAS during numerous months the market value of the recyclable materials processed by Recycle Action Inc. have decreased substantially in value thereby jeopardizing the continued operations of Recycle Action Inc.;

AND WHEREAS other processing facilities in Eastern Ontario are charging \$300 to \$350 per tonne with Tricentris in Lachute, Québec presently charging \$140 per tonne;

AND WHEREAS Recycle Action Inc. has proposed an amendment to the existing Service Agreement whereby the processing rate would be \$130.00 per tonne effective March 1, 2020;

AND WHEREAS the Hawkesbury and Area Joint Recycling Committee, at its meeting of March 9<sup>th</sup>, 2020, recommended the entering into an amending agreement:

#### **NOW THEREFORE THE RESOLVED AS FOLLOWS:**

1. THAT an Amendment to the Service Agreement with Recycle Action Inc. be and is hereby authorized for the processing of recyclable material at the rate of \$130.00 per tonne, exclusive of taxes, effective March 1, 2020.

**Carried**

### **13.3 ESRH Bursary**

**Resolution # 2020-81**

Moved by: Karina Sauvé

Seconded by: Richard Sauvé

Be it resolved that Council approves and accepts to distribute a 300\$ Bursary for a graduating student fo ESCRH enrolled in post secondary institution and reside in the Township of East Hawkesbury

**Carried**

**13.4 Donation received**

**Resolution # 2020-82**

Moved by: Stéphanie Sabourin

Seconded by: Simon Rozon

Be it resolved that Council approves and accepts a donation of \$14000 received in 2019 from the President of UCPR to be set aside in the account - Capital Reserve for Recreation Facilities

**Carried**

**13.5 Installation of an air conditioner**

**Resolution # 2020-83**

Moved by: Richard Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that Council approves and accepts the installation of an air conditioner in the dining room in the garage

**Carried**

**14. Various Reports/Discussions**

**14.1 Discussion- Land used by Julie Cousineau**

The council asks to verify to sell a part of the land at the end of Eglise street and if the owners are still interested.

**14.2 Discussion cloth diapers**

The council accepts the request of Karine Desjardins to change the criteria of 20 cloth diapers; cloth diapers and accessories.

**14.3 Toilet Bicycle Path**

Wait for the opening

18. **Confirming By-law**

**Resolution # 2020-84**

Moved by: Richard Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that By-Law No. 2020- 36 being a By-law to confirm Council proceedings at its regular meeting of May 11, 2020 be read a first, second and third time and passed in Open Council.

**Carried**

19. **Adjournment**

**Resolution # 2020-85**

Moved by: Karina Sauvé

Seconded by: Simon Rozon

**Be it resolved** that the present meeting be adjourned at 8h39 p.m.

**Carried**

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Luc Lalonde, Clerk-Treasurer

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Robert Kirby, Mayor



## Township of East Hawkesbury

### Minutes

### Regular Meeting

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Richard Sauvé, Deputy Mayo  
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**Staff Present:** Luc Lalonde, CAO, Clerk, Treasurer  
Hemi Villeneuve, Deputy Clerk  
Jean-Francois Santerre, Road Superintendent  
Jessy Hoffman, Chief Building Official, Property Standard  
Bryce Luker, Fire Chief  
Nathalie Theriault, Deputy Treasurer

**Prepared by:** Hemi Villeneuve

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### 3. Adoption of Agenda

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Seconded by: Stéphanie Sabourin

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Seconded by: Stéphanie Sabourin

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**2. Changes and Additions to the Agenda**

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Seconded by: Karina Sauvé

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**Carried**

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Moved by: Karina Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that the accounts paid for the accounts payable be approved as follows:

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Moved by: Simon Rozon

Seconded by: Richard Sauvé

**Be it Resolved that** The Township of East Hawkesbury commits to conducting these activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to advance our asset management program.

**Be it further resolved that** The Township of East Hawkesbury commits up to \$6,345 from its budget toward the costs of this initiative.

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#### **Resolution # 2020-80**

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Seconded by: Simon Rozon

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AND WHEREAS other processing facilities in Eastern Ontario are charging \$300 to \$350 per tonne with Tricentris in Lachute, Québec presently charging \$140 per tonne;

AND WHEREAS Recycle Action Inc. has proposed an amendment to the existing Service Agreement whereby the processing rate would be \$130.00 per tonne effective March 1, 2020;

AND WHEREAS the Hawkesbury and Area Joint Recycling Committee, at its meeting of March 9<sup>th</sup>, 2020, recommended the entering into an amending agreement:

#### **NOW THEREFORE THE RESOLVED AS FOLLOWS:**

1. THAT an Amendment to the Service Agreement with Recycle Action Inc. be and is hereby authorized for the processing of recyclable material at the rate of \$130.00 per tonne, exclusive of taxes, effective March 1, 2020.

**Carried**

### **13.3 ESRH Bursary**

**Resolution # 2020-81**

Moved by: Karina Sauvé

Seconded by: Richard Sauvé

Be it resolved that Council approves and accepts to distribute a 300\$ Bursary for a graduating student fo ESCRH enrolled in post secondary institution and reside in the Township of East Hawkesbury

**Carried**

**13.4 Donation received**

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Moved by: Stéphanie Sabourin

Seconded by: Simon Rozon

Be it resolved that Council approves and accepts a donation of \$14000 received in 2019 from the President of UCPR to be set aside in the account - Capital Reserve for Recreation Facilities

**Carried**

**13.5 Installation of an air conditioner**

**Resolution # 2020-83**

Moved by: Richard Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that Council approves and accepts the installation of an air conditioner in the dining room in the garage

**Carried**

**14. Various Reports/Discussions**

**14.1 Discussion- Land used by Julie Cousineau**

The council asks to verify to sell a part of the land at the end of Eglise street and if the owners are still interested.

**14.2 Discussion cloth diapers**

The council accepts the request of Karine Desjardins to change the criteria of 20 cloth diapers; cloth diapers and accessories.

**14.3 Toilet Bicycle Path**

Wait for the opening

**18. Confirming By-law**

**Resolution # 2020-84**

Moved by: Richard Sauvé

Seconded by: Stéphanie Sabourin

Be it resolved that By-Law No. 2020- 36 being a By-law to confirm Council proceedings at its regular meeting of May 11, 2020 be read a first, second and third time and passed in Open Council.

**Carried**

**19. Adjournment**

**Resolution # 2020-85**

Moved by: Karina Sauvé

Seconded by: Simon Rozon

**Be it resolved** that the present meeting be adjourned at 8h39 p.m.

**Carried**

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Luc Lalonde, Clerk-Treasurer

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Robert Kirby, Mayor

**Township of East Hawkesbury**

**Agenda Number:** 10.1  
**Resolution #** 2020-  
**Title:** By-Law No. 2020-37 Acquisition of Land  
**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_  
**Seconded by:** \_\_\_\_\_

**Be it resolved that** by-Law No. 2020-37 being a by-law to acquire and confirm the acquisition of certain lands be read a first, second and third time and passed in Open Council.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 10.1  
**Résolution #** 2020-  
**Titre:** Règlement No. 2020-37 Acquisition d'un terrains  
**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_

**Appuyé par:** \_\_\_\_\_

**Qu'il soit résolu que** le règlement No. 2020-37 étant un règlement pour acquérir et confirmer l'acquisition de certains terrains, soit lu et adopté en première, deuxième et troisième lecture.

**THE CORPORATION OF THE TOWNSHIP OF EAST HAWKESBURY**

**BY-LAW NUMBER 2020-37**

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**BEING A BY-LAW** to acquire and confirm the acquisition of certain lands.

**Reference :** *Sections 8(1) and 9 of the Municipal Act 2001, Chapter 25 and amendments thereto.*

**WHEREAS** *Section 8(1) of the Municipal Act 2001, c. 25 and amendments thereto* states, *inter alia*, that the powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to govern its affairs as it considers appropriate,

**WHEREAS** *Section 9 of the Municipal Act* states, *inter alia*, 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 Corporation of the Township of East Hawkesbury deems it expedient to acquire lands more particularly described in Schedule “A” hereto annexed and forming part of this by-law;

**NOW THEREFORE** the Council of The Corporation of the Township of East Hawkesbury enacts as follows:

1. **THAT** The Corporation of the Township of East Hawkesbury acquires the lands from Géralde & Aline Lauzon more particularly described in Schedule “A” hereto annexed and forming part of this by-law for the sum of \$ 275,000.00 and adjustments.
2. **THAT** those certain parcels or tracts of land described in Schedule “A” be transferred to The Corporation of the Township of East Hawkesbury and be hereby authorized and confirmed.
3. **THAT** the Deputy-Mayor and the Clerk of The Corporation of the Township of East Hawkesbury be and they are hereby authorized to execute all documents and take whatever steps for the said Corporation may advise or may be required to give effect to these presents.

**READ** a First, Second and Third Time and Passed in Open Council this 25<sup>th</sup> day of May, 2020

**SEAL**

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**Robert Kirby –Mayor**

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**Luc Lalonde – CAO/Clerk**

**THE CORPORATION OF THE TOWNSHIP OF EAST HAWKESBURY**

**SCHEDULE "A" TO BY-LAW NUMBER 2020-37**

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North side of County Road 18 and west side of County Road 14 in the Township of East Hawkesbury, County of Prescott and Province of Ontario, bearing PIN's 54192-0201 and 54192-0202 (herein called the "Property") being Part of Lot 7, Concession 7, of the Township of East Hawkesbury, County of Prescott, designated as Parts 1 and 2 on Plan 46R-5719, and Part 1 on Plan 46R-5692,



**AGREEMENT OF PURCHASE AND SALE**

**THE CORPORATION OF THE TOWNSHIP OF EAST HAWKESBURY** (hereinafter referred to as the "**Purchaser**"), hereby agrees with **GERALD LAUZON and ALINE LAUZON**, (hereinafter referred to as the "**Vendor**"), to purchase all and singular the premises situate on the **north** side of **County Road 18** and **west** side of **County Road 14** in the **Township of East Hawkesbury, County of Prescott and Province of Ontario**, bearing PIN's **54192-0201 and 54192-0202** (herein called the "**Property**") being **Part of Lot 7, Concession 7, of the Township of East Hawkesbury, County of Prescott, designated as Parts 1 and 2 on Plan 46R-5719, and Part 1 on Plan 46R-5692**, at the price or sum of **TWO HUNDRED SEVENTY-FIVE THOUSAND Dollars (\$ 275,000.00)** (hereinafter referred to as the "**Purchase Price**") payable as follows:

**ONE THOUSAND Dollars (\$ 1,000.00)** by cheque payable to **A. PIERRE AUBRY, IN TRUST**, upon acceptance hereof, as a deposit to be held in trust pending completion or other termination of this Agreement, and to be credited on account of Purchase Price on closing, and Purchaser covenants, promises and agrees with the Vendor to pay the balance of the Purchase Price on completion of this transaction, by certified cheque or bank draft, subject to the usual adjustments.

**The Purchaser and Vendor agree the Vendor shall be allowed and entitled to retain out of the property approximately 1.6 acres as shown on the sketch attached, which shall be surveyed prior to the Completion Date at the expense of the Purchaser. Vendor shall have deleted from title to the Property prior to the Completion Date at Vendor's expense the life estate reserved unto Rhéal Lauzon and Laurette Lauzon by Instrument No. R58970.**

The purchase Price does not include Goods and Services Tax/Harmonized Sales Tax (hereinafter referred to as the "**G.S.T./H.S.T.**") and , if this transaction is subject to G.S.T./H.S.T., then applicable G.S.T./H.S.T. shall be **in addition to** the Purchase Price. All G.S.T./H.S.T. shall be collected and remitted as required by law. If this transaction is subject to G.S.T./H.S.T. but the Vendor is not required to collect or remit G.S.T./H.S.T., the Purchaser agrees to provide on or before closing to the Vendor or Vendor's Solicitor a written certificate in a form reasonably satisfactory to the Vendor or Vendor's Solicitor to the effect that the Vendor is not required to collect or remit the G.S.T./H.S.T. and shall provide the Vendor with the Purchaser's G.S.T./H.S.T. registration number, if applicable, failing which the applicable G.S.T./H.S.T. shall be paid to the Vendor on closing. If this transaction is not subject to G.S.T./H.S.T., the Vendor agrees to provide on or before closing to the Purchaser or Purchaser's Solicitor a written certificate in a form reasonably satisfactory to the Purchaser or Purchaser's Solicitor certifying that the transaction is not subject to G.S.T./H.S.T.

All fixtures shall remain with the Property, except: **None**

and the following chattels, the property of the Vendor, shall be enclosed in this sale for the price above-mentioned: **None**

The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable: **None**

This Offer shall be irrevocable by the **Purchaser** until 5:00 p.m. on the **15<sup>th</sup>** day of **June, 2019**, after which time, if not accepted, this Offer shall be null and void and the deposit, if any, returned to the Purchaser without interest or deduction.

**PROVIDED** the title is good and free from all encumbrances, except as aforesaid, and except local rates and minor easements for hydro, gas, telephone or like services to the Property; said title to be examined by the Purchaser at his or her own expense, and the Purchaser not to call for the production of any title deed, abstract of title, survey, proof or evidence of title, other than those in Vendor's possession or under his or her control; and provided the same have been complied with, the Purchaser to accept the Property subject to Municipal requirements, including building and zoning by-laws, minor easements as above-mentioned, and to restrictions and covenants that run with the land.

The purchaser to be allowed until 5:00 p.m. on the **30<sup>th</sup>** day of **August, 2019**, (hereinafter referred to as the **“Requisition Date”**) to investigate the title at his or her expense, and if within that time he or she shall furnish the Vendor in writing with any valid objection to the title, or to any outstanding Municipal work orders or deficiency notices affecting the Property, or non-compliance with zoning by-laws, or that the present use of the Property may not be lawfully continued, or that the buildings on the Property may not be insured against risk of fire, which the Vendor shall be unable or unwilling to remove or correct, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the deposit money returned to the Purchaser without interest or deduction, and the Vendor and the Agent shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property.

The Vendor hereby consents to the Municipality releasing to the Purchaser details of all outstanding Municipal work orders or deficiency notices affecting the Property.

This Agreement shall be completed on or before the **6<sup>th</sup>** day of **September, 2019**, (hereinafter referred to as the **“Completion Date”** or **“Closing Date”**) on which date vacant possession of the Property is to be given to the Purchaser **unless otherwise provided for herein**:

Until completion of sale all buildings and equipments on the Property shall be and remain at the risk of the Vendor until closing and the Vendor will hold all policies of insurance effected on the Property and the proceeds thereof in trust for the parties hereto, as their interests may appear. In the event of damage to the said buildings and equipment before the completion of this transaction, the Purchaser shall have the right to elect to take such proceeds and complete the purchase, or cancel this Agreement, whereupon the Purchaser shall be entitled to the return, without interest or deduction, of all moneys theretofore paid on account of this purchase.

Unearned fire insurance premiums, fuel, taxes, interest, rentals and all local improvements and water rates to be proportioned and allowed to the date of completion of sale.

Transfer/Deed to be prepared at the expense of the Vendor in a form acceptable to the Purchaser's Solicitor, and if a Charge/Mortgage is to be given back, same to be prepared at the expense of the Purchaser on a form acceptable to the Vendor's Solicitor.

The Transfer/Deed to be given to the Purchaser shall contain a statement completed by the Vendor and the Vendor's Solicitor pursuant to Section 50 (22) of the *Planning Act*.

This Agreement shall be effective to create an interest in the real property only if the applicable land division provisions of the Planning Act are complied with, and the Vendor agrees, at his or her expense, to comply with such provisions and to proceed diligently with the application for such compliance.

The Vendor, on or before completion, will produce evidence that he or she is not now, and upon completion, will not be, a "non-resident person" within the meaning and for the purposes of Section 116 of the Income Tax Act of Canada or if he or she is a "non-resident person" will fully comply with the provisions of Section 116 of the said Act prior to the completion.

The Affidavit of Residence and of Value of the Consideration required under the Land Transfer Tax Act shall be prepared by the Purchaser.

If the spouse of the Vendor has not executed this Agreement, the Vendor represents and warrants that the completion will not contravene the provisions of the Family Law Act.

All parties to this Agreement agree that the reproduction by way of facsimile telecommunications device (FAX) will be treated as though such reproduction were executed originals and each party undertakes to provide the other with a copy of the Agreement of Purchase and Sale bearing original signatures within a reasonable period of time after acceptance of such offer.

**This Offer, when accepted by the Vendor/Purchaser, shall constitute a binding contract of purchase and sale, and time in all respects shall be of the essence of this Agreement.**

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property or supported hereby other than as expressed herein in writing.

The Vendor represents and warrants that during the period of his or her occupancy of the Property and to the best of his or her knowledge, prior thereto, no building on the Property has been insulated with urea formaldehyde foam insulation. This warranty shall survive completion of this transaction.

Any tender of documents or money hereunder may be made upon the Vendor or Purchaser or upon the Solicitor acting for the party on whom tender is desired, and it shall be sufficient that a negotiable certified cheque be tendered instead of cash.

Each party to pay the costs of their own solicitor, as well as the cost of registration of his or her own documents and taxes, unless otherwise specified herein.

This Offer and its acceptance to be read with all changes of gender or number required by the context.

**DATED** at \_\_\_\_\_ this \_\_\_\_\_ of June, 2019.

IN WITNESS WHEREOF I have hereunto set my hand and seal.

SIGNED, SEALED AND DELIVERED )

The Corporation of the Township  
of East Hawkesbury

in the presence of: )

\_\_\_\_\_  
Witness )

\_\_\_\_\_  
Per: )

\_\_\_\_\_  
Witness )

\_\_\_\_\_  
Per: )

We have the authority to bind the  
Corporation.

The undersigned, hereby accepts the above Offer and its terms, and covenants, promises and agrees to  
and with the above-named Purchaser to duly carry out the same on the terms and conditions above  
mentioned.

DATED at \_\_\_\_\_ this \_\_\_\_\_ of June, 2019.

IN WITNESS WHEREOF I have hereunto set my hand and seal.

SIGNED, SEALED AND DELIVERED )

in the presence of: )

\_\_\_\_\_  
Witness )

\_\_\_\_\_  
Vendor )

\_\_\_\_\_  
Witness )

\_\_\_\_\_  
Vendor )

Purchaser's Address: \_\_\_\_\_

Vendor's Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Telephone No: \_\_\_\_\_

**Vendor's Solicitor: A. Pierre Aubry**  
**40 Main Street North, Alexandria, ON**  
**Tel. 613-525-1055 Fax 613-525-**

**Purchaser's Solicitor: Alain Bolduc**  
**114 Main Street East, Hawkesbury, ON**  
**Tel. 613-632-7502, Fax 613-636-0333**



**Township of East Hawkesbury**

**Agenda Number:** 10.2  
**Resolution #** 2020-  
**Title:** By-Law No. 2020-38 Borrowing to meet expenditures  
**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_  
**Seconded by:** \_\_\_\_\_

**Be it resolved that** by-Law No. 2020-38 being a by-law to authorize borrowing to meet expenditures made in connection with land purchase from Gérald & Aline Lauzon be read a first, second and third time and passed in Open Council.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 10.2  
**Résolution #** 2020-  
**Titre:** Règlement No. 2020-38 Emprunter pour financer les dépenses  
**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_  
**Appuyé par:** \_\_\_\_\_

**Qu'il soit résolu que** le règlement No. 2020-38 étant un règlement pour autoriser l'emprunt pour couvrir les dépenses effectuées dans le cadre de l'achat de terrains auprès de Gérald & Aline Lauzon, soit lu et adopté en première, deuxième et troisième lecture.

THE CORPORATION OF THE TOWNSHIP OF EAST HAWKESBURY

BY-LAW NO. 2020-38

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**BEING A BY-LAW TO AUTHORIZE BORROWING TO MEET EXPENDITURES MADE IN CONNECTION WITH LAND PURCHASE FROM GÉRALDE & ALINE LAUZON.**

**REFERENCE:** *Section 401 of the Municipal Act, S.O. 2001, as amended.*

**WHEREAS** the *Municipal Act* states that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures with financial institutions and enter prescribed financial agreements for or in relation to the debt.

**AND WHEREAS**, the total cost of the expenditures for the land purchase from

- Géralde et Aline Lauvon \$ 275,000.00+ adjustments and legal fees and taxes.

**NOW THEREFORE** the Council of the Corporation of the Township of East Hawkesbury **HEREBY ENACTS AS FOLLOWS:**

1. The Head and the Treasurer of the Corporation are hereby authorized, on behalf of the Corporation, to borrow by way of bank loan for a period of 20 years the amount of \$285,000 to finance the land purchases listed above from the Caisse Populaire de la Vallée and balance to be paid from revenue fund.
2. The Treasurer or the Deputy Treasurer are hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this by-law, as well as all the other sums borrowed in this year and any previous years, from the said Caisse for any or all of the purposes mentioned together with interest thereon, all of the monies hereafter collected or received on account and all the monies collected or received from any other source, which may lawfully be applied for such purpose.
3. **THAT** the Mayor and the Treasurer be and are hereby authorized and directed to do all things necessary to give effect to the foregoing.
4. **THAT** this by-law shall come into force and take effect on the date of adoption of same.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED in Open Council this 25<sup>th</sup> day of May, 2020.**

SEAL

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Mayor: Robert Kirby

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Clerk-Treasurer: Luc Lalonde





**Township of East Hawkesbury**

**Agenda Number:** 10.3  
**Resolution #** 2020-  
**Title:** By-Law No. 2020-39 Borrowing to meet expenditures  
**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_  
**Seconded by:** \_\_\_\_\_

**Be it resolved that** by-Law No. 2020-39 being a by-law to authorize borrowing to meet expenditures mad in connection with unfinanced items be read a first, second and third time and passed in Open Council.

Canton de Hawkesbury Est

No. du point à l'ordre du jour: 10.3  
Résolution # 2020-  
Titre: Règlement No. 2020- Emprunter pour financer les dépenses  
Date: le 25 mai 2020

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Proposé par: \_\_\_\_\_  
Appuyé par: \_\_\_\_\_

**Qu'il soit résolu que** le règlement No. 2020-39 étant un règlement pour d'autoriser des emprunts pour faire face à des dépenses engagées en rapport avec des dépenses non financées, soit lu et adopté en première, deuxième et troisième lecture.

THE CORPORATION OF THE TOWNSHIP OF EAST HAWKESBURY

BY-LAW NO. 2020-39

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**BEING A BY-LAW TO AUTHORIZE BORROWING TO MEET EXPENDITURES MADE IN CONNECTION WITH UNFINANCED ITEMS.**

**REFERENCE:** *Section 401 of the Municipal Act, S.O. 2001, as amended.*

**WHEREAS** the *Municipal Act* states that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures with financial institutions and enter prescribed financial agreements for or in relation to the debt.

**WHEREAS** the Municipality has vested 2 properties in 2019.

**WHEREAS** resolution 2019-389 is stating that if there is no surplus in 2019 that it would be financed in 2020.

**AND WHEREAS** the total cost of those vested properties is as follows:

1. 02-01-000-005-04010	\$ 61,537.46
2. 02-01-000-032-01500	\$ 34,859.08
Total loan	\$ 96,396.54

**NOW THEREFORE** the Council of the Corporation of the Township of East Hawkesbury **HEREBY ENACTS AS FOLLOWS:**

1. The Head and the Treasurer of the Corporation are hereby authorized, on behalf of the Corporation, to borrow by way of bank loan for a period of 20 years the amount of \$ 96, 396.54 to finance the unfinanced items listed above from the Caisse Populaire de la Vallée.
2. The Treasurer or the Deputy Treasurer are hereby authorized and directed to apply in payment of all sums borrowed pursuant to the authority of this by-law, as well as all the other sums borrowed in this year and any previous years, from the said Caisse for any or all of the purposes mentioned together with interest thereon, all of the monies hereafter collected or received on account and all the monies collected or received from any other source, which may lawfully be applied for such purpose.
3. **THAT** the Mayor and the Treasurer be and are hereby authorized and directed to do all things necessary to give effect to the foregoing.
4. **THAT** this by-law shall come into force and take effect on the date of adoption of same.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED in Open Council this 25<sup>th</sup> day of May, 2020.**

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Mayor: Robert Kirby

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Clerk-Treasurer: Luc Lalonde

SEAL

Township of East Hawkesbury

Agenda Number: 11.0  
Resolution # 2020-  
Title: Other Business  
Date: May 25, 2020

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Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

**Be it resolved** that Council approves and accepts to declare xxx as a surplus land.

**That** no person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected has sufficient frontage on a public street as per the requirements of the respective zone within the lot is situated.( Zoning By-Law 92-50 section 4.11)

**Be it further resolved** that Council authorizes the CAO Clerk- Treasurer to start land sale process according to the 2019-21 selling policy.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 11.0  
**Résolution #** 2020-  
**Titre:** Autres Sujets  
**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_  
**Appuyé par:** \_\_\_\_\_

**Qu'il soit résolu** que le Conseil approuve et accepte de déclarer xxx comme terre en surplus.

**Que** personne ne peut construire un bâtiment ou une structure dans une zone quelconque à moins que le lot sur lequel ce bâtiment ou cette structure doit être construit n'ait une façade suffisante sur une rue publique, conformément aux exigences de la zone respective à l'intérieur du lot (règlement de zonage 92-50, section 4.11).

**Il est également résolu** que le Conseil autorise le DG-Trésorier à entamer le processus de vente du terrain selon la politique de vent 2019-21.

**Township of East Hawkesbury**

**Agenda Number:** 15.0

**Resolution #**

**Title:** Confirming By-law

**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

Be it resolved that By-Law No. 2020-40 being a By-law to confirm Council proceedings at its regular meeting of May 25, 2020 be read a first, second and third time and passed in Open Council.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 15.0

**Résolution #**

**Titre:** Règlement pour confirmer les procédures du Conseil

**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_

**Appuyé par:** \_\_\_\_\_

Qu'il soit résolu que le règlement No. 2020-40 étant un règlement pour confirmer les procédures du Conseil à sa réunion ordinaire du 25 mai, 2020, soit lu et adopté en première, deuxième et troisième lecture.



**Township of East Hawkesbury**

**Agenda Number:** 16.0

**Resolution #**

**Title:** Adjournment

**Date:** May 25, 2020

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**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Be it resolved** that the present meeting be adjourned at [TIME] p.m.

**Canton de Hawkesbury Est**

**No. du point à l'ordre du jour:** 16.0

**Résolution #**

**Titre:** Ajournement

**Date:** le 25 mai 2020

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**Proposé par:** \_\_\_\_\_

**Appuyé par:** \_\_\_\_\_

**Qu'il soit résolu** que la présente assemblée soit ajournée à [TIME]