

# **CORPORATION OF THE COUNTY OF DUFFERIN**

## **BY-LAW NUMBER 2025-07**

### **A BY-LAW TO RATIFY THE ACTIONS OF THE WARDEN AND THE CLERK FOR EXECUTING AN AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY OF DUFFERIN AND HEADWATERS HEALTH CARE CENTRE PLACE. (Community Paramedics Lease Agreement – 53 Zina)**

BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and Headwaters Health Care Centre, in a form substantially the same as attached hereto as Schedule "A" be approved.
2. That the staff of the County of Dufferin is hereby authorized to take such actions as are appropriate, and the Warden and Clerk are hereby authorized to execute such documents as are appropriate to implement the agreement referred to herein.

READ a first, second and third time and finally passed this 13<sup>th</sup> day of February, 2025.

Original signed by:

\_\_\_\_\_  
Janet Horner, Warden



Original signed by:

\_\_\_\_\_  
Michelle Dunne, Clerk

**THIS LEASE** made the 20 day of January, 2025.

BETWEEN:

**CORPORATION OF THE COUNTY OF DUFFERIN**

(the "Landlord")

AND

**HEADWATERS HEALTH CARE CENTRE**

(the "Tenant")

## **ARTICLE 1 - BASIC TERMS AND DEFINITIONS**

### **1.1 Basic Terms**

(a) Landlord: Corporation of the County of Dufferin

Address: 30 Centre Street, Orangeville, ON

(b) Tenant: Headwaters Health Care Centre

Address: 100 Rolling Hills Drive  
Orangeville ON L9W 6T6  
Attn: Annette Jones, Vice  
President Experience, Health  
Integration, Chief Nursing &  
Health Disciplines

(c) Indemnifier: Not Applicable

(d) Building: 53 Zina Street, Orangeville, ON

(e) Premises: Suite # as described in Section 1.2 (l)

(f) Rentable Area of Premises: 552 square feet, subject to Section 2.2

(g) Term: One (1) year, subject to Section 2.3

Commencement Date: February 1, 2025, subject to Section 2.4

End of Term: January 31, 2026, subject to Sections 2.3 and 2.4

(h) Basic Gross Rent (Section 3.2): \$19.97

Period	Per Sq. Ft/year	Per year	Per Month
February 1, 2025 to January 31, 2026	\$19.97	\$11,023.44 + HST	\$918.62 + HST

(i) Permitted Use: Administrative and business offices of Tenant

(j) Deposit: Not applicable

(k) Rent Deposit: Not applicable

(l) Security Deposit: Not applicable

(m) Lease Year: Lease Year ends on January 31<sup>st</sup>

Schedules forming part of this Lease:

- i. Schedule "A" Legal Description
- ii. Schedule "B" Floor Plan
- iii. Schedule "C" Rules and Regulations