

# **CORPORATION OF THE COUNTY OF DUFFERIN**

## **BY-LAW NUMBER 2025-25**

### **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 THE UPPER GRAND DISTRICT SCHOOL BOARD. (Lease Agreement – Mel Lloyd Centre)**

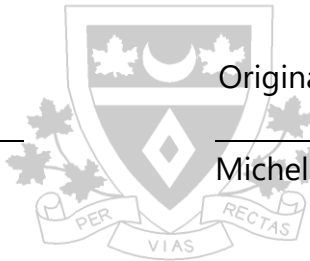
BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and the Upper Grand District School Board, 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 24<sup>th</sup> day of April, 2025.

Original signed by:

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



Original signed by:

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

**THIS LEASE** made the \_\_\_\_ day of \_\_\_\_\_, 2025.

BETWEEN:

**CORPORATION OF THE COUNTY OF DUFFERIN**

(the "Landlord")

**AND**

**UPPER GRAND DISTRICT SCHOOL BOARD**

(the "Tenant")

**ARTICLE 1 - BASIC TERMS AND DEFINITIONS**

**1.1 Basic Terms**

- |     |                               |   |
|-----|-------------------------------|---|
| (a) | Landlord:                     | Corporation of the County of Dufferin               |
|     | Address:                      | 55 Zina Street, Orangeville, ON                     |
| (b) | Tenant:                       | Upper Grand District School Board                   |
|     | Address:                      | 500 Victoria Road North<br>Guelph ON N1E 6K2        |
| (c) | Indemnifier:                  | Not applicable                                      |
| (d) | Building:                     | Mel Lloyd Centre<br>167 Centre Street, Shelburne ON |
| (e) | Premises:                     | Suite # described in Section 1.2 (m)                |
| (f) | Rentable Area<br>of Premises: | 104 square feet, subject to Section 2.2             |
| (g) | Term:                         | One (1) year lease subject to Section 12.3          |

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

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

(h) Basic Gross Rent (Section 3.2): \$18.81 (subject to+ 3% yearly increase)

Period	Per Sq. Ft/year	Per year	Per Month
April 1, 2025 to March 31, 2026	\$18.81	\$1,956.24+ HST	\$163.02 + HST

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

(j) Deposit: Not applicable

Rent Deposit: Not applicable

Security Deposit: Not applicable

(k) Lease Year: Lease Year ends on December 31<sup>st</sup> of each year

Schedules forming part of this Lease:

i. Schedule "A" Legal Description

ii. Schedule "B" Floor Plan

iii. Schedule "C" Rules and Regulations