

# **CORPORATION OF THE COUNTY OF DUFFERIN**

## **BY-LAW NUMBER 2025-44**

### **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 2496112 ALBERTA LTD. (Operation Centre Property Purchase Agreement)**

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 2496112 Alberta Ltd., 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 2<sup>nd</sup> day of September, 2025.

Original signed by:

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

Original signed by:

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



For a complete copy of the agreement, please contact the Clerk's Division



# Agreement of Purchase and Sale Commercial

## Form 500

for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 29 day of May, 2025

**BUYER:** The Corporation of the County of Dufferin agrees to purchase from  
(Full legal names of all Buyers)

**SELLER:** 2496112 Alberta Ltd., the following  
(Full legal names of all Sellers)

### REAL PROPERTY:

Address Pt Lt 1 County Road 11, Amaranth, ON

fronting on the east side of County Road 11

in the Township of Amaranth, County of Dufferin

and having a frontage of 274 Feet more or less by a depth of 1591 Feet more or less

and legally described as

Part Lot 1, Con 2 as in MF146150 save & except Part 2 Plan 7R6156, Township of Amaranth

PIN - 340380150

(Legal description of land including easements not described elsewhere)

(the "property")

### PURCHASE PRICE:

Dollars (CDN\$) \$7,600,000.00 JS JH RW

Seven Million Six Hundred Thousand JS JH RW Dollars

**DEPOSIT:** Buyer submits As otherwise described in Schedule A, page 8 of this Agreement  
(Herewith/Upon Acceptance/as otherwise described in this Agreement)

Dollars (CDN\$)

by negotiable cheque payable to "Deposit Holder"  
to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

**SCHEDULE(S) A** attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This offer shall be irrevocable by Seller JS JH RW until 5:00 on  
(Seller/Buyer) (a.m./p.m.)  
the 4th JS JH RW day of July, 2025, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6:00 p.m. on the 15 day of October, 2025. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

JH RW

INITIALS OF SELLER(S):

JS

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