

Eastern Ontario Outaouais Regional Council
Meeting of the Executive
Thursday, June 5, 2025 – 9 AM

Living Call Statement of the Regional Council

The Eastern Ontario Outaouais Regional Council seeks to support and strengthen the ministries of its Communities of Faith as well as the ministry of all God's people, staff and lay leadership within those communities.

As we seek to carry out this ministry, we will be intentional about how we fully include all in Christ's love and service. This means that in our work as a Regional Council we will actively seek equity for, and participation from, the full diversity of God's Creation; seeking racial justice, identifying and undermining colonialism, celebrating all sexual orientations, gender identities and expressions, valuing linguistic and cultural diversity, seeking to include all who face challenges with their mental and physical health or social and economic circumstances.

We will carry out our ministry with people in all seasons of life as we honour our relationship with Indigenous Peoples and nurture ecological justice. We will work to effectively and respectfully communicate with one another so that no one is left behind.

IN ATTENDANCE

Rev. Susan DeHaan	President
Susan Hutton, DLM	Past-President
Gayle Barks	Member
Rev. Nancy Best	Member, Indigenous Church Representative
Rev. Cindy Casey	President-Elect
Nancy Hazen	Member
Rev. Éric Hébert-Daly	Active Member, Executive Minister
Rev. Erin McIntyre	Member
Catherine Ryan	Member
Sue Smarkala	Member
Dana Ducette	Corresponding Member, Minister Youth and Young Adults
Joel Miller	Program Assistant to Executive Minister, Recording Secretary
Rev. Mary Royal-Duczek	Corresponding Member, Community of Faith and Network
	Support Minister, Minister, Youth and Young Adults
Rev. Whit Strong	Corresponding Member, Pastoral Relations Minister

REGRETS/ABSENT

Jim Allen	Member
Liz Church	Member
Micheline Montreuil, DM	Member
Rev. Ryan Kim	Member

This meeting of the Eastern Ontario Outaouais Regional Council (EOORC) Executive will deal with regular business, but will focus on the following key areas:

- Continuing to discern way forward regarding *Way Forward - Vision 2035*

Call to Order – Rev. Susan DeHaan, President calls the meeting to order at 9:08 AM.

“In the name of the Lord Jesus Christ, the only sovereign head of the Church, and by the authority of the Eastern Ontario Outaouais Regional Council of the United Church of Canada, I hereby declare this Executive meeting duly constituted and to be in session for conducting the business which will properly come before it.”

A Time of Prayer for Communities of Faith – Rev. Cindy Casey to lead prayers for the following: The Indigenous Church, the Regional Council, Woodroffe United Church, Carleton Memorial United Church, Pakenham United Church, Orleans United Church and Dominion-Chalmers United Church.

Prayer requests for Pastoral Charges in Eastern Ontario Outaouais Regional Council are being shared through the following website. <https://www.prayercycles.ca/easternontariooutaouais>

*A letter on behalf of the regional council goes out to the churches informing them that they are being prayed for. Cindy shared that she will be reaching out to communities of faith that are on the prayer roll, to learn about what some of their needs are and what prayers on their behalf can focus on.

Land Acknowledgement & Opening Devotions – Gayle Barks led the land acknowledgement and called all to live with respect on this land and live in peace and truth with First Peoples. Gayle opened devotions with a reading from Joyce Rupp's book entitled *Open the Door: A Journey to the True Self*, an excerpt from “The door to growth”. This reading was chosen as it was inspirational to the theme of the Church Vision 2035. This reading was followed by Gayle reading the Scripture Psalm 16:11 and then closed this time of devotion with prayer.

Circle time for sharing; moments closest to God – All are invited to share.

Appointment of an Equity Support Person for this Meeting

2025-06-05_001 MOTION (E. MacIntyre/C. Ryan) That the Eastern Ontario Outaouais Regional Council Executive appoints Sue Hutton, DLM, as Equity Support Person for this meeting. **CARRIED**

Minutes of May 8th 2025

2025-06-05_002 MOTION (S. Smarkala/N. Best) That the Eastern Ontario Outaouais Regional Council Executive accept the minutes of May 8, 2025 as circulated. **CARRIED**

Business Arising –

- a) **Video Presentation on Behalf of EOORC for Centennial Celebration on June in St. John's, NL** – Rev. Susan DeHaan shared the video presentation.

- b) **Way Forward – Vision 2035:**

- i) Vision Keepers Proposal –

- See *Vision Keepers Concept Paper* as **Appendix A**

- Rev. Eric Hebert-Daly highlighted details of the Vision Keepers concept. And invitation was extended to current Executive members to discern if they would like to form part of the Vision Keepers. This body is a recommending body; the Executive remains the decision-making body. It was suggested that the Regional Executive Minister be given the authority to put together the final list.

It was suggested that days for the Towards 2035 statistical projections to Church leadership take place on September 19th (suggested in Ottawa, ON area) and October 4th in (Suggested Smith Falls, ON).

In regards to the concept paper, Rev. Erin MacIntyre was invited to provide more precise language for the bullet about how decisions might be examined by the Vision Keepers; her suggestion: “...use their

knowledge to support the Regional Council's decision-making in ways that empower the health and growth of, as well as connection between, communities of faith in this Regional Council.”

- ii) Updating Executive Agenda Format – to be delegated to some analysis as part of the Vision Keepers.

Agenda

2025-06-05-003 MOTION (C. Casey/S. Smarkala) that the Eastern Ontario Outaouais Regional Council Executive accepts the agenda as amended:

1. Addition of *Vision Keepers Concept Paper* under Business arising a
2. Addition of *correspondence e and l*
3. Addition of *2025-06-02 Nominations List* under section 6
4. Addition of *Sale of St. Paul's United Church, Kenmore* under section 3b
 - also see *Agreement of Purchase and Sale.3302 York's Corners Road Ottawa*
 - also see *St Paul's Kenmore Licence*
5. Change in order of the agenda, reporting on preparations for the 100th centennial service to come earlier on the agenda.

CARRIED

Correspondence In

- a) May 6, 2025, copied on a letter to Frank Emanuel from Rev. Cathy Hamilton and Gary Tompkins, Co-Chairs, Quebec and East Ontario Candidacy Board, re readiness for ordination interview (*for information*);
- b) May 21, 2025, Ariel Troster, responding to correspondence from Rev. Eric Hebert-Daly, Executive Minister, dated May 16th, re bubble zone (safe spaces for 2SLGBTQA+) (*for information*);
- c) May 28, 2025, Rev. Dr. A H Harry Oussoren, Justice for Palestine Network, re letter in English & French to M Blair calling the Church to faithful action re Palestine (*for information*) – also see reference letter *Ltr finale to MBlair english & French*;
- d) May 29, 2025, Susan Jackson, Information and Statistics Coordinator, re Pastoral Charges that have not yet submitted their 2024 Statistical Forms-PLS submit your 2024 Forms by June 23, 2025 (*for information*);
- e) May 31, 2025, Rev. Ryan Kim, responding to letter of May 30th from Rev. Eric Hebert-Daly, Executive Minister, re checking in (*for information*).

Correspondence out

- f) May 16, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Ariel Troster, re re bubble zone (safe spaces for 2SLGBTQA+) (*for information*);
- g) May 27, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Reverend Marcel Damphousse, re invitation to delegation from the Archdiocese to attend the EOORC Centennial Celebration on June 15 (*for information*);
- h) May 27, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Reverend Thurd, re invitation to delegation from the Presbyterian Church to attend the EOORC Centennial Celebration on June 15 (*for information*);
- i) May 27, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Protopresbyter Maxym Lysack, re invitation to delegation from Christ the Saviour Orthodox Church to attend the EOORC Centennial Celebration on June 15 (*for information*);
- j) May 27, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Capital Region Interfaith Council, re invitation to attend the EOORC Centennial Celebration on June 15 (*for information*);

- k) May 27, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Reverend Shane Parker, re invitation to delegation from the Anglican Diocese to attend the EOORC Centennial Celebration on June 15 (*for information*);
- l) May 30, 2025, Rev. Eric Hebert-Daly, Executive Minister, to Rev. Ryan Kim, re checking in (*for information*).

Business

1. Finance – Rev. Cindy Casey

2025-06-05-004 MOTION (C. Casey/S. Hutton) The Eastern Ontario Outaouais Regional Council Executive establish a policy where the Regional Executive Minister is delegated authority to approve expenses for emergent matters not included in the established budget as long as the expenditure is less than \$10,000 and the total of such emergent expenses in a given year does not cumulatively exceed 5% of the total annual budget. Any expenses over \$10,000 require Executive approval, as does exceeding the cumulative annual amount of 5% of the total annual budget. **CARRIED**

- 2. **Pastoral Relations Commission (PRC)** – Rev. Whit Strong shared that the next meeting of PRC is June 17, 2025. Whit is aware that there are a few Calls/Appointments to be made. The question was raised about finding pulpit supply over the summer – the PRC have a list of potential pulpit supply. Gayle Barks shared a model that her church is using, which covers people when they are away on vacation; the model has worked well. The resource *Gatherings* have preprepared bulletins available for use. The following link was also shared: Together We Worship! <https://www.togetherweworship.ca>. It was suggested that a workshop be prepared for lay worship leadership training (beyond LLWL training, for folks to lead within their congregation).

3. Future Through Property Leadership Team –

a) Sale of Zion United Church, Douglas, ON

The congregations of Zion UC and Cobden UC have decided to amalgamate. Prior to the amalgamation taking place, the Trustees of Zion intend to sell their property in Douglas. The church property consists of the Church building and the Church Hall, both on the same lot.

The Congregation has obtained a recommendation from a local realtor to list the property for sale at a price of \$249,900. The proceeds of the sale will go into the amalgamated congregation. They plan to create a new name for the new congregation.

2025-06-05-005 MOTION (S. Smarkala/C. Ryan) The Eastern Ontario Outaouais Regional Council Executive concur with eh recommendation of the Future Through Property Leadership Team to authorise the Trustees of Zion United Church, Douglas, Ontario to list the church property (church building and church hall) for sale at a list price of \$249,900. The property will be listed with the conditions of sale on an "as is, where is" basis, and that the parties will leave 5 business days in order to allow the Executive to approve the final agreement of purchase to be signed by the Trustees. **CARRIED**

b) Sale of St. Paul's United Church, Kenmore, Ontario

- See *Agreement of Purchase and Sale (St. Paul's United Church)* as **Appendix B**

- See *St. Paul's Kenmore Licence Agreement with All Seasons Weddings Limited* as **Appendix C**

2025-06-05-006 MOTION (S. Smarkala/N. Best) The Eastern Ontario Outaouais Regional Council Executive concur with the recommendation of the Future Through Property Leadership Team to:

1. authorise the Trustees of St. Paul's United Church, Kenmore ON to sign an Agreement of Purchase to sell the church property located at 3302 York's Corners Road, Ottawa to All Seasons Weddings Limited. The sale price agreed to is \$80,000.
2. authorise the Trustees of St Paul's United Church, Kenmore to sign a licence agreement (see below as part of this motion) with All Seasons Weddings Ltd which will permit the congregation to continue to use the church property for worship and other congregational purposes. The Licence agreement will have a term of 5 years, and no licence fee will be payable by the Trustees of St Paul's United Church.

The date for final signature of the purchase agreement by the Trustees is June 19, 2025. The date of closing of the sale is June 27, 2025. The sale is conditional on the buyer carrying out a septic and well inspection by June 19, 2025.

Licence Agreement

The seller and the Trustees have agreed that the congregation of St Paul's United Church may continue to use the premises of the church for worship and other congregational activities under a licence to use the building for a term of 5 years. The parties have agreed that no licence fee will be charged to the Trustees by the owner of the property. The Trustees agree to maintain third party insurance on the property to cover the use of the property by the congregation. the parties agree to cooperate in sharing the premises of the church property as and when needed by each party.

CARRIED

*There was a reminder, when selling church buildings to make sure the church is fully emptied of any United Church memorabilia – give to the closest United Church – do not leave in the Church!; state that these items will be removed prior to sale to avoid any legal complications about what is considered 'part' of sale. It was recommended to forward bring these concerns to Future Through Property Leadership Team.

4. General Meeting/Education Event Planning Leadership Team

a) Save the Date!

- June 14-15, 2025, Annual General Meeting/Centennial Celebration, Spring, EY Centre
- (September 19th, at Southminster United Church Celebration of Ministry

2025-06-05-007 MOTION (E. McIntyre/C. Ryan) The Eastern Ontario Outaouais Regional Council Executive agree that a Celebration of Ministries Service take place on September 19th 2025 at 7pm, at Southminster United Church (15 Aylmer Avenue, Ottawa, Ontario, K1S 3X1). **CARRIED**

b) Proposed General Meeting Dates (2026-27) – Rev. Eric Hebert-Daly

*Already decided

June 14th - 15th, 2025

AGM and Centennial Celebration

EY Centre, Ottawa, ON

November 1st, 2025

Sub-regional gatherings across the region (locations to be determined)

2025-06-05-008 MOTION (E. McIntyre/N. Hazen) The Eastern Ontario Outaouais Regional Council Executive agree to the following dates for meetings of the regional council (locations to be determined):

March 7th, 2026

Online Winter Educational Event

May 29th, 30th, 2026

AGM

St. John's United Church, Kemptville

October 31st, 2026

Fall Meeting

Sub-regional (if it was successful in 2025), or Knox St. Paul's, Cornwall if sub-regional was not taking place

March 6th, 2027

Online Winter Educational Event

June 4th, 5th, 2027

AGM

Kanata or Glen Cairn United Church, Kanata

October 30th

Fall Meeting

Sub-regional (if it was successful in 2025), or Pembroke area

CARRIED

- c) **Centennial Anniversary (EY Centre)** – Rev. Cindy Casey reported that 1300 people have registered for the centennial service, 200 people in the Choir, lots of children to be in attendance. Registration for this event is not compulsory, was intended to help with planning. Cindy made a request for medical specialists to contact Cathy Ryan. Moreover, Cathy Ryan was thanked for her contributions to the planning.
 - d) **AGM 2025 Agenda Planning** – Sue Hutton, DLM, shared that the agenda is finalized, there are 129 registered to be in person, 31 registered to participate online (Zoom). The question was raised about the potential new business. Brings into question what the deadline for new business is (and how to be clear going forward with future meetings). For this time around, it was suggested that if any new business is not urgent, that it comes to the Executive.
 - e) **Celebration of Ministry (September 19th, Southminster United Church, 7 pm)** – Rev. Eric Hebert-Daly shared that location and date has been finalized. Currently, one candidate is ready for ordination.
 - f) **Fall Sub-Regional Gatherings (November 1st)** – Rev. Susan DeHaan shared that locations are still being determined. Draft agenda preparations will begin after the AGM next week. It is the hope that these sub-regional gatherings will be appreciated and continue in the years to come.
5. **Indigenous Ministries Report** – Rev. Nancy Best shared that there hasn't been much progress with reinstating the Indigenous Church. It has been very slow. The Elders are meeting every couple of weeks. It was shared that Maureen Scott Kabwe was recognized as a Diaconal Minister a couple weeks ago in

Kahnawake, QC. Folks were asked to pray each evening at 8 pm Eastern for folks in the Prairies being affected by wildfires.

6. **Nominations** – Sue Hutton, DLM shared details about the Nominations list, and there are a few more updates to be made. There remain a few vacancies on Leadership Teams. The intention was to create geographical diversity, but currently, expressions of interest are not reflecting the diversity as was hoped for.
 - See 2025-06-02 *Nominations List* as **Appendix D**

New Business

- a) **Keeping in Touch Leadership Team** – Rev. Mary Royal-Duczek shared the there are currently 10 volunteers that have come forward. The hope is that more volunteers come from the eastern part of the regional council. Mary shared some of the work that is already being done (providing clarification/information for upcoming events). The team is working well, and as envisioned.
- b) **Next Executive Meeting in person in Chalk River, ON?** – Rev. Susan DeHaan shared that Chalk River has invited to Executive to meeting in person at its Church. The date and time still needs to be confirmed.
- c) **Executive Meeting 2025-26** – a poll will go out a week following the AGM to existing and incoming member for possible future date of Executive meetings (preferably not Monday or Tuesday; Thursday 9 am seems to be preferred).

Report from the Equity Support Person – Sue Hutton, DLM, shared the results of Equity Scorecard from East Central Ontario Regional Council. Self-identification needs more intention.

Equity Support Person for next Meeting – Rev. Cindy Casey

Closing Prayer – Rev. Susan DeHaan closed the meeting in prayer. Particular thanks were extended to outgoing member of the Executive: Jim Allen, Gayle Barks, Rev. Ryan Kim and Micheline Montreuil, Diaconal Minister. Prayers were also offered for those being affected by wildfires in the Prairies.

Conclusion

The Chair declares that all the business having come before this meeting of the Executive has been duly dealt with, and that the meeting is concluded at 11:38 am.

Next meeting date:

- Thursday, September , 2025 (in person, Chalk River, ON (10 am – 3 pm)?

Rev. Susan DeHaan, President

Rev. Eric Hebert-Daly, Executive Minister

EOORC Executive Duty Roster

	Opening Devotions / Land Acknowledgement	Equity Monitor	Closing Prayer
<i>Summer September 2025</i>	Susan DeHaan	Rev. Cindy Casey	Sue Hutton

Appendices

Appendix A	Vision Keepers Concept Paper	Pages 9-10
Appendix B	Agreement of Purchase and Sale (St. Paul's United Church)	Pages 11-18
Appendix C	St. Paul's Kenmore License Agreement with All Seasons Weddings Limited	Pages 19-21
Appendix D	2025-06-02 Nominations List	Pages 22-24

Appendix A

Vision Keepers

The Vision Keepers are an informal advisory team that help the regional council to see the wider picture and ensure that we don't lose sight of the future we are working towards. It is a data-informed team that is always seeing the broader picture. It is the change-agent that is working to shift and shape the culture of ministry with an eye to its future.

Mandate:

- Work with the statistical data (congregational statistics, Statistics Canada and Environics psychographic data) provided and mapped by the General Council, analyse it, assess it, contribute to it and understand it deeply.
- Uses the data to identify ministry trends in the region and proposes pathways on how we might best support them.
- use their knowledge to support the Regional Council's decision-making in ways that empower the health and growth of, as well as connection between, communities of faith in this Regional Council and to ensure that decisions are not made in isolation of each other nor of the desired future.
- Evaluate and evolve the strategic plan for the region in line with the information at its disposal and with the desired future (to be approved by the end of 2025).
- Recommend agenda items that require deeper discernment by the decision-makers of the regional council.
- Shaping and shifting culture through recommending educational and engagement opportunities for appropriate audiences (congregational lay leaders, ministry personnel, leadership teams).

Timeline: This team will remain in place as the region lives into this new way of functioning. The goal (loosely held and evolutive) is for the governing body of the regional council to increasingly take on this role as it minimizes its focus on 'ordinary' business. It will be evaluated on an annual basis, 60 days prior to each AGM, to assess its continued service.

Orientation and Training: This team will get training and orientation to the task and the tools of this mandate.

A draft "Desired Future": (for initial discussion)

- A church that is geographically within reasonable distance for the population of our region but recognizes that not all ministries will continue (or continue in the form they are currently in)
- A church that is multigenerational and meets the needs of people at all stages of life but does not do that solely through Sunday School programming.
- A church that provides a diversity of ministry offerings throughout the region that extends beyond regular Sunday worship but does not expect all congregations to offer the full range.
- A church that reflects the linguistic and cultural diversity of our population both in culturally-specific communities of faith as well as within dominant-culture communities where the local population would suggest it.
- A regional council that can support and intervene in ways that are appropriate and efficient.
- Communities of faith that are connected to one another, collaborative and not isolated from the wider church.

- Communities of faith that have a minimum number of members and adherents (#), or are changing their model of ministry to suit a smaller community (chaplaincy-style ministry/online or house church)
- Communities of faith that are resilient and able to sustain themselves beyond a single crisis (financial and volunteer stewardship)

What this could mean:

- Is disbanding or amalgamating a faithful response to the situation for some communities of faith? And if so, what kind of legacy might they want to leave?
- Where there are gaps in certain types of ministries, are there communities of faith that could be interested in support to effectively offer those? (training, seed money, mentorship)
- Properties might be held rather than sold in places where new ministry might be possible or desired.
- Ministry personnel with particular gifts might be encouraged to consider serving in places where those gifts are most needed.
- Continued conversations about collaborative ministry models and possible efficiencies between communities of faith.
- Supporting ministry personnel through small group connection, new skills development (what we didn't teach you in seminary but could be useful to you now), retreats and events.

Appendix B

OREA Ontario Real Estate Association
Form 500
for use in the Province of Ontario

Agreement of Purchase and Sale Commercial

If you use more than 1 Schedule page,
change the total page # to include it.

This Agreement of Purchase and Sale dated this 26th day of May, 2025

BUYER: All Seasons Weddings Ltd.
(Full legal names of all Buyers), agrees to purchase from

SELLER: The Trustees For St. Paul's United Church
(Full legal names of all Sellers), the following

REAL PROPERTY:

Address 3302 York's Corners Road, Ottawa

fronting on the side of

in the City of Ottawa

and having a frontage of more or less by a depth of more or less

and legally described as PT LT 1 W/S MAIN ST PL156 BEING PART 1 ON 4R35010 AND PT LT 29 CON 9

OSGOODE BEING PART 2 ON 4R35010; S/T OS16711; CITY OF OTTAWA (the "property")
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: Dollars (CDN\$) 80,000.00

Eighty Thousand Dollars

DEPOSIT: Buyer submits N/A
(Herewith/Upon Acceptance/as otherwise described in this Agreement)

N/A Dollars (CDN\$) N/A

by negotiable cheque payable to... N/A "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 Buyer until 5:00p.m. on
(Seller/Buyer) (a.m./p.m.)
the 19th day of June, 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 27th day of June, 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):

INITIALS OF SELLER(S):



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Form 500 Revised 2024 Page 1 of 7

This form is licensed for use by DEANNE ELAINE FOWLER only.

- 3. NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices where the Brokerage represents both the Seller and the Buyer (multiple representation) or where the Buyer or the Seller is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: **613-440-7401**
.....
(For delivery of Documents to Seller)

Email Address: **jscorgie@tlclegal.ca**
.....
(For delivery of Documents to Seller)

FAX No.: **613-825-5101**
.....
(For delivery of Documents to Buyer)

Email Address: **Daniel@allseasonsweddings.com**
.....
(For delivery of Documents to Buyer)

4. CHATTELS INCLUDED:

Sound system, pews

Unless otherwise stated in this Agreement or any Schedule hereto, Seller agrees to convey all fixtures and chattels included in the Purchase Price free from all liens, encumbrances or claims affecting the said fixtures and chattels.

5. FIXTURES EXCLUDED:

None.

6. RENTAL ITEMS (Including Lease, Lease to Own): The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable:

None.

The Buyer agrees to co-operate and execute such documentation as may be required to facilitate such assumption.

- 7. HST: If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be in addition to the Purchase Price.** The Seller will not collect HST if the Buyer provides to the Seller a warranty that the Buyer is registered under the Excise Tax Act ("ETA"), together with a copy of the Buyer's ETA registration, a warranty that the Buyer shall self-assess and remit the HST payable and file the prescribed form and shall indemnify the Seller in respect of any HST payable. The foregoing warranties shall not merge but shall survive the completion of the transaction. If the sale of the property is not subject to HST, Seller agrees to certify on or before closing, that the transaction is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

INITIALS OF BUYER(S):

.....

INITIALS OF SELLER(S):

.....



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8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 24th day of June, 2025, (Requisition Date) to examine the title to the property at his own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy himself that there

are no outstanding work orders or deficiency notices affecting the property, that its present use (village mixed use) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

9. **FUTURE USE:** Seller and Buyer agree that there is no representation or warranty of any kind that the future intended use of the property by Buyer is or will be lawful except as may be specifically provided for in this Agreement.

10. **TITLE:** Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telecommunication services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telecommunication lines, cable television lines or other services which do not materially affect the use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Seller and which Seller is unable or unwilling to remove, remedy or satisfy or obtain insurance save and except against risk of fire (Title Insurance) in favour of the Buyer and any mortgagee, (with all related costs at the expense of the Seller), and which Buyer will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Seller, Listing Brokerage and Co-operating Brokerage shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Buyer shall be conclusively deemed to have accepted Seller's title to the property.

11. **CLOSING ARRANGEMENTS:** Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter L4 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Seller and Buyer irrevocably instruct the said lawyers to be bound by the document registration agreement which is recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of Requisite Deliveries shall occur by the delivery of the Requisite Deliveries of each party to the office of the lawyer for the other party or such other location agreeable to both lawyers.

12. **DOCUMENTS AND DISCHARGE:** Buyer shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Seller. If requested by Buyer, Seller will deliver any sketch or survey of the property within Seller's control to Buyer as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Buyer on completion, is not available in registrable form on completion, Buyer agrees to accept Seller's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same, or cause same to be registered, on title within a reasonable period of time after completion, provided that on or before completion Seller shall provide to Buyer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, and, where a real-time electronic cleared funds transfer system is not being used, a direction executed by Seller directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. **INSPECTION:** Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller.

14. **INSURANCE:** All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Seller. Pending completion, Seller shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Buyer may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Seller is taking back a Charge/Mortgage, or Buyer is assuming a Charge/Mortgage, Buyer shall supply Seller with reasonable evidence of adequate insurance to protect Seller's or other mortgagee's interest on completion.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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- 15. PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at his expense to obtain any necessary consent by completion.
- 16. DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O.1990.
- 17. RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada;
(b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.
- 18. ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.
- 19. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.
- 20. PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 21. TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the *Canadian Payments Act (R.S.C., 1985, c. C-21)*, as amended from time to time.
- 22. FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Seller has executed the consent hereinafter provided.
- 23. UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing urea formaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains urea formaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.
- 24. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice, and that it has been recommended that the parties obtain independent professional advice prior to signing this document.
- 25. CONSUMER REPORTS:** The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 26. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.
- 27. ELECTRONIC SIGNATURES:** The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time with respect to this Agreement and any other documents respecting this transaction.
- 28. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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The United Church of Canada
L'Église Unie du Canada

Eastern Ontario Outaouais Regional Council
Meeting of the Executive

June 5, 2025
Zoom Teleconferencing

29. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.
SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness)	..... (Buyer/Authorized Signing Officer)	..... (Seal)	..... (Date)
..... (Witness)	..... (Buyer/Authorized Signing Officer)	..... (Seal)	..... (Date)

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness)	..... (Seller/Authorized Signing Officer)	..... (Seal)	..... (Date)
..... (Witness)	..... (Seller/Authorized Signing Officer)	..... (Seal)	..... (Date)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

..... (Witness) (Spouse) (Seal) (Date)
--------------------	-------------------	-----------------	-----------------

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at this day of....., 20.....
(a.m./p.m.)

(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)

Listing Brokerage .....	..... (Tel. No.)
..... (Salesperson/Broker/Broker of Record Name)	
Co-op/Buyer Brokerage .....	..... (Tel. No.)
..... (Salesperson/Broker/Broker of Record Name)	

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

..... (Seller)	..... (Date)	..... (Buyer)	..... (Date)
..... (Seller)	..... (Date)	..... (Buyer)	..... (Date)
Address for Service		Address for Service	
..... (Tel. No.)		..... (Tel. No.)	
Seller's Lawyer Jordan Scorgie - TLC Legal		Buyer's Lawyer Colin Diamond - BHM Lawyers	
Address 240 Kennevale Drive, Suite 102, Ottawa, ON K2J 6B6		Address 1581 Greenbank Road, Ottawa, ON K2J 4Y6	
Email jscorgie@tlclegal.ca		Email cdiamond@bhmlaw.ca	
613 440-7400	613 440-7401	613 825-4585	613 825-5101
(Tel. No.)	(Fax. No.)	(Tel. No.)	(Fax. No.)

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement of Purchase and Sale. Acknowledged by:

.....
(Authorized to bind the Listing Brokerage)

.....
(Authorized to bind the Co-operating Brokerage)

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**Form 500**

for use in the Province of Ontario

Schedule A**Agreement of Purchase and Sale – Commercial**

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: All Seasons Weddings Ltd., and**SELLER:** The Trustees For St. Paul's United Church

for the purchase and sale of 3302 York's Corners Road, Ottawa

..... dated the 26th day of May, 2025

Buyer agrees to pay the balance as follows:

The Buyers agree to pay the balance of the Purchase Price, subject to adjustments, to the Sellers on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the Canadian Payments Act (R.S.C., 1985, c. C-21) as amended from time to time.

The Seller represents and warrants that the chattels and fixtures and all electric system, plumbing system, heating and cooling system as included in this Agreement of Purchase and Sale will be free from all liens and encumbrances on completion. The Parties agree that this representation and warranty shall survive and not merge on completion of this transaction, but apply only to the state of the property at completion of this transaction.

This Offer is conditional upon a septic and well inspection of the subject property by an inspector at the Buyer's own expense and the obtaining of a report satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 8 p.m. on June 19th, 2025, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. The Seller agrees to co-operate in providing access to the property for the purpose of this inspection. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

This Offer is conditional upon the Seller entering into a License Agreement with the Buyer which will provide the Seller with use of the subject property for a period of five (5) years following closing free of charge, subject to the terms and conditions as set out in the License Agreement.

The Seller represents and warrants that this transaction is in compliance with the United Church of Canada Act, 2019 S.O. 2019, c. Pr5, and any other legislation governing the Seller's organization. The Seller represents and warrants that all consents required to complete the transaction have been secured. The Parties agree that these representations and warranties shall survive and not merge on completion of this transaction.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Form 500

for use in the Province of Ontario

Schedule A

Agreement of Purchase and Sale – Commercial

The Buyer shall have the right to visit the property two (2) further times after the removal of all conditions, provided that 24 hour written notice is given before each visit to the Seller. The Seller agrees to provide access to the property for the purpose of these visits.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

The Parties agree that this Agreement is being made without a Brokerage and a private sale with no commission. If any Buyer or Seller has signed an Agency Agreement or anything similar, then that person shall be solely responsible to pay in full for any cost whatsoever and save harmless anyone else that is party to this Agreement.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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**Form 500**

for use in the Province of Ontario

Schedule A**Agreement of Purchase and Sale – Commercial**

The Buyer shall have the right to visit the property two (2) further times after the removal of all conditions, provided that 24 hour written notice is given before each visit to the Seller. The Seller agrees to provide access to the property for the purpose of these visits.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

The Parties agree that this Agreement is being made without a Brokerage and a private sale with no commission. If any Buyer or Seller has signed an Agency Agreement or anything similar, then that person shall be solely responsible to pay in full for any cost whatsoever and save harmless anyone else that is party to this Agreement.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Appendix C

THIS AGREEMENT made as of the ____ day of June, 2025

BETWEEN:

All Seasons Weddings Ltd.

(the "Licensor")

AND

The Trustees for St. Paul's United Church

(the "Licensee")

WHEREAS:

1. The Licensor has agreed to purchase from the Licensee the property municipality known as 3302 York's Corners Road, Con 9 Pt Lot 28, City of Ottawa (the "Building") with a closing date of ____, 2025 (the "Closing Date"); and
2. Following the Closing Date the Licensor has agreed to grant the Licensee a short-term licence to use the Building for the purposes of Sunday worship services, Sunday School, weddings, baptisms, funerals, official board meetings, congregational meetings, church socials and fellowship nights, for members of the congregation of the Licensee only on the terms and conditions contained herein.

NOW THEREFORE this agreement (the "Agreement") witnesses that in consideration of the premises and the obligations herein expressed and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) the Licensor and Licensee hereby agree as follows:

1. Licence

- (1) The Licensor hereby grants to the Licensee a licence to use the Building solely for the purpose described in section 1.(2) for a term (the "Term") of 5 years from ____, 2025 to ____, 2025, on the terms and conditions contained herein and subject to the early termination right herein provided. At or prior to the end of the Term, it is further understood that the parties may agree to extend this agreement for an additional term on terms and conditions acceptable to them.
- (2) The Licensee shall be permitted to use the Building for the purposes of Sunday worship services, Sunday School, weddings, baptisms, funerals, official board meetings, congregational meetings, church socials, fellowship nights for members of the congregation of the Licensee only. The Licensee shall not use the Building for any other purpose without first obtaining the Licensor's prior written consent, which the Licensor shall not unreasonably withhold. On the first day of every month the Licensee shall provide the Licensor with a schedule of events for that month. If the Licensor requires the Building for its own purposes on a date that the Licensee wishes to use the Building, the Licensor shall have the primary right to use the Building and, if the Licensor's other premises municipally known as 3249 York's Corners Road, Ottawa, is available the Licensee shall be permitted to use that premises for the purposes of holding their event.
- (3) Notwithstanding anything else contained in this Agreement, the Licensor may terminate this Agreement at any time on not less than one hundred and eighty (180) days notice to the Licensee.
- (4) The Licensee accepts the Building in an "as is" condition.
- (5) The Licensee shall be permitted to store its organ and supplies in the Building in an area agreed to by the parties, acting reasonably.
- (6) If the pews are removed by the Licensor chairs will be made available for use by the Licensee. (7) At the end of the Term, or upon earlier termination of this Agreement, the Licensee shall be permitted to remove their organ, provided the Licensee repairs all damage as a result of its removal at their sole cost and expense and to the satisfaction of the Licensor in its sole and absolute discretion.

2. Licence Fee

- (1) The Licensee covenants and agrees with the Licensor that no fee will be charged for the use of the Building.

3. Licensee's Covenants

(1) The Licensee covenants and agrees with the Licensor as follows:

- (a)** that it assumes all risk of loss, injury or damage which may occur to its employees, volunteers, invitees, guests, subcontractors and others for whom it is in law responsible at any time and/or its equipment and other personal property while at the Building or in connection with the Licensee's use of the Building;
- (b)** to be solely responsible and answerable in damages for all acts or omissions due to or caused by the Licensee or its employees, volunteers, invitees, guests, subcontractors, and others for whom it is in law responsible at any time while the Licensee is in occupation of the Building, and to indemnify the Licensor, its employees, agents and anyone for whom the Licensor is at law responsible, from any claims and losses arising from or in connection with such acts or omissions and to indemnify the Licensor from all claims, costs and liabilities arising from the granting of the licence and rights herein;
- (c)** to maintain, during the entire Term, comprehensive public liability and property damage insurance for an amount not less than two million dollars (\$2,000,000) per occurrence. All policies shall name the Licensor as an additional insured and shall contain a provision requiring that at least thirty (30) days' written notice be given to the Licensor prior to cancellation or expiry. The Licensee shall provide the Licensor, prior to taking possession of the Building and thereafter on demand, with proof of such insurance;
- (d)** to use the Building and all equipment and fixtures therein including, without limiting the generality of the foregoing, any heating, ventilating or air-conditioning system, only in connection with the permitted use herein and to use and operate the Building as a careful owner would do, and to perform such cleaning as reasonably required;
- (e)** to obtain any necessary approvals and permits in respect of its use of the Building;
- (f)** not to assign or transfer this Agreement or in any way part with or share possession of the Building;
- (g)** not to undertake any improvement, alterations or work to the Building of any nature; and
- (h)** upon the termination of this Agreement, to give the Licensor vacant possession of the Building in the condition in which it was provided, subject only to reasonable wear and tear.

(2) In the event the Licensee: (a) fails or refuses to comply with the orders or requests of the Licensor or its managers; (b) permits any conduct or act which in the opinion of the Licensor is improper, or renders it inadvisable that the Licensee should be allowed to continue carrying on business under this Agreement; or (c) fails to comply with the terms and conditions herein, the Licensor may forthwith terminate this Agreement and take possession of the Building and, at the cost of the Licensee, remove it and all property therefrom, by force if necessary, and the Licensor shall not, nor shall the manager nor any of its officers, servants or agents, be liable in damages or otherwise by reason of such termination or removal.

4. Licensor's Rights

- (1)** The Licensor shall have the right, at any time and from time to time to enter into the Building to undertake any work or alterations to the Building, provided that any such work does not materially interfere with the ability of the Licensee to use the Building for its intended purpose.
- (2)** The Licensor shall have the right to enter into the Building at all times for any purpose whatsoever, including, but not limited to showing the Building to prospective purchasers, lenders, tenants, licensees or other occupants and shall have the right to place upon or near the Building a "FOR LEASE" or "FOR SALE" or similar sign.

5. Notices

(1) Any notices required or permitted to be provided hereunder shall be in writing and shall be deemed to have been received five (5) business days after the post-marked date thereof if sent by registered mail, the next business day following transmission if sent by fax, or at the time of delivery if hand-delivered (including prepaid courier), and shall be addressed as follows:

To the Licensee:

To the Licensor: 3249 Yorks
Corner Road, Kenmore, ON,
K0A 2P0

- (2) Either the Licensee or the Licensor may change its address by notice in writing to the other.

6. Miscellaneous

- (1) This Agreement and any Schedules hereto contain the entire understanding between the parties relating to the subject matter hereof. No amendment to this Agreement shall be valid unless in writing and signed by each of the parties hereto.
- (2) Every provision of this Agreement is intended to be severable. If all or any part of any term or provision hereof is illegal, invalid or unenforceable for any reason, such illegality, invalidity or unenforceability shall not affect the validity or enforceability of the remainder of this Agreement.
- (3) No omission or delay by either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of such right, power or privilege preclude any other or further exercise thereof or of any other right, power or privilege. The rights and remedies herein provided are cumulative with and not exclusive of any rights or remedies provided by the law.
- (4) The Licensor and the Licensee acknowledge and agree that the relationship between them is solely that of independent contractors, and nothing herein shall be construed to constitute the parties as employer/employee, partners, joint venturers, co-owners, or otherwise as participants in a joint or common undertaking. Neither party, nor its employees, agents or representatives shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other.
- (5) This Agreement shall enure to the benefit of and be binding upon each of the parties hereto and their respective successors and permitted assigns.
- (6) This Agreement shall be construed in accordance with and governed by the laws of the Province of Ontario.
- (7) The Licensee agrees that it shall not register this Agreement or any notice or reference in respect of this Agreement against the title to the Building.
- (8) This Agreement may be executed and delivered in counterparts and by facsimile transmission or email PDF form and the parties hereto may rely upon all such signatures as though they were original signatures.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

LICENSOR:

ALL SEASONS WEDDINGS LTD.

By: _____

Name: Daniel Hegarty

Title: General Manager/Secretary

I have authority to bind the corporation.

LICENSEE:

THE TRUSTEES FOR ST. PAUL'S UNITED CHURCH

By: _____

Name:

Title:

I have authority to bind the corporation.

Appendix D

Nominations List as of June 2, 2025**EOORC Executive**

(L) – Lay member; (MP) Ministry Personnel

1. President – Susan DeHaan (MP) (2026)
2. Past-President – Sue Hutton (MP) (2026)
3. President-Elect – Rev. Cindy Casey (MP)
4. Indigenous Community Representation – Rev. Nancy Best (MP)

Members at large:

5. Cathy Ryan (L) (2026) second term
6. Rev. Erin McIntyre (MP) (2026) first term
7. Liz Church (L) (2027) second term
8. Nancy Hazen (L) (2025) first term
9. Sue Smarkala (L) (2027) First term
10. [David Debenham \(L\)](#)
11. [Frank Emanuel \(Candidate\)](#)
12. [Julee Pauling \(Candidate\)](#)
13. [Rousseau Whiteley \(Youth\)](#)

Full member: Rev. Éric Hébert-Daly (Regional Council Executive Minister)

Corresponding Members: Joel Miller (Assistant to RCEM and Secretary of Region), Rev. Natalie Matkovsky (Communications, Administrative Assistant, Archivist), Dana Ducette (Youth), vacant (Visioning, Clusters & Networks), Rev. Whit Strong (Pastoral Relations), Rev. Caroline Penhale (Office of Vocation, Candidacy Pathways), Rev. Brian Cornelius (Treasurer), Nikki Nel (Camp Awesome Director), and [Rev. Mary Royal-Duczek \(Community of Faith & Network Support\)](#).

Leadership Teams

1. ***Nominations:*** [Sue Hutton, DLM, \(Chair\)](#), [Jim Allen](#), Rev. Susan DeHaan – as President, Rev. Takouhi Demirdjian-Petro, Bronwen Harman, Karen McLean, Rev. Michelle Robichaud, Paul Whiteley (Resource: Rev. Éric Hébert-Daly, Joel Miller) **2 vacancies (diversity in the Regions is missing)**
2. ***Pastoral Relations Commission:*** Wayne Harris (Chair), Jim Allen, [Rev. Elaine Beattie](#), Ina Bromley, [Rev. Teresa Burnett-Cole](#), Rev. Patsy Henry, Charlotte Hoy, Sharon MacDonald, Karen McLean (recording secretary), Micheline Montreuil, D.M., Rev. Blair Paterson, [Rev. Michelle Robichaud](#), Rev. Don Stiles, Linda Suddaby, and (Resource: Rev. Whit Strong)
3. ***Future Through Property Team:*** Phyllis MacRae (Chair), Jim Allen, [Charles Barrett](#), Ted Brett, Rev. Takouhi Demirdjian-Petro, [Rev. Andrew Love](#), [Sue Smarkala](#) (Resource: [Rev. Mary Royal-Duczek](#)) **2-4 vacancies preferably from Seaway Valley and Upper Valley**

4. **General Meetings/Educational Event Planning Team:** **vacant** (Chair), Gary McKay (Interim Chair), Rev. Susan DeHaan (President), Sue Hutton, DLM, (Past-President), Pat Mayberry, Karen McLean, David Patterson, - **6-8 vacancies (diversity to include youth leadership)**
5. **Church Extension Council:** Directors: David Debenham, Alan Gale, Don Reynolds, Mike Velichka; Members: Ted Brett, Catherine Grant, Judy Harms-Potter, Kevin Moratz, Linda Suddaby; EOORC Appointments: Brian Cornelius (Resource: Rev. Éric Hébert-Daly)
6. **Communications:** Rev. Takouhi Demirdjian-Petro, Lois Leroux, John McDougall, and David Patterson (Resource: Rev. Natalie Matkovsky)
7. **Finance:** Brian Cornelius (Treasurer), Rev. Cindy Casey, Bruce Jackson, Christine Kilburn, Joe Smarkala, Evered (Ev) Zytveld (Resource: Rev. Éric Hébert-Daly) - **1 vacancy**
8. **Licensed Lay Worship Leaders (LLWL):** Rev. Dr. Teresa Burnett-Cole, Terrie Chedore, DM, Rev. Georgina Fitzgerald, Sharon MacDonald, Julee Pauling, Cathy Ryan, Sharon Sanderson, and Paul Whiteley (Resource: Rev. Whit Strong) – **3 vacancies, 1 more LLWL and 2 Lay non-LLWL**
9. **Scrivens-Baillie:** Malcolm Collins (Chair) Ryan Babcock, Ken Brownness, Rev. Brian Cornelius, Larry Richardson, and Ev Zytveld (Resource: Rev. Éric Hébert-Daly) - **2 vacancies**
10. **Vision & Transformation:** Rev. Michelle Robichaud (Chair), Charles Barrett, Rev. Cindy Casey, Rev. Melany Cassidy-Wise, Christine Cross-Barkley, Phyllis MacRae, Rev. Sheryl McLeod, Janice Peron, Deb Poirier, and Rev. Laura Springate (Staff Resource: Rev. Mary Royal-Duczek)
11. **YAYA:** Rev. David Sherwin (Chair), Rev. Steve Clifton, Rev. Tiina Côté, Margaret Eddy, Rev. Heather McLurg-Murphy, Kevin Moratz, Janet Nield (DM), Cathy Ryan, Hazel Ward-Moreau, Rev. and (Resource: Dana Ducette)
12. **Equity Leadership Team:** Rev. Michelle Robichaud – **4 vacancies**
13. **Social Justice Network of Ontario Regional Councils:** Charles Barrett (Chair) (Resource: vacant)
14. **Stewardship:** Carolyn Ruda, Charlotte Hoy, Ray Lebeau, Nancy Hazen, Paul Sales and Carolle Dallas-Arbuckle and David Charles (Resource: Rev. Roger Janes)
15. **Representative to The Ottawa School of Theology and Spirituality:** Paul Whynacht
16. **Affirming Leadership Team:** vacant (Chair), Linda Stronski, Cathy Ryan, Bronwen Harman, Kim Baird, Rev. Michelle Robichaud, Rev. Ed Gratton and Roxanne Akhtar (Resource: Rev. Mary Royal-Duczek)
17. **Representatives to Multi-Faith Housing:** Sue Smarkala
18. **Spiritual Care Hospital Ministry Leadership Team:** Sandra Copeland (Chair), Jane Burgess, Doug Collins, Rev. Brian Copeland, Jeremy Geelen, Richard Johnston, and Margaret Joyce.
19. **Ministry Personnel Support Leadership Team:** Terrie Chedore DM, Rev Paul Dillman, Rev Lynne Gardiner, Rev Jenni Leslie, Rev Zacharia Mandara (Resource: Rev. Whitman Strong)
20. **100th Anniversary Service Planning Leadership Team:** Rev. Alwin Maben, David Patterson and Paul Whiteley
21. **Racial Justice:** Joëlle Morgan (Can.), Paul Whiteley (Resource: vacant)

* Expression of Interest forms are available on the Regional Council website:
<https://forms.office.com/pages/responsepage.aspx?id=qLUYz3gmEUCTEhXw9xV1dHSA6ou6zAhAsw6OK8tGLT1UMDISMTVZMkIDQ0M2UURLU0NJTFVVRIRJOS4u>

General Council 45 Commissioners

1. Name the following people to serve as Commissioners at General Council 45:

LAY (5)

Wayne Harris
David Patterson
Cathy Ryan
Sue Smarkala
Norma Wrightly

ORDER OF MINISTRY (6)

Cindy Casey
Dr. Kimberly Heath
Dr. Zacharia Mandara
Erin McIntyre
Michelle Robichaud
Kim Vidal

2. Name Laurick Mvetrayé Nguwuo' Petuenju' and Rousseau Whiteley Commissioners to General Council 45 representing youth.

3. Name following people as alternates to serve as Commissioners at General Council 45 (considered in the order they have received votes)

LAY

Cara Prest
Gayle Barks
Jamie Hill

MINISTRY PERSONNEL

Lorrie Lowes
Micheline Montreuil
Dr. Junior Smith
Don Anderson
Alwin Maben