



Villa Châteauneuf Foyer de charité

**Chronology of events as of
February 20, 2025**

July 24, 1911

Deed of gift from Eugène Dyer to the Sœurs de la Présentation (inter vivos trust):

“Shall forever be used, employed and enjoyed by the said donees and their successors, for the purpose of education, in both the English and French languages, in and at the said Village of Sutton.”

1970-1971

Potential buyer to build a hotel.

Negotiations between Foyer de charité and Fabrique église Saint-André.

February 26, 1971

George Dyer in notarial deed:

“Any change whatsoever concerning all the clauses and conditions mentioned in said deed of donation, without our written and express consent, will be considered null and illegal pursuant to law.”

July 26, 1971

Villa Châteauneuf Inc. acquires the property from the Sœurs de la Présentation de Marie de Sherbrooke, subject to compliance with the original donation clause.



Villa Châteauneuf
Foyer de charité

1971 to 2023

Mission of the Foyer de charité/Villa Châteauneuf:

“To found, organize, manage, promote charitable establishments or homes to accommodate persons wishing to find, develop or deepen an intense religious life, through closed spiritual retreats, through consultations with priests engaged in spiritual or religious direction, or through religious, charitable or other activities.”

November 2022

Mayor's meeting with Mrs. Lampron of Foyer de Charité.

June 27, 2023

Letter from Les Foyers de Charité announcing decision to close operations of Foyer de Sutton and proceed with the dissolution.

August 10, 2023

Letter of interest from the Mayor to members of the Governing Board of Villa Châteauneuf Inc.

Villa Châteauneuf
Foyer de charité

September 6, 2023

Resolution unanimously adopted for a land reserve.

September 13, 2023

Acknowledgement of receipt from Serge Poirier received by hand during a walk-in visit with the Mayor and the Director General.

September 14, 2023

Letter from Serge Poirier to the Mayor:

“Further to our meeting of an hour and a quarter concerning the status of Villa Châteauneuf, I hereby formally declare that Villa Châteauneuf Inc. is not interested in any sale, transfer or change of any kind involving the Town of Sutton.”

September 15, 2023

Mayor’s letter to Serge Poirier:

“I acknowledge receipt of your letter of September 14, 2023, hand-delivered to our offices.

Allow me to express my surprise at the tenor of your comments. During our face-to-face meeting on September 13, 2023, with Director General Pascal Smith, you, on your own initiative, listed the benefits that the Sutton community could derive, in the very short term, from the current infrastructure of the Foyer de Charité. In particular, you mentioned an early childhood centre and the rental of premises for several community groups.

You even asked us to send you a letter of interest to your personal address, the contact details of which you gave us.

Given your personal involvement in several community organizations and your position as a Municipal Councillor, I find it difficult to understand why you refuse to engage in an open and transparent dialogue with the Town’s fiduciary representatives. Sincerely ”

Villa Châteauneuf
Foyer de charité

September 30, 2023

Removal of the remaining members of the Sutton community from the Foyer de Charité.

November 14, 2023

Letter from Les Foyers de Charité requesting dissolution of Villa Châteauneuf Inc.

Refusal by Villa Châteauneuf.

November 15, 2023

Call from Louis Dandenault to Councillor Lynda Graham, who informs the administration and Council Members and proposes that all Council Members visit the property.

November 15, 2023

Meeting between the Mayor, the Director General and Sylvie Bourbonnière and Sonia Côté of Le Chaînon.

They inform us of the offer of donation of the entire property without counterparty consideration, and of their earnest desire to be accepted by the Sutton community and its representatives.

November 29, 2023

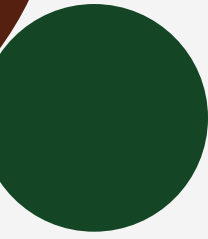
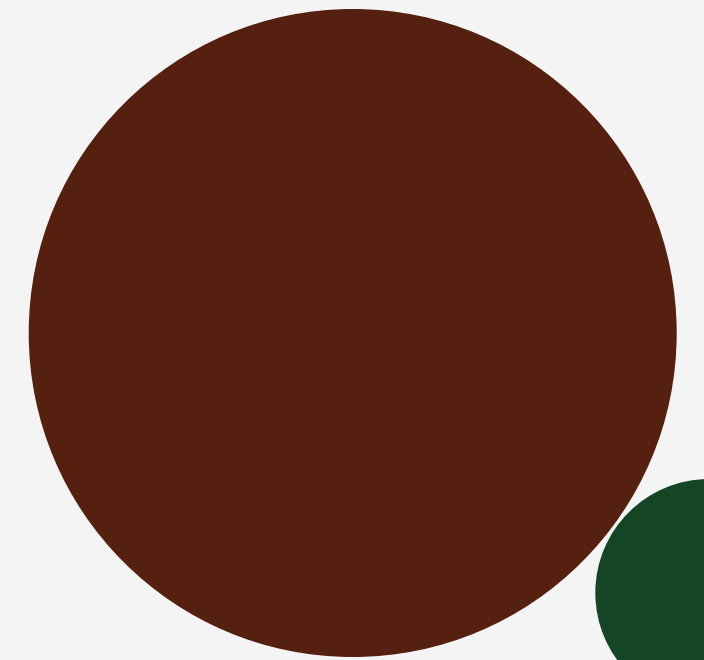
Letters from Les Foyers de Charité to the Mayor and to the President of Villa Châteauneuf, hoping that “all parties can come to an agreement for the greater benefit of the community!”



December 1, 2023

Refusal to meet the mayors.

“A letter of intent to donate has been signed for the L’association d’aide Le Chaînon.”



November 30, 2023

Proposal to meet with four former mayors (Winston Bresee, Peter Stastny, Pierre Pelland and Michel Lafrance) sent to Serge Poirier, Louis Dandenault and Roch Dandenault.

December 6, 2023

Press release and information leaflet sent by the Town to the public in support of a project to benefit the community.



Villa Châteauneuf
Foyer de charité

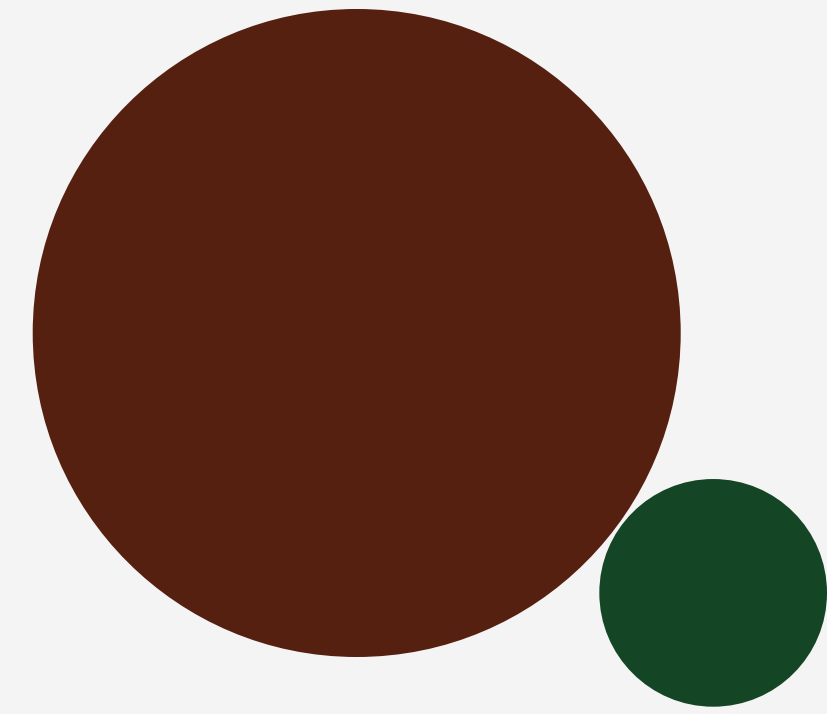
January 17, 2024

At the Municipal Council Meeting, Councillor Carole Lebel announced that she had visited the Villa property and met with representatives of the Chaînon.

February 7, 2024

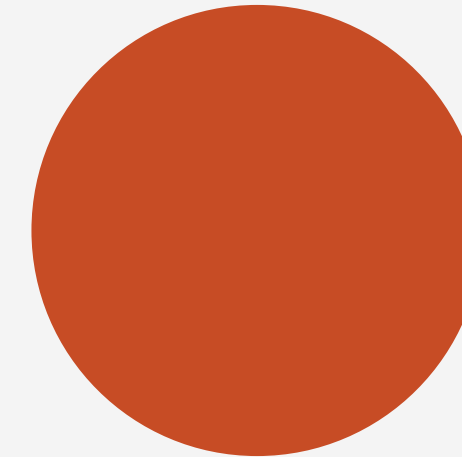
By-Law unanimously adopted authorizing territory-wide right of first refusal.

Town Council resolution for a notice of pre-emptive right approved by a majority vote.



January 23-30, 2024

Exchange of e-mails between the Director General and Victor Marchand to organize a tour of the premises, which was refused and never held, despite the fact that several people took part in guided tours by invitation.



May 29, 2024

Land reserve approved by order-in-council by the Members of Cabinet, recommended by the Minister of Municipal Affairs and Housing.



Villa Châteauneuf
Foyer de charité

May 8, 2024

Application for an occupancy permit for Maison La Passerelle.

July 9, 2024

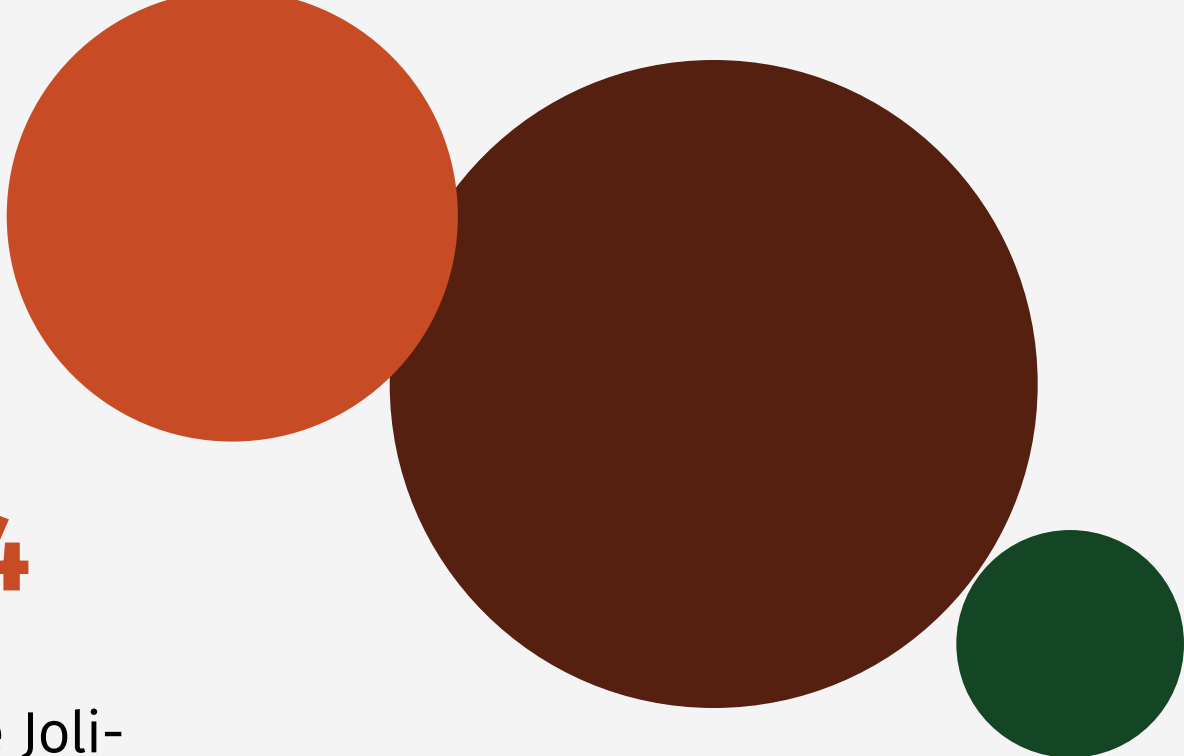
Letter from Les Foyers de Charité Foundation to the Town of Sutton to the effect that “the Governing Board is irregularly composed, that no decision taken by the Governing Board is valid and that, concretely, the statutes of the civil organization prevent you from renting the premises to another association without our agreement on the canonical level.”

August 14, 2024

Letter from Therrien Couture Joli-Cœur (TCJ) to the Town of Sutton on behalf of the Diocese of Saint-Hyacinthe concerning the legality of Villa Châteauneuf’s decisions.

August 15, 2024

Formal notice from TCJ to the Town of Sutton not to authorize the permit for Maison La Passerelle.



Villa Châteauneuf
Foyer de charité

August 20, 2024

Formal notice from Chabot Delorme Avocats on behalf of Villa Châteauneuf Inc. to the Town of Sutton to grant a permit of occupation to Maison La Passerelle.

August 15 and 21, 2024

Response from the Town of Sutton suggesting to Villa Châteauneuf, Maison La Passerelle, the Diocese of Saint-Hyacinthe and the representatives of the Eugène Dyer Trust that they work together to resolve the situation, and stating that the Town can accompany the parties in their efforts.

August 20, 2024

Maison La Passerelle and Villa Châteauneuf sign 3-year lease with an option to renew, donate and merge.

August 29, 2024

Letter from Chabot Delorme Avocats to the Town refuting the allegations made by the parties involved in the case.



September 10, 2024

Diocesan lawyers issue formal notice to Serge Poirier, Victor Marchand and Lucie Tousignant to cease all leasing of the building

October 3, 2024

In Superior Court, Villa Châteauneuf files an application to contest and strike off a notice of the imposition of a reserve for public purposes.

September 25, 2024

In Superior Court, Villa Châteauneuf files an application for a mandamus judicial review and for damage.



January 24, 2025

Act of voluntary aggressive intervention by the representatives of the Eugène Dyer Trust.



Villa Châteauneuf
Foyer de charité

January 28, 2025

Provisional judgment or the Superior Court:

Le Tribunal énonce les motifs de sa décision.

Le Tribunal est saisi ce matin d'une demande d'ordonnance de sauvegarde afin de demander d'ordonner à la défenderesse, la ville de Sutton, d'émettre en faveur de la demanderesse et de la mise en cause un permis d'occupation. La ville de Sutton s'en remet à la justice et le Tribunal a compris des représentations de la procureure de la ville que celle-ci n'a pas objection à émettre le permis. La Corporation Épiscopale a produit un acte d'intervention volontaire en novembre 2024. Le 12 décembre 2024, le juge Sébastien Pierre-Roy a référé le dossier au greffier spécial pour fixer une date d'audition sur le rôle contesté quant à l'intervention de la Corporation. Présentement, l'immeuble est vide, il est inutilisé. Il n'y a aucun préjudice à l'intervenante qui n'est pas propriétaire de l'immeuble puisque c'est la demanderesse qui est propriétaire de l'immeuble, à ce que l'immeuble soit loué. Si le juge du fond décide que la demanderesse n'avait pas le droit de louer, le bail sera nul. Si, le juge du fond en vient à la conclusion que les intervenantes ont droit à une rétrocession de l'immeuble, puisqu'il s'agissait d'un don conditionnel, le bail pourra être annulé. Il n'y a donc aucun inconvénient à ce que le Tribunal ordonne à la ville de Sutton d'émettre le permis d'occupation pour les bâtiments tels que demandé.

Le présent jugement ne lie en aucune façon le juge du fond. Le présent jugement ne confirme en rien la validité du bail ni de ses conditions.

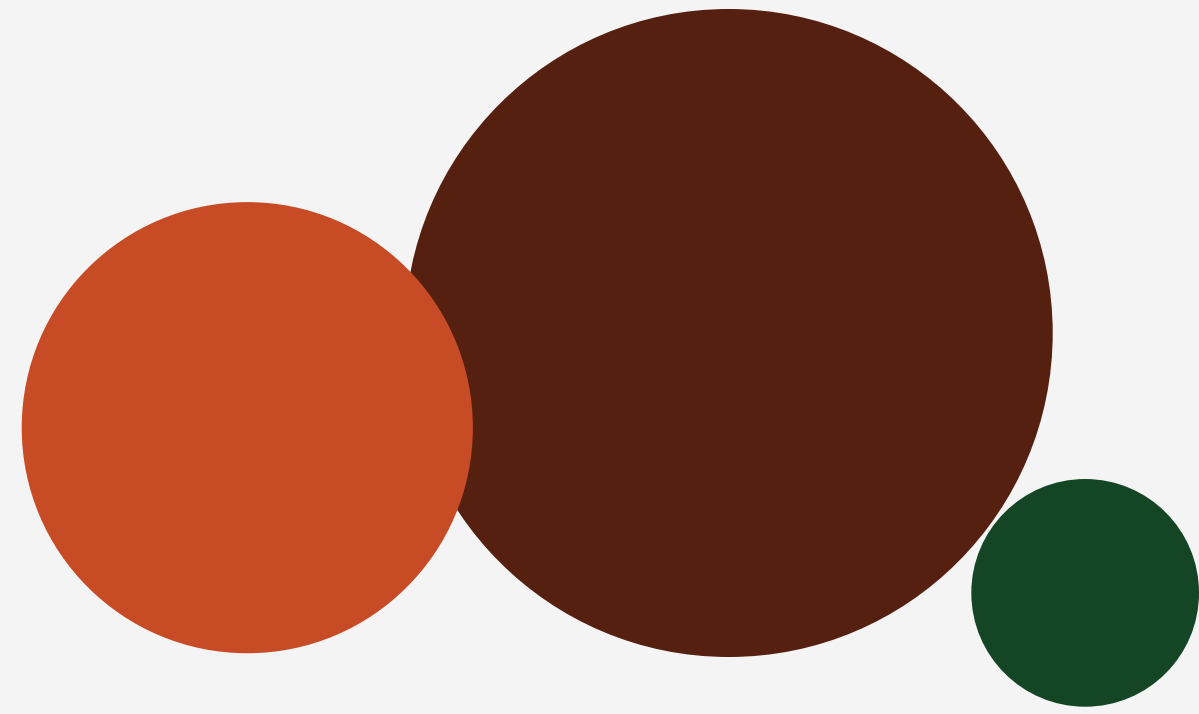
Pour ces motifs,

JUGEMENT

LE TRIBUNAL

ACCUEILLE la demande d'ordonnance provisoire afin d'ordonner à la défenderesse, la ville de Sutton d'émettre en faveur de la demanderesse Villa Châteauneuf et la mise en cause Maison La Passerelle, dans les 15 jours du présent jugement, un permis d'occupation pour les bâtiments situés aux 83 et 83A Principale Nord à Sutton, conformément à la demande de permis déposée le 8 mai 2024;

INTERDIT à la demanderesse, Villa Châteauneuf, pendant l'instance de donner suite à l'option de donation mentionnée à la convention de bail, jusqu'à ce que le juge du fond saisi de l'affaire rende jugement et que ledit jugement soit exécutoire.



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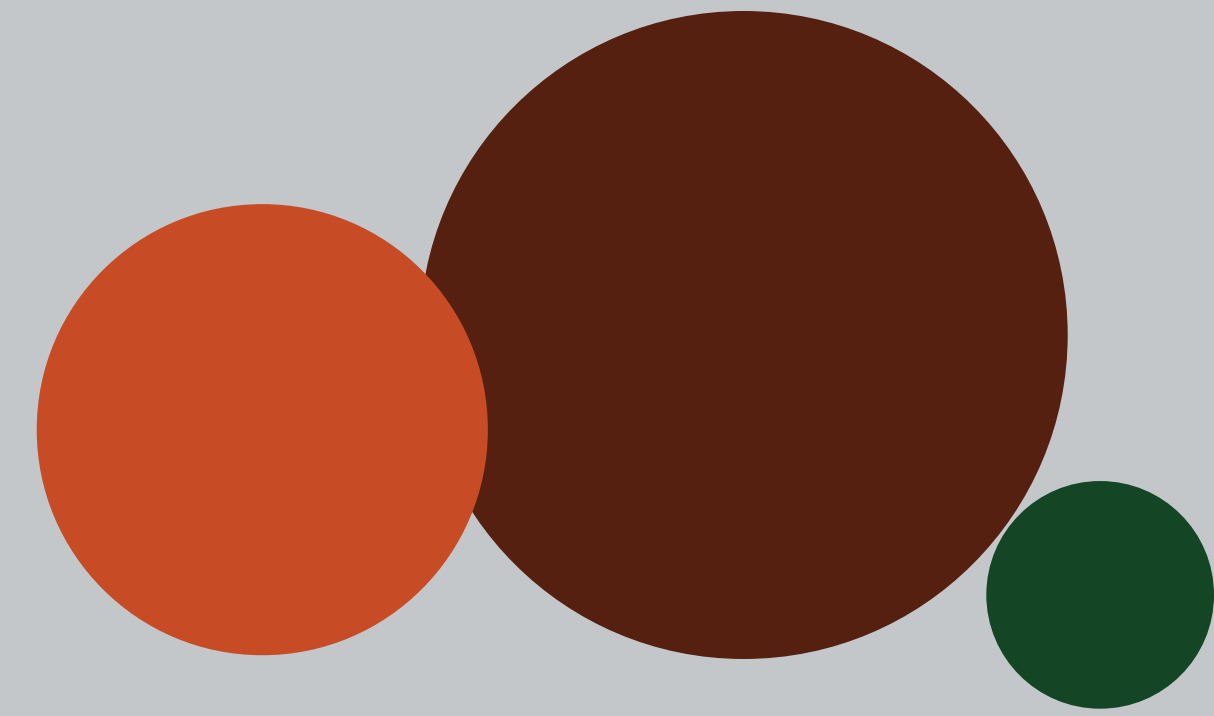
February 5, 2025

Mayor's statement to the Municipal Council Meeting.

To be watched on the Town's YouTube channel:

“Séance ordinaire du 5 février 2025 du conseil municipal de la Ville de Sutton”

Villa Châteauneuf
Foyer de charité



February 19-20, 2025

Citizen information meetings