

THIS AGREEMENT dated for reference the _____ day of _____, 2020.

BETWEEN:

REGIONAL DISTRICT OF EAST KOOTENAY, a Regional District pursuant to the *Local Government Act*, RSBC 2015, Chapter 1 and incorporated pursuant to the laws of the Province of British Columbia with a place of business at 19 - 24th Avenue South, Cranbrook BC V1C 3H8.

(the "RDEK")

OF THE FIRST PART

AND:

WARDNER COMMUNITY ASSOCIATION, a Society incorporated pursuant to the laws of the Province of British Columbia, 6211 Cartwright Street, Wardner BC V0B 2J0.

(the "Association")

OF THE SECOND PART

WHEREAS:

- A. The RDEK owns Block C, District Lot 1901 Kootenay District, and in particular the Wardner Cemetery (the "Cemetery");
- B. The RDEK has, by Bylaw No. 1337, established the Cemeteries Local Service in Electoral Areas A, B, C, E, F, and G;
- C. The RDEK has, by Bylaw No. 3016, established regulations for the operation and maintenance of the Cemetery;
- D. A Certificate of Public Interest was issued on _____ permitting the establishment of a cemetery;
- E. The RDEK is desirous of having the Association be responsible for the operation and maintenance of the Cemetery;
- F. By Board resolution, the Association has approved and consented to the terms and conditions hereinafter set out, a copy of which is to be submitted to the RDEK.

NOW THEREFORE this Agreement witnesses that in consideration of the mutual terms and covenants contained herein, the parties agree as follows:

1. TERM OF THE AGREEMENT

- 1.1 The term of this Agreement will be ten years commencing November 6, 2020 and ending October 31, 2030.
- 1.2 Upon expiration, this Agreement may be renewed automatically on an annual or monthly basis.

2. ADMINISTRATION

- 2.1 The RDEK grants the Association the right to be the sole sales and management agent of the Cemetery.

3. DUTIES

- 3.1 The Association will:
- (a) use all reasonable efforts to sell the available grave spaces in the Cemetery;
 - (b) provide the services of a cemetery caretaker as provided for in Bylaw No. 3016;
 - (c) issue the Cemetery licences and permits as provided for in Bylaw No. 3016;
 - (d) maintain and administer a special bank account known as the Wardner Cemetery Care Fund (the "Care Fund");
 - (e) collect the fees and charges as provided for in Bylaw No. 3016 and other income from the Cemetery, promptly, when such amounts become due and payable and will deposit all monies received for Care Fund purposes into the Care Fund. The Care Fund will not be mingled with other funds of the Association. The Association may withdraw the interest from the Care Fund and said monies are to be expended for the specific perpetual care of the grave sites within the Cemetery. Employees or members of the Association who are responsible for monies of the Association will be bonded by a fidelity bond;
 - (f) keep and maintain all records, files, and other documents relative to fees, charges, tariffs, licences, and permits as provided for in Bylaw No. 3016;
 - (g) purchase necessary supplies, and to make contracts at its own expense for the digging and covering up of all grave sites; the supply of water and any other utilities which the Association will reasonably consider advisable; and to make ordinary repairs to the fencing and other structures within the Cemetery;
 - (h) employ, discharge, supervise and pay all servants, employees or contractors considered by the Association to be necessary for the efficient management of the Cemetery;
 - (i) perform all services, in addition to the foregoing, to provide for the necessary management and operation and financial control of the funds required to maintain the perpetual care of the Cemetery. Such services will include the institution of legal actions in the name of and at the expense of the Association, to enforce the collection of fees and tariffs or other income from the Cemetery and otherwise maintain records as to each grave within the Cemetery. In connection with any such legal action, the Association may engage counsel at the expense of the Association. If counsel advises that the RDEK join in any such actions, then on advice of the RDEK's counsel and upon receipt of an indemnity satisfactory to the RDEK's counsel, the Association may sue or defend in the name of the RDEK as well;
 - (j) file with the RDEK an annual financial statement, including advising of the then current status of the Care Fund, and record of number of interments in the Cemetery within six months of the fiscal year end of the Association; and
 - (k) provide to the RDEK a copy of the Certificate of Public Interest for the Cemetery upon signing of this Agreement and when any amendments or replacements are issued.

4. INDEMNITY AND INSURANCE

- 4.1 The Association covenants to obtain and keep in force during the term of this Agreement at its sole expense, insurance satisfactory to the RDEK protecting the RDEK and the Association (without any rights of cross-claim or subrogation against the RDEK) against claims for personal injury, death, property damage or third party or public liability claims arising out of, in connection with, or in any way related to the Cemetery, in an amount not less than \$2,000,000 and with the RDEK named as additional insured. Every policy will contain a provision that 30-day written notice of cancellation will be given to the RDEK.
- 4.2 The Association hereby indemnifies, saves harmless, releases and forever discharges the RDEK and its officers, employees, agents and elected officials from

and against any and all manner of actions, causes of action, debts, suits, losses, liabilities, costs, demands and expenses whatsoever, whether known or unknown, of any person in any way arising from, in connection or attributable to the negligence or other fault of the Association, its servants, agents and employees in connection with or in consequence of this Agreement. This indemnification provision will survive the cancellation, termination or expiry of this Agreement.

- 4.3 The Association will pay all insurance premiums relative to the operation of the Cemetery and as required by this Agreement.
- 4.4 The Association will submit a Certificate or Certificates of Insurance required under this Agreement and such certificates will be submitted upon signing this Agreement and upon renewal of the insurance policy(ies).
- 4.5 The RDEK will not be liable nor responsible for any bodily or personal injury whatsoever that may be suffered or sustained by the Association, its employees, volunteers, or agents in the performance of this Agreement.

5. TERMINATION

- 5.1 The parties hereto agree that either party may terminate this Agreement by giving the other party 90 days written notice of its intention to do so in the manner outlined in Section 7.1.
- 5.2 Notwithstanding the provisions of Section 5.1, this Agreement may be terminated, and the obligations of the parties hereunto will thereupon cease, upon the occurrence of any of the following circumstances:
 - (a) If a petition in bankruptcy is filed by the Association, or if the Association makes an assignment for the benefit of creditors or takes advantage of any insolvency act, then the RDEK may terminate this Agreement by serving written notice in the manner outlined in Section 7.1.
 - (b) If the Association fails to comply with any rules, order, determination, ordinance or law of any federal, provincial or municipal/regional authority, the RDEK may terminate this Agreement upon 10 days written notice in the manner outlined in Section 7.1.

6. BREACH OF ACTS, REGULATIONS OR SCHEDULES TO THIS AGREEMENT

- 6.1 In the event of any breach of the *Cremation, Internment and Funeral Services Act* or the *Business Practices and Consumer Protection Act*, as well as any breach of the Certificate of Public Interest held with respect to all or a portion of the Cemetery, then the RDEK may enter upon and take possession of the Cemetery and assume management and operation of the Cemetery until the Association is in good standing once again.
- 6.2 In the event that the RDEK is placed in a position to take possession of the Cemetery according to Section 6.1, and the Association is no longer in good standing and does not wish to reinstate itself under this Agreement, and no new agent shows it is interested in managing the Cemetery, the RDEK is hereby empowered to close the Cemetery and apply to cancel the Certificate of Public Interest.

7. NOTICES

- 7.1 All notices under this Agreement will be given in writing, and will be delivered by pre-paid courier or hand-delivered to the address indicated on the face page of this Agreement, or otherwise transmitted by fax or other means of electronic communication to the usual numbers or addresses of the respective party. Such addresses may be changed from time to time by either party giving notice to the other party.
- 7.2 If any questions arise as to whether any notice was or was not communicated by one party to the other, it will be deemed to have been effectively communicated or given on the day received or on the fifth day after it was mailed or sent, whichever is earlier.

