

District of Barriere

# REPORT TO COUNCIL

## Request for Decision

|                                                                                                                                                                                                                                                                                                         |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Date:</b> July 20, 2026                                                                                                                                                                                                                                                                              | <b>File:</b> 530.20/Rpts              |
| <b>To:</b> Council                                                                                                                                                                                                                                                                                      | <b>From:</b> Deputy Corporate Officer |
| <b>Re: Barriere and Area Men's Shed Society Lease Agreement for Old Chamber Building</b>                                                                                                                                                                                                                |                                       |
| <b>Recommendation: THAT Council approve the Lease Agreement between the District of Barriere and the Barriere and Area Men's Shed Society for the Old Chamber Building located at 4629 Barriere Town Road; AND THAT Council authorizes the Mayor and Corporate Officer to sign the Lease Agreement.</b> |                                       |

### Purpose

To obtain Council approval of the Lease Agreement between the District of Barriere and Barriere and Area Men's Shed Society (BAMS) for the Old Chamber Building located at 4629 Barriere Town Road.

### Background

BAMS first appeared before Council at the February 23, 2026, meeting to present their proposal for the use of the Old Chamber Building at 4629 Barriere Town Road.

At the April 20, 2026, meeting, BAMS returned to Council to present its proposed phased development and revitalization plan for the facility. Following the presentation, Council passed the recommendation ***THAT Council instruct Staff to include the proposed development plan, milestones, and layout in the draft lease agreement with the Men's Shed; AND THAT the Barriere Men's Shed group be authorized to act as the agent for the purposes of executing building permits for the Old Chamber Building property.***

Following Council's direction, Staff worked collaboratively with BAMS to prepare the attached Lease Agreement. The draft agreement incorporates the terms previously identified by Council, including an annual rent of \$1.00, a three-year lease term with one optional two-year renewal, tenant responsibility for utilities, taxes, maintenance, repairs, insurance, and capital improvements, together with annual reporting and asset management requirements.

The finalized draft Lease Agreement was reviewed and approved by BAMS at its meeting held on July 7, 2026. Staff are now seeking Council approval so that the lease may commence as early as August 1, 2026.

### Summary

The proposed Lease Agreement with BAMS, has been prepared following Council direction and subsequent review by BAMS. Key terms of the agreement include:

1 – Lease Area: The lease is intended for the Building and Premises; The facility will be used for Men's Shed programming, community workshops, meetings, storage, and related community benefit purposes.

2-3 – Term and Renewal: The lease is for an initial three-year term commencing with the option for one additional two-year renewal term. Renewal must be requested a minimum of 180 days prior to expiry and remains at the discretion of Council

5- Rent: The annual rent is \$1.00. A formal lease agreement does require a minimum amount of \$1.00 to constitute a legal agreement.

6-11 – Operating Costs, Maintenance, and Repairs: The agreement is structured as a net lease. The Tenant assumes responsibility for all operating costs associated with the Building, including utilities, maintenance, repairs, replacements, insurance, property taxes, and capital improvements. The Building is accepted in "as-is" condition. Annual maintenance planning meetings between the Tenant and District Staff are required.

12-13- Repair in the Event of Damage: The District has no obligation to repair, reconstruct, or financially contribute toward the Building following major damage.

20-21 – Alterations and Improvements: Future alterations require the prior written approval of the District. The three-phase revitalization plan submitted by the Society is incorporated into the lease and deemed approved in principle, subject to obtaining all required permits, inspections, and regulatory approvals.

22-23 – Capital Improvements: The Tenant is required to maintain financial records relating to all capital improvements and provide an annual report to the District by January 15 outlining completed works, planned projects, building condition concerns, and supporting financial documentation.

24-25 – Right of First Refusal: Should the District decide to sell the property during the term of the lease, the Tenant will be provided the first opportunity to purchase the Premises.

28-34 – Insurance: The District will maintain fire insurance on the Building for its ownership interest, with the Tenant reimbursing the annual premium. The Tenant is responsible for maintaining liability and contents insurance, naming the District as an additional insured and first loss payee, and providing proof of insurance annually. The District has no obligation to fund repairs or reconstruction should the Tenant's insurance be insufficient.

39-40 – Tenant Covenants: The Tenant would be in default of the lease should they fall out of good standing under the BC Societies Act or should the cleanliness of the premises not be sufficient to ensure the health and wellbeing of the public.

45 – Termination: Either party may terminate the lease by providing six months written notice.

Schedule "C" – Phased Development Plan: Incorporates BAMS proposed phased development and revitalization plan with an estimated total project value of approximately \$110,000 over a five-year period.

Schedule “D” – Operating Responsibilities: Identifies the operating responsibilities of the Tenant, reflecting the intent that the Tenant assume responsibility for the day-to-day operation of the facility.

Schedule “E” – Additional Clauses: Includes provisions respecting tenant improvements, permissive tax exemption eligibility, annual facility maintenance and asset management planning, annual financial reporting, District use of the facility and dispute resolution.

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## Benefits or Impact

### General

Providing a no-cost lease will help BAMS become established while enabling the group to revitalize the facility for community use.

### Finances

The District will receive annual rent of \$1.00 and will maintain fire insurance with an annual reimbursement cost. The Tenant will be responsible for all other operating costs.

### Strategic Impact

#### Goal 3. – Enhanced Engagement with the Community and our Partners

b. Support our local community partners and enable them to provide a benefit to the community on behalf of the District

### Risk Assessment

#### Compliance:

Council has the authority to lease property; however, must follow the Local Government Act for disposition purposes.

Risk Impact: Low.

#### Internal Control Process:

Staff have completed the statutory advertisement requirements by advertising in the newspaper and on the District website. Staff will follow internal processes to finalize the lease.

### Next Steps / Communication

- Finalize lease with BAMS and confirm lease agreement date commencing on August 1, 2026.
  - A formal “handover of the keys” photo opportunity will be arranged.
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## Attachments

- Draft Lease Agreement

## Recommendation

**THAT Council approve the Lease Agreement between the District of Barriere and the Barriere and Area Men’s Shed Society for the Old Chamber Building located at 4629 Barriere Town Road; AND THAT Council authorizes the Mayor and Corporate Officer to sign the Lease Agreement.**

### **Alternative Options**

1. Council could choose to amend the terms of the draft lease agreement.
2. Council could choose not to enter into the agreement.

Prepared by:

J. Mosdell, Deputy Corporate Officer

Reviewed by:

D. Drexler, Chief Administrative Officer

**INDENTURE OF LEASE**

THIS LEASE dated \_\_\_\_\_.

**BETWEEN**

**THE DISTRICT OF BARRIERE**

4936 Barriere Town Road, P.O. Box 219  
Barriere, British Columbia, V0E 1E0

(hereinafter referred to as the "Landlord")

OF THE FIRST PART

**AND**

**BARRIERE AND AREA MEN’S SHED SOCIETY**

4629 Barriere Town Road  
Barriere, British Columbia, V0E 1E0

(hereinafter referred to as the "Tenant")

OF THE SECOND PART

**WHEREAS:**

- A. The Landlord is the registered owner in fee simple of that parcel of land and premises located at 4629 Barriere Town Road, Barriere, BC, commonly referred to as the “Old Chamber Building”, and legally described as set out in Schedule “A”;
- B. Located on the land is a premise which the Tenant will use for Men’s Shed programming, community workshops, meetings, storage, and related community benefit purposes;
- C. The Landlord wishes to lease to the Tenant and the Tenant wishes to lease from the Landlord premises shown on the sketch plan attached as Schedule “B”;
- D. The Tenant has submitted a proposed phased development and revitalization plan for the Premises attached as Schedule “C”
- E. In the best interests of the community, Council authorizes the Tenant to act as the Landlord’s agent for the purpose of executing building permits related to improvements to the Premises.

NOW THEREFORE in consideration of the rents, covenants, and agreements contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

Lease:

1. The Landlord hereby leases the Premises described in Schedule "B" (the "Building") and located on the land described in Schedule "A" (the "Premises") to the Tenant on the terms and conditions set out in this Lease.

Term:

2. This Lease shall be for a term of three (3) years, commencing on \_\_\_\_\_ (the "Commencement Date") and expiring on \_\_\_\_\_ (the "Term").

Renewal:

3. If the Tenant is not in default under this Lease at the time of giving notice of renewal and at the time of the commencement of the renewal term, the Tenant may request this Lease for one consecutive additional term of two (2) years, on the same terms and conditions (except this option for further renewal, and the amount of Rent, which shall be renegotiated), by giving notice to the Landlord in the manner required for giving notices not less than 180 days before the scheduled expiry of this Lease. The Landlord at its sole discretion may elect not to renew the Lease.

Occupancy:

4. Notwithstanding any provisions under the Zoning Bylaw, the Premises are hereby leased for the express purpose of Men's Shed programming, community workshops, meetings, storage, and any ancillary uses.

Rent:

5. The Tenant shall pay the Landlord annually rent of \$1 payable (the "Rent") each Year in one installment. The payment of \$1.00 is due on the anniversary date of this agreement.

Operating Costs:

6. Schedule "D" details the operating costs in relation to the Building and Premises and which party is responsible for what costs. The Tenant is responsible for all its operating costs in relation to its use of the Premises not expressly itemized in Schedule "D".

Utilities:

7. The Tenant shall pay all charges for the utilities as itemized in Schedule "D". The Tenant shall pay all charges for services rendered in respect of the Tenant's use of the Building and Premises not specifically itemized in Schedule "D".

Maintenance:

8. Subject to the Tenant's repair obligations as set out in Section 9, the Tenant shall maintain the Building and Premises and shall provide the services in relation to the Building set out in Schedule "D". The Tenant accepts the Premises in "as-is" condition.

Repairs:

9. The Tenant covenants at its sole cost and expense, to maintain, repair, replace, operate, and manage the Building, Premises, and all associated improvements, including but not limited to all structural components, windows, building envelope, roof, HVAC, mechanical, electrical, plumbing and utility systems, in good repair and operating condition. Annual meetings to be scheduled in accordance with Schedule "E".
10. The Tenant shall be responsible for all costs associated with repairs to the Building and Premises arising as a result of the Tenant's use of the Building and Premises or as a result of the use of the Building and Premises by any agent, contractor, licensee, employee or invitee of the Tenant and all costs associated with all other repairs to the Building and Premises.
11. The Tenant shall not overload any floors in the Building. Load shall not exceed 40 pounds per square foot floor loading (as measured against the overall load capacity of the floor space).

Repair in the Event of Damage:

12. If the Building or Premises are damaged by fire or any other hazard or requires any major capital repair, whether due to damage or other unforeseen incident, such that the Building or Premises are rendered untenable or such that convenient access is prevented, the Landlord shall have no obligation whatsoever to repair, replace, reconstruct, or financially contribute toward the Building or Premises in any circumstance.
13. If the damage is severe enough to preclude the reoccupation of the Building or Premises by the Tenant for a period in excess of ninety (90) days, and the Landlord elects not to repair or restore the Building, either party may, within thirty (30) days of determining that the Building will remain untenable for such period, serve notice upon the other of the immediate termination of this Lease.

Landlord's Right to Perform:

14. If the Landlord delivers to the Tenant written notice of an alleged default in any of the services to be provided by the Tenant hereunder, and the Tenant fails to remedy such alleged default in regard to maintenance:
  - a) Within thirty (30) days from and after delivery of such written notice; or
  - b) Within such period less than thirty (30) days from and after delivery of such written notice as will ensure that the Landlord suffers no loss or damage if, by reason of the nature of alleged default, the Landlord may reasonably be expected to suffer loss or damage if such alleged default is not remedied within a period less than thirty (30) days,

then and in any and every such event, the Landlord may immediately terminate this Lease and may pursue any other available remedies as well.

Notification of Defect:

15. The Tenant shall promptly give the Landlord notice of any structural or personal accident, defect, or material damage within the Premises, systems, or services for which the Tenant has an obligation under this Lease and which have come to the Tenant's attention.

Access:

16. The Tenant and their respective servants, agents, employees, licensees, and invitees shall have the right in common with other occupants of the Building and Premises to pass, repass, and utilize the Land for the purposes of ingress, egress, and full enjoyment of the Building and Premises, parking, and other facilities in use by the Tenant.
17. The Lands comprising the Premises shall remain available for public use as designated by the Landlord for uses including, but not limited to, public parking.

Quiet Enjoyment:

18. The Landlord hereby covenants with the Tenant for quiet enjoyment.

Compliance with Laws:

19. The Tenant and the Landlord shall each comply with and observe all federal, provincial, and local government laws, bylaws, rules, regulations, orders, permits, and licenses in force with respect to the Building and Premises and any alterations to the Building and Premises.

Alterations:

20. The Tenant shall be able, only with the prior written consent of the Landlord, (which consent may be unreasonably withheld or delayed at the sole decision of the Landlord) to make such alterations or additions to the Building or Premises as it may from time-to-time request in writing and as are required for the conduct of its business. If the Landlord does not respond within thirty (30) days to such a request, consent will be deemed to have been denied.
21. Notwithstanding the foregoing, the alterations, additions, improvements, and phased revitalization works identified in Schedule "C" are deemed approved in principle upon execution of this Lease, subject to all applicable permits, inspections, bylaws, codes and regulatory approvals.

Capital Improvements

22. The Tenant shall maintain complete and accurate financial records relating to all capital improvements, repairs, maintenance activities, renovations, replacements, and construction undertaken on the Premises, including but not limited to copies of invoices, receipts, contractor agreements, proof of payment, permits and inspection records, warranty documentation, and any other supporting documentation reasonably required by the Landlord for audit, accounting, insurance, asset management, or financial reporting measures.

23. The Tenant shall provide the Landlord with an annual written update no later than January 15 of each calendar year summarizing capital works completed during the previous calendar year, ongoing projects, anticipated future capital works, and any material building condition concerns or deficiencies known to the Tenant. The annual update shall include copies of invoices, receipts, permits, inspection records, and other supporting documentation relating to capital works completed during the previous calendar year, together with any additional documentation requested by the Landlord.

Notification of Sale, Assignment and Right of First (1<sup>st</sup>) Refusal:

24. If at any time during the Term of this lease the Landlord intends to sell the Premises, the Tenant shall have the right of first (1<sup>st</sup>) refusal to purchase the Premises. The Landlord shall provide the Tenant with written notice of its intention to sell, including the proposed purchased price and any material terms and conditions of the proposed sale. The Tenant shall have sixty (60) days from receipt of such notice to advise the Landlord in writing whether it elects to purchase the Premises on those terms.
25. If the Premises or the Landlord's interest therein or in this Lease is assigned, mortgaged, or otherwise transferred, the Landlord shall, within fourteen (14) days following the execution and delivery of the applicable documents, deliver to the Tenant written notice of such assignment, mortgage, or transfer and the effective date thereof, and shall obtain an agreement from the assignee, mortgagee, purchaser, or transferee, as the case may be, acknowledging and confirming the Rent, the Term, and the other covenants, obligations, and conditions of this Lease.

Direction as to Emergency and Payments:

26. In case of emergency the Landlord emergency telephone number is (250) 672-2118.
27. Until further notice the Landlord designates the Chief Financial Officer as the recipient for rent and other amounts payable under the Lease.

Insurance:

28. The Landlord shall maintain fire insurance on the Building and Premises. The Tenant shall reimburse the Landlord annually for the cost of the applicable insurance premium, which amount shall be invoiced by the Landlord each year.
29. The Tenant shall, at its sole cost and expense, maintain liability and content insurance with insurers licensed to do business in the Province of British Columbia throughout the full Term of this Lease. The Tenant shall keep the Building, Premises, improvements, members, and invitees insured against loss or damage by fire or otherwise.
30. Such insurance shall contain a waiver of subrogation by insurers against the Landlord. The Tenant further agrees to obtain and maintain Public Liability Insurance for an amount not less than Five Million Dollars (\$5,000,000.00) per occurrence against claims for personal injury, death, property damage, and loss arising from the Tenant's use, occupancy, operation, maintenance, repair, or management of the Building and Premises.
31. The insurance shall include the Landlord as an additional named insured, and the Landlord shall be named as first loss payee.
32. The Tenant shall provide a proof of insurance certificate to the Landlord annually.

33. The Tenant acknowledges and agrees that the Landlord's property insurance is maintained solely for the protection of the Landlord's ownership interest in the Building and Premises. The Tenant further acknowledges and agrees that the Landlord has no obligation whatsoever to undertake or contribute toward any repair, restoration, replacement, reconstruction, or capital improvement to the Building or Premises in any circumstance. If, for any reason whatsoever, the Tenant's insurance coverage is insufficient to repair or replace any damage to the Building or Premises, the Landlord shall have no obligation whatsoever to fund or complete such repair or replacement.
34. The Tenant shall be solely responsible for insuring its own contents, equipment, tools, materials, furnishings, inventory, and personal property located within the Building or Premises.

No Waste or Nuisance:

35. The Tenant shall not:
- a) Commit or permit any willful or voluntary waste, spoil, or destruction on the Land or Premises; or
  - b) Do or permit to be done anything that may be a nuisance or annoyance to owners or occupiers of adjoining lands or to the public generally.

Mutual Indemnity:

36. The Landlord and Tenant shall indemnify each other against all claims, actions, causes of action, loss, damage, expense, and costs, whatsoever, made by any person arising out of or resulting directly or indirectly and whether by reason of negligence or otherwise, from the performance, default of performance, or, remedying of any default by any party hereto of its covenants and obligations under this Lease.

Annexation of Tenant's Fixtures:

37. The Tenant and the Landlord agree that any additions, alterations, improvements, and fixtures made to or installed upon the Premises at the expense of the Tenant other than reasonably moveable fixtures shall, immediately upon affixation, be deemed to be annexed to the Premises. Such fixtures shall remain upon and be surrendered with the Premises upon the expiration or earlier termination of this Lease unless the Landlord and the Tenant otherwise agree.

Yielding Up:

38. The Tenant shall surrender the Premises at the expiration or earlier termination, of the Term in good repair to the Landlord, excepting only reasonable wear and tear, damage from fire, storm, tempest, and other casualty, and removal of chattels and the Tenant shall not be liable to pay compensation or to make any other payment to the Landlord in respect of restoration or repair of the Premises.

Tenant's Covenants:

39. The Tenant shall remain in good standing under the BC Societies Act during the term.
40. The Tenant shall maintain the cleanliness of the Premises to a reasonable standard to ensure the health and wellbeing of the public.

Notice of Default:

41. If the Tenant should be in material breach of any of its covenants, agreements, or obligations under this Lease, the Landlord may send the Tenant a notice of default (in the manner required herein for giving notices) and if the default is one that is curable by the Tenant, the Landlord may notify the Tenant that the default must be cured within 15 days (if the default is non-payment of money) or in other cases, 30 days (or a lesser time in the case of emergency or urgent circumstances).

Landlord's Right to Perform:

42. If the Tenant should fail to rectify a curable default within the time specified and if the default is one that can be cured by the Landlord, the Landlord may, without further notice to the Tenant, take all steps considered in its sole discretion necessary to rectify the default. Nothing in this Lease obligates the Landlord to rectify any default of the Tenant but should the Landlord choose to do so, the Landlord shall not be liable to the Tenant for any act or omission in the course of curing or attempting to cure any default.

Provisos:

43. Provided always and it is hereby agreed that:
- a) If the Rent is unpaid for fifteen (15) days; or
  - b) If the Tenant should breach any other of its covenants, agreements or obligations herein and, if such breach is curable by the Tenant, the breach is not cured by the Tenant within 30 days (or other time specified) after receipt of a notice sent by the Landlord to the Tenant, in the manner herein provided, requiring that the breach be cured;

then notwithstanding anything in this Lease to the contrary, the Landlord may, without further notice, enter into and upon the Premises or any part in the name of the whole and to have the same again, repossess and enjoy as of its former estate, and if and whenever the Landlord becomes entitled to re-enter the Premises, the Landlord, in addition to all other rights and remedies, shall have the right to terminate this Lease without further notice. Thereupon, this Lease shall terminate, and the Tenant shall immediately deliver up possession of the Premises to the Landlord in accordance with Section 38.

44. If the Landlord terminates this Lease, the Landlord retains the right to proceed at law against the Tenant for all arrears of Rent and other accrued loss or damage and costs, including all prospective losses or prospective damages suffered or to be suffered by the Landlord arising from the default of the Tenant under this Lease:
45. The Landlord or the Tenant retains the right to terminate this Lease upon the Landlord or the Tenant giving the other party six (6) months' written notice of termination at any time.

Holding Over:

46. If the Tenant should hold over after the expiration of the three (3) plus two (2) year extension Term and the Landlord should accept rent, the new tenancy thereby created shall be a tenancy from month-to-month and not a tenancy from year-to-year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month. The monthly rent payable by the Tenant will equal to an amount that is 1/12<sup>th</sup> of the annual Rent then payable.

Assignment:

47. This Lease may not be assigned or transferred by the Tenant and the Premises may not be sublet without the consent of the Landlord. Such consent may be unreasonably withheld.

Costs:

48. Each of the Landlord and the Tenant is responsible for its own legal costs in relation to the preparation and negotiation of this Lease. The Tenant and the Landlord shall perform all of their obligations, covenants, and agreements under this Lease solely at their own cost.

Notice

49. Any notice, document or communication required or permitted to be given hereunder shall be in writing and shall be deemed to be satisfactory if and deemed to have been delivered:
- a) When sent by electronic transmission or when delivered by hand, on the date of receipt; or
  - b) When mailed by registered mail, on the date received or on the fifth day after receipt of mailing by any Canada post office, whichever is the earlier;

PROVIDED the notice is sent to the party at the address or e-mail address provided herein or to whatever other address or e-mail address the party from time to time in writing may advise.

For the Tenant, the email address is currently: [barrieremensshed@gmail.com](mailto:barrieremensshed@gmail.com)

For the Landlord, the email address is currently: [inquiry@barriere.ca](mailto:inquiry@barriere.ca)

Law to the Contrary:

50. This Lease shall enure to the benefit of and be binding on the parties hereto, and their respective successors, notwithstanding any rule of law or equity to the contrary.

Severance:

51. If any portion of this Lease is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Lease.

Governing Law:

52. This Lease shall be governed by and construed in accordance with the laws of the Province of British Columbia.

Waiver:

53. Waiver by the Landlord of any default by the Tenant shall not be deemed to be a waiver of any subsequent default. A waiver is effective only if it is in writing.

References:

54. Every reference to each party is deemed to include the heirs, executors, administrators, successors, directors, employees, members, servants, agents, officers, and invitees of such party where the context so permits or requires.

Amendment:

55. This Lease may not be modified or amended except by an instrument in writing signed by the Landlord and the Tenant.

Remedies Not Exclusive:

56. No remedy conferred upon or reserved to the parties is exclusive of any other remedy herein or provided by law, but all such remedies shall be cumulative and may be exercised in any order or concurrently.

Charges on Title:

57. The Tenant shall abide by and observe all requirements and restrictions on the title to the Land registered prior to the Commencement Date.

Captions:

58. The captions appearing in this Lease have been inserted for reference and as a matter of convenience and in no way define, limit, or enlarge the scope or meaning of this Lease.

Interpretation:

59. Wherever the singular or masculine or neuter is used in this Lease, the same shall be construed as meaning the plural, the feminine, or body corporate where the context so requires.

Entire Lease:

60. The provisions herein contained constitute the entire agreement between the parties and supersede all previous communications, representations, warranties, covenants, and agreements whether verbal or written between the parties with respect to the subject matter hereof.

Time of Essence:

61. Time is of the essence of this Lease.

Further Assurances:

62. The parties shall execute and do all such further deeds, acts, things, and assurances as may be reasonably required to carry out the intent of this Lease.

Covenants and Conditions:

63. All of the provisions of this Lease shall be deemed and construed to be conditions as well as covenants as though the words specifically expressing or importing covenants and conditions were used in each separate section.

List of Schedules:

Schedule "A" – Legal Description of the Land

Schedule "B" – Sketch of the Premises

Schedule "C" – Tenant's Improvements

Schedule "D" – Tenant's Operating Costs and Services

Schedule "E" – Additional Clauses

IN WITNESS WHEREOF the parties have affixed their hands and seals and where a party is a corporate entity, the corporate seal of that entity has been affixed in the presence of its duly authorized officers effective the day and year first recited above.

THE DISTRICT OF BARRIERE, by its authorized signatories:

\_\_\_\_\_

Name: Rob Kerslake, Mayor

\_\_\_\_\_

Name: Daniel Drexler, CAO

BARRIERE AND AREA MEN'S SHED, by its authorized signatories:

\_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_



**SCHEDULE "A"**  
**LEGAL DESCRIPTION**



Property Information Report  
Report Generated: 5/15/2026, 11:39:10 AM |  
Data Generated: 5/13/2026, 12:02:31 AM

Thompson-Nicola Regional District  
300 - 465 Victoria St  
Kamloops, BC V2C 2A9  
T (250) 377-8673 | F (250) 372-5048  
E gisinfo@tnrd.ca

**Parcel Description**

**Address**  
4629 Barriere Town Rd

**Legal Description**  
LOT 3 DISTRICT LOT 1445 KAMLOOPS DIVISION YALE DISTRICT  
PLAN 5534

**Plan Number**  
KAP5534

**Parcel Type (Class)**  
SUBDIVISION

**Owner Type**  
LOCAL GOVERNMENT

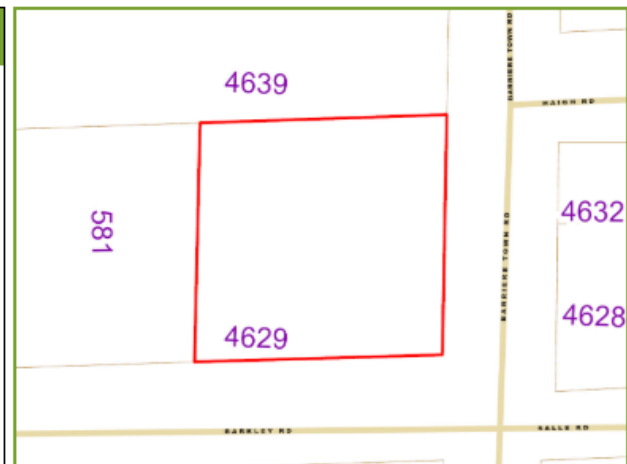
**Lot Size(Calculated)(+/-5%)** - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

| Square Meter | Acre  | Hectare |
|--------------|-------|---------|
| 2129.93      | 0.526 | 0.213   |

**Community**  
Barriere

**Local Authority**  
District of Barriere

**School District**  
Kamloops/Thompson



**SCHEDULE "B"**  
**SKETCH OF EXISTING PREMISES**



|                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>SCHEDULE "C"</b><br/><b>PROPOSED PHASED DEVELOPMENT AND REVITALIZATION PLAN</b></p> |
|-----------------------------------------------------------------------------------------------------------------------|

### **Project Overview by Barriere and Area Men's Shed (BAMS)**

This development proposal outlines a three-phase plan to renovate, upgrade, and improve the functionality, safety, and appearance of the property. Each phase includes defined scope, estimated costs, and timelines.

A fourth phase (overall exterior aesthetic and property improvement - towards the ongoing vision of an improved downtown core development and revitalization) is not detailed here but would be an ongoing design process through phases 1-3, with a draft developed for discussion with the district, before or during implementation of phase 3. ie How to make the property a centerpiece of community engagement and enjoyment and set an example for other property owners. A recent positive example in the area is the old saw shop, now an exceptionally functional and visual improvement by LNTCF and home to new facilities.

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### **Phase 1: Interior Demolition and Refurbishment**

#### **Scope of Work**

- Removal and recycling of existing T-bar ceiling in shop area
- Demolition of interior walls in shop area to create open workspace
- Inspection and upgrading of electrical systems as required
  - Electrical permit to be obtained
- Removal of existing flooring throughout the building
- Refurbishment of washroom, including toilet and sink/vanity
- Installation of a new kitchenette with sink in office/meeting room
- Installation of new LED lighting throughout shop area
- Installation of new or reused overhead door(s)

#### **Estimated Cost**

**\$5,000**

#### **Estimated Timeline**

**1–2 months**

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## **Phase 2: Exterior Upgrades and Structural Improvement**

### **Scope of Work**

- Modernizing existing building envelope towards improving energy sustainability and reduce overhead costs.
  - Improvement of building energy use and sustainability. Eg Installation of Styrofoam insulation panels on exterior walls, improved ceiling insulation
  - Replacement of single-pane windows with sealed units
  - Replacement or refurbishment of entry doors, including locks and security features as required
  - Installation of concrete siding (Hardie plank) to create a weather-resistant exterior
- Removal of existing roof shingles and replacement with metal roofing
- Installation of new flashing where roof meets existing walls
- Structural reinforcement for wind resistance (as required)
- Ground-level exterior finishing improvements
- Construction of a main entrance portico roof
- Coordination of exterior colors and design with District of Barriere guidelines and downtown core vision
- Implementation of temporary protective measures during construction to prevent deterioration

### **Estimated Cost**

**\$60,000**

### **Estimated Timeline**

**3–4 months**

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### **Phase 3: Roofing Completion**

#### **Scope of Work**

- Removal of remaining old roofing materials
- Installation of torch-on roofing system across the entire structure
- Work to be completed in compliance with applicable building codes

#### **Estimated Cost**

**\$35,00**

#### **Estimated Timeline**

**To be determined (typically 1–2 months depending on conditions)**

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#### **Total Project Summary**

| <b>Phase</b> | <b>Description</b>                 | <b>Estimated Cost</b> | <b>Timeline</b>  |
|--------------|------------------------------------|-----------------------|------------------|
| Phase 1      | Interior demolition & upgrades     | \$15,000              | 0-12 months      |
| Phase 2      | Exterior & structural improvements | \$60,000              | 0-48 months      |
| Phase 3      | Roofing completion                 | \$35,000              | 0-60 months      |
| <b>Total</b> | <b>Full Development</b>            | <b>\$110,000</b>      | <b>60 months</b> |

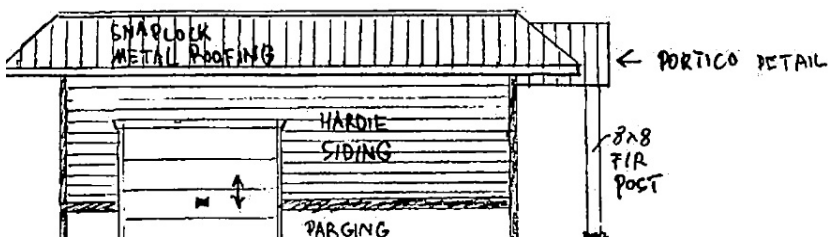
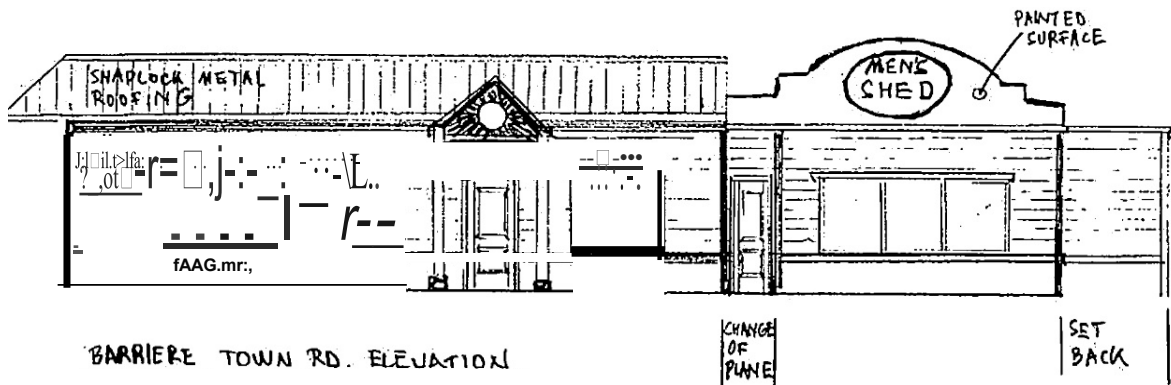
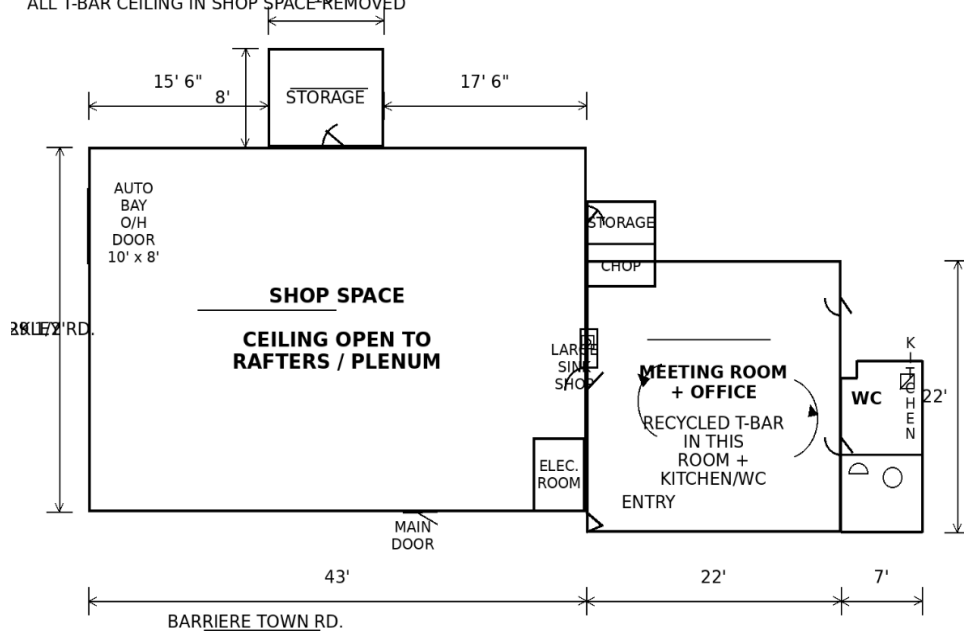
#### **Conclusion**

This phased approach allows for manageable budgeting while progressively improving the building's safety, sustainability, usability, and appearance. Priority is given to interior functionality first, followed by exterior protection, long-term structural integrity and modernization of exterior appearance towards a revitalized and aesthetically pleasing downtown core as desired by the district, BAMS, and Barriere residents in general

# Lease Agreement – Barriere and Area Men's Shed – Old Chamber Building

①

2D CHAMBER / COMM BUILDING PHASE 1 SEE ATTACHMENT PAGE  
LAYOUT / W ALL EXISTING INTERIOR WALLS REMOVED SCALE 1/8" = 1'-0"  
ALL T-BAR CEILING IN SHOP SPACE REMOVED



|                     |
|---------------------|
| <b>SCHEDULE "D"</b> |
|---------------------|

| <b>(A)<br/>ITEM</b>                                                                               | <b>(B)<br/>To Be Provided<br/>by Landlord,<br/>Cost Included in<br/>Rent</b> | <b>(C)<br/>To Be Provided<br/>by Landlord,<br/>Cost Borne by<br/>Tenant</b> | <b>(D)<br/>To Be Provided<br/>by Tenant,<br/>Cost Borne by<br/>Tenant</b> | <b>(E)<br/>Does<br/>Not<br/>Apply</b> |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------|
| <b><u>CLEANING</u></b>                                                                            |                                                                              |                                                                             |                                                                           |                                       |
| (210) Janitorial Service and Supplies                                                             |                                                                              |                                                                             | ✓                                                                         |                                       |
| (360) Window Cleaning Interior                                                                    |                                                                              |                                                                             | ✓                                                                         |                                       |
| (350) Window Cleaning Exterior                                                                    |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>GROUNDS</u></b>                                                                             |                                                                              |                                                                             |                                                                           |                                       |
| (280) Maintenance of Landscaping<br>and Common Area Costs                                         |                                                                              |                                                                             | ✓                                                                         |                                       |
| (290) Snow Removal for the parking<br>lot                                                         |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>HVAC</u></b>                                                                                |                                                                              |                                                                             |                                                                           |                                       |
| (250) Preventative Servicing and<br>Repairs of HVAC System                                        |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>ELECTRICAL</u></b>                                                                          |                                                                              |                                                                             |                                                                           |                                       |
| (260) Lamp and Tube Replacement                                                                   |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>NON-ENERGY UTILITIES</u></b>                                                                |                                                                              |                                                                             |                                                                           |                                       |
| (270) Garbage Removal                                                                             |                                                                              |                                                                             | ✓                                                                         |                                       |
| (310) Water and Sewage                                                                            |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>FUELS</u></b>                                                                               |                                                                              |                                                                             |                                                                           |                                       |
| (240) Heating                                                                                     |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>ELECTRICITY</u></b>                                                                         |                                                                              |                                                                             |                                                                           |                                       |
| (230) Electricity                                                                                 |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>PARKING</u></b>                                                                             |                                                                              |                                                                             |                                                                           |                                       |
| (300) Parking Lot Maintenance                                                                     |                                                                              |                                                                             | ✓                                                                         |                                       |
| <b><u>INSURANCES</u></b>                                                                          |                                                                              |                                                                             |                                                                           |                                       |
| (340) Fire and Extended Coverage<br>Perils P.L. and P.D. (see details<br>in Lease Agreement body) |                                                                              |                                                                             | ✓                                                                         |                                       |

Lease Agreement – Barriere and Area Men's Shed – Old Chamber Building

|                                   |  |  |                            |  |
|-----------------------------------|--|--|----------------------------|--|
| <b><u>TAXES</u></b>               |  |  | ✓                          |  |
| (202) Taxes All Other Taxes       |  |  | <b>See Schedule E</b>      |  |
| (220) Taxes Municipal             |  |  | ✓<br><b>See Schedule E</b> |  |
| <b><u>TENANT IMPROVEMENTS</u></b> |  |  |                            |  |
| (330) Tenant Improvements         |  |  | ✓                          |  |
| <b><u>ADDITIONAL ITEMS</u></b>    |  |  |                            |  |
| (401) Internet                    |  |  | ✓                          |  |
| (402) Phone Service               |  |  | ✓                          |  |

**SCHEDULE "E"**

**ADDITIONAL CLAUSES**

**TENANT IMPROVEMENTS**

Any material improvements to the building or grounds proposed to be undertaken by the Tenant must first be approved by the Landlord. Any improvements listed in this schedule are deemed to be approved upon the signing of this lease, generally consisting of the three (3) phase development and revitalized plan submitted by the Tenant in Schedule "C".

**PROPERTY TAXES**

The Tenant is responsible for property taxes on the Premises. The Tenant may qualify to receive a permissive tax exemption, subject to application to, and approval by, Council.

**LANDLORD USE**

The Landlord will be permitted to use the facility, at no rental cost to the Landlord, for up to 10 times per year, as deemed necessary by the Landlord. Any costs for janitorial or other cleanup will be borne by the Landlord. Any uses thereafter will be charged to the Landlord at regular rates. The Landlord will provide a minimum of two weeks' notice before requiring the use of the facility. The Tenant will provide access for those uses as long as there are no major events planned or scheduled by the Tenant on the particular day and time.

**FACILITY MAINTENANCE**

Annually, in November, the Tenant shall work with District Staff (Public Works. Manager or designate) on planning future facility maintenance and asset management projects. A minimum of a five (5) year rolling plan shall be created once the first three (3) phases are complete, as defined under Schedule "C". The Landlord, as owner of the Premises, reserves the right to review and comment on proposed maintenance, repair, replacement, and capital improvement priorities and may require that identified building deficiencies, health and safety concerns, code compliance matters, or critical asset preservation projects be addressed prior to the Tenant undertaking discretionary improvements or enhancements.

**FINANCIALS**

The Tenant will provide the District with an annual income statement detailing the revenues and expenses that are related to the Tenants' operation, management, maintenance and use of the Premises under this agreement including rentals and the Tenants' own events which income statement shall be provided to the Landlord by January 15 in each year of the Term of this agreement and in the year after the end of the Term.

**DISPUTES**

The Parties shall act in good faith to resolve any disputes arising during the Term of the Lease and any extension thereof, save and except for the Landlord's ultimate right of Termination under Section 38. Any such dispute relating to this agreement that cannot be settled by the parties may be settled by an arbitrator if mutually agreed upon by both parties. Failing such agreement, an arbitrator may be appointed under the provisions of the *Arbitration Act of BC* and the decision of the arbitrator shall be binding upon the parties to this agreement. In the event an arbitrator is required, any arbitration related costs will be shared equally between the parties.