



## Proposed Deep Bay Fire Hall

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**April 2018**

### Progress Continues on the Deep Bay Fire Hall Renewal Project

The Deep Bay Improvement District (DBID) is working on plans for a new fire hall addition to provide reliable long-term emergency response and fire protection services to DBID residents. A new fire hall is being proposed because of the following concerns:

- Space constraints for current and future firefighting/rescue vehicles and
- access to emergency response vehicles and equipment in the case of a significant seismic event. The current fire hall does not have a seismic rating. In the event of a major earthquake, it would likely collapse and the equipment it contains for providing emergency response and disaster relief would become inaccessible to the community.

### Project Details

Carsten Jensen, Architect, working closely with the Building Renewal Committee members, has completed the conceptual design of the new fire hall addition. Carsten has experience with pre-fabricated metal structures which, after exhaustive research, the Committee determined would be the most cost effective building option. The proposed building will be both efficient and economical and has been designed to meet long-term fire protection and emergency response needs of the DBID residents and area.

The design includes a 4-bay truck hall to accommodate the current fleet and future expansion when needed, and an administrative area that includes gear storage/change room space, bathrooms, showers, shop space and office space. This administrative area will be built with a second floor that will be closed off and left unfinished. This area will be finished as additional funds become available. Plans for the second floor include additional meeting and training space. The existing building will continue to be used for office, meeting and storage space.

### Built to Survive an Earthquake

The proposed fire hall will be built to BC Building Code Post-Disaster Standards. It will be designed to survive an earthquake and to therefore provide life-saving services during disaster response and recovery efforts. All necessary equipment including turnout gear, breathing apparatus and first responder equipment will be housed in the new area to ensure that it is accessible after a seismic event.

## Finance Options

The DBID can borrow funds for fire protection assets from the Surveyor of Taxes (in association with the BC *Local Government Act*) for a maximum term of 20 years. The Provincial rates are fixed and generally lower than those available from financial institutions. Debt repayment is collected directly by the Province via the rural tax levy. The tax levy is allocated among the property classes according to provincially set ratios. Alternatively the DBID can approach private financial institutions to borrow funds and fund repayment of the debt through direct taxation.

## Building Floor Plan



## The Next Steps – Finalize Budget & Landowner Approval

The board is in the process of finalizing a preliminary budget and once this is completed, the required borrowing amount will be determined. In order for this project to proceed, in accordance with the BC *Local Government Act*, the DBID needs to obtain landowner's approval to adopt a borrowing bylaw.

Landowner approval is obtained either by referendum or an alternate approval process (AAP). A referendum is a vote held where landowners cast a ballot at a polling station on a particular day. An AAP begins when a notice is published explaining the issue (in this case proposed borrowing) and then electors have an opportunity to petition against it within 30 days. If ten percent (10%) of the electors petition against the matter, the board cannot proceed with the project unless approval of the electors is obtained through a referendum.

Full details of the borrowing process, borrowing amounts and potential tax implications will be provided as part of the approval process. In addition the DBID will be holding an open house (date to be determined) that will give ratepayers an opportunity to view the plan details and ask any questions they may have.

### How can I find out more?

Check for updates on the DBID website at [www.dbid.ca](http://www.dbid.ca)

For questions, please contact Leslie Carter, Administrator

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