

GABRIOLA FIRE PROTECTION

IMPROVEMENT DISTRICT



LONG RANGE PLAN

2025 – 2034

Table of Contents

Executive Summary	3
Mission Statement – Long Range Plan	5
Building Maintenance, Parking, and Upgrades	6
Emergency Preparedness	8
Equipment.....	9
Finance and Proposed Long Range Financial Plan	10
Liaisons, Mutual Aid Agreements, and Partnerships.....	11
Medical Response and EMR/FR.....	13
Personnel	14
Public Education and Communication.....	15
Roadways and Access.....	18
Training.....	19
Trustees	20
Vehicle Maintenance and Replacement	21
Water Resources	22
Wildland and Urban Interface Fire Fighting.....	23
APPENDIX I Five Year Call Volume	24
APPENDIX II Public Input	25
APPENDIX III Fire Underwriters Survey (FUS).....	27
APPENDIX IV Proposed Long Range Financial Plan	28
APPENDIX V Roadways and Access – Maps	35

Executive Summary

The purpose of this 10 year Long Range Plan is to provide a framework in which to plan for the future of the Gabriola Fire Protection Improvement District (GFPID) and the Gabriola Volunteer Fire Department (GVFD). This is a Living Document and as such it will be reviewed and amended throughout the 10-year period.

In 1999, Albert Reed wrote the first comprehensive long range plan. This plan included the proposal to obtain a Fire Underwriters Survey (FUS) rating for Gabriola Fire Department. Thanks to the work of Albert Reed, in 2024 the GVFD achieved the FUS highest rating of Superior Tanker Shuttle for another 5 years. See Appendix III for an explanation of the FUS.

In the producing of the 2025-2034 Long Range Plan, the previous plan and various reports were reviewed. Public input was sought through meetings and via a survey made available online and in paper. Thank you to the 38 Gabriolans who took the time to respond to the survey.

Gabriola Island is in the archipelago of British Columbias' Georgia Strait, the second largest of the southern Gulf Islands with a land mass of 52.12 sq km. At the time of this writing, it is home to 4,500 permanent residents. In the summertime/tourist season the population increases substantially. There is no community water or sewer system. Residents depend upon wells, rainwater collection systems, or independent water delivery companies. The Fire Department utilizes ponds and dams for its requirements. In 2024, the total estimated property value on Gabriola Island was \$3B.

Like many areas in British Columbia, Gabriola has second and third growth forest. In recent years, the longer drought season and increase in forest fires have made fire suppression a major issue on the Island. Work is under way by the GVFD to mitigate fire risks and plan for a possible community wide emergency.

Recently, the GVFD and GFPID have been invited to join the RDN Fire Services Advisory Committee to engage in emergency planning.

Since 1968 the people of Gabriola Island have benefitted from the work of the Gabriola Volunteer Fire Department (GVFD). The GFPID is governed by seven elected trustees. There are currently three full time Fire Department positions: Fire Chief, Deputy Fire Chief, and Corporate Officer/Administrative Secretary. The GVFD and GFPID work together to provide Fire Fighting and Emergency Services on Gabriola Island. The GFPID and the GVFD are primarily regulated by Provincial laws and regulations, as well as operational policy and procedures. This encompasses burning restrictions and/or seasonal high-risk equipment shutdowns.

The major focus of the GVFD and GFPID is the safety of all Gabriolans and guests to our home. Over the years the Fire Department has been fortunate in attracting dedicated personnel and volunteers. Presently there are 40 members. With anticipated population increases and changing safety standards, over the next ten years, personnel requirements will have to be adjusted. Ensuring that Gabriola Island has a sufficiently trained and equipped fire department, able to respond to calls, is essential.

In the last five years, call volume has increased by 40%. This increase demonstrates the need for future planning, both in personnel and finances. See Appendix I Five Year Call Volume for more information.

A significant element of this Long Range Plan is the completion of a 10 year Proposed Long Range Financial Plan encompassing all aspects of Fire Department operations. To meet long range financial needs, there is a recommended increase to the 2025 levy and declining increases in each of the subsequent four years, leveling out in 2029. This is intended to ensure the ability of the GFPID to meet fire protection and safety needs of the island in the long-term.

The long range planning committee greatly acknowledges the Gabriolans who assisted in the production of this document – volunteers, GVFD personnel, Trustees, and the public. A large thank you to all the volunteers who, over the history of the Fire Department, have worked to make Gabriola Island a safer place to be. As future needs and regulations for fire protection and emergency service evolve so will the goals of this Long Range Plan. Ongoing planning and budgeting are the backbone of having a successful and sustainable fire department. We all share responsibility for keeping our island safe.

Mission Statement – Long Range Plan

This Long Range Plan is to serve as a guide to enhance emergency services, the acquisition, maintenance, and operation of works, building, equipment, and associated materials for the purpose.

Building Maintenance, Parking, and Upgrades

Albert Reed Memorial Hall - #1 (North fire hall)

Hall #1 was completed in 2013 and is now over 10 years old. Based on expected lifespans, it is anticipated that components will need to be replaced on an ongoing basis.

Long Range Goals

Improve traffic management; provide signage indicating 24/7 reserved parking

Hall #2 (South fire hall)

Hall #2 was completed in 1979 to ensure the GVFD could respond to calls at the south end of the island in a timely manner. Safety requirements have evolved since that time requiring upgrades to meet current Worksafe BC standards and FUS accreditation requirements.

As the GVFD does not currently own the land, discussions are ongoing to obtain ownership. No major upgrades will be undertaken until land title has been transferred.

Long Range Goals

Continue to pursue title to the land on which hall #2 is located.

An engineering firm will be hired to assess the current condition of the hall to determine whether necessary upgrades are feasible and economically advisable.

Part of the long term upgrade plan is the addition of heated storage for fire fighting equipment and an additional vehicle bay for the medical vehicle housed on the south end of the island.

In addition, installation of solar panels and heat pumps will be considered. These upgrades would reduce the GVFD carbon footprint and make the department more self sufficient in the event of a significant disaster.

Please note upgrades or replacement of Hall 2 are not addressed in this Long Range Plan.

James Rollo Hall (Old North Fire Hall)

Built in 1970. The lease with The Gabriola Community Bus Foundation will expire in 2031.

Long Range Goal

Review parking – install signage to designate public parking area(s).

Emergency Preparedness

Background

In the recent past there have been several widespread communication outages affecting a majority of Gabriola Island residents. GVFD members and Ham radio operators were instrumental in maintaining 24/7 communications for emergency response for the duration of the events.

Emergency preparedness is addressed in several sections. In the event of a disaster, hall #1 Albert Reed Memorial Hall has sleeping quarters available for emergency services personnel.

Long Range Goals

Build on lessons learned from past emergencies for use in future situations.

In order to provide better emergency service at the south end, sleeping quarters will be developed at hall #2 South Hall.

Equipment

Background

As equipment ages or expiry dates are reached, it needs to be replaced. In addition, all equipment must meet the current standards of applicable government regulatory bodies.

Long Range Goals

Plan and budget for future equipment purchases, taking into consideration the most efficient way of purchasing equipment for the GVFD (leasing or out right purchase)

For additional detail see section(s):

Appendix IV Proposed Long Range Financial Plan

Finance and Proposed Long Range Financial Plan

Background

The annual fiscal year of the GFPID runs from January 1st to December 31st. In advance of the new year, the Board of Trustees submits the upcoming Levy to the Province. Actual levy funds are not received until July 1st leaving a funding shortfall for the first six months of each year.

In 2023, the trustees implemented the presentation of quarterly financial statements at the regular trustee meetings. This was the first step in an evolving plan to increase financial transparency and accountability to stakeholders.

Past practice was to fund new front line truck purchases through long term borrowing. In the long run this is a more costly alternative for taxpayers. Commencing in 2018 with the purchase of a new tender, committed savings allow the outright purchase of new frontline trucks.

Please note upgrades or replacement of Hall 2 are not addressed in this Long Range Plan.

Long Range Goals

Build sufficient long term cash reserves to reduce or eliminate the need to borrow funds for major purchases.

Explore alternate revenue sources.

To support prudent financial management by reviewing and updating the Long Range Financial Plan on an annual basis.

Present a current income statement (income and expenses) with explanatory notes at each regular board meeting.

For additional detail see section(s):

Appendix IV Proposed Long Range Financial Plan

Liaisons, Mutual Aid Agreements, and Partnerships

Background

Partnership between fire departments often take the form of Mutual Aid Agreements which allow automatic response to structural fires or specific requests. Normally, the agreement is between fire departments located 10 to 15 minutes away from each other. By comparison, the GVFD is isolated from its mutual aid partners. For the GVFD partnerships are a matter of receiving or sending fire fighters and equipment by boat or ferry. In the event of a wildland fire on Gabriola, the Ministry of Forests will contact the GVFD. Time is required to mobilize forces and provide air support.

Current State

The Fire Chief liaises with the following agencies:

Islands Trust- reviews new development plans to ascertain the accessibility for fire vehicles

The Regional District of Nanaimo (RDN)- reviews building code and fire safety regulations regarding new construction of structures for public occupancy. Participates in the Fire Services Committee

BC Wildfire Service - organizes cross training and maintains deployment readiness

First Nations and landowners on Gabriola - consults regarding fire safety and suppression

BC Parks service

RCMP

BC Emergency Health Services (BCEHS) - Ambulance

Ministry of Transportation and Infrastructure (MOTI) – requests upgrades and new roads to increase access for fire vehicles

BC Ministry of Public Safety and Solicitor General

Existing Mutual Aid Agreements:

North Cedar Fire Department

Cranberry Volunteer Fire Department

Long Range Goals

Obtain membership in the regional Mutual Aid Partnership that is being established.

Reach out to First Nations regarding fire services on Gabriola Island.

Medical Response and EMR/FR

Background

Fire fighter response to medical emergencies dates to the 1990s when the BC Government, wishing to support a higher level of care, directed fire departments to obtain First Responder accreditation and respond to medical emergencies.

In the spring of 2021, the GVFD was experiencing increasing delays in emergency response due to a new BCEHS response model. This model involved having fewer ambulances resulting in one ambulance with a single responder. This led to longer wait times for ambulances, causing stress and anxiety among Gabriola's first responders.

The Fire Chief raised concerns with BCEHS and requested improvements but was told that the new model was still being tested. As delays continued, the Chief took the issue to the press, highlighting the problem of emergency response delays in BC.

In response, Don Elkington, with a background with the Arthritis Society of Canada, wanting to improve emergency healthcare on Gabriola, proposed a solution. He suggested upgrading from a First Responder model to an Emergency Medical Responder (EMR) model. The change would provide more diagnostic tools, medications, and training, allowing responders to better assess patient needs and even request additional resources including helicopters if needed.

To support this upgrade, Don organized a fundraiser, known as the 'Don Elkington EMR Fund' to cover the costs of transitioning to the EMR model and purchasing necessary equipment. The fundraiser was visually tracked using a graphic design of the fire truck, with progress updates provided by Ray Appel. The fundraising efforts gained momentum, especially with high profile events like the 2021 heat dome drawing attention to the importance of improved emergency medical response.

Long Range Goals

Complete the transition of fire fighters from First Responder(FR) to Emergency Medical Responders (EMR).

Personnel

Background

Currently there are three full time positions including Fire Chief, Deputy Fire Chief, and Corporate Officer/Administrative Secretary. In addition, there are two part-time Day Fire Fighters.

Long Range Goals

To continue to provide exemplary fire services by hiring, training, and retaining a diverse team of career, paid on call, and administrative personnel.

Investigate hiring a Training Officer.

Ensure the number of fire fighters at each hall meets staffing requirement.

Create an internship opportunity for fire fighters modelled after the Internship at the Big White Fire Department.

Continue to monitor retention and new hire numbers.

Over time, increase compensation rates to a level competitive with comparable fire departments.

Continue to train members with the view they will be able to fill in for others during vacation periods and illness as well as meet future succession needs.

Public Education and Communication

Background

Public Education is a proven tool in reducing fire hazards.

Current State - connecting with the public through the following avenues:

Library –maintain the GFPID information folder

Open House – hosted annually at Fire Hall # 1

Website

Trustee meetings

Hosting information sessions

Promoting to the public, the purchase of fire extinguishers and fire blankets for home and vehicles. These are sold at cost by the GVFD.

Maintaining fire risk signage on the Island and at the ferry terminal in Nanaimo.

Promoting highly visible address signage for home and business.

Providing grant funding to the Gabriola Volunteer Fire Fighters Association in support of their ongoing sponsorship of/and participation in numerous community events including an annual open house, fireworks display, landscape debris drop-off, Halloween kids drive through, fundraising for PHC through the annual toy drive, photos with Santa.

Providing information to homeowners about insurance premium discounts available due to Fire Underwriters Survey (FUS) accreditation.

Long Range Goals - the GVFD will expand its connections with the public in the following areas:

Complete work on the GFPID/GVFD website and perform periodic reviews and updates.

Record the public portion of all board meetings.

Include funding in the annual operating budget to ensure the continuation of the FireSmart™ program when RDN funding is not available.

Increase the number of FireSmart home assessments performed annually, ensuring homeowners will be provided FireSmart knowledge specific to their property.

Increase the number of FireSmart neighbourhood presentations, in order to encourage the public to make their property more FireSmart and wildfire resilient.

Promote the FireSmart neighbourhood recognition program on Gabriola.

Post a Fire Safety item/tip each month on the GVFD web page and local newspaper (Sunder)

FireSmart, Intelli-feu and other associated Marks are trademarks of the Canadian Interagency Forest Fire Centre

Roadways and Access

Background

The Fire Chief works with Islands Trust regarding roadways and access for new developments on Gabriola Island. The Chief will continue to advise Islands Trust of the requirements to ensure the access of Fire Department vehicles to property and structures.

Long Range Goals

In order to improve emergency access and egress, the Fire Chief will advocate with the Ministry of Transportation and Infrastructure (MOTI), the appropriate first nation, and landowners in support of developing the following roadways on Gabriola Island:

Connect Pequod Crescent to Wild Cherry Terrace and to North Road

Connect Stalker Road to Sir Williams Drive

Connect Keith Drive to Descanso Valley Drive

Connect Seymour Road to Bonny View Road

For additional detail see section(s):

Appendix V Roadways and Access – Maps

Training

Background

The GVFD has been meeting National Fire Protection Association (NFPA) training standards for front line fire fighters since 2014. This dedication to training ensures fire fighters are both skilled and safe in the performance of their duties.

Long Range Goals

Specialty Training

Establish and train a technical rescue team.

Investigate the feasibility of developing a training facility in order to increase opportunities for members, emergency service providers, and the community at large. This will be structured to ensure course fees offset costs.

Expand in-house training competencies to deliver the following programs on Gabriola:

NFPA 1010 training standards for future recruit classes. This is a new training standard that will come into effect in 2026.

CPR and first aid courses to community members

EMR, first aid, and CPR training to other fire departments

Trustees

Background

The improvement district trustees are elected in order to direct the operation and administration of the Gabriola Fire Protection Improvement District.

Long Range Goal

To assist with the implementation and meeting of the goals as outlined in this Long Range Plan.

Vehicle Maintenance and Replacement

Background

The GVFD maintains the Fire Underwriters Survey (FUS) Superior Tanker accreditation which requires the replacement of four front line vehicles every 20 years. Construction of new front line engines takes 18- 24 months from the date ordered to delivery.

Command and medical support vehicles are replaced as necessary. Replacement of these vehicles will be required in the next ten years.

Long Range Goals

In order to keep vehicles on island and in-service, shift to providing annual Commercial Vehicle Inspections and preventative maintenance/service on Gabriola Island.

Investigate grant funding for the purchase of marine fire fighting equipment.

Ensure the next purchase of a frontline engine will support both wildland fire fighting and deployment opportunities until the scheduled replacement of a wildland truck in 2028.

Purchase a replacement ladder truck (used).

For additional detail see section(s):

Appendix III Fire Underwriters Survey (FUS)

Appendix IV Proposed Long Range Financial Plan

Water Resources

Background

With changing weather conditions, monitoring and enhancing water resources is essential.

Current Water Resources:

Gravity fed hydrants are in place at Nelders Pond (Dorby Way), Mallet Creek (Taylor Bay Road), Lockwood Drive, Camp Miriam (Berry Point Road), Islands View Drive, and Shaw Road.

Additional Water Resources (ponds with drafting equipment in place) – George Davidson farm (South Road) and Hoggan Lake (South Road)

Water Towers are located at Ricardo Road and Moby Dick's Way.

Long Range Goals

Addition of two foreshore access points for salt (ocean) water to be used for fire fighting in the event of a disaster.

Removal of water tank at Ricardo Road. This tank is unnecessary due to the proximity of a gravity fed hydrant at Mallet Creek.

Placement of two additional tanks at Moby Dicks Way. This will bring the total complement up to four tanks which will meet FUS requirements in the event Barrett Road is blocked.

Installation of a standpipe at Descanso Bay to serve as a water delivery system.

Wildland and Urban Interface Fire Fighting

Background

With the ever-increasing risk of a major wildland fire on Gabriola Island, the GVFD has been working to increase the amount of wildland firefighting equipment available to respond to fire. This was supported by grant funding in 2023. However, more equipment is required to support fire fighting in the event of a major wildland fire.

Long Range Goals

When a truck is replaced in 2025, ensure the new purchase will serve as a frontline and wildland urban interface vehicle.

Purchase an additional Structural Protection Unit (SPU). This is a trailer equipped with necessary equipment.

When the current wildland vehicle is replaced, replace it with a type 6 Engine.

To enhance wildland fire fighting, train task force leaders.

APPENDIX I Five Year Call Volume

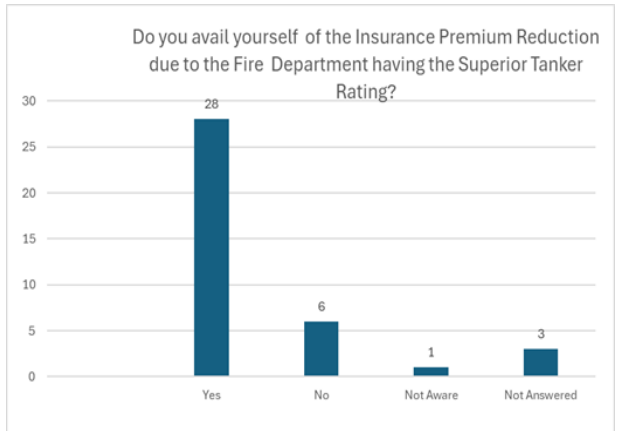
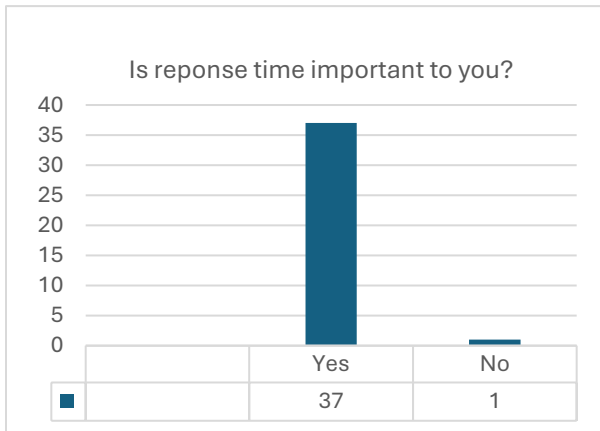
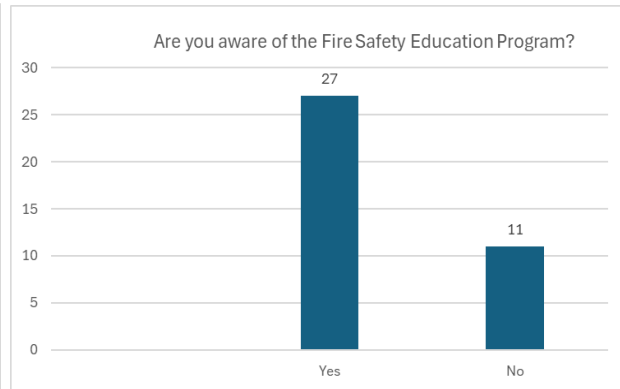
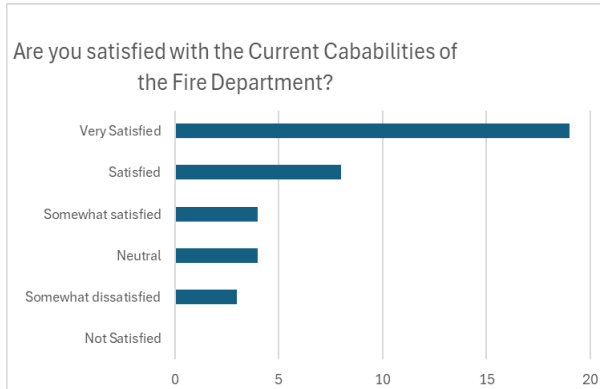
Call Volumes

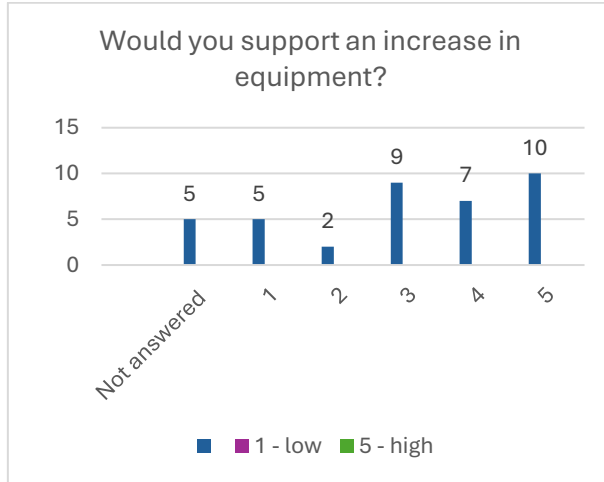
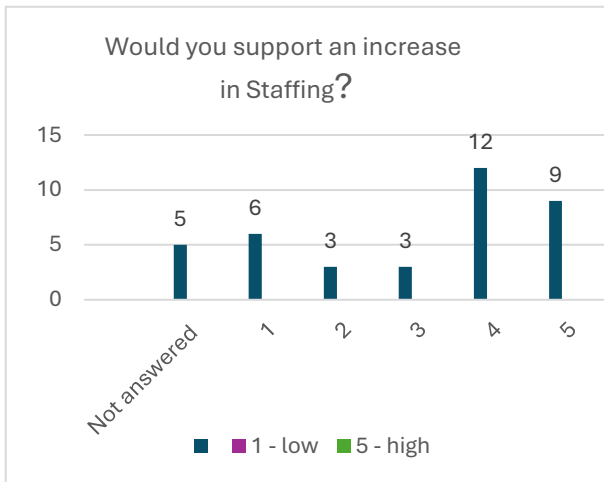
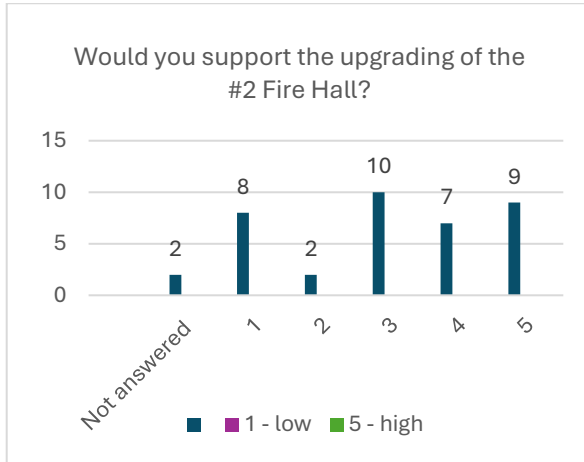
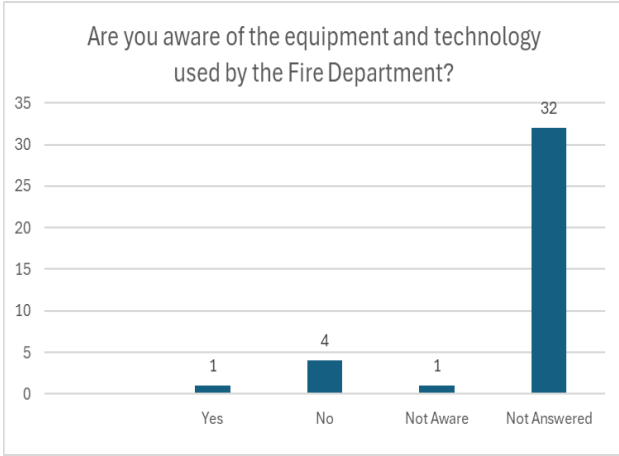
	2023	2022	2021	2020	2019
Medical	320	304	215	148	244
Burn Complaints	107	65	61	78	53
Assistance	96	139	133	78	75
Fire	23	28	29	29	16
Rescue	16	18	20	19	14
	562	554	458	352	402

APPENDIX II Public Input

In anticipation of preparing a long range plan, input from the community was solicited through a survey and public sessions. Public input was valuable in preparing this Long Range Plan. A thank you to all the people who took time to attend the public sessions and who completed the survey (38).

Following are the survey results that could be presented in chart form:





APPENDIX III Fire Underwriters Survey (FUS)

Fire Underwriters Survey (FUS) is an insurance underwriter service with criteria that, when met, allows homeowners on Gabriola to receive a discount on home insurance premium.

The GVFD will continue to maintain accreditation standards in order to qualify for accreditation every 5 years as required by FUS. In 2024, the department was successful in requalifying for another five years.

(For more detail on FUS and the criteria to receive FUS accreditation refer to fireunderwriters.ca/grading/superior-tanker-shuttle-service.)



Superior Tanker Shuttle Service

APPENDIX IV Proposed Long Range Financial Plan

In formulating the proposed 2025 levy and long range financial plan the following were key considerations.

Despite the 'volunteer' aspect of the GVFD, the Department follows a paid on call model wherein the Chief, Deputy and several staff are paid on a salary or hourly basis, while firefighters are paid a small stipend for practices and calls attended. They are not paid for carrying a pager. Nor are they paid for the significant volunteer time given to support community events. A decision in 2013 and subsequent years to keep the levy artificially low resulted in chiefs pay steadily losing pace with the market.

This reality became very clear in the attempt to hire a deputy chief in 2024 at a salary significantly below market.

This Long Range Plan is designed to correct this salary shortfall over a period of three years bringing the Chief and Deputy pay up to 2024 market rates. Ongoing increases after that will also help to keep pace and narrow the gap.

Firefighter pay has not increased in seven years, again resulting in pay rates 25% below most similar departments on Vancouver Island. This, coupled with call volumes on Gabriola that exceed any other department surveyed, reinforces the need to boost these pay rates. The Long Range Plan includes increases over three years to meet 2024 rates.

During a recent fire department practice involving a motor vehicle, the 'jaws of life' stopped working during an extrication attempt. In an actual fire rescue, this would be unacceptable. Past levies have provided annual capital for equipment replacements however this is not sufficient for major equipment such as hydraulic tools. The age of major equipment cannot be ignored and planning for necessary replacements has resulted in a reserve earmarked for these items.

As the Long Range Plan evolved, it became apparent that the current funding level for capital reserves is also not sufficient to cover long term replacements of building components and vehicles. To minimize the need for debt funding and avoid large jumps in future levies, the proposed long range financial plan sets out separately, anticipated building needs as well as a comprehensive list of truck replacements.

Please note upgrades or replacement of Hall 2 are not addressed in this Proposed Long Range Financial Plan.

To maintain preferred Insurance rates for islanders, 2 front line engines and 2 tenders must be replaced on their 20 year cycle. In addition the command vehicle and medical vehicle attend a significant number of calls each year and a ten year replacement cycle is considered reasonable.

In recognition of the high cost of fire trucks and equipment, building up contingency funds to \$100,000 was judged to be reasonable to allow for emergency expenditures. Increasing the contingency to this level will take four years or longer depending on the need to access the funds in this period.

**GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT
PROPOSED LONG RANGE FINANCIAL PLAN 2025 - 2034**

SUMMARY

	LEVY										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Operations	<u>\$ 803,458</u>	<u>\$1,030,183</u>	<u>\$1,193,750</u>	<u>\$1,323,340</u>	<u>\$1,454,111</u>	<u>\$1,534,817</u>	<u>\$1,620,976</u>	<u>\$1,704,014</u>	<u>\$1,798,423</u>	<u>\$1,892,506</u>	<u>\$1,992,462</u>
Annual Increase		28.22%	15.88%	10.86%	9.88%	5.55%	5.61%	5.12%	5.54%	5.23%	5.28%
Capital and Reserves											
Annual Capital	58,500	60,840	63,274	65,805	68,437	71,174	74,021	76,982	80,061	83,264	86,594
Capital Reserve - Trucks	80,000	200,000	220,000	242,000	266,200	292,820	322,102	354,312	389,743	428,718	471,590
Capital Reserve - Equipment	-	30,000	34,500	39,675	45,626	52,470	60,341	69,392	79,801	91,771	105,536
Fire Hall Repair and Replacement Fund	75,000	75,000	78,750	82,688	86,822	91,163	95,721	100,507	105,533	110,809	116,350
	<u>213,500</u>	<u>365,840</u>	<u>396,524</u>	<u>430,167</u>	<u>467,085</u>	<u>507,627</u>	<u>552,185</u>	<u>601,193</u>	<u>655,138</u>	<u>714,561</u>	<u>780,070</u>
Annual Increase		71.35%	8.39%	8.48%	8.58%	8.68%	8.78%	8.88%	8.97%	9.07%	9.17%
Contingency Fund	5,000	10,000	15,000	20,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	<u>\$1,021,958</u>	<u>\$1,406,023</u>	<u>\$1,605,274</u>	<u>\$1,773,507</u>	<u>\$1,946,196</u>	<u>\$2,067,445</u>	<u>\$2,198,161</u>	<u>\$2,330,207</u>	<u>\$2,478,561</u>	<u>\$2,632,067</u>	<u>\$2,797,532</u>
Annual Increase		37.58%	14.17%	10.48%	9.74%	6.23%	6.32%	6.01%	6.37%	6.19%	6.29%

**GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT
PROPOSED LONG RANGE FINANCIAL PLAN 2025 - 2034**

OPERATIONS

	LEVY										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Wages and Benefits	\$431,458	\$ 540,983	\$ 645,454	\$ 760,421	\$ 798,945	\$ 832,006	\$ 864,669	\$ 907,902	\$ 926,060	\$ 944,581	\$ 963,476
Insurance	84,000	105,000	115,500	127,050	139,755	153,731	169,104	186,014	204,615	225,077	247,585
Truck Operating Costs	40,500	60,000	66,000	72,600	79,860	87,846	96,631	106,294	116,923	128,615	141,477
Telephone and Utilities	47,500	58,000	62,640	67,651	73,063	78,908	85,221	92,039	99,402	107,354	115,942
Training	61,000	65,000	92,980	73,840	102,512	80,591	113,333	88,444	125,706	97,597	139,882
Firefighting Equipment Mtce	53,100	60,000	64,800	69,984	102,512	113,333	122,400	132,192	142,767	154,188	166,523
Health and Safety Supplies	5,000	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561
Professional Fees	24,000	65,000	68,250	71,663	75,246	79,008	82,958	87,106	91,462	96,035	100,836
Office & Trustee	22,900	25,000	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291	29,877
GVFFA	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500
Building and Grounds Mtce	10,000	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
Advertising & Promotion	2,500	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988
Travel	2,000	2,200	2,376	2,566	2,771	2,993	3,233	3,491	3,770	4,072	4,398
Hydrant Maintenance	2,000	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390
Unspecified	-	-	-	-	-	25,000	-	15,000	-	45,000	20,000
Emergency Response	1,000	-	-	-	-	-	-	-	-	-	-
	\$803,458	\$1,030,183	\$1,193,750	\$1,323,340	\$1,454,111	\$1,534,817	\$1,620,976	\$1,704,014	\$1,798,423	\$1,892,506	\$1,992,462

**GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT
PROPOSED LONG RANGE FINANCIAL PLAN 2025 - 2034**

CAPITAL RESERVE - TRUCKS

	Annual Growth	Expected Life	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Projected Balance, opening			\$ 475,113	\$ 21,658	\$ 96,658	\$ 218,658	\$ 422,931	\$ 316,210	\$ 644,636	\$ 1,011,841	\$ 1,421,821	\$ 1,878,975
Interest	2.00%		4,751	-	-	3,073	459	6,324	12,893	20,237	28,436	37,580
Contributions	10.00%		200,000	220,000	242,000	266,200	292,820	322,102	354,312	389,743	428,718	471,590
Expenditures												
Engine		20 yrs	(558,206)									
Tender		20 yrs					(400,000)					
Command		10 yrs	(100,000)									
Medical		10 yrs		(100,000)								
Support and HAM					(120,000)							
Ladder Truck				(45,000)								
Wildland						(65,000)						
Total Expenditures			(658,206)	(145,000)	(120,000)	(65,000)	(400,000)	-	-	-	-	-
Projected Balance, closing			<u>\$ 21,658</u>	<u>\$ 96,658</u>	<u>\$ 218,658</u>	<u>\$ 422,931</u>	<u>\$ 316,210</u>	<u>\$ 644,636</u>	<u>\$ 1,011,841</u>	<u>\$ 1,421,821</u>	<u>\$ 1,878,975</u>	<u>\$ 2,388,145</u>

**GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT
PROPOSED LONG RANGE FINANCIAL PLAN 2025 - 2034**

FIRE HALL REPAIR AND REPLACEMENT FUND

	Annual Growth		Expected Life		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Projected Balance, opening					\$ 59,100	\$ 114,882	\$ 180,375	\$ 245,747	\$ 158,180	\$ 205,507	\$ 181,530	\$ 278,833	\$ 382,766	\$ 26,188
Interest	2.00%				782	1,993	3,197	1,399	2,242	1,683	3,497	5,436	-	-
Contributions	5.00%				75,000	78,750	82,688	86,822	91,163	95,721	100,507	105,533	110,809	116,350
Expenditures														
Generator (diesel)										(100,000)				
Paving/Aprons		40-50 yrs												(100,000)
well/septic		35 yrs					(15,000)							
Torch On-main roof (2K SF)		25-30 yrs											(40,000)	
Standing Seam/metal roof		40-50 yrs											(150,000)	
Living Roof EPDM		20-25 yrs											(100,000)	
Truck Bay Doors		20 yrs				(10,000)								
Windows		25-30 yrs											(100,000)	
Truck Bay Fliters		20 yrs						(40,000)						
Hot Water Tank (Propane)					(15,000)									
Backup Boiler		15 yrs								(15,000)				
Heat Pump		15 yrs					(150,000)							
HRV(heat recovery/vent)		15 yrs					(10,000)							
Light fixtures		20-25												
Air filtration/vnts (apparatus bay)		20 yrs												
PLC (automated computer)		20 yrs					(10,000)							
Interior Flooring		20 yrs											(70,000)	
Unspecified					(5,000)	(5,250)	(5,513)	(5,788)	(6,078)	(6,381)	(6,700)	(7,036)	(7,387)	(7,757)
Total Expenditures					(20,000)	(15,250)	(20,513)	(175,788)	(46,078)	(121,381)	(6,700)	(7,036)	(467,387)	(107,757)
Projected Balance, closing					\$ 114,882	\$ 180,375	\$ 245,747	\$ 158,180	\$ 205,507	\$ 181,530	\$ 278,833	\$ 382,766	\$ 26,188	\$ 34,781

**GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT
 PROPOSED LONG RANGE FINANCIAL PLAN 2025 - 2034
 CAPITAL RESERVE - EQUIPMENT**

	Annual Growth	Expected Life	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Projected Balance, opening			-	3,000	(200)	9,775	18,701	57,571	99,990	159,447	233,563	315,011
Interest	2.00%		-	-	-	-	100	777	1,766	3,015	4,377	-
Contributions	15.00%		30,000	34,500	39,675	45,626	52,470	60,341	69,392	79,801	91,771	105,536
Expenditures												
Self Contained Breathing Apparatus (SCBA)												(400,000)
Compressor (SCBA Air)		20 yrs										
Hydraulic MVI tools		10 yrs	(25,000)	(25,000)	(25,000)	(25,000)						
Hose replacement			(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Washer/Extractor		10 yrs						(10,000)				
Rope Rescue		15 yrs		(8,000)								
Generators		20 yrs										
Tablets 8 @ 500		5 yrs	(1,000)	(1,000)	(1,000)	(1,000)						
Portable Pumps		15 yrs										
EMR Kits (5 @ 5K)		5 yrs						(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Radios (27@ 1.5k)		15 yrs		(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
Hydrallic Pump		20 yrs										
Gas Detector (5k)		5 yrs						(5,000)				
Pagers (43 @ 600)		10 yrs		(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)
Riding Lawnmover (6k)		15 yrs										
Computers								(5,000)			(6,000)	
Printers									(3,000)			
Stove (3K)		20 yrs										(3,000)
Fridge (7K)		15 yrs				(7,000)						
Dishwasher (2K)		10 yrs										
Total Expenditures			(27,000)	(37,700)	(29,700)	(36,700)	(13,700)	(18,700)	(11,700)	(8,700)	(14,700)	(411,700)
Projected Balance, closing			3,000	(200)	9,775	18,701	57,571	99,990	159,447	233,563	315,011	8,847

APPENDIX V Roadways and Access – Maps

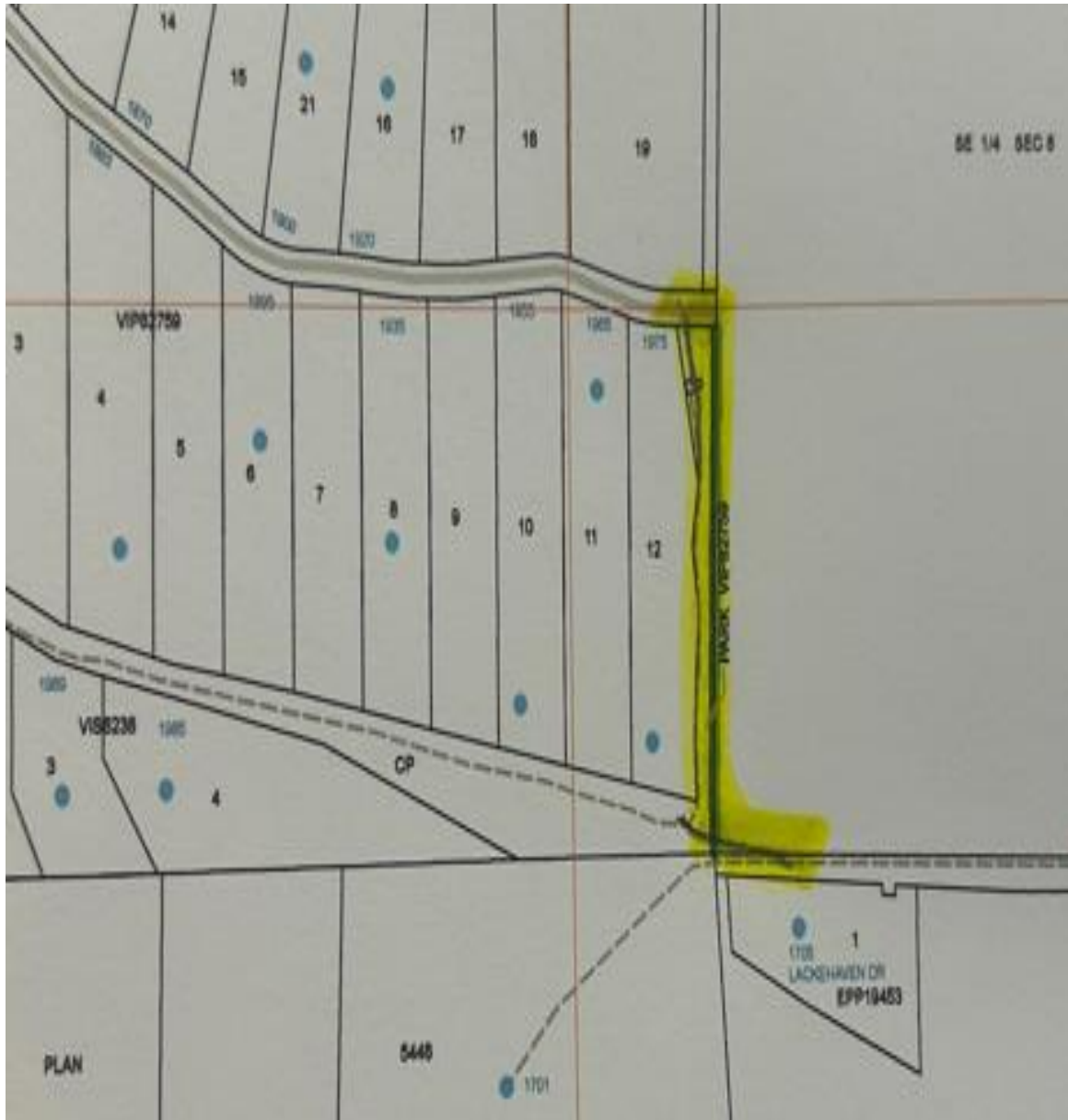
Connect Keith Drive to Descanso Valley Drive



Connect Stalker Road to Sir Williams Drive



Connect Seymour Road to Bonny View Road



Connect Pequod Crescent to Wild Cherry Terrace and to North Road

