

RESOLUTION OF THE OWNERS, STRATA PLAN [REDACTED]

WHEREAS:

- A. Some Owners of Strata Plan [REDACTED] have expressed interest in fire protection services being extended to include the Horne Lake Community.
- B. The Regional District of Nanaimo has expressed a willingness to commence the process to consider extending fire protection services to the Horne Lake Strata Community if there is majority support by the Horne Lake Strata owners.

NOW THEREFORE BE IT RESOLVED, BY A MAJORITY VOTE THAT:

1. The Strata Council will advise the RDN in writing that the Horne Lake Strata Community would like the RDN to commence the process to consider extending fire services to include the Horne Lake Strata Community.

[REDACTED]

3. The Strata Council provide regular information updates to the Owners throughout 2021-22.

[REDACTED]

BACKGROUND TO RESOLUTION

With more and more development coming to Horne Lake, some owners have expressed interest in fire protection services being extended to include the Horne Lake Community. Recent (late 2020/early 2021) conversation with new staff at the RDN indicate a willingness to look into this idea.

This entire process could take 5-7 years. Property taxes will increase. There is no certainty property insurance will decrease. At this point, Council does not have any estimate of total cost to the Horne Lake Community. The Strata may need to look at the cost of upgrades to our infrastructure for the equipment to be able to safely navigate our roads. Service area will be a factor as cabins may still exceed acceptable distance from a firehall (e.g. 8 KM from closest firehall).

We understand the Spider Lake community has already started the process to be included in RDN fire protection services. This may be good timing to keep the costs manageable through potential coordination.

From the RDN, March 2021:

“There will be a significant amount of work involved in determining the feasibility and associated costs of including the Horne Lake Community to the Bow Horn Bay Fire Protection Service. Before the RDN and the Bow Horn Bay Fire Department Society undertake this effort, we would request confirmation that the majority of the properties are in favour of being included into the fire protection service. Note, that this doesn’t commit any property owner, it simply provides the RDN with sufficient information identifying that there is support to look at initiating a discussion and potentially a feasibility study.

Current costs that may assist initial conversations. The 2021 rate for fire protection in the Bow Horn Bay Fire Protection Service area is \$0.751 per \$1,000 applied to the net taxable value of land and improvements in the service area (as an example if the property value is \$300,000, the annual rate for service would be \$225.30). In order to provide service to the Horne Lake Community, RDN would need to acquire land, construct a new fire hall, purchase apparatus and consider any additional operational costs which would be in addition to the current rate for service.

If there is enough support for inclusion, the RDN in collaboration with the Bow Horn Bay Fire Department Society would initiate discussions and potentially look at a feasibility study with support from the RDN Board. Information from discussions and/or a feasibility study would be shared with the Community and if there is still majority support, the RDN could look at a formal petition process for inclusion.