

**Agenda**  
**Salt Spring Island Fire Protection District**  
**Board of Trustees Regular Meeting**

Meeting will be held as follows:

**Date:** September 15, 2025

**Time:** 7:00 p.m.

**Place:** Ganges Fire Hall Training Room

105 Lower Ganges Road, Salt Spring Island and Electronic Meeting (Microsoft Teams)

**1. CALL TO ORDER**

We would like to begin this meeting by acknowledging that we live and work in the unceded territories of the Coast Salish Peoples. This meeting is an official forum for the Salt Spring Island Fire Protection District Board to conduct it's business. This is a place of employment and our staff have the right to a safe and respectful workplace.

**2. TOWN HALL SESSION**

Members of the public can address questions or comments and we request that you direct comments to the Board and not other members of the public, speak to the issues and not individuals and be clear, concise and respectful.

**3. APPROVAL OF AGENDA**

**4. BOARD MINUTES**

**4.1 Minutes of the Regular Trustee meeting held July 21, 2025 – For Approval**

That the draft minutes of the Regular Trustee meeting held July 21, 2025 be adopted.

**4.2 Minutes of the Town Hall meeting held September 8, 2025 – For Approval**

That the draft minutes of the Town Hall meeting held September 8, 2025 be adopted.

**5. STANDING COMMITTEE REPORTS**

**5.1 Communications & Marketing Committee - None**

**5.2 Finance & Audit Committee**

**5.2.1 Minutes of the September 9, 2025 meeting – For Information**

**5.3 Joint Occupational Health & Wellness Committee**

**5.3.1 Minutes of the July 23, 2025 meeting – For Information**

#### **5.4 Strategic Planning & Policy Development Committee**

##### **5.4.1 Minutes of the August 5, 2025 meeting – For Information**

#### **6. CORRESPONDENCE**

##### **6.1 Letter Received from Dashwood Fire Department Re: Thank You for Assistance with the Wesley Ridge Fire**

#### **7. REPORTS**

##### **7.1 Fire Chief's Report – July & August 2025**

##### **7.2 Salt Spring Island Fire Fighters' Association Report – September 2025**

##### **7.3 CAO Reports**

###### **7.3.1 Budget Report to June 30, 2025**

###### **7.3.2 Budget Report to July 31, 2025**

###### **7.3.3 Driftwood Dated July 30, 2025 Re 2026 Draft Budget**

###### **7.3.4 Driftwood Dated July 30, 2025 Re RV Fire**

###### **7.3.5 Driftwood dated August 13, 2025 Re Truck Fire**

###### **7.3.6 Driftwood dated August 27 and Sept. 3, 2025 Re Town Hall Notice**

###### **7.3.7 Driftwood Dated Sept. 3, 2025 Re: 2026 Draft Budget**

###### **7.3.8 Driftwood Dated Sept. 9 2025 Re New Fire Hall Site Tour**

#### **8. OLD BUSINESS**

##### **8.1 New Fire Hall Project**

###### **8.1.1 New Fire Hall Project Status Update to July 31, 2025**

###### **8.1.2 New Fire Hall Project Status Update to August 31, 2025**

#### **9. NEW BUSINESS**

##### **9.1 Bi-election for vacant Trustee Position**

##### **9.2 New Fire Hall 1 Financing Agreement – Long term Borrowing – Staff Report**

#### **10. BYLAWS**

##### **10.1 Draft Bylaw No. 158 – 2026 Fire Protection Taxation Bylaw – Second Reading and Adoption**

At the September 9, 2025 Finance and Audit Committee meeting, the Committee recommended the Board of Trustees give second reading to the 2026 Fire Protection Taxation Bylaw as presented.

That Draft Bylaw No. 158 cited as the "2026 Fire Protection Taxation Bylaw" be read a second time and adopted.

#### **10.2 Draft Bylaw No. 161 – New Fire Hall 1 Financing Agreement Bylaw – First Reading**

At the September 9, 2025 New Fire Hall Project Steering Committee and the Finance and Audit Committee meetings, the New Fire Hall Project Steering Committee and the Finance and Audit Committee recommended that the Board of Trustees approve financing for the new fire hall project through a 25-year bond at 4.4%, as recommended by the Province.

That Draft Bylaw No. 161 cited as the “New Fire Hall 1 Financing Agreement Bylaw” be read a first time.

#### **10.3 Draft Bylaw No. 160 – Reserve Funds Disbursement Bylaw 2025 – To Build Irrigation Pond at Hall 2 - First Reading**

At the May 26, 2025 Board meeting, the Board of Trustees directed staff to build an irrigation pond at the Fulford Fire Hall (Hall 2) using appropriate procedures and consultants.

That Draft Bylaw No. 160 cited as the “Reserve Funds Disbursement Bylaw 2025” be read a first time.

#### **10.4 Draft Bylaw No. 159 – Meeting Procedures Bylaw – First Reading**

That Draft Bylaw No. 159 cited as the “Meeting Procedures Bylaw 2025” be read a first time.

### **11. DELEGATIONS**

### **12. IN-CAMERA MEETING**

### **13. NEXT MEETING**

The next regular meeting is scheduled on October 20, 2025 at 7:00 p.m. at the Ganges Fire Hall Training Room.

### **14. ADJOURNMENT**

# Minutes of the Regular Trustee Meeting of the Salt Spring Island Fire Protection District

**Date:** July 21, 2025

**Location:** Training Room, Ganges Fire Hall  
105 Lower Ganges Road, Salt Spring Island and Electronic Meeting (Microsoft TEAMS)

**Members Present:** Rollie Cook, Chair  
David Courtney, Trustee  
Mary Lynn Hetherington, Trustee  
Dennis Lucarelli, Trustee  
Rob Oliver, Trustee  
Robin Williams, Trustee

**Staff Members Present:** Rodney Dieleman, Corporate Administrator and Financial Officer  
Jamie Holmes, Fire Chief (Teams)  
Hans Hazenboom, New Fire Hall Project Owner's Representative  
Sarah Shugar, Recorder

**Others Present:** Gulf Islands Driftwood Reporter (Teams)  
Approximately 4 members of the public

These minutes follow the order of the agenda although the sequence may have varied.

## 1. CALL TO ORDER

Chair Cook called the meeting to order 7:00 p.m. and acknowledged that the meeting is being held in the unceded territories of the Coast Salish Peoples.

## 2. TOWN HALL

Chair Cook opened the town hall at 7:01 p.m. There were no speakers in the town hall portion of the agenda.

## 3. APPROVAL OF AGENDA

**By general consent**, the agenda was adopted.

## 4. BOARD MINUTES

### 4.1 Minutes of the Regular Trustee meeting held June 16, 2025 – For Approval

**By general consent**, the draft minutes of the Regular Trustee meeting held June 16, 2025 were adopted.



## **5. STANDING COMMITTEE REPORTS**

### **5.1 Communications & Marketing Committee**

#### **5.1.1 Minutes of the July 8, 2025 meeting – For Information**

**By general consent,** the minutes were received.

### **5.2 Finance & Audit Committee**

#### **5.2.1 Minutes of the July 15, 2025 meeting – For Information**

**By general consent,** the minutes were received.

### **5.3 Joint Occupational Health & Wellness Committee**

#### **5.3.1 Minutes of the June 25, 2025 meeting – For Information**

**By general consent,** the minutes were received.

### **5.4 Strategic Planning & Policy Development Committee**

#### **5.4.1 Minutes of the July 8, 2025 meeting – For Information**

**By general consent,** the minutes were received.

## **6. CORRESPONDENCE**

### **6.1 Email from Kaleden Irrigation District dated June 30, 2025 Re: Mass Email No. 3**

The correspondence was received.

## **7. REPORTS**

### **7.1 Fire Chief's Report – June 2025**

Chief Holmes presented the Fire Chief Report for June 2025.

**By general consent,** the Fire Chief Report was received.

### **7.2 Salt Spring Island Fire Fighters' Association Report – July 2025**

The Association report for July 2025 was presented.

**By general consent,** the Salt Spring Island Fire Fighters' Association report was received.

### **7.3 CAO Reports**

#### **7.3.1 Budget Report to May 31, 2025**

CAO Dieleman presented the budget report to May 31, 2025.

**By general consent**, the budget report was received.

**7.3.2 Driftwood dated June 25, 2025 Re: UBCM Funding**

**7.3.3 Driftwood dated July 2, 2025 Re: New Fire Hall Aerial Photo**

**7.3.4 Driftwood dated July 16, 2025 Re: Maxwell Shed Fire**

**By general consent**, the Driftwood Articles were received.

**8. OLD BUSINESS**

**8.1 New Fire Hall Project**

**8.1.1 New Fire Hall Project Status Update to June 30, 2025**

Owner's Representative H. Hazenboom presented the New Fire Hall Project Status Update to June 30, 2025 report.

**By general consent**, the report was received.

**8.2 Business Plan for Satellite Halls**

CAO Dieleman presented a high-level, preliminary business plan for a satellite hall in the North End of the island. CAO Dieleman reported this preliminary business plan will be presented at the Town Hall meeting for public feedback.

In discussion the following items were noted:

- The Finance Committee has recommended to allocate funds in the 2026 draft budget for planning and design of a satellite hall in the North End.
- A Trustee asked if Chief Holmes could provide a report on what is needed for a satellite hall.
- A member of the public spoke to the process of subdividing land for a new satellite hall in the North End of the island.

**2025-034**

**MOVED by R. Williams, SECONDED by M. Hetherington,**

That the Board of Trustees direct staff to present the Proposed Satellite Fire Hall Project Timeline and Implementation Plan report at the Town Hall meeting.

**CARRIED**

**Trustee Courtney Opposed**

**8.3 UBCM Canada Community Building Fund for a new elevated device and a new satellite fire hall for the North End – Update**

At the July 8, 2025 Committee meeting, the Communications and Marketing Committee recommended that the Board of Trustees authorize Chair Cook to send a letter to MLA Rob

Botterell to seek a meeting with Emergency Management and Climate Readiness Minister Kelly Greene and send a letter to Municipal Affairs and Housing Minister Ravi Kahlon to advocate for funding for an aerial apparatus. It was noted the UBCM Canada Community Building Fund application deadline is in September 2025. CAO Dieleman reported that the cabinet has been shuffled, a new Minister of Municipal Affairs and Housing has been appointed and Honourable Minister Kahlon's visit to Salt Spring Island has been cancelled.

## **9. NEW BUSINESS**

### **9.1 Town Hall Meeting – September 8, 2025 at 6:30 p.m.**

CAO Dieleman advised the Town Hall meeting is an opportunity to present the 2026 Draft Budget, a Strategic Plan including a report on Satellite fire halls update, a New Fire Hall Project update to the public.

#### **2025-035**

**MOVED by Trustee Williams, SECONDED by Trustee Lucarelli,**

That the Board of Trustees direct staff to schedule a Town Hall Meeting on September 8, 2025 at 6:30 p.m. to present the 2026 Draft Budget, a Strategic Plan including a report on Satellite fire halls update, a New Fire Hall Project update.

**CARRIED**

### **9.2 2026 Draft Budget**

The 2026 draft budget was presented. Finance and Audit Committee Chair Williams reported the proposed 2026 draft budget is a 6.9% increase over the 2025 budget.

#### **2025-036**

**MOVED by Trustee Williams, SECONDED by Trustee Lucarelli,**

That the Board of Trustees accept the recommendation of the Finance and Audit Committee to present the Draft 2026 Budget for public consultation at the Town Hall meeting.

**CARRIED**

### **9.3 Housing and Municipal Affairs Minister Ravi Kahlon visit to Salt Spring Island**

At the July 8, 2025 Committee meeting, the Strategic Planning and Policy Development Committee recommended the Board of Trustees request Chair Cook to present a letter to request support for a grant for a ladder truck to Housing and Municipal Affairs Minister Ravi Kahlon. CAO Dieleman reported that the cabinet has been shuffled, a new Minister of Municipal Affairs and Housing has been appointed and Honourable Minister Kahlon's visit to Salt Spring Island has been cancelled.

#### **9.4 Signing Officers on District Bank Accounts**

CAO Dieleman reported the signing officers on District bank accounts need to be updated.

**2025-037**

**MOVED by Trustee Lucarelli, SECONDED by Trustee Hetherington,**

That the Board of Trustees remove former Trustee Wynona Cook as a signor on District Bank Accounts and that Rollie Cook, Jamie Holmes, Rodney Dieleman and Rob Oliver be appointed as signing officers on the District accounts.

**CARRIED**

#### **10. BYLAWS**

##### **10.1 Draft Bylaw No 158 – 2026 Fire Protection Taxation Bylaw**

Recording Secretary Shugar read draft bylaw 158 cited as the “2026 Fire Protection Taxation Bylaw” into the record.

**2025-038**

**MOVED by Trustee Williams, SECONDED by Trustee Hetherington,**

That Draft Bylaw No. 158 cited as the “2026 Fire Protection Taxation Bylaw” be read a first time.

**CARRIED**

#### **11. DELEGATIONS – None**

#### **12. IN-CAMERA MEETING**

##### **12.1. Motion to Close the Meeting**

**2025-039**

**MOVED by Trustee Courtney, SECONDED by Trustee Hetherington,**

That the Board of Trustees close this meeting to the public subject to Community Charter Section 90 (1): (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and that staff be invited to remain.

**CARRIED**

The items of business to be considered in the in-camera meeting are in camera minutes and Employment Contracts.

The meeting moved in camera at 8:00 p.m.

##### **12.2 Motion to Re-open the Meeting**

**2025-040**

**MOVED by Trustee Courtney, SECONDED by Trustee Hetherington,**

That the Board of Trustees re-open this meeting to a public session.

**CARRIED**

The regular meeting re-convened at 8:26 p.m.

#### **12.2. Arise and Report**

The Board of Trustees extended CAO Dieleman's Employment Contract.

#### **13. NEXT MEETING**

The next regular meeting is scheduled on August 12, 2025 at 7:00 p.m. at the Ganges Fire Hall Training Room. A Town Hall meeting is scheduled on September 8, 2025 at 6:30 p.m. The following regular meeting is scheduled on September 15, 2025 at 7:00 p.m. at the Ganges Fire Hall Training Room.

#### **14. ADJOURNMENT**

By general consent, the meeting adjourned at 8:30 p.m.

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Rollie Cook  
Chair, Board of Trustees

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Rodney Dieleman  
Corporate Administrator

# Minutes of the Town Hall Meeting of the Salt Spring Island Fire Protection District

**Date:** September 8, 2025

**Location:** Training Room, Ganges Fire Hall  
105 Lower Ganges Road, Salt Spring Island and Electronic Meeting (Microsoft TEAMS)

**Members Present:** Rollie Cook Cook, Chair  
David Courtney, Trustee  
Mary Lynn Hetherington, Trustee (TEAMS)  
Dennis Lucarelli, Trustee  
Rob Oliver, Trustee  
Robin Williams, Trustee

**Staff Members Present:** Rodney Dieleman, Corporate Administrator and Financial Officer  
Jamie Holmes, Fire Chief  
Hans Hazenboom, New Fire Hall Project Owners Representative  
Sarah Shugar, Recorder

**Others Present:** Approximately 11 members of the public (10 in person, 1 on TEAMS)  
Gulf Islands Driftwood Reporter (TEAMS)

These minutes follow the order of the agenda although the sequence may have varied.

## 1. CALL TO ORDER & WELCOME

Chair Cook called the meeting to order at 6:30 p.m. and acknowledged that the meeting is being held in the unceded territories of the Coast Salish Peoples. Chair Cook reported the Town Hall meeting is an important meeting to present updates and receive public feedback on the draft 2026 budget.

## 2. DRAFT 2026 BUDGET

Finance and Audit Committee Chair Robin Williams presented a few highlights of the draft 2026 budget and thanked CAO Dieleman and the Finance and Audit Committee for their work in preparing the draft budget.

A member of the public thanked staff for the draft budget report and commented that the if tax increases were to continue at the same rate, the impacts would become unsustainable in the future. The member of the public asked for more information regarding how the budget projections are calculated. CAO Dieleman reported the administration budget is projected at approximately 2% increase.

Operation budgets are projected at inflation plus due to fuel, parts and supplies etc. that are subject to variables. The member of the public asked if the capital costs include the funds needed for the new fire hall 1, the proposed satellite hall in the north end and a new fire hall in the south end. CAO Dieleman reported there are reserve funds set aside for apparatus, buildings and small capital purchases such as equipment. It was noted the capital reserve accounts are detailed on page 9 of the agenda package.

A member of the public asked for information regarding the continuing balance of around \$500,000. CAO Dieleman reported \$526,000 is held in a reserve fund for the new fire hall and it will be spent on the new fire hall project in 2025. The member of the public asked for more information regarding the payroll liability non-capital reserve fund. Chief Holmes reported the fund was originally started when the District received a return from the pension corporation due to an error in allocating the funds and now it is an un-funded liabilities account for sick-time and vacation benefits. CAO Dieleman reported the current liability is approximately \$465,000 and the District is allocating \$100,000 per year to the liability.

Chair Cook reported the Finance and Audit Committee will meeting on September 9, 2025 to receive the feedback received at this town hall meeting and the Board of Trustees will consider second reading of the 2026 Fire Protection Taxation Bylaw at the September 15, 2025 meeting.

### **3. 5-YEAR STRATEGIC PLAN RE NEW SATELLITE FIRE HALL**

CAO Dieleman presented a Proposed Satellite Fire Hall Timeline and Implementation Plan regarding to construct and commission a new satellite fire hall in northern end of the island by 2030.

A member of the public referred to the 2010 and 2015 FUS reports and asked if there is a more recent FUS report. Chief Holmes reported he requested a full FUS report and was advised that FUS is not providing full reports. The member of the public stated the 2010 and 2015 FUS reports spoke to a new housing development in Channel Ridge and that land was supposed to be provided to the District for a fire hall in Channel Ridge. Chair Cook advised the Channel Ridge development went through bankruptcy process. The member of the public asked whether the District abandoned the plan for a fire hall in Channel Ridge development. Chief Holmes reported there is no requirement for developers to donate land for a fire hall on Salt Spring Island. The District is planning to relocate the Central fire hall (hall 3) further north to provide more fire protection coverage to the north end of the island. The new Fire Hall is located approximately two kilometers north of the current Fire Hall in Ganges. The member of the public asked whether the District has asked the current developer of Channel Ridge if they would provide land for a fire hall. Chair Cook reported the District advertised in the Driftwood and the SS Exchange seeking potential land. Staff are in discussions with one property owner regarding land that may be suitable for a new satellite fire hall. CAO Dieleman reported staff have contacted the Channel Ridge developer.

A member of the public asked for more information regarding a new satellite fire hall. Chief Holmes reported Hall 3 was built in 1994 and the building does not meet current needs. A new satellite hall would be designed to be added on to meet future needs as required. There is no room to add on at Hall 3 due to the placement of the building on the lot. Hall 3 does not have SCBA (self-contained breathing apparatus) fill station, and the medic unit is currently located outside of the building.

A member of the public asked whether a new satellite hall would be similar in size and use as the Fulford fire hall. Chief Holmes noted Hall 2 has 3 truck bays; the firefighter gear is stored in the truck bays and there is no classroom.

A member of the public expressed support for including planning for new satellite halls in the strategic plan and asked if the trustee that was making statements regarding a new satellite hall brought his proposal for a fire hall in the north end to the Board. Chair Cook stated that Trustee Courtney has not brought his proposal to the Board and noted that fire halls are required to be built to a post-disaster standard and building a new satellite hall would require an architect, a geo-tech engineer as required by the Province.

Trustee Courtney reported he contacted the BC Architecture Society, and the building would not require to be designed by an architect and stated that staff's projected cost of \$1000 per square foot for a new satellite fire hall is not accurate.

A member of the public expressed support for the governance process and asked if the plan for the new satellite hall has been vetted. Chief Holmes reported the plan is preliminary at this time, and the budget is a placeholder for the project with the design phase in the future. Staff will continue to be responsible with taxpayer funds. Chair Cook reported the District has been putting funds aside and this is a preliminary plan.

A member of the public advised that the BC Architecture Society allows small buildings to be built by an engineer without an architect although it is unlikely that an engineer would do a fire hall project without an architect. The member of the public asked whether there is financial justification to build a new hall in the north end of the island. Chief Holmes reported the new Fire Hall 1 will be 2 kilometers north of the current Fire Hall 1 and the more we have fire halls distributed across the island, the more fire protection we can provide.

A member of the public asked how the Board would address the public discord regarding the plan for a satellite fire hall in the north end of the island. Chair Cook advised that the Board of Trustees is legislated by the Local Government Act and follows a democratic process.

A member of the public stated he asked for reconciliation between Trustee Courtney's proposal and the Board's proposal at the Annual General Meeting and stated that as a ratepayer, it is disappointing that the differences have not been resolved.

Chair Cook reported there will be a Trustee election in the Spring 2026.



Trustee Courtney stated he has tried to bring proposals to CAO Dieleman. Trustee Oliver noted any proposal should be brought to the Board of Trustees.

A member of the public stated social media is not the place to do Board of Trustees business, asked Trustee Courtney to stop doing District business on social media and recommended that Trustee Courtney present his plan for a satellite fire hall to the Board.

#### **4. NEW FIRE HALL PROJECT UPDATE**

Chair Cook reported the new fire hall is being built on time and on budget and expressed appreciation to Owners Representative Hazenboom.

Owners Representative Hans Hazenboom presented a new fire hall project update and presented the following highlights:

- Held a site tour for Trustees, Committee members and elected officials on September 3, 2025.
- The plumbing is being installed.
- Waterproofing has begun and vapor barriers will begin next week.
- The sewer is connected to the CRD main sewer system.
- Water supply includes one 6-inch and one 3-inch water connection to North Salt Spring Waterworks District in addition to a well on the property and water storage tanks.

Chief Holmes presented a virtual 3-D model of the new fire hall and presented the following highlights:

- The design includes a third truck bay outside that can be framed in, in the future as needed.
- The Paid-on Call (POC) Firefighter's Association is fundraising for a museum, and the prep work has been done to save costs in the future.
- Office spaces have been scaled down and meetings will happen in the meeting room spaces.
- There is a dedicated SCBA (self-contained breathing apparatus) room, SCBA compressor room and gear lockers. Currently, the firefighter turnout gear is in the truck bays, and it absorbs the truck exhaust. There will be a designated gear room in the new fire hall.
- The new fire hall is designed to support operations including systems designed to get firefighting equipment to be back in service and ready for the next call.
- The CRD Emergency Operations Centre will be in the new fire hall, and the building will serve as a command center for a large-scale emergency event.

CAO Dieleman reported the training room has been designed so it can be rented out to community groups for meeting space.

A member of the public asked if there is sufficient capacity for an addition to the new fire hall in the future. Chief Holmes reported the new fire hall is designed to be future

proofed including that there is sufficient capacity in the solar panels and electrical supply for additions in the future as needed.

A member of the public asked if the emergency services will have a space in the new fire hall. Chief Homes reported the CRD Emergency Operations Centre (EOC) including radio operations will be in the new fire hall.

Chair Cook asked what the target date is for occupancy permit. Owner's Representative Hazenboom reported the target is to have the occupancy permit by the end of 2025.

A member of the public asked if any issues are expected. Owner's Representative Hazenboom reported staff have been proactive in ordering equipment ahead of US tariffs.

A member of the public asked whether it is anticipated to use the \$500,000 in the capital reserve fund. CAO Dieleman reported yes, it is anticipated the funds will be spent on the new fire hall project in 2025.

A member of the public stated there are supply issues with transformers and asked whether the project requires a transformer. Owner's Representative Hazenboom reported will be supplied by BC Hydro has the transformer stored for when it is needed.

Chair Cook thanked Hans Hazenboom, Chief Holmes and CAO Dieleman for their work with the project team.

## **5. COMMENTS & QUESTIONS**

Chair Cook thanked everyone for attending the town hall and spoke to the Board of Trustees' responsibility to deliver a budget that meets the needs of the department and the taxpayers.

## **6. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 8:00 p.m.

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Rollie Cook  
Chair, Board of Trustees

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Rodney Dieleman  
Corporate Administrator

## Minutes of the Salt Spring Island Fire Protection District Finance and Audit Committee Meeting

**Meeting held:** September 9, 2025  
SSIFPD Administration Office  
1202 - 115 Fulford-Ganges Road, Salt Spring Island

**Members Present:** Robin Williams, Committee Chair  
Rollie Cook, Board of Trustees Chair  
Rob Oliver, Trustee

**Staff Members Present:** Rodney Dieleman, Corporate Administrator and Financial Officer  
Jamie Holmes, Fire Chief  
Sarah Shugar, Recorder

**Regrets:** John Wakefield, Public Member

These minutes follow the order of the agenda although the sequence may have varied.

### 1. CALL TO ORDER

Chair Williams called the meeting to order at 10:44 a.m. and humbly acknowledged that we live and work in the unceded territories of the Coast Salish Peoples.

### 2. APPROVAL OF AGENDA

The following item was presented for inclusion in the agenda:

5.1 New Fire Hall Financing

**By general consent**, the agenda was approved as amended.

### 3. APPROVAL OF MINUTES

#### 3.1 Minutes of the Regular Meeting held July 15, 2025

**By general consent**, the minutes of the Regular Meeting held July 15, 2025 were adopted.

### 4. OLD BUSINESS

#### 4.1 2026 Draft Budget

The draft 2026 Budget with a 6.9% increase was presented at the September 8, 2025 Town Hall meeting. There were eleven members of the public present at the town hall meeting. Feedback was generally positive regarding the budget at the town hall meeting although there was a comment that it would not be sustainable

to continue to increase the budget at similar percentages due to accumulated stress on taxpayers.

**MOVED by R. Williams,**

That the Finance and Audit Committee recommend the Board of Trustees give second reading to the 2026 Fire Protection Taxation Bylaw as presented.

**CARRIED**

## **5. NEW BUSINESS**

### **5.1 New Fire Hall Financing**

CAO Dieleman reported the Province recommended a 25-year bond at 4.4% for the long-term financing of the new fire hall project. There was discussion regarding reducing the risk of interest rates increasing. At the September 9, 2025 New Fire Hall Project Steering Committee meeting, the Committee recommended the Finance and Audit Committee and the Board of Trustees approve financing for the new fire hall project through a 25-year bond at 4.4%, as recommended by the Province. A draft Bylaw for long-term borrowing for the New Fire Hall was presented.

**MOVED by R. Oliver,**

That the Finance and Audit Committee recommend that the Board of Trustees approve financing for the new fire hall project through a 25-year bond at 4.4%, as recommended by the Province.

**CARRIED**

## **6. NEXT MEETING**

The next meeting of the Finance and Audit Committee will be held at the call of the Chair.

## **7. ADJOURNMENT**

**By general consent,** the meeting adjourned at 11:20 a.m.

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Robin Williams  
Chair, Finance and Audit Committee

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Rodney Dieleman  
Corporate Administrator

# Meeting of the Salt Spring Island Fire Protection District Joint Occupational Health and Wellness Safety Committee Regular Meeting

**Date:** July 23, 2025  
**Time:** 6:00 p.m.  
**Location:** Fire Hall No. 1  
 105 Lower Ganges Road, Salt Spring Island

**Members Present:** Jamie Holmes, Co-Chair, Fire Chief (Employer Rep)  
 Nancy Purssell, Co-Chair (Employee Rep POC 2024-2026)  
 Abe Hohn (Employee Rep POC 2025 – 2027)  
 Steve Leichter (Employee Rep POC 2025 – 2027)  
 Grant Gussie (Employee Alternate POC 2025)  
 Jason Webster (Recruit Rep 2025)  
 Gray Wardle (Employee Alternate POC 2025)

**Regrets:** Cam Proudfoot (Employee Rep Union 2025)

## 1. CALL TO ORDER

Co-Chair Holmes called the meeting to order at 6:55 p.m. The Hall 1 Safety Inspection was completed prior to the meeting.

## 2. APPROVAL OF AGENDA

The following item was presented for inclusion in the agenda:

5.1 Committee Membership –Recruit Rep Alternate 2025

**By general consent**, the agenda was approved as amended.

## 3. MINUTES

### 3.1 Receive and Approve Draft Minutes of the June 25<sup>th</sup>, 2025 Meeting

**By general consent**, the minutes of the June 25<sup>th</sup>, 2025, meeting were approved.

## 4. OLD BUSINESS

### 4.1 2023/2024 JOHWS Evaluation Report – no update

### 4.2 2025 Priorities

The 2025 Priority List is as follows:

- Mental Health Night (BCMSA – BC Frontline Worker Occupational Awareness Training Series to continue prior to Association Meetings) (Lead – Members Wardle and Purssell) Member Wardle will contact DC Lundy re: venue and budget.
- CISM and Peer Support (Leads: Purssell and Hohn): Hohn reported check-ins are ongoing.
- OG's and Policies – Health and Safety review (Lead - Member Chief Holmes) – Chief Holmes will be changing the OG on dressing hydrants. To avoid a drop in the water pressure in the community system, “do not flush the hydrant unless it is required” will replace, “you shall flush the hydrant.”
- Near Miss Reporting (Lead - Member Proudfoot) – no report
- Survey – Follow up and analysis (Lead – Member Webster) – Member Webster will post an on-line survey in September to the membership. The results will be shared during the Mental Health Night meeting.

#### **4.3 Traffic Break Down – Member Hohn**

Member Hohn discussed the possibility of creating a traffic kit for larger motor vehicle incident response. We need more equipment to be compliant with larger incidents. It was noted there are no traffic control devices on Fire Prevention 1.

#### **4.4 Light at Hall 2**

Chief Holmes reported Captain Nuyens is working on a solution for the lighting at Hall 2.

#### **4.5 New Alarm System at Hall 3 Training – No update**

### **5. NEW BUSINESS**

#### **5.1 Committee Membership - Recruit Representative**

Member Webster reported Recruit Sophia Kelly has offered to fill the Recruit Rep Alternate position on the Safety Committee for the rest of 2025.

### **6. REVIEW OF INSPECTION REPORTS**

#### **6.1 Review of Hall Inspections**

##### **First Quarter Hall Inspections:**

Hall 1 – Completed prior to the Jan. 22, 2025, meeting. Issues identified: the emergency light in the training room has a dead battery; a fire extinguisher is requested for the workshop to be located under the fire extinguisher sign by the compressor.

Hall 2 – Completed prior to the Feb. 26, 2025, meeting. Issues identified: electrical outlet outside the engine bay is missing a cover plate, electrical cord on the diesel pump should be replaced (no ground on plug), no hearing protection in the tender bay, Brush 2 bay door the pressure/crush sensor is not operating, consider painting around the pit to mark the edge of the pit, spent flare and fireworks were removed from the back of the hall.

Hall 3 – Completed prior to the March 26, 2025, meeting. Issues identified: The control switch on the Nederman Unit fell off during the testing process. It was repositioned back on the unit. Request that the fire extinguishers be mounted by the exit doors.

#### **Second Quarter Hall Inspections:**

Hall 1 – Completed prior to the April 30, 2025 meeting. Issues identified: The sharps container in the FR room is full and needs to be exchanged.

Hall 2 – Completed prior to the May 28, 2025 meeting. Issues identified: Second floor A/D corner floor grating is falling failing and creating a tripping hazard. Recommend checking grates and replacing them where needed. Engine 205 is not interfacing with the Nederman exhaust system. The wooden picnic bench is deteriorating, recommend removing or replacing it. General cleanup – A bird's nest was removed from a light fixture in the training container. The rubber mats on the outside walkways of the container were removed, they are deteriorating and were creating tripping hazards. Member Hohn has recommended that going forward, all members participating in the hall inspections wear appropriate PPE.

Hall 3 – Completed prior to the June 25, 2025 meeting. Issues identified: Member Hohn noted that the fueling station does not have signage or a written procedure posted for filling and logging. Recommendation was made that the process be included in the Drivers Training Manual. The fire extinguisher in the vehicle bay is not mounted on the wall. It was noted that the cardboard boxes that had been stored at Hall 3 have been removed.

#### **Third Quarter Hall Inspections:**

Hall 1 – Completed prior to the July 23, 2025 meeting. The depressurized fire extinguisher in the training room was replaced with an operational fire extinguisher. The car bay electrical panel door needs a hinge repair.

## **7. REVIEW OF FIRST AID AND ACCIDENT/INCIDENT INVESTIGATIONS**

### **7.1 Review of First Aid and Accident/Incident**

Incident No. 2025-72 - Member Hohn noted that there had been an unreported incident involving the ladders on Reserve Engine 2. During the discussion it was noted that this has happened before. Chief Holmes asked Member Proudfoot to look for replacement springs for the ladder holder to help ensure it will not happen again.

Incident No. 2025-06-27-71 – Incident Investigation report was completed and submitted for the bay door damage at Hall 3. Corrective actions were submitted including an update of the Emergency Operations for the bay door in case of a power failure. Member Webster will review the current posted directions and update and clarify the directions. The incident was deemed preventable.

## **7.2 Appointment of Accident/Incident Investigators**

Members Gussie, Wardle and Purssell will be the primary investigators in August and Member Hohn will be the alternate. Chief Holmes approved the appointments.

## **8. EDUCATION**

### **8.1 Education – No update**

## **9. OTHER BUSINESS**

### **9.1 Association Safety Talk**

The Association does not meet again until September. Items to discuss:

- Operations of bay doors when the power is out.
- The importance of reporting all incidents and near-misses.
- Completing “Out of Service” Tags

## **10. NEXT MEETING**

The next meeting will be held on August 27, 2025 at 6:00 p.m. at Hall 2.

## **11. ADJOURNMENT**

**By general consent**, the meeting adjourned at 7:32 p.m. Chief Holmes invited the committee members to view the new hall building site for a walk through and the tour ended at 8:15 p.m.

---

Nancy Purssell, Committee Co-Chair

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Jamie Holmes, Fire Chief & Committee Co-Chair



## Minutes of the Salt Spring Island Fire Protection District Strategic Planning and Policy Development Committee Meeting

**Meeting held:** August 5, 2025  
Training Room, Ganges Fire Hall  
105 Lower Ganges Road, Salt Spring Island

**Members Present:** Dennis Lucarelli, Committee Chair  
Rollie Cook, Board of Trustees Chair and Ex officio member  
Keith Ballantyne, Public Member  
Mary Lynn Hetherington, Trustee

**Staff Members Present:** Rodney Dieleman, Corporate Administrator and Financial Officer  
Sarah Shugar, Recorder

**Regrets:** Jamie Holmes, Fire Chief

These minutes follow the order of the agenda although the sequence may have varied.

### 1. CALL TO ORDER

Chair Lucarelli called the meeting to order at 9:02 a.m. and acknowledged that we live and work in the unceded territories of the Coast Salish Peoples.

### 2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

### 3. MINUTES

#### 3.1 Minutes of the Regular Meeting held July 8, 2025

By general consent, the draft minutes of the Strategic Planning and Policy Development Committee regular meeting held on July 8, 2025 were adopted.

### 4. OLD BUSINESS

#### 4.1 Draft Payroll Policy No. AE-2110-01

CAO Dieleman reported payroll accruals and use of time banks is delegated by the IAFF contract and senior management employment contracts and staff is in process of contacting the Greater Victoria Labour Relations Association (GVLRA) regarding the draft payroll policy.

#### **4.2 Draft Fire Safety Inspections Policy**

CAO Dieleman reported Chief Holmes is working with the CRD regarding authority for fire safety inspections.

#### **4.3 Draft Meeting Procedures Bylaw Update**

CAO Dieleman reported staff have forwarded the draft Meeting Procedures Bylaw to the Ministry for comment.

#### **4.4 Town Hall Meeting – September 8, 2025**

CAO Dieleman reported the Town Hall meeting will be held on Monday, September 8, 2025. There was discussion regarding a press release in addition to the Town Hall meeting notice to provide more information and clarification regarding the plan for a satellite fire hall.

##### **MOVED by R. Cook,**

That the Strategic Planning and Policy Development Committee agreed that R. Cook and K. Ballantyne will prepare a press release for the Salt Spring Exchange outlining the agenda for the upcoming Town Hall meeting that will include details on the draft 2026 budget, the Strategic Plan update, and the Timeline and Implementation Plan for a satellite fire hall, in addition to the formal meeting notice.

##### **CARRIED**

#### **4.5 Proposed Satellite Fire Hall for North End – Timeline and Implementation Plan**

CAO Dieleman reported the Proposed Satellite Fire Hall for the North End – Timeline and Implementation Plan presentation was approved by the Board of Trustees and will be presented at the Town Hall meeting.

#### **4.6 Letter to Minister Kahlon Re Ladder Truck Funding – Update**

CAO Dieleman reported the cabinet has been shuffled and Minister Kahlon's visit to Salt Spring Island was cancelled. The new Minister of Housing and Municipal Affairs is Honourable Christine Boyle and a new meeting date has not been set. The District is planning the next major apparatus purchase in 2028. There was discussion regarding the NFPA certified equipment requirements.

**MOVED by R. Cook,**

That the Strategic Planning and Policy Development Committee recommend that the Board of Trustees send a letter to Premier David Eby, the Honourable Jennifer Whiteside, Minister of Labour, and the BC Fire Chief's Association, requesting clarification on the following: "In light of the current trade challenges between the United States and Canada, could WorkSafeBC's policy requiring the purchase of NFPA-certified equipment be amended to allow for international alternatives when procuring equipment for the District?"

**CARRIED**

**5. NEW BUSINESS - None**

**6. NEXT MEETING**

**By general consent,** the Strategic Planning and Policy Development Committee agreed to cancel the September 2, 2025 meeting.

The next meeting is scheduled on October 7, 2025 at 9:00 a.m.

**7. ADJOURNMENT**

**By general consent,** the meeting adjourned at 10:00 a.m.

---

Dennis Lucarelli  
Chair, Strategic Planning & Policy Development Committee

---

Rodney Dieleman  
Corporate Administrator

**Dashwood Fire Department**

230 Hobbs Road  
Qualicum Beach  
B. C. V9K 2B2



Date: August 14, 2025

To: Salt Spring Island Fire Department

Re: Wesley Ridge Fire.

Chief.

I'm writing this letter to extend our sincerest gratitude for your assistance with the Wesley Ridge fire. Your department and your members' contribution to this fire undoubtedly help save many homes in our community. Your members' professionalism, dedication and commitment was above board and we thank you for your help!

Please pass on our sincerest thank you to your members on our behalf.

Sincerely

Nick Acciavatti  
Fire Chief  
Dashwood Fire Department

RECEIVED AUG 20 2025

SCANNED

**SAFETY-LEADERSHIP-PROFESSIONALISM-SERVICE**

Phone: (250) 752.5434 Fax: (250) 752.0863 E-mail: [firechief@dashwoodvfd.com](mailto:firechief@dashwoodvfd.com)

[www.dashwoodvfd.com](http://www.dashwoodvfd.com)  
September 15, 2025 Board of Trustees Regular Meeting Agenda Package

# Salt Spring Island Fire Rescue

## Fire Chief's Report

July / August 2025



### Vision

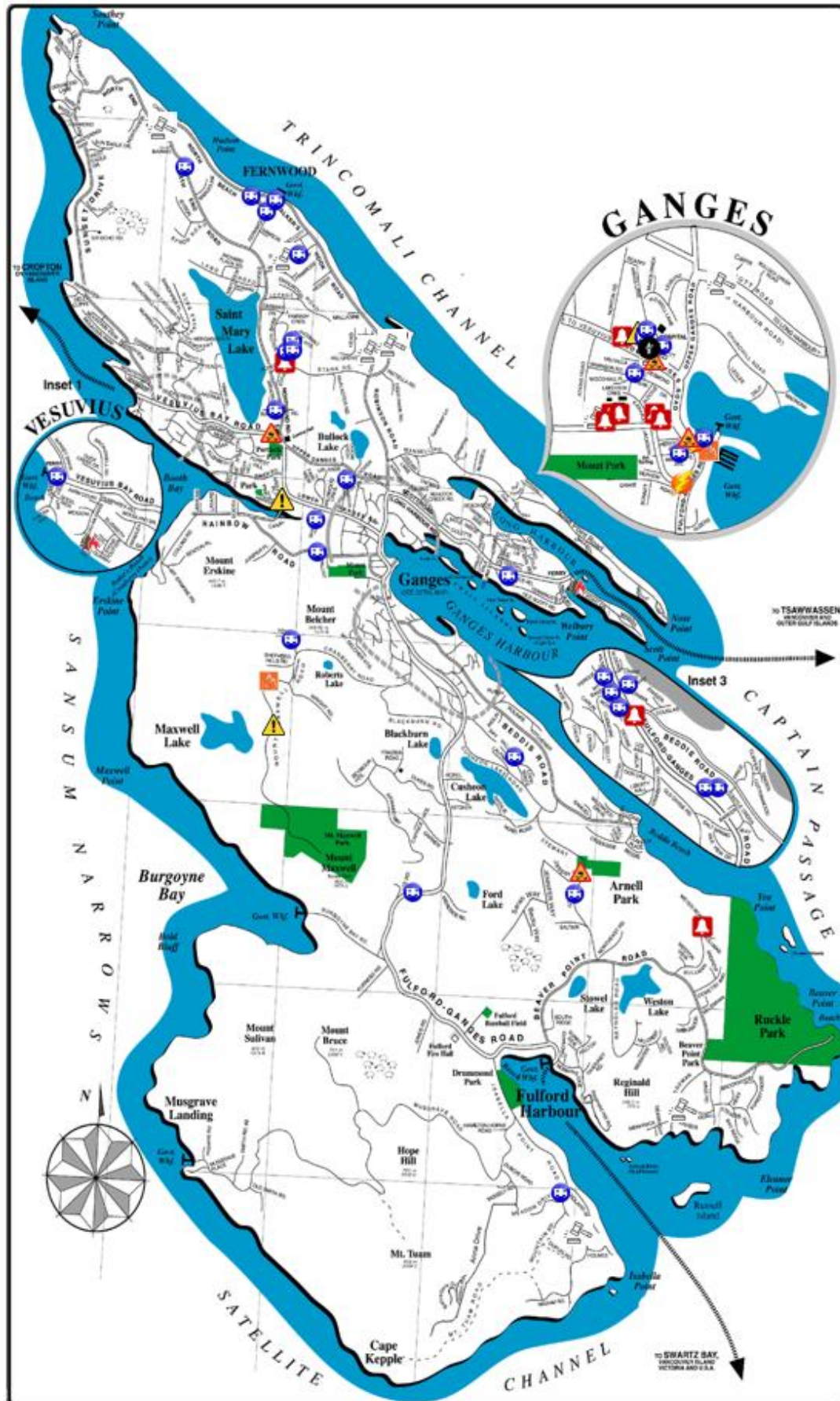
A responsive and sustainable fire-rescue service, effectively meeting community needs and valued by those we serve.

### Mission

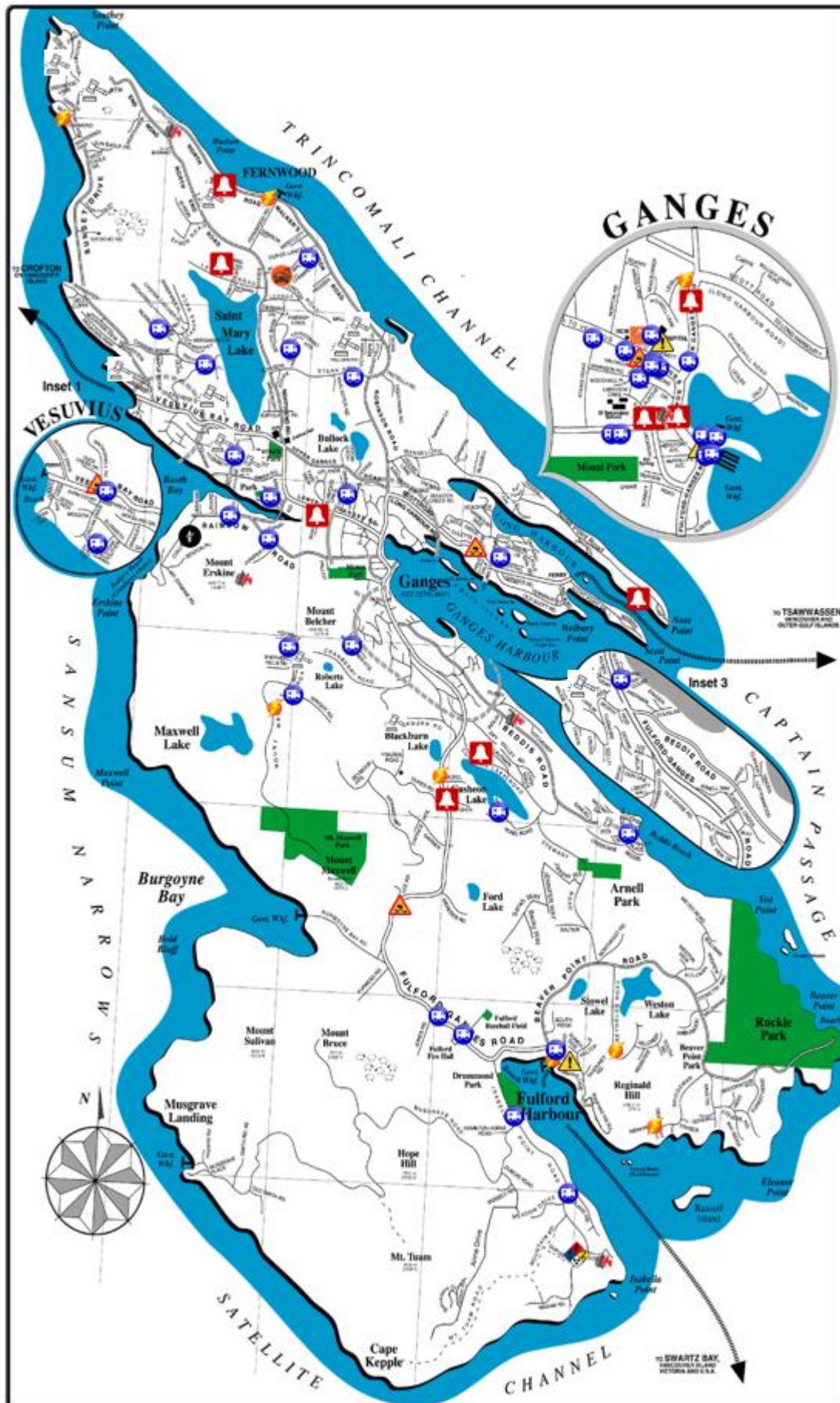
Always learning, engaging and adapting to be response ready.

### Response Report

INCIDENT LEGEND		Aug-25						TOTAL CALLS: 487			
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	DEC	
Act/Bylaw	Complaint	5	2	5	4	12	13	9	13		63
Aircraft	Emergency										0
Alarm	Alarm	2		4	6	3	8	9	10		42
Assistance	Assistance	1	1	4	5	4	11	3	3		32
Explosion	Explosion										0
Fire	Brush		1			1	1	1	1		5
	Chimney	2		1							3
	Misc		1		1		5				7
	Structure	2	1		2	1	1	1			8
	Boat					1					1
	Vehicle						1		1		2
HazMat	HazMat		2			1			1		4
Hydro	Hydro	1	5	2	1	1	1	2	8		21
Medical	Medical	29	28	36	27	23	31	31	39		244
MVI	MVI	7	2	2	3	5	2	4	4		29
Rescue	Rescue	1	1	1		2		1	1		7
	Smoke/Smell/Sighting			2	1	1	2	1	4		11
	Structure	2			1	1	2	1	1		8
Total Calls for the month:		52	44	57	51	56	78	63	86	0	487
	2016	46	35	34	46	72	50	59	88		430
	2017	63	66	46	39	74	55	72	76		491
	2018	47	38	45	41	62	59	71	108		471
	2019	59	58	49	64	61	58	52	58		459
	2020	62	52	57	53	30	38	40	60		392
	2021	43	52	60	46	43	81	93	103		521
	2022	33	29	32	53	85	42	78	77		429
	2023	55	40	54	46	75	96	81	77		524
	2024	60	48	57	56	49	64	78	69		481
	2025	52	44	57	51	56	78	63	86		487
	<b>2025</b>										
	<b>FIRE</b>	9	10	9	12	10	21	15	26	0	112
	<b>RESCUE</b>	8	3	3	3	7	2	5	5	0	36
	<b>MEDICAL</b>	29	28	36	27	23	31	31	39	0	244
	<b>ASSISTANCE</b>	6	3	9	9	16	24	12	16	0	95
	<b>TOTAL</b>	52	44	57	51	56	78	63	86	0	487









# Operations

**New Firehall #1:** The structural components have been erected and the roof sheeted. The whole lower floors have been concreted, and work has shifted to weather proofing and exterior cladding. On the civil side the sewer system has been extended and connected to the building. Storm water management is complete with a retention pond installed on the southeast corner of the property. The hose concrete is complete, and internal construction will start soon.



South West View



North West View



North East View



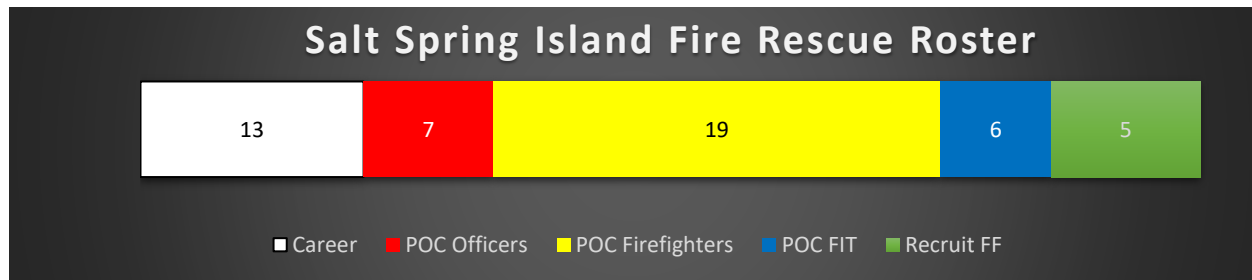
South East View

**Fire Safety Act:** We are working with the CRD on the Fire Safety Act to name local inspectors and investigators. The CRD is drafting a bylaw to allow us to continue the services we previously provided under the old Fire Services Act.

**Wildfire Deployment:** SSIFR was requested by the province to assist with the Wesley Ridge fire above Cameron Lake August 1<sup>st</sup> through August 8<sup>th</sup>. Two apparatus, Brush 2 with Tender 1, and five members were deployed. Reserve apparatus back filled the halls while during the deployment period.







## Training

July 2025

**491.75** total training hours for the month. July typically a slower training month as many are enjoying vacation time with their families.

Regular members honed their skills on First Responder, pumps/driving, Marina familiarization and boat fires, and water rescue techniques, utilizing our water rescue boat and inflatable raft.

The FIT group was busy working on Drone operations, accountability, driving/trailer, and communications.

August 2025

**816.75** total training hours for the month of August. For regular members, the month started off with our annual written exam focusing on theoretical facets of the firefighting job, and we finished the month with our annual physical testing and team building night. We also focused on the administrative aspect of report writing and filling out forms accurately. Sergeant Clive Seabrook was brought in to speak on the importance of proper note taking.

Crews were able to also tour the new supportive housing building on Drake Road, and work on Tender Shuttle skills as well. We are back working on Occupational Awareness enhancing our mental wellness resiliency.

10 members gave up an entire weekend (24 hours) to participate in a Confined Space Technician course as well.

Recruits on the other hand focused on RIT/ Rehab, Salvage & Overhaul, as well as Advanced Fire Suppression, prepping for their Live Fire experience on Pender Island. If that wasn't enough, they completed Module 3 testing requirements, both theory & practical evaluations.

Respectfully submitted,

**Jamie Holmes, Fire Chief**

## September 2025 Association Report

Dear SSIFPD Trustees,

July and August are quiet months for the SSIFFA with no meetings and, for the first time this year, no social events.

That quickly changes in September when we start to plan our annual fire fighter calendar, beloved Hallowe'en fireworks, getting an early start on our Holiday parties, and executive strategic planning. Stay tuned!

As always, I would like to thank the Trustees for their continued support of the SSIFFA.

Thanks,

David Demner  
SSIFFA President

**Salt Spring Island Fire Protection District**  
**Financial Results (unaudited)**  
**June 30, 2025**

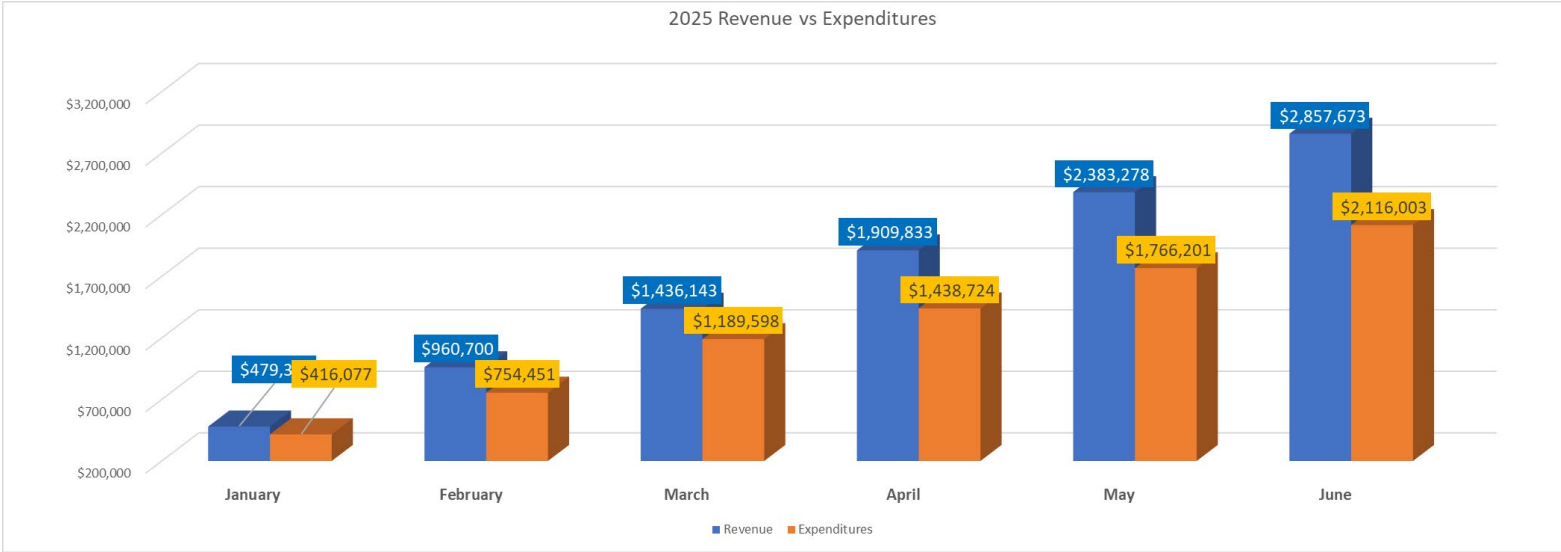
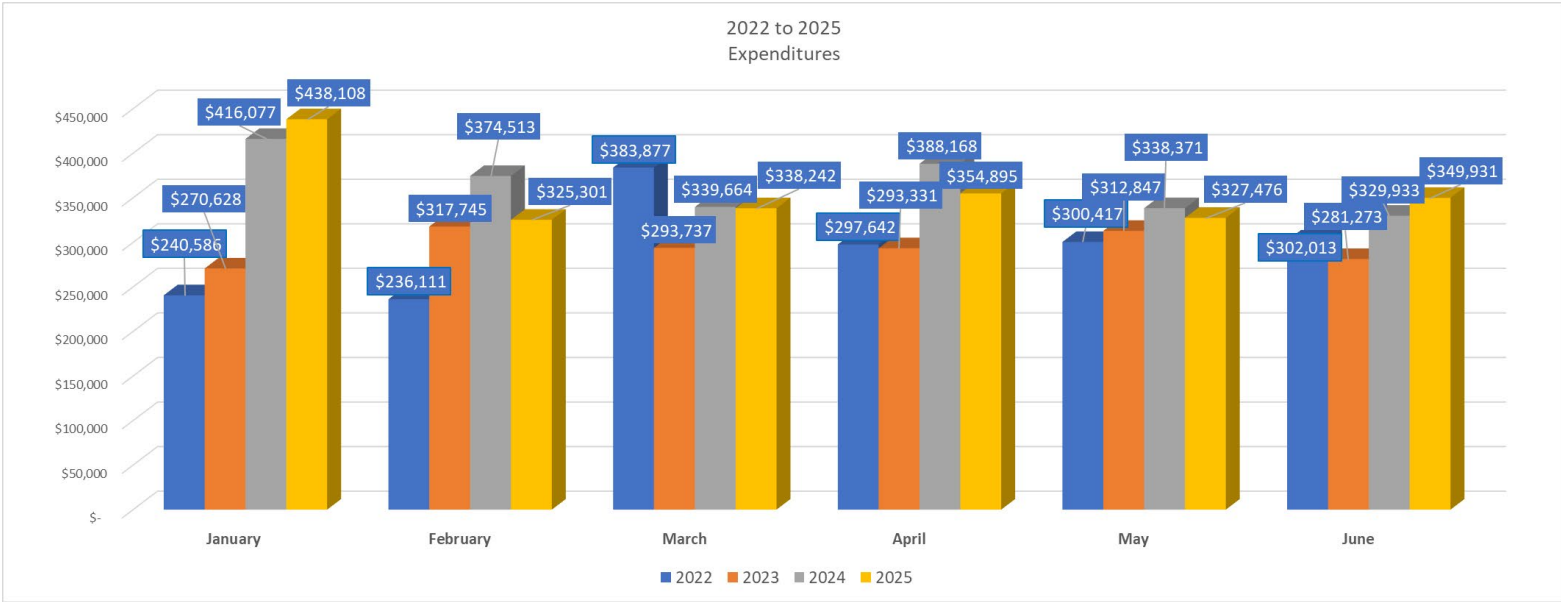
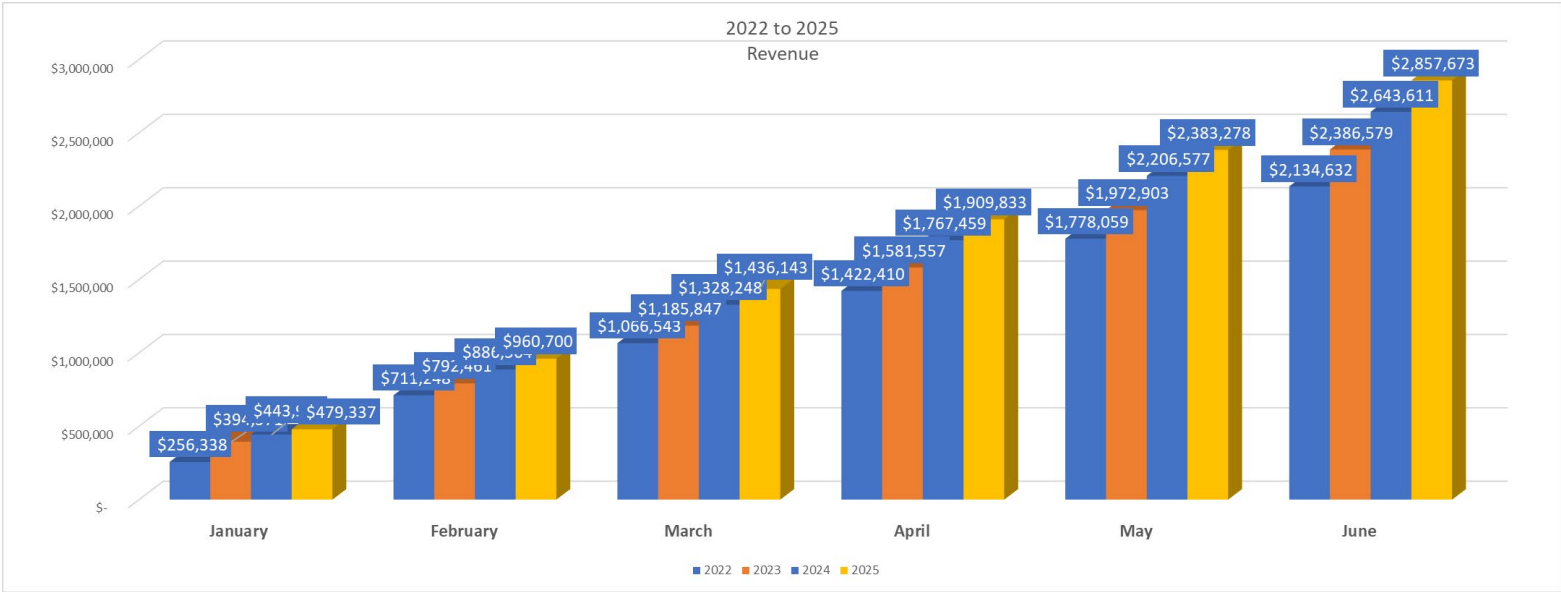
New Line #		2024 Approved Actuals	2025 Approved Actuals	2025 Approved Budget
1		<b>Consolidated</b>	<b>Consolidated</b>	<b>Consolidated</b>
2	<b>Income</b>			
3	Interest General	\$ 34,512	\$ 34,776	\$ 6,750
4	Interest CWRRF	\$ 34,835	\$ 21,515	\$ -
5	Miscellaneous Income	\$ 3,265	\$ 7,291	\$ 55,000
6	Tax Revenue - LTD Interest	\$ -		\$ -
7	Tax Revenue- LTD Retirement	\$ -		\$ -
8	Tax Revenue	\$ 2,571,000	\$ 2,794,091	\$ 5,588,184
9	<b>Total Income</b>	<b>\$ 2,643,611</b>	<b>\$ 2,857,673</b>	<b>\$ 5,649,934</b>
10				
11	<b>Administration Expenses</b>			
12	Administration Trustee Meetings - Transcription	See Wages		\$ -
13	Advertising	\$ 1,570	\$ 7,623	\$ 3,500
14	Advertising - Elections, AGM, Board Meetings and Announcements	\$ 35,078	\$ 5,496	\$ 30,000
15	Annual Appreciation Dinner	\$ 7,610	\$ 8,164	\$ 8,000
16	Audit & Related Fees	\$ 17,000	\$ 19,561	\$ 15,300
17	Bank Charges/Credit Card Fees/Telpay Fees/Finance Charges	\$ 1,086	\$ 1,356	\$ 1,750
18	Communications - Phone	\$ 9,352	\$ 8,454	\$ 20,000
19	Communications & Miscellaneous	\$ -		\$ 7,200
20	Community Relations	\$ 1,828	\$ 2,343	\$ 1,500
21	Conferences	\$ 3,776	\$ 4,248	\$ 5,000
22	Consulting Fees	\$ 3,224	\$ 3,301	\$ 25,500
23	Dues & Subscriptions	\$ 797	\$ 1,554	\$ 5,100
24	Fireworks			\$ 5,000
25	Freight/Postage	\$ 2,127	\$ 2,243	\$ 4,500
26	Insurance	\$ 25,668	\$ 27,749	\$ 54,000
27	Labour Relations	\$ 17,397	\$ 3,424	\$ 24,000
28	Legal	\$ 9,677	\$ 5,555	\$ 15,300
29	Licenses, leases & Rentals	\$ 7,485	\$ 6,271	\$ 18,000
30	New Fire Hall Planning & Public Engagement	\$ -		\$ -
31	New Fire Hall Referendum	\$ -		\$ -
32	Office Supplies & Equipment	\$ 5,900	\$ 5,865	\$ 15,500
33	Professional Development - Excluded Staff			\$ 2,000
34	Technical Support	\$ -		\$ -
35	<b>Total Administration Expenses</b>	<b>\$ 149,576</b>	<b>\$ 113,206</b>	<b>\$ 261,150</b>
36				
37				
38	<b>Amortization</b>	<b>\$ 102,500</b>	<b>\$ 112,500</b>	<b>\$ 225,000</b>
39				
40	Clothing - Career	\$ 3,035	\$ 10,217	\$ 17,000
41	Clothing - Paid on Call	\$ 10,091	\$ 928	\$ 15,450
42	Clothing - Protective	\$ 1,557	\$ 1,947	\$ 60,000
43	Computer, Hardware, Software & Supplies	\$ 8,470	\$ 10,716	\$ 15,450
44	Employee/ POC Recognition	\$ 204	\$ 1,898	\$ 10,300
45	Equipment - Repair & Maintenance	\$ 2,510	\$ 611	\$ 11,000
46	Equipment Purchase - Small Tools	\$ 3,334	\$ 223	\$ 11,000
47	Fire Department Record System	\$ -		\$ 4,000
48	Fire Prevention & Public Education	\$ 3,623	\$ 1,130	\$ 15,500
49	Fire Station Repair & Maintenance	\$ 7,839	\$ 11,599	\$ 69,000
50	Fire Station Utilities	\$ 16,094	\$ 20,860	\$ 39,500
51	First Responder	\$ 8,145	\$ 6,446	\$ 16,000
52	Foam	\$ 3,218		\$ 3,750
53	Health & Wellness	\$ 1,931	\$ 1,701	\$ 5,665
54	Hydrant Install/Repair		\$ 47,768	\$ 9,270
55	Landscaping	\$ 4,770	\$ 3,012	\$ 7,800
56	Miscellaneous			\$ 9,000
57	Paid-on-call recruitment & Retention	\$ 385	\$ 67	\$ 5,000
58	Radio Equipment Repair & Supplies	\$ 232	\$ 28	\$ 2,500
59	Self Contained Breathing Apparatus	\$ 12,714	\$ 23,014	\$ 10,300
60	Supplies & Sundries	\$ 2,093	\$ 4,616	\$ 10,300
61	Training - Paid-on-call & Career	\$ 45,847	\$ 45,074	\$ 77,500
62	Vehicle Operating	\$ 40,008	\$ 58,408	\$ 103,500
63	<b>Total Operating Expenses</b>	<b>\$ 176,101</b>	<b>\$ 250,263</b>	<b>\$ 528,785</b>
+				
65	<b>Interest - LTD &amp; Lease (See B)</b>	<b>\$ 12,846</b>	<b>\$</b>	<b>\$ 70 -</b>

## Salt Spring Island Fire Protection District

## Financial Results (unaudited)

June 30, 2025

New Line #		2024 Approved Actuals	2025 Approved Actuals	2025 Approved Budget
66				
67	<b>Wage &amp; Related Expenses</b>			
68	Career/Excluded/Casual Staff Wages & Salaries	\$ 1,203,745	\$ 1,197,013	\$ 2,539,873
69	Paid-on-call Members Wages	\$ 143,999	\$ 128,593	\$ 278,500
70	<b>Total Wages</b>	<b>\$ 1,347,744</b>	<b>\$ 1,325,606</b>	<b>\$ 2,818,373</b>
71	<b>Statutory &amp; Group Benefits</b>			
72	Employee Allowances			\$ 1,750
73	Employee Group Health, Dental Plans & LTD	\$ 79,716	\$ 63,446	\$ 152,530
74	Employer CPP Expense	\$ 58,927	\$ 63,761	\$ 72,775
75	Employer EI Expense	\$ 22,548	\$ 23,850	\$ 28,553
76	Employer Health Tax	\$ 29,271	\$ 29,097	\$ 58,114
77	Employer Registered Pension Plan & Supp. Pension Benefit	\$ 154,864	\$ 142,314	\$ 332,022
78	Fire Fighter Employee Assistance Plan	\$ 1,746	\$ 2,626	\$ 51,000
79	Group Life, AD&D & WCB	\$ 69,320	\$ 57,163	\$ 96,756
80	HUB Health Benefits (POC members)	\$ 28,820	\$ 30,384	\$ 92,000
81	Matching RRSP	\$ 17,929	\$ 14,289	\$ 15,000
82	<b>Total Statutory &amp; Group Benefits</b>	<b>\$ 463,140</b>	<b>\$ 426,929</b>	<b>\$ 900,500</b>
83	<b>Total Wages &amp; Benefits</b>	<b>\$ 1,810,884</b>	<b>\$ 1,752,535</b>	<b>\$ 3,718,873</b>
84				
85	<b>Extraordinary Expense/ Contingency Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,000</b>
86				
87	<b>Total Expenses</b>	<b>\$ 2,251,908</b>	<b>\$ 2,228,503</b>	<b>\$ 4,790,808</b>
88	<b>Surplus Before Capital Expenses</b>	<b>\$ 391,704</b>	<b>\$ 629,169</b>	<b>\$ 859,125</b>
89				
90	<b>Capital Account</b>			
91	Budget Capital Expenses Funded by Operating Fund (SCBA Lease)			\$ -
92	Budget Capital Expenses Funded by Operating Fund (Small Capital)			-\$ 30,000
93	Budget Capital Expenses Funded by Operating Funds (Water Supply)	\$ 50,000		-\$ 50,000
94	Budget Capital Expenses Funded by Reserves (Apparatus)		\$ -	-\$ 50,000
95	Budget Capital Expenses Funded by Reserves (Small Capital)		\$ -	\$ -
96	Transfer to General Capital Purposes Reserve Fund (Apparatus )			\$ -
97	Transfer to General Capital Purposes Reserve Fund (New Fire Hall Reserve)			-\$ 340,000
98	Transfer to General Capital Purposes Reserve Fund (Unspecified)		\$ -	-\$ 564,125
99	Transfer to General Capital Purposes Reserve Fund (Halls 2 & 3 Remediation)			\$ -
100	Transfer to General Capital Purposes Reserve Fund (SCBA)		\$ -	-\$ 50,000
101	Transfer to General Capital Purposes Reserve Fund (Digital Pagers)		\$ -	\$ -
102	Transfer to Operating Fund from General Capital Purposes (Soft Costs New Fire Hall)		\$ -	\$ -
103	Transfer to Operating Fund from General Capital Purposes (2019 Digital Pagers)		\$ -	\$ -
104	Transfer to Operating Fund from Payroll Reserve Fund		\$ -	\$ -
105	<b>Total Capital Expenses &amp; Transfers to/from Reserve Funds</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>-\$ 1,084,125</b>
106				
107	<b>Principal Payments - LTD &amp; Lease (SCBA)</b>	<b>-\$ 54,225</b>	<b>\$ -</b>	<b>\$ -</b>
108				
109	<b>Surplus After Capital Expenses &amp; Principal Payments LTD</b>	<b>\$ 387,479</b>	<b>\$ 629,169</b>	<b>-\$ 225,000</b>
110	<b>Non Cash Expense (Amortization)</b>	<b>\$ 102,500</b>	<b>\$ 112,500</b>	<b>\$ 225,000</b>
111	<b>Change in Working Capital (Current Assets - Current Liabilities)</b>	<b>\$ 489,979</b>	<b>\$ 741,669</b>	<b>\$ 0</b>



## Salt Spring Island Fire Protection District

## Financial Results (unaudited)

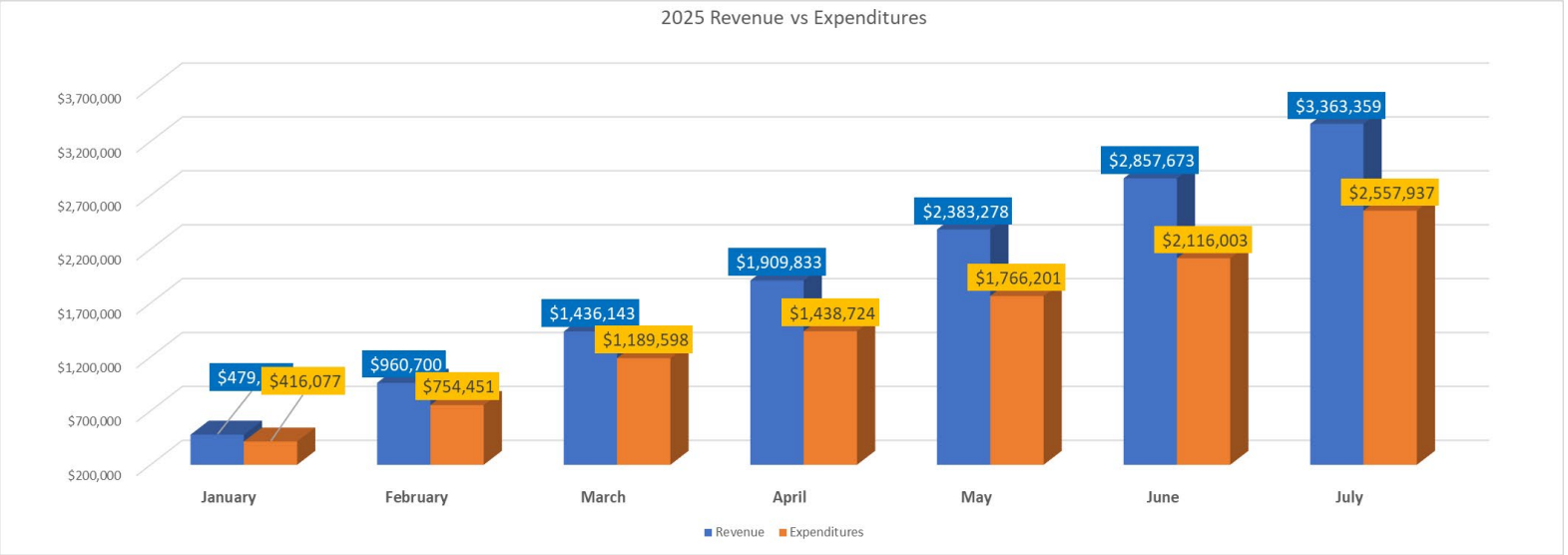
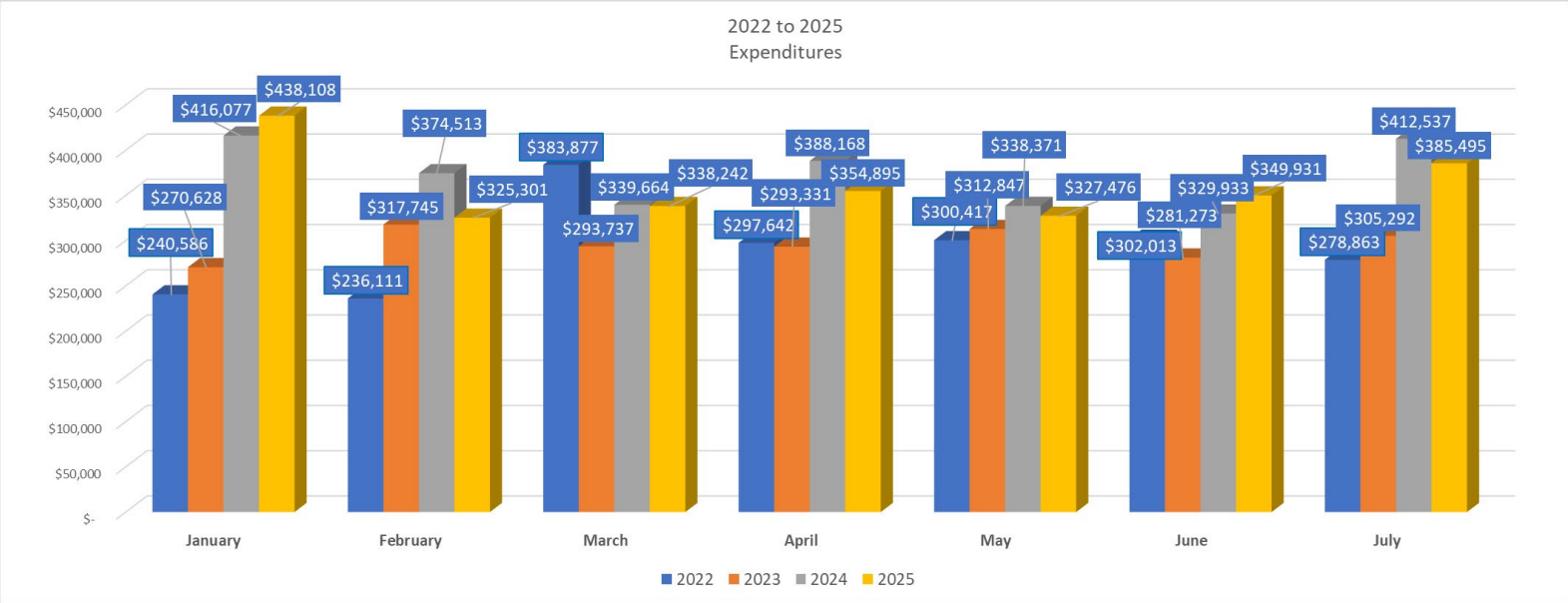
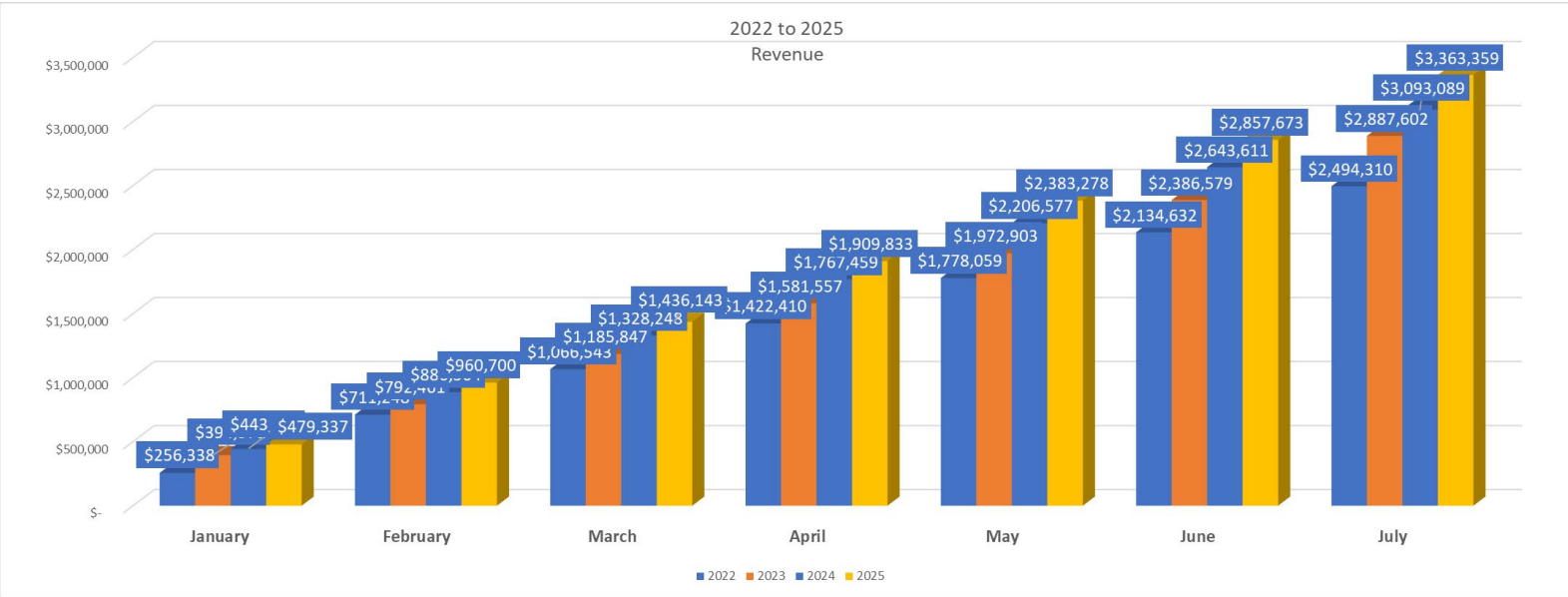
July 31, 2025

New line #		2024 Approved Actuals	2025 Approved Actuals	2025 Approved Budget
1		Consolidated	Consolidated	Consolidated
2	<b>Income</b>			
3	Interest General	\$ 43,986	\$ 42,697	\$ 6,750
4	Interest CWRRF	\$ 40,938	\$ 25,517	\$ -
5	Miscellaneous Income	\$ 8,665	\$ 35,373	\$ 55,000
6	Tax Revenue - LTD Interest	\$ -		\$ -
7	Tax Revenue- LTD Retirement	\$ -		\$ -
8	Tax Revenue	\$ 2,999,500	\$ 3,259,772	\$ 5,588,184
9	<b>Total Income</b>	<b>\$ 3,093,089</b>	<b>\$ 3,363,359</b>	<b>\$ 5,649,934</b>
10				
11	<b>Administration Expenses</b>			
12	Administration Trustee Meetings - Transcription	See Wages		\$ -
13	Advertising	\$ 1,787	\$ 7,682	\$ 3,500
14	Advertising - Elections, AGM, Board Meetings and Announcements	\$ 35,080	\$ 5,496	\$ 30,000
15	Annual Appreciation Dinner	\$ 7,707	\$ 8,164	\$ 8,000
16	Audit & Related Fees	\$ 17,000	\$ 19,561	\$ 15,300
17	Bank Charges/Credit Card Fees/Telpay Fees/Finance Charges	\$ 1,257	\$ 1,678	\$ 1,750
18	Communications - Phone	\$ 11,176	\$ 9,584	\$ 20,000
19	Communications & Miscellaneous	\$ -		\$ 7,200
20	Community Relations	\$ 1,883	\$ 2,417	\$ 1,500
21	Conferences	\$ 3,833	\$ 4,248	\$ 5,000
22	Consulting Fees	\$ 3,224	\$ 3,301	\$ 25,500
23	Dues & Subscriptions	\$ 797	\$ 1,841	\$ 5,100
24	Fireworks			\$ 5,000
25	Freight/Postage	\$ 2,860	\$ 2,517	\$ 4,500
26	Insurance	\$ 29,878	\$ 32,374	\$ 54,000
27	Labour Relations	\$ 17,397	\$ 12,346	\$ 24,000
28	Legal	\$ 9,677	\$ 5,555	\$ 15,300
29	Licenses, leases & Rentals	\$ 8,741	\$ 7,567	\$ 18,000
30	New Fire Hall Planning & Public Engagement	\$ -		\$ -
31	New Fire Hall Referendum	\$ -		\$ -
32	Office Supplies & Equipment	\$ 6,018	\$ 6,430	\$ 15,500
33	Professional Development - Excluded Staff			\$ 2,000
34	Technical Support	\$ -		\$ -
35	<b>Total Administration Expenses</b>	<b>\$ 158,316</b>	<b>\$ 130,761</b>	<b>\$ 261,150</b>
36				
37				
38	<b>Amortization</b>	<b>\$ 119,583</b>	<b>\$ 131,250</b>	<b>\$ 225,000</b>
39				
40	Clothing - Career	\$ 3,374	\$ 10,217	\$ 17,000
41	Clothing - Paid on Call	\$ 10,312	\$ 2,899	\$ 15,450
42	Clothing - Protective	\$ 2,265	\$ 4,832	\$ 60,000
43	Computer, Hardware, Software & Supplies	\$ 11,526	\$ 11,283	\$ 15,450
44	Employee/ POC Recognition	\$ 204	\$ 1,898	\$ 10,300
45	Equipment - Repair & Maintenance	\$ 2,632	\$ 806	\$ 11,000
46	Equipment Purchase - Small Tools	\$ 4,479	\$ 878	\$ 11,000
47	Fire Department Record System	\$ 3,743		\$ 4,000
48	Fire Prevention & Public Education	\$ 3,857	\$ 6,666	\$ 15,500
49	Fire Station Repair & Maintenance	\$ 8,481	\$ 18,229	\$ 69,000
50	Fire Station Utilities	\$ 17,180	\$ 23,292	\$ 39,500
51	First Responder	\$ 8,548	\$ 8,549	\$ 16,000
52	Foam	\$ 3,218		\$ 3,750
53	Health & Wellness	\$ 1,959	\$ 1,888	\$ 5,665
54	Hydrant Install/Repair	\$ 50,000	\$ 47,768	\$ 9,270
55	Landscaping	\$ 4,770	\$ 3,612	\$ 7,800
56	Miscellaneous			\$ 9,000
57	Paid-on-call recruitment & Retention	\$ 385	\$ 67	\$ 5,000
58	Radio Equipment Repair & Supplies	\$ 232	\$ 28	\$ 2,500
59	Self Contained Breathing Apparatus	\$ 12,753	\$ 23,014	\$ 10,300
60	Supplies & Sundries	\$ 2,981	\$ 5,021	\$ 10,300
61	Training - Paid-on-call & Career	\$ 47,040	\$ 52,545	\$ 77,500
62	Vehicle Operating	\$ 49,312	\$ 65,657	\$ 103,500
63	<b>Total Operating Expenses</b>	<b>\$ 249,252</b>	<b>\$ 289,147</b>	<b>\$ 528,785</b>
+				
65	<b>Interest - LTD &amp; Lease (SCBA)</b>	<b>\$ 12,846</b>		<b>\$ -</b>



**Salt Spring Island Fire Protection District**  
**Financial Results (unaudited)**  
**July 31, 2025**

New Line #		2024 Approved Actuals	2025 Approved Actuals	2025 Approved Budget
66				
67	<b>Wage &amp; Related Expenses</b>			
68	Career/Excluded/Casual Staff Wages & Salaries	\$ 1,486,421	\$ 1,468,146	\$ 2,539,873
69	Paid-on-call Members Wages	\$ 170,121	\$ 151,934	\$ 278,500
70	<b>Total Wages</b>	<b>\$ 1,656,542</b>	<b>\$ 1,620,079</b>	<b>\$ 2,818,373</b>
71	<b>Statutory &amp; Group Benefits</b>			
72	Employee Allowances			\$ 1,750
73	Employee Group Health, Dental Plans & LTD	\$ 90,560	\$ 84,301	\$ 152,530
74	Employer CPP Expense	\$ 61,489	\$ 67,820	\$ 72,775
75	Employer EI Expense	\$ 23,468	\$ 24,807	\$ 28,553
76	Employer Health Tax	\$ 35,441	\$ 34,995	\$ 58,114
77	Employer Registered Pension Plan & Supp. Pension Benefit	\$ 189,608	\$ 173,749	\$ 332,022
78	Fire Fighter Employee Assistance Plan	\$ 1,746	\$ 2,626	\$ 51,000
79	Group Life, AD&D & WCB	\$ 79,449	\$ 77,632	\$ 96,756
80	HUB Health Benefits (POC members)	\$ 33,927	\$ 36,500	\$ 92,000
81	Matching RRSP	\$ 19,300	\$ 15,519	\$ 15,000
82	<b>Total Statutory &amp; Group Benefits</b>	<b>\$ 534,988</b>	<b>\$ 517,949</b>	<b>\$ 900,500</b>
83	<b>Total Wages &amp; Benefits</b>	<b>\$ 2,191,530</b>	<b>\$ 2,138,028</b>	<b>\$ 3,718,873</b>
84				
85	<b>Extraordinary Expense/ Contingency Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,000</b>
86				
87	<b>Total Expenses</b>	<b>\$ 2,731,527</b>	<b>\$ 2,689,185</b>	<b>\$ 4,790,808</b>
88	<b>Surplus Before Capital Expenses</b>	<b>\$ 361,562</b>	<b>\$ 674,174</b>	<b>\$ 859,125</b>
89				
90	<b>Capital Account</b>			
91	Budget Capital Expenses Funded by Operating Fund (SCBA Lease)			\$ -
92	Budget Capital Expenses Funded by Operating Fund (Small Capital)			-\$ 30,000
93	Budget Capital Expenses Funded by Operating Funds (Water Supply)			-\$ 50,000
94	Budget Capital Expenses Funded by Reserves (Apparatus)		\$ -	-\$ 50,000
95	Budget Capital Expenses Funded by Reserves (Small Capital)		\$ -	\$ -
96	Transfer to General Capital Purposes Reserve Fund (Apparatus )			\$ -
97	Transfer to General Capital Purposes Reserve Fund (New Fire Hall Reserve)			-\$ 340,000
98	Transfer to General Capital Purposes Reserve Fund (Unspecified)		\$ -	-\$ 564,125
99	Transfer to General Capital Purposes Reserve Fund (Halls 2 & 3 Remediation)			\$ -
100	Transfer to General Capital Purposes Reserve Fund (SCBA)		\$ -	-\$ 50,000
101	Transfer to General Capital Purposes Reserve Fund (Digital Pagers)		\$ -	\$ -
102	Transfer to Operating Fund from General Capital Purposes (Soft Costs New Fire Hall)		\$ -	\$ -
103	Transfer to Operating Fund from General Capital Purposes (2019 Digital Pagers)		\$ -	\$ -
104	Transfer to Operating Fund from Payroll Reserve Fund		\$ -	\$ -
105	<b>Total Capital Expenses &amp; Transfers to/from Reserve Funds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-\$ 1,084,125</b>
106				
107	<b>Principal Payments - LTD &amp; Lease (SCBA)</b>	<b>-\$ 54,225</b>	<b>\$ -</b>	<b>\$ -</b>
108				
109	<b>Surplus After Capital Expenses &amp; Principal Payments LTD</b>	<b>\$ 307,337</b>	<b>\$ 674,174</b>	<b>-\$ 225,000</b>
110	<b>Non Cash Expense (Amortization)</b>	<b>\$ 119,583</b>	<b>\$ 131,250</b>	<b>\$ 225,000</b>
111	<b>Change in Working Capital (Current Assets - Current Liabilities)</b>	<b>\$ 426,920</b>	<b>\$ 805,424</b>	<b>\$ 0</b>





## ISLANDS TRUST

## SSI office reno budget shifts



PHOTO BY ROBB MAGLEY

Construction debris lays cordoned off outside the McPhillips Avenue building where the Islands Trust expects to open its new Salt Spring Island office. The Trust has been without an in-person presence on the island since October 2024, and the rented space has undergone a protracted renovation process.

Shortfall for Salt Spring office, shuttered since October, mostly met through staff vacancies

BY ROBB MAGLEY  
DRIFTWOOD STAFF

As the Islands Trust marks its ninth month without a physical presence at what is typically its staff's busiest location, trustees learned of a \$90,000 budget shortfall for the Salt Spring Island

office renovation project — and that it could be mostly covered by salary savings, at least partly related to that office not being open.

Salt Spring's Islands Trust staff have not had a physical office on the island since closing their doors in late October of 2024 at their previous space on Lower Ganges Road. In 2023, property owner BC Hydro had given notice it would not be renewing the Trust's lease. After a move-out date extension and an exhaustive property search, trustees finally secured a space this past fall in Ganges — and began substantial and still-unfinished renovations to the

former Apple Photo location at 121 McPhillips Ave.

An initial cost estimate of \$210,000 was reduced to \$160,000 during budget deliberations in March 2024, although after staff received bid responses, the Executive Committee approved another \$55,500 a few months later. Today, according to a staff report, much of the current budget year's "shortfall" can be attributed to funds unspent in the first year, mostly due to delays in receiving a building permit and other contracting issues.

There are relatively modest "budget adjustments" incoming, according to staff — a higher amount than forecast needed for cooling a dedicated computer service room, for example, and an unmet accessibility requirement in the new space that will require shifting the position of a wall.

But notably, trustees learned that between two Salt Spring Island staff vacancies and another at the Trust's northern office — and alongside the relatively small savings from office services, stemming from the Salt Spring office's delayed opening — the majority of the shortfall will be offset.

"Perhaps most substantive is the [temporary] island planner vacancy on Salt Spring Island," planning services director Stefan Cermak told the Islands Trust's Executive Committee Wednesday, July 23. "Try as we may, it's been a challenge to fill that position, and we're now at the point — with just four months to go until the planner is scheduled to return — it seemed logical to continue that."

The remainder — less than \$9,000 — may be funded through a grant opportunity, according to the staff report.

"Salt Spring needs an office back," said Lasqueti Island trustee and Salt Spring Local Trust Committee chair Tim Peterson. "I've certainly heard from residents of Salt Spring that the timeline has not been what we had anticipated, and that's frustrating for the public."

The Salt Spring Island office in the past has been used for meetings and training, as well as for Islands Trust staff, including planning services members and the bylaw compliance and enforcement team.

The new space is currently scheduled to open in September.

## Material moved to third location

## STAUTW

continued from 1

That vagueness is likely related to a degree of secrecy required of public agencies and their representatives by provincial law, as both the nature and location of archaeological sites are confidential and protected from public disclosure under the HCA. Representatives for the contractor, Northridge Excavating Ltd., declined comment and deferred to the ministry.

Middens are culturally significant archaeological sites containing seashells and often bones and artifacts from past Indigenous settlements; the chemical makeup of the fragmented shells helps preserve organic material hidden within them, including wooden tools and other objects that can give insight into daily life in and around historical First Nations villages.

The statement from MoTT said both it and the Ministry of Forests were committed to ensuring any culturally significant areas are protected and had been working with the contractor and local First Nations "to ensure the issue is corrected."

"Archaeological work associated with this project is ongoing in coordination with construction," the ministry said in its statement. "If any artifacts are encountered, the relevant First Nations are notified through established reporting processes."

Claxton said STAUTW had quickly agreed to have a stop work order lifted so the road could be regraded for safety purposes, and that he understood the material — an unclear amount, he said, but multiple truck loads — has since been removed from the lay-down area on private property and transported to a provincially managed site.

"There we can do all the sifting required to figure out what's in there," said Claxton. "What's done is done, but I hope that both the ministry and STAUTW can take it as a learning lesson and try to make sure this doesn't happen again."

No penalties or regulatory decisions have been announced, but the ministry said where culturally sensitive areas are identified it works with the relevant First Nations to co-develop mitigation strategies when necessary — and that the contractor is responsible for any additional costs incurred through that process.

Claxton said while the situation was disappointing — particularly given what he characterized as an improving relationship with the ministry, as they had recently been successful working together on several projects — it was also an opportunity for reflection.

"I have three little boys," said Claxton. "I find they learn a lot more from failures than they do from just having it happen easily for them. I think that's the only positive that can come from it: learn from your mistakes."

## SALT SPRING FIRE PROTECTION

## 2026 fire tax hike shrinks

\$6 million budget marks start of smaller increases, says CAO

BY ROBB MAGLEY  
DRIFTWOOD STAFF

Elected fire officials learned last week the district is planning its smallest year-over-year budget increase in years — and it may be the start of a welcome trend.

While the Salt Spring Island Fire Protection District (SSIFPD) proposed budget for 2026 has grown to finally top \$6 million, the annual increase of 6.9 per cent revealed at the district's meeting Monday, July 21 could signal relative relief for a department accustomed to double-digit hikes, according to trustees and staff who praised the hard-found reduction.

"We've been at the [higher] levels for several years," said trustee Robin Williams, who served on the district's finance committee, "and I think we can justify that somewhat — but I'm glad to see we've got it down."

Based upon the budget as drafted — and including future plans for capital improvements, wage increases and likely hikes in operational expenses — district CAO Rodney Dieleman said it looked as if large annual tax increases were finally in the rear-view mirror.

"We think the budget can come in around six to seven per cent [increases] going forward," said Dieleman, noting the higher amounts in previous years helped establish district goals like 24/7 fire response and some equipment needs.

"Things can change, but it points to a lower taxation rate than we've been accustomed to."

Last year's presentation from Dieleman detailed a 9.88 per cent increase over the previous year, which followed along with increases between 9 and nearly 11 per cent since 2021, at the time attributed to those service increases, growing inflation and wage costs.

The board gave the bylaw setting the year's budget — and the tax to pay for it — first reading on Monday and voted to present the draft budget to ratepayers for their input at a town hall meeting set for Sept. 8.

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Driftwood

## FUNDRAISER

# ArtSpring Treasure Fair auction nets \$105,000



PHOTOS COURTESY ARTSPRING

Seen in the ArtSpring galleries filled with Treasure Fair auction items in mid-July, are new event coordinator Janna Zahorodniuk, left, with past coordinator Catherine Griffiths. Zahorodniuk was supported by Griffiths and an army of volunteers in achieving the second-highest-ever Treasure Fair fundraising total; and Carol and Ted Brown's donated Steinway & Sons grand piano, which accounted for \$50,000 of the \$105,000 raised at the popular ArtSpring auction event.

## Driftwood ad and article led to happy piano purchase

BY KIRSTEN BOLTON  
FOR ARTSPRING

While slightly under last year's 25th anniversary fundraising record, the results of this year's recent Treasure Fair topped an impressive \$105,000 in ArtSpring's largest fundraising event of the year.

With 500 donated items at all price points up for auction, the outcome was substantially swayed by the winning bid for Carol Brown's 2004 Steinway & Sons grand piano, a bid which almost didn't happen and came with a stroke of serendipity.

Bidding came down to two main parties, including from partners Johanna Ens and Alexander Klausner, who moved to Salt Spring just over three years ago looking for a quieter life. Very involved in the classical and choral music scene in Winnipeg and Vancouver, with Klausner being a visual artist and musician in Canada and in Germany, who studies, in particular, the essence of Bach — they had been seeking what he

called a "real piano" since arriving.

"We were returning from a trip days before the auction took place," said Ens. "If we had not happened across the ad and the article headlining the Steinway and Treasure Fair in the Driftwood, we would have missed out on this opportunity entirely."

They registered late mid-auction on July 17, scheduled a visit to Brown's home to chat and play the piano for 30 minutes on July 19, and by the end of the day, the winning bid was placed 10 minutes before auction closing.

"Meeting Johanna and Alexander was an absolute gift," said Brown. "I'm thrilled my piano will be going to such a lovely couple who values music as they do and I do, and I am pleased it will remain on the island within the community."

Parting with "Isabella" — as her beloved piano is named — proved to be an emotional experience for Brown. After 20 joyful years, Brown's arthritis and a degenerative eye condition rendered playing the keys and reading music anymore very limited, and difficult decisions needed to be made.

"As a 23-year supporter of ArtSpring, [my

husband] Ted and I have always intended to leave a future bequest," explained Brown. "But I came to realize the piano was a tangible asset in the here and now that could do some good and provide immediate value to Treasure Fair and ArtSpring. It was the right decision."

**"We have been avid concert-goers here in Canada and internationally and appreciate ArtSpring's vital role in this community and feel privileged to contribute in a small way."**

JOHANNA ENS  
Treasure Fair grand piano  
co-purchaser

For Ens and Klausner, "What helped make this decision for us was that all proceeds were going to ArtSpring," said Ens. "We

have been avid concert-goers here in Canada and internationally and appreciate ArtSpring's vital role in this community and feel privileged to contribute in a small way."

The signs also seemed to be aligned when, in the course of conversation, the parties discovered they shared mutual memories of the richness of Winnipeg's musical scene during the time of Maestro Bramwell Tovey's tenure at the Winnipeg Symphony Orchestra, including being at the same concert at the same time and not knowing it.

The year marked the introduction of a new Treasure Fair coordinator, Janna Zahorodniuk, who was supported by veteran committee head Catherine Griffiths and an army of volunteers. Some of the reported highlights and trends included an above-normal "buy-it-now" immediate response to items within minutes or hours of going live, including very quirky or unexpected items.

Gift cards, services and experiences remained popular, as did curated baskets of wine and whiskey. The last five-minute frenzy of bidding secured the 13-foot Penobscot sailing dinghy, which a man acquired for his grandson, and the always compelling Yukon Northern Lights Adventure, which was finally snapped up by a couple who had tried for years.

A final highlight of the event was the Treasure Fair concert which also marked the end of ArtSpring's 2024/25 season. Zachary Stevenson's signature revue Dead Ringer, where Buddy Holly, Jerry Lee Lewis and Hank Williams come back to life, was the most joyous sold-out audience of the season with enthusiastic dancing in the aisles and an outpouring of community spirit.

Questions often arise about what happens to items that don't receive bids. Items with no bids are available in person on Sunday at the opening bid value or returned to owner. On Monday, local charities Transitions and Lady Minto Thrift Store are invited to select items for their respective thrift stores to ensure donated treasures are not wasted and find a home.

Funds raised are applied entirely toward supporting ArtSpring's operations, programming and maintenance upkeep.

## FIRE NEWS

## RV fire started at propane water heater: chief

Fire danger 'extreme' on Salt Spring Island

BY ROBB MAGLEY  
DRIFTWOOD STAFF

A fire last month that sent black smoke high above a Walker's Hook neighbourhood on Salt Spring Island was caused by the propane water heater in a recreational vehicle (RV), according to fire officials.

Salt Spring Island Fire Rescue (SSIFR) Chief Jamie Holmes told district trustees Monday, July 21 that their investigation determined the fire was accidental, and began at the RV's "water heating system."

"One crew did a great job making sure the fire didn't extend past the

RV that was involved," said Holmes. "One occupant was treated on scene with some minor injuries."

Firefighters were dispatched to the 200 block of Main Street just after 5 p.m. Saturday, June 14, according to SSIFR Assistant Chief Ken Akerman, who said the camper was fully engulfed by flames by the time crews arrived. Akerman said he saw the smoke plume all the way from Ganges Hill some four kilometres away, as he drove to meet other responding firefighters at the site.

Fire officials said 18 SSIFR members worked to contain and extinguish the fire, bringing seven apparatus and using roughly 2,500 gallons of water — carried to the scene via tenders. The fire occurred in a populated neighbourhood that is not served by hydrants.

Firefighters spent about three hours at the property.

Meanwhile the fire danger on Salt Spring Island is holding at "extreme," with little to no moisture in the forecast and temperatures remaining above seasonal. All open burning, including in burn barrels and recreational campfires, is banned on the island — and nearly province-wide.

At press time July 28, according to the BC Wildfire Service (BCWS), there were 65 active wildfires burning in the province, three of which had started in the previous 24 hours.

An "extreme" fire danger rating means the risk of fire is serious and that new fires will "start easily, spread rapidly and challenge fire suppression efforts," according to the BCWS.

### Fall Fair FOCUS

JOIN THE FUN, VOLUNTEER AT THE FAIR!

It takes a community to put on this great event! The Fall Fair offers many places for you to Volunteer.

Check out the Volunteer Sign up on line at: [ssifi.org](http://ssifi.org)

We offer our volunteers a one day pass on the day they help and an orientation will be held the week before the Fair - we hope to see you there!

We gratefully acknowledge the help of the SSI Foundation to improve the infrastructure of our 2025 Fall Fair.

**Salt Spring Island Fall Fair: Sept 6th & 7th**





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**SPRINKLING**

- Can sprinkle before 7 am and after 7 pm up to a maximum of 1 hour on permitted days.
- New lawns can be sprinkled during the hours stated above for 1 hour on permitted days or outside those times with a special permit.

**MICRO OR DRIP IRRIGATION OF  
TREES, SHRUBS & GARDENS**

- Can water trees, shrubs, and gardens with micro or drip irrigation before 10 am or after 5 pm up to a maximum of 3 hours on permitted days.

**HAND WATERING OF TREES, SHRUBS  
& GARDENS (with a bucket or hose  
with spring-loaded nozzle only)**

- Can hand water trees, shrubs, and gardens before 7 am and after 7 pm up to a maximum of 2 hours on permitted days.

**WASHING OF VEHICLES & BOATS**

- Vehicles and boats can be washed anytime using a hose or pressure washer with a spring-loaded nozzle.

**WASHING OF DRIVEWAYS,  
BUILDINGS, SIDEWALKS, PARKING  
LOTS, PATIOS & DECKS**

- May be washed only with a special permit for the purpose of preparation for application of paint, preservative, stucco, or sealant.

**FILLING POOLS, HOT TUBS,  
FOUNTAINS, & GARDEN FEATURES**

- May be topped up but not filled.

**WATERING OF PUBLIC PARKS  
& PLAYING FIELDS**

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**FIRE**

# Crews contain truck fire on Whims Road

Despite Wesley Ridge deployment, SSIFR at 100 per cent

**BY ROBB MAGLEY  
DRIFTWOOD STAFF**

A dramatic truck fire on Salt Spring's Whims Road that sent acrid smoke across the island didn't spread to surrounding trees, according to officials, who remind residents and visitors that fire danger conditions across most of B.C. remain elevated — a little rain notwithstanding.

Salt Spring Island Fire Rescue (SSIFR) were called Tuesday afternoon, Aug. 5, to the single-vehicle blaze, with what became five apparatus and 10 members, according to SSIFR Assistant Fire Chief Ken Akerman, who said a mix of career and paid-on-call firefighters responded from multiple island fire halls.

"We were able to keep the fire contained to the vehicle and about 30 feet into the bush," said Akerman. "At this point the cause of the fire is still being determined."

The Whims Road fire came shortly before

Tuesday night's brief rainfall, and after five SSIFR members had been deployed to join the hundreds of firefighters responding to the Wesley Ridge wildfire on Vancouver Island.

That fire had grown to nearly 1,500 acres in size as of Monday, Aug. 11, according to the BC Wildfire Service.

Akerman said the SSIFR members went in two separate mutual aid deployments, and in two vehicles — the three-ton wildland fire truck from Fulford's fire hall and one of the district's water tender trucks, both of which headed back to Salt Spring Aug. 8; while they were gone, fire officials said they used reserve apparatus to ensure a full complement at home.

"We are still in extreme fire conditions," said Akerman. "As a reminder, there is still no burning allowed on Salt Spring at this point."

Salt Spring Island's campfire ban went into effect July 17. For the latest information on current wildfire activity, burning restrictions, road closures and air quality advisories, visit [bcwildfire.ca](http://bcwildfire.ca). The [saltspringfire.com](http://saltspringfire.com) website has more local information, including a "cheat sheet" describing restrictions related to high-risk activities such as chainsawing and mechanical land clearing.

**MVI**

# Donations collected for hospitalized family

Taryn, Allan and Sage Hancock victims of head-on collision

**BY ROBB MAGLEY  
DRIFTWOOD STAFF**

An online fundraising effort hopes to help a Salt Spring family as they recover from injuries sustained in a B.C. Day long weekend vehicle collision on Vancouver Island.

A GoFundMe.com page has been set up by Petra Hazenboom and Kirsten Waddell on behalf of the Hancock family. Hazenboom shared that Taryn and Allan Hancock and their daughter Sage were involved in a head-on collision during a family weekend in Lake Cowichan Saturday, Aug. 2. All three have received care at the trauma unit at Victoria General Hospital, according

to Hazenboom, and they likely face a long recovery.

"This accident has turned their world upside down," wrote Hazenboom. "All three are receiving critical care, and their recovery will require extended hospital stays, medical treatments and rehabilitation."

Hazenboom said in an Aug. 11 update that "Taryn and Sage are looking to be discharged from the hospital in the next few days. Allan will remain at VGH while he continues to recover from his shattered femur, broken arm, ribs, nose and sternum as well as other less serious injuries."

She said a rental location has been secured in Victoria for Taryn and Sage to continue to heal and remain close to Allan.

"Please continue to put the Hancocks in your thoughts and prayers as they go through this difficult time," said Hazenboom.

Donations of any size are welcomed at [gofundme.com/f/22c8q](http://gofundme.com/f/22c8q).

# Fish habitat to benefit from bridge

**CUSHEON** continued from 1

Gaetz said the project's informational signs will likely be going up this week. Cusheon Creek runs from Blackburn Lake to Cusheon Lake, and Fisheries and Oceans Canada (DFO) said in a technical memorandum earlier this year they expected the culvert-to-bridge replacement would actually increase the amount of available wildlife habitat within the waterway. The new bridge is expected to have a six-metre-wide channel beneath it, resulting in a significant amount of potential fish habitat where previously there was just a narrow culvert and road fill, according to the memo.

Work held between now and mid-September creates the least risk for coho and chum salmon, DFO said, as well as coastal cutthroat trout in Cusheon Creek. The creek is expected to be temporarily isolated from fish passage within the project area for the duration of in-water construction activities, and sediment control measures will be in place.

The site, roughly 100 metres northeast of where Fulford-Ganges Road intersects with Horel Road, sees significant traffic, particularly in summer; a MoTT study of one week in August last year put the average daily peak of 4325 vehicles passing the project area every day. Information will be posted at [gov.bc.ca/saltspringislandprojects](http://gov.bc.ca/saltspringislandprojects).

## CRIME

## RCMP execute drug trafficking warrants on Salt Spring

Action part of ongoing investigation

BY DRIFTWOOD STAFF

A significant amount of illicit drugs, including suspected cocaine and evidence consistent with drug trafficking, were seized by RCMP on Salt Spring Island on Aug. 14.

According to an Island District RCMP press release, Salt Spring RCMP members were assisted by officers from the Island District RCMP General Investigation Section in executing multiple search warrants in an ongoing drug trafficking investigation.

According to the RCMP, the investigation remains ongoing, and a detailed report to Crown counsel will be sent for consideration of criminal charges.

"We want to ensure the community is aware of our proactive steps towards targeting those individuals who prey on the vulnerability of others and removing drugs off the street," said Salt Spring RCMP Sgt. Clive Seabrook.

As the investigation remains active, said the RCMP, no further information will be released at this time.

Anyone with information is asked to contact the Salt Spring RCMP at 250-537-5555.

## SAFETY

## Ganges crosswalk study underway

Feedback sought through online survey and Sept. 17 open house

BY ROBB MAGLEY  
DRIFTWOOD STAFF

Island road planners are all ears, so to speak, and Salt Spring residents have a unique opportunity to sound off on crosswalks in Ganges village — what works, what doesn't and where officials need to focus.

An online survey has already begun, according to Capital Regional District (CRD) officials, looking for islanders' "experiences, observations and suggestions" to help shape pedestrian safety improvements inside the official project area — 2.5 kilometres of Fulford-Ganges and Lower Ganges roads from Seaview Avenue up to Sharp Road, and on Upper Ganges Road from Lower Ganges Road to Churchill Road.

The goal of the project, as laid out by Watt Consulting Group's Steve Martin for the Local Community Commission (LCC) back in July, is to analyze and then — hopefully — upgrade the existing crosswalks in the area, as well as possibly propose new ones that could benefit islanders.

"There are eight existing crosswalks in the [contracted study] area," said Martin. "We're going to be preparing six functional designs, between existing and proposed crosswalks; that's six total, so it could be three existing, three proposed, or five existing, one

proposed. That's to be determined as we go through the review process."

That process will be shaped by the consultants, CRD staff and the public; Martin's early investigations in Ganges identified some easily-spotted problematic areas — pedestrians standing in the roadway waiting to cross at McPhillips Avenue, for example — but the feedback from islanders will have a significant role in guiding work.

**"The idea is for residents to provide some initial feedback on what we're proposing, to see if it works with what they've identified and whether it aligns with their needs, goals and wants."**

STEVE MARTIN  
Watt Consulting Group

To that end, the consultants will be bringing their review and conceptual designs to an open house Wednesday, Sept. 17 from 3 to 6 p.m. at the Salt Spring Island Multi Space (SIMS) building.

"We'll bring the data collection summary — so provide some quick facts on vehicle speeds and volumes, and on pedestrians," he said. "The idea is for residents to provide some initial feedback on what we're proposing, to see if it works with what they've iden-

tified and whether it aligns with their needs, goals and wants."

Part of the open house will include participants helping to complete a "mapping station" activity, meant to organically collect further feedback on problematic locations the experts may have missed — "just putting a dot on a map," Martin said, "and saying 'I didn't like crossing here with my child' or 'the vehicles are going very fast here and it's hard for me to cross.'"

At least two pedestrian crossings in the area were outside the project scope, according to Martin, because they're already under scrutiny. The Ministry of Transportation and Transit has initiated a design for a new crossing of Fulford-Ganges Road at Seaview Avenue, he said, and the intersection of Lower Ganges and Fulford-Ganges roads is planned for a redesign in the next few years — identified by both the 2022 Salt Spring Island Cycling Safety Strategy and the 2023 Active Transportation Network Plan.

"So our recommendations for the crosswalk there will probably be more focused on safety and some 'quick fixes' so we can try to avoid doing significant work at that intersection twice," said Martin.

Feedback from both the survey and the Sept. 17 open house will inform the functional designs that will head back to the LCC, according to CRD staff, likely during a regular meeting this winter.

For more information and to complete the survey — which closes Sept. 21 — visit [getinvolved.crd.bc.ca/ganges-crosswalks](http://getinvolved.crd.bc.ca/ganges-crosswalks).

## CONSERVATION

## South Pender wetland restored

Private land project designed with at-risk species in mind

SUBMITTED BY THE B.C. WILDLIFE FEDERATION

The B.C. Wildlife Federation (BCWF) has brought a historic wetland back to life on South Pender Island, turning waterlogged farmland into a functioning ecosystem.

Not all restoration happens in parks or protected areas. Increasingly, private landowners are stepping up to restore important habitats. On South Pender Island, one such project has transformed a soggy, grazed field into a thriving wetland, demonstrating how individual stewardship can help reverse habitat loss and support species at risk.

In the Capital Regional District, about 70 per cent of historic wetlands have been drained or destroyed, according to the Victoria Natural History Society. Wetlands store water, filter pollution, recharge groundwater, and provide habitat for countless species. On the Gulf Islands, where water scarcity is a concern, wetland restoration also helps retain water longer into the dry season, building resilience to drought.

The South Pender site showed signs of a historic wetland, including seasonally saturated soils, moisture-loving plants and poor drainage that limited farming potential. The project was made possible through the efforts of landowners Chris-

tian Engelstoft and Faye Mogensen, the BCWF and local contractors. Engelstoft, a semi-retired wildlife biologist, helped guide the restoration and continues to monitor birds, bats, amphibians and reptiles on the property. The restoration was co-led by the BCWF's Becky Dodge and contractor Keith Erickson, with excavation work by Big Dig Em Excavation.

In just one week, crews reshaped 2,600 square metres of wetland and riparian habitat, built a clay core trench to retain water, and sculpted the soil into varied mounds and hollows. They added root wads and woody debris, planted hundreds of native species, installed fencing to protect vegetation from deer, and mounted bat boxes to support the endangered little brown myotis and other bats.

The wetland was designed with at-risk species in mind, including the northern red-legged frog, little brown myotis and barn owl. This spring, hundreds of Pacific tree frog egg masses were found in the new basins, alongside rough-skinned newts, common garter snakes, belted kingfishers, Wilson's snipes, hooded mergansers, nesting swallows and black-

tailed deer.

If you are a landowner in British Columbia with wet or seasonally flooded land, you may have an opportunity for restoration. To learn more, contact the BCWF's Wetlands Education Program at [wep@bcwf.bc.ca](mailto:wep@bcwf.bc.ca).

This project was supported by Environment and Climate Change Canada and the Province of British Columbia's Watershed Security Fund.

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### NOTICE OF TOWN HALL MEETING

The Salt Spring Island Fire Protection District will be holding a Town Hall Meeting to present:

The Draft 2026 Budget	A New Fire Hall Project Update	A Proposed Satellite Fire Hall Project Update
-----------------------	--------------------------------	---

**WHERE:** GANGES FIRE HALL TRAINING ROOM, 105 LOWER GANGES ROAD

**WHEN:** SEPTEMBER 8, 2025 AT 6:30 PM

The Board of Trustees, Chief Administrative Officer and the Fire Chief will make presentations and receive feedback from the public in attendance.

September 15, 2025

# OPINION

2023 CCNA Awards  
Gold - Best Editorial Page | Gold - Best Local Cartoon (Dennis Parker)  
Bronze - Best All Round | Bronze - Best Front Page

2023 BCYCA Awards  
Gold - Best All Round (for circulation Category C)  
Gold - Community Service Award



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### EDITORIAL

## Money to (not) burn

**W**hen the Salt Spring Island Fire Protection District opens its doors for a budget town hall on Sept. 8, trustees and staff will be presenting the smallest increase in budget — and appurtenant taxes — in years.

The district is looking at a 6.9 per cent overall hike, and while that still means a budget topping \$6 million, draft budget documents are showing efforts Salt Spring's budget hawks will likely find encouraging: holding administration costs to a two per cent bump, less than the speed of inflation; setting wage increases at 2.7 per cent for next year, although preparing for the potential of 5 per cent in future years; and holding operations at a 3.9 per cent rise, again modest even as the cost of vehicle and hydrant maintenance rises.

**THE ISSUE:**  
Fire district's \$6-million budget

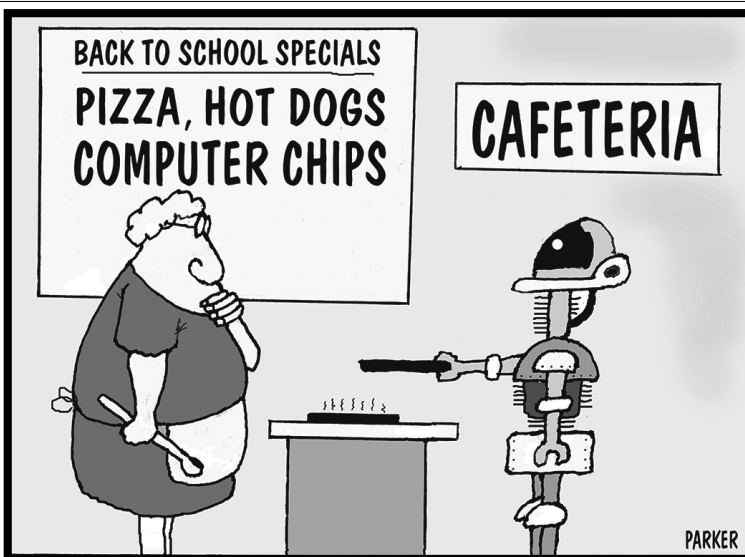
**WE SAY:**  
Shrinking hike a good deal

Slipped inside the budget package is a colourful page of fire apparatus, and a list of dates when they'll need to be replaced. The march of time is inevitable, and the importance of safe and effective equipment is difficult to overstate, as is the likelihood that the trucks aren't going to get any cheaper in the future.

One big knock down in the budget is, counter-intuitively, related to the new fire hall: there's no need to keep feeding reserves every year to plan for a future build, because it's happening as we speak. Of course, in one sense that annual expenditure is being replaced with the cost to service a mortgage.

The district is also embarking on a multi-year plan to increase capital building reserves again, this time to fund the eventual relocation of Fire Hall No. 3 to somewhere presumably slightly more northerly than its current spot at Central — a five-year plan that envisions the new satellite hall operational by 2030. Trustees seem well focused this year on choosing and acquiring the right piece of land.

Planning the next fire hall before the paint is dry — or frankly even applied — to the current one is prudent; keeping a tighter rein on ratepayers' costs is a bonus. Fire district budget town halls are the perfect opportunity to listen in — and sound off — on the future of Salt Spring's fire protection plans, and we recommend attending.



## Overviews impact publishing

BY PAUL DEEGAN  
PRESIDENT, CEO, NEWS MEDIA CANADA

### VIEWPOINT

A little over a year ago, Elizabeth Reid, vice president and head of search at Google, announced, "AI Overviews will begin rolling out to everyone in the U.S., with more countries coming soon. That means that this week, hundreds of millions of users will have access to AI Overviews, and we expect to bring them to over a billion people by the end of the year."

In making the announcement, Ms. Reid wrote, "With AI Overviews, people are visiting a greater diversity of websites for help with more complex questions. We also see that the links included in AI Overviews receive more clicks than if the page had appeared as a traditional web listing for that query. As we expand this experience, we'll continue to focus on sending valuable traffic to publishers and creators."

So, how is it going? Brightedge, a firm specializing in search engine optimization and content performance, released new research on the first anniversary of Google AI Overviews, which found a nearly 30 per cent reduction in click-throughs since May 2024. So much for more clicks . . .

Large language models are harming publishers in two ways. First, AI companies are flagrantly scraping and summarizing content directly from published news articles via retrieval-augmented generation. Second, because AI overviews are significantly more comprehensive than the snippets associated with traditional links, users may feel they have no reason to click through to the source article on a publisher's website. With the user staying within Big Tech's increasingly tall-walled garden, rather than being directed electronically to news websites via links, publishers are deprived of audience, and their ability to sell advertising and subscriptions is significantly diminished. Yet, AI compa-

nies are selling ads against copyrighted (and often paywalled) content as well as subscriptions for their premium products.

Readers are being harmed, too. First, there are numerous examples of AI overviews serving up inaccurate, irrelevant, outdated and even harmful information. Second, if publishers cannot monetize their content, they cannot reinvest in the accurate and authoritative journalism that readers rely on to make informed decisions.

In a recent op-ed in the New York Post, Danielle Coffey, president and chief executive officer of News/media Alliance, which represents American publishers, wrote, "Big Tech's dirty secret is that the success of its AI tools has been almost entirely built on theft." Last November, OpenAI was sued by a group of Canadian publishers, including The Canadian Press, Torstar, The Globe and Mail, Postmedia and CBC/Radio-Canada. In February, publishers, including The Toronto Star, Condé Nast, McClatchy, Forbes, and The Guardian, sued Canadian AI company Cohere, alleging the company produced word-for-word copies of thousands of news articles without permission or compensation.

How can policymakers help scale innovation leaders while ensuring the ethical, positive and responsible use of AI? Through reasonable guardrails: First, intellectual property should be protected. Second, platforms should provide fair compensation to publishers. Third, platforms should provide clear attribution to source content. Fourth, publishers should be allowed to opt out of AI overviews without their websites being removed from search. Fifth, platforms should not discriminate in search results ranking.

In summary, to ensure our free and plural press remains commercially viable, there should be no AI crawling without consent, credit and compensation.

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### THIS WEEK'S POLL QUESTION:

Will you provide input to  
the Trust Policy Statement  
revision project?

☐ Yes ☐ No

### LAST WEEK'S QUESTION:

Do you think  
Ganges crosswalk  
placement could be  
improved?

22 84  
NO YES

Cast your ballot online at [www.gulfislandsdriftwood.com](http://www.gulfislandsdriftwood.com) or drop it at our office at 241 Fulford-Ganges Road, Salt Spring Island, B.C. V8K 2K7, Monday to Thursday, 9 a.m. to 4 p.m., and Friday, 9 a.m. to noon.



## HALL OF FLAME



PHOTO BY ROBB MAGLEY

Salt Spring Island Fire Rescue Chief Jamie Holmes, right, and Salt Spring Island Fire Protection District board chair Rollie Cook tour the island's future fire hall under construction on Lower Ganges Road Wednesday, Sept. 3. The new hall is being built to heightened "post-disaster" standards, designed to remain operational as a crisis response centre for island emergency services even after an earthquake. Holmes said work was on track for completion by the end of next year.

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Royal Roads UNIVERSITY

## HOUSING

# Hundreds registered STRs

Final summer for non-resident operators on Salt Spring

BY ROBB MAGLEY  
DRIFTWOOD STAFF

Early data has started to trickle in on short-term rental (STR) properties, as owners and operators have been complying with B.C. legislation requiring they sign up with a provincial registry.

And while a full tally of the vacation rental market in the Gulf Islands likely remains incomplete, Islands Trust officials are slowly getting a better understanding of those operators who have opted to play by the B.C. government's new rules — at least to some extent, according to bylaw compliance and enforcement manager Warren Dingman, who prepared a briefing for an upcoming Trust Council meeting.

Delays with updating registry data are likely understating numbers, according to briefing documents shared with the Trust's Executive Committee Wednesday, Sept. 3, and many of the 667 listings that appear have yet to report any nights where guests stayed in July — or in previous months, according to the briefing — meaning those properties will not be listed in the data portal as "active."

But despite just 18 of Salt Spring's 226 registered STRs considered active, islanders can be assured there were more than 18 properties rented in the month of July. Dingman noted many of the property listings can be found on sites like AirBnB, with calendars indicating the accommodations could be — and likely have been — booked.

Salt Spring had the most individual platform listings, followed by Pender Island with 124, Hornby with 98, Galiano with 61 and Gabriola with 55. Mayne Island had 51 and Denman 33, leaving the remainder of islands (excluding Bowen Island, which reports separately) in single digits.

The total number of registered properties exceeded the number of host names and addresses, most notably on Salt Spring, where 172 names were linked to those 226 properties, and on Pender Island, with 86

names for those 124. That could result from multiple units on a single property, or multiple properties from a single owner — the latter of which will be unlawful on Salt Spring starting Nov. 1, as that island's Local Trust Committee (LTC) this year opted into Bill 35's principal residency requirement.

Bill 35 was passed to discourage residential housing from being used for tourist accommodation purposes, according to the province, and contained an opportunity for individual island LTCs to opt into a requirement that rental operators live on the property being rented.

At the time the briefing was prepared in late August, just 22 properties across the Islands Trust area have been taken down for having an invalid provincial registration. Dingman told trustees last week that the data portal presented some challenges for bylaw staff,

because since the Islands Trust does not issue business licences, the portal does not allow staff to send notices of non-compliance or takedown requests.

"[And] even though we do not issue business licences, 36 operators report having such licences by providing a variety of numbers," according to the briefing, "including the Data Portal Registry number, PIDs, PST numbers, or other numbers that I have been unable to identify."

Some of the operators are listing these numbers as business licences on their platforms, according to Dingman, who characterized the problem mostly as an inconvenience.

"It's just that within the data registry portal itself, the buttons that are there to send takedown notices are only available to those jurisdictions that issue business licences," Dingman told trustees Sept. 3. "I don't see why they can't change that, and we can certainly send that feedback to the ministry."

In the meantime, he said, when issues of non-compliance are found, those would simply be forwarded to the provincial short-term rental enforcement unit.

The briefing also summarized the number and type of bylaw enforcement files so far this quarter — from July 1 through Aug. 20. Across the Islands Trust there were 648 open files, with the largest number of them (165) related to STRs. Of those 165, 85 were on Salt Spring Island, with all other islands having fewer than 20 — most in single digits.

**"Even though we do not issue business licences, 36 operators report having such licences by providing a variety of numbers, including the Data Portal Registry number, PIDs, PST numbers or other numbers that I have been unable to identify."**

WARREN DINGMAN

Bylaw compliance and enforcement manager, Islands Trust

## SOCIAL ISSUES

# Indigenous leader at next Forum

Ginger Gosnell-Myers at ArtSpring on Sept. 18

BY DRIFTWOOD STAFF

One of Canada's most influential and action-oriented Indigenous leaders is the next guest of the Salt Spring Forum.

Ginger Gosnell-Myers is a member of the Nisga'a and Kwakwaka'wakw nations and was the City of Vancouver's first Indigenous relations manager. According to the Forum, "She played an instrumental role in Vancouver becoming the world's first

official City of Reconciliation and to its Canada 150 celebrations paying homage to Indigenous history and culture."

Her leadership also led to the city recognizing and implementing 28 of the Truth and Reconciliation Commission's Calls to Action and its incorporating the United Nations Declaration on the Rights of Indigenous Peoples into all aspects of city planning.

For 20 years Gosnell-Myers has researched the experiences of Indigenous peoples living in urban settings, breaking down common misconceptions about them.

She is currently a fellow at the Morris J. Wosk Centre for Dialogue at Simon Fraser University and is also chair of the Greenpeace Canada board.

The discussion with Gosnell-Myers — titled Urban First Nations: Decolonizing Canada's Cities — takes place on Thursday, Sept. 18 at 7:30 p.m. at ArtSpring.

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**Salt Spring Island Fire Protection District (SSIFPD)**  
**Staff Report**

Date: **August 11, 2025**  
 Subject: **New Fire Hall Project Status Update for July 31, 2025**  
 To: **Board of Trustees**  
 From: **Rodney Dieleman, CAO**

**Issue: New Fire Hall Project Status Update for July 31, 2025**

The Project Steering Committee continues to oversee project development, ensuring consultants adhere to established specifications, budget limitations, and community expectations. Regular updates are provided to the Board of Trustees and shared on the Salt Spring Island Fire Rescue website to maintain transparency. The project remains on track within its approved funding of \$13.7 million.

**Project Budget & Expenditures:**

As of July 31, 2025, a total of \$5,680,624 has been allocated to design, engineering, and construction. This months expenses include related steel/wood and wood framing, roof and wall sheeting and roof truss installation. Further details on progress and expenditures can be found in the Owner's Representative Report below.

**Salt Spring Island Fire Protection District**  
**New Fire Hall at 455 Lower Ganges Road**

<b>Description</b>	<b>Project Charter Budget</b>	<b>Budget at July 31</b>	<b>Actuals to July 31, 2025</b>
<b>Construction Costs</b>	\$ 8,075,200	\$ 10,892,800	\$ 4,817,030
<b>2021 cost escalation estimate</b>	\$ 1,532,900	included	included
<b>Permits</b>	\$ 100,000	included	included
<b>Insurance</b>	\$ 100,000	included	included
<b>Construction Contingency</b>	\$ 1,391,900	\$ 282,000	included
	<b>\$ 11,200,000</b>	<b>\$ 11,174,800</b>	<b>\$ 4,817,030</b>
<b>Architect</b>	\$ 858,000	\$ 837,100	\$ 728,224
<b>Project Manager</b>	\$ 560,000	\$ 194,900	\$ 122,697
<b>Contractor</b>	\$ 672,000	Included	included
<b>Interim Financing</b>	\$ 410,000	\$ 643,200	\$ 12,673
	<b>\$ 2,500,000</b>	<b>\$ 1,675,200</b>	<b>\$ 863,594</b>
<b>Project Costs</b>	<b>\$ 13,700,000</b>	<b>\$ 12,850,000</b>	<b>\$ 5,680,624</b>
<b>Capital Region Community Works Grant</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>SSIFPD Capital Reserve Funds</b>	\$ 3,000,000	\$ 2,234,600	\$ 2,115,154
<b>CIBC interim loan</b>	\$ 9,700,000	\$ 9,615,400	\$ 2,565,470
	<b>\$ 13,700,000</b>	<b>\$ 12,850,000</b>	<b>\$ 5,680,624</b>

## Owner's Representative Report

Hans Hazenboom

### 1. 1. Construction Progress

The new fire hall construction continues to advance on schedule and within budget. Key accomplishments this period include:

- **Stormwater Servicing**
    - Connection of the stormwater system to the existing MOTI network has begun at the southeast corner of the property, including installation of an oil interceptor and flow control management components.
  - **Water Main Connections**
    - Six- and three-inch hot taps have been installed on the NSSWD water main. Preparations are underway for the road-crossing installation of the water mains.
  - **Structural Work**
    - Wood framing is progressing steadily, with roof framing now 80% complete. Framing and structural inspections by the project engineers are scheduled for this week.
  - **Hose/Training Tower**
    - Final concrete pour is complete, and removal of the concrete forms is in progress.
  - **Infrastructure**
    - BC Hydro design drawings are expected this month following ongoing coordination.
    - Liquid Propane (LP) tanks: one new 1,000-gallon tank will be purchased, and one of the two existing 1,000-gallon propane tanks from Hall #2 will be refurbished and installed at Hall #1, meeting the 2,000-gallon requirement.
- 

### 2. Safety and Security

There have been no safety or security incidents reported this month. All contractors and trades continue to adhere to site safety protocols.

---

### 3. Forecast – Upcoming Activities

In the coming weeks, the following activities are planned:

- Complete wall and roof framing.
  - Install roof weatherproof membrane.
  - Complete stormwater management works.
  - Install road-crossing water mains.
  - Pour concrete floors.
- 

### Conclusion

The project remains on track, with all work progressing according to schedule and within the approved budget.



Project Overview

ACTIVITY DESCRIPTION/PICTURES



Final Pour of Hose/Training Tower



Final Pour of Hose/Training Tower



Oil Interceptor and Flow Control Management



Project Overview

ACTIVITY DESCRIPTION/PICTURES



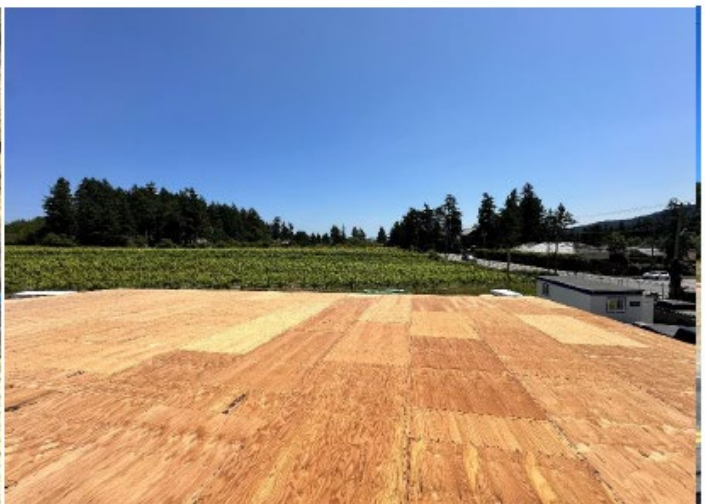
Installation of Stormwater System



6" and 3" Hot Tabs Being Installed



Completed 6" Valve Connection



Roof Over Training Room



Project Overview

ACTIVITY DESCRIPTION/PICTURES



Roof Framing Over Bays



West Elevation



South West Elevation



South East Elevation

**Salt Spring Island Fire Protection District (SSIFPD)**  
**Staff Report**

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 To: Board of Trustees  
 From: Rodney Dieleman, CAO

**Issue: New Fire Hall Project Status Update for August 31, 2025**

The Project Steering Committee continues to oversee project development, ensuring consultants adhere to established specifications, budget limitations, and community expectations. Regular updates are provided to the Board of Trustees and shared on the Salt Spring Island Fire Rescue website to maintain transparency. The project remains on track within its approved funding of \$13.7 million.

**Project Budget & Expenditures:**

As of August 31, 2025, a total of \$6,311,800 has been allocated to design, engineering, and construction. This month's expenses include related steel/wood and wood framing, roof and wall sheeting and roof truss installation and cement floors poured. Further details on progress and expenditures can be found in the Owner's Representative Report below.

**Salt Spring Island Fire Protection District**  
**New Fire Hall at 455 Lower Ganges Road**

Description	Project Charter Budget	Budget at August 31	Actuals to August 31, 2025
<b>Construction Costs</b>	\$ 8,075,200	\$ 11,035,300	\$ 5,444,943
<b>2021 cost escalation estimate</b>	\$ 1,532,900	included	included
<b>Permits</b>	\$ 100,000	included	included
<b>Insurance</b>	\$ 100,000	included	included
<b>Construction Contingency</b>	\$ 1,391,900	\$ 139,500	included
	<b>\$ 11,200,000</b>	<b>\$ 11,174,800</b>	<b>\$ 5,444,943</b>
<b>Architect</b>	\$ 858,000	\$ 837,100	\$ 739,077
<b>Project Manager</b>	\$ 560,000	\$ 194,900	\$ 127,780
<b>Contractor</b>	\$ 672,000	Included	included
<b>Interim Financing</b>	\$ 410,000	\$ 643,200	\$ -
	<b>\$ 2,500,000</b>	<b>\$ 1,675,200</b>	<b>\$ 866,857</b>
<b>Project Costs</b>	<b>\$ 13,700,000</b>	<b>\$ 12,850,000</b>	<b>\$ 6,311,800</b>
<b>Capital Region Community Works Grant</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>SSIFPD Capital Reserve Funds</b>	\$ 3,000,000	\$ 2,234,600	\$ 2,072,790
<b>CIBC interim loan</b>	\$ 9,700,000	\$ 9,615,400	\$ 3,239,010
	<b>\$ 13,700,000</b>	<b>\$ 12,850,000</b>	<b>\$ 6,311,800</b>

# Owner's Representative Progress Report

## 1. Construction Progress

The construction of the new fire hall continues to advance **on schedule and within budget**. Major accomplishments this month include:

- **Concrete Work:**
    - The remaining sections of the main floor slab have been poured and completed.
  - **Structural Work:**
    - Wood framing is now **95% complete**.
    - Framing and structural inspections have been completed and approved by the project engineer.
  - **Mechanical Systems:**
    - Installation of plumbing drainage and ventilation is underway.
    - Select heating and ventilation equipment has been delivered and stored on-site.
  - **Electrical Systems:**
    - Portions of the electrical switchgear have been delivered and secured on-site.
  - **Hose/Training Tower:**
    - All concrete forms have been removed. Surface finishing and repairs of minor imperfections are in progress.
  - **Site Infrastructure:**
    - Discussions with BC Hydro regarding electrical service connections are ongoing, with design drawings pending.
    - The required CRD sewer extension has been completed.
- 

## 2. Safety and Security

- No safety or security incidents were reported this month.
  - Contractors and trades continue to follow established site safety protocols.
- 

## 3. Forecast – Upcoming Activities (Next Few Weeks)

The following activities are scheduled for the upcoming period:

- Building wrap and installation of weatherproof membrane on exterior walls.
  - Installation of roof weatherproofing membrane.
  - Continued plumbing and mechanical rough-ins.
  - Electrical work, including conduit installation to transformer base.
  - Road crossing for water mains.
  - Pouring of the **second-floor concrete slab**.
-



## Conclusion

The project remains **on schedule and within the approved budget**. Progress across structural, mechanical, and electrical systems continues steadily, with upcoming milestones focused on weatherproofing and utilities.

Progress Report 29

New Firehall #1

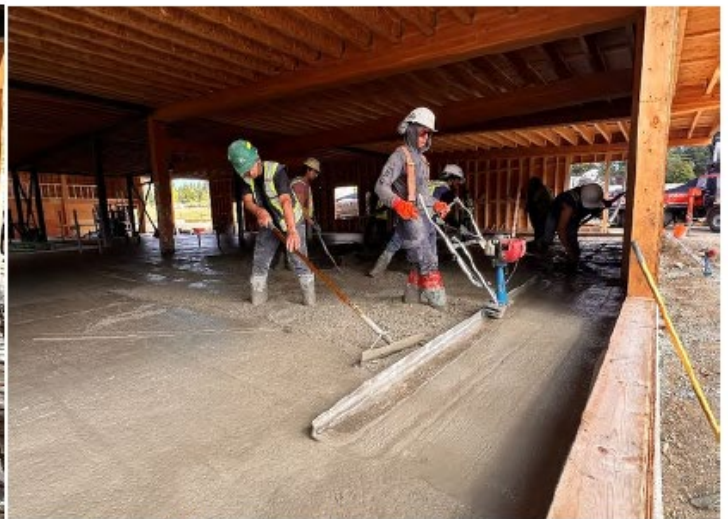
September 9, 202

## Project Overview

### ACTIVITY DESCRIPTION/PICTURES



1st of 2 Concrete Pours on Admin. Side



2nd of 2 Pours in Training Room Area



CRD Sewer Extension Connection



Framing of Interior Walls



## Project Overview

### ACTIVITY DESCRIPTION/PICTURES



South West View



North West View



North East View



South East View

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Detention Pond



Detention Pond



Detention Pond



**Salt Spring Island Fire Protection District (SSIFPD)**  
**Staff Report**

Date: **September 10, 2025**  
 Subject: **Long Term Borrowing for the New Fire Hall 1**  
 To: **Board of Trustees**  
 From: **Rodney Dieleman, CAO**

**Issue:** New Fire Hall Financing Agreement for New Fire Hall 1

**Background:**

In October 2022, the Salt Spring Island Fire Protection District received approval from the Inspector of Municipalities for Bylaw No. 148 – New Fire Hall Borrowing Authorization Bylaw. This bylaw authorized the District to borrow up to \$9.7 million for a maximum term of 25 years for the construction of the new main fire hall. Following this authorization, staff and advisors have finalized the borrowing terms and prepared a complementary financing agreement bylaw for Trustee consideration.

**Financing Agreement Draft Bylaw No. 161**

Draft Bylaw No. 161 cited as the “New Fire Hall 1 Financing Agreement Bylaw” establishes the repayment framework for the authorized borrowing and sets the taxation requirements needed to fund annual debt servicing.

Key provisions include:

- Borrowing Amount: \$9,700,000
- Interest Rate: 4.40% per annum, effective from November 19, 2025
- Capitalized Interest to July 1, 2026: \$263,096, resulting in a total principal of \$9,963,096
- Amortization Period: 25 years (2025–2050 inclusive)
- Annual Payment Requirement: \$636,976, inclusive of principal, interest, and administrative costs
- Tax Levy: Applied annually on all land and improvements within the District, as provided under the Local Government Act and Taxation (Rural Area) Act

At the September 9, 2025 New Fire Hall Project Steering Committee and the Finance and Audit Committee meetings, the New Fire Hall Project Steering Committee and the Finance and Audit Committee recommended that the Board of Trustees approve financing for the new fire hall project through a 25-year bond at 4.4%, as recommended by the Province.

**Financial Impact**

Approval of Bylaw No. 161 would secure long-term financing for the new fire hall and commits the District to stable annual payments of approximately \$637,000 through 2050. This ensures predictability in tax requisitions and provides the financial certainty necessary for the successful completion and operation of the new fire hall.

**Next Steps**

- The draft Bylaw will be read a first and second time and once adopted, the bylaw will be filed with the Inspector of Municipalities.
- Borrowing will commence November 19, 2025, with repayment beginning July 1, 2026.

**Recommendation**

That the Board of Trustees: Receive this report for information; and consider and adopt Draft Bylaw No. 161 – New Fire Hall 1 Financing Agreement Bylaw, thereby confirming the financing plan authorized under Bylaw No. 148.

**Attachment**

Bylaw 148 - New Fire Hall Borrowing Authorization Bylaw

# SALT SPRING ISLAND FIRE PROTECTION DISTRICT

## BYLAW NO. 148

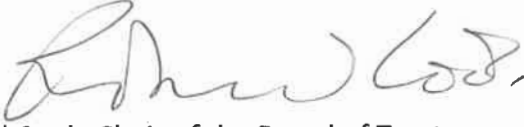
A bylaw to borrow the sum of \$9,700,000.00 to fund the construction of a new main fire hall.



THE TRUSTEES of the Salt Spring Island Fire Protection District ENACT AS FOLLOWS:

1. The Board of Trustees is hereby authorized to borrow the sum of Nine Million, Seven Hundred Thousand dollars (\$9,700,000) or any smaller sum in order to fund the construction of a new main fire hall.
2. The Board of Trustees hereby authorize the Corporate Administrator to execute on behalf of the improvement district all necessary instruments to borrow said amount.
3. The maximum term that may be issued to secure the debt created in this bylaw is twenty-five years.
4. This bylaw may be cited as the "New Fire Hall Project Borrowing Authorization Bylaw No. 148, 2022".

INTRODUCED and given first reading by the Trustees on the 18<sup>th</sup> of July 2022.

RECONSIDERED and finally passed by the Trustees on the 18<sup>th</sup> day of July 2022.

  
Roland Cook, Chair of the Board of Trustees      A true copy of Bylaw No. 148 registered in the  
office of the Inspector of Municipalities this  
14th day of October 2022

  
Rodney Dieleman, Corporate Administrator for the Trustees        
Deputy Inspector of Municipalities

I hereby certify under the seal of the Salt Spring Island Fire Protection District that this is a true copy of Bylaw No. 148.

  
Rodney Dieleman, Corporate Administrator for the Trustees

# **SALT SPRING ISLAND FIRE PROTECTION DISTRICT**

## **BYLAW NO. 158**

---

A Bylaw for levying taxes on the land and improvements within the Salt Spring Island Fire Protection District for fire protection purposes.

The Trustees of the Salt Spring Island Fire Protection District in open meeting assembled, ENACT AS FOLLOWS:

1. The sum of six million, thirty-eight thousand dollars (\$6,038,000.00) is required by the Improvement District for fire protection purposes in the year 2026.
2. A tax at a rate determined to be necessary to raise the aforesaid sum is hereby levied for the year 2026 on all land and improvements as defined in the School Act, within the Improvement District in accordance with section 711 of the Local Government Act.
3. The said taxes shall be due and payable as provided in the Taxation (Rural Area) Act and if delinquent shall bear interest at the rate set out under the Taxation (Rural Area) Act until paid or recovered.
4. This bylaw may be cited as the "Fire Protection Taxation Bylaw 2026".

INTRODUCED and given first reading by the Trustees on the 21<sup>st</sup> day of July, 2025.

RECONSIDERED and finally passed by the Trustees on the 15<sup>th</sup> day of September, 2025

I hereby certify that this a true copy of Bylaw No. 158.

---

Roland Cook, Chair of the Trustees

---

Rodney Dieleman, Corporate Administrator for the Trustees

**DRAFT**

**Salt Spring Island Fire Protection District 2026 Draft Budget**

	2026 Proposed Budget	2026 Pro Forma Budget	2026 Pro Forma Budget	2026 Pro Forma Budget
	Operating Fund	Capital Fund	Reserve Funds	Consolidated
<b>Income</b>				
Tax Revenue	\$6,038,000	\$0	\$0	\$6,038,000
<b>Total Income</b>	<b>\$6,038,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,038,000</b>
<b>Administration Expenses</b>				
Advertising	\$6,000	\$0	\$0	\$6,000
Advertising/Election	\$30,000	\$0	\$0	\$30,000
Annual Dinner	\$8,000	\$0	\$0	\$8,000
Audit & Related Fees	\$20,000	\$0	\$0	\$20,000
Bank Charges/Credit Card Fees/Telpay Fees/Finance Charges	\$2,000	\$0	\$0	\$2,000
Communications - Phone	\$20,000	\$0	\$0	\$20,000
Communications & Miscellaneous	\$7,000	\$0	\$0	\$7,000
Community Relations	\$2,000	\$0	\$0	\$2,000
Conferences	\$5,000	\$0	\$0	\$5,000
Consulting Fees	\$25,000	\$0	\$0	\$25,000
Dues & Subscriptions	\$5,000			\$5,000
Fireworks	\$5,000	\$0	\$0	\$5,000
Freight/Postage	\$5,000	\$0	\$0	\$5,000
Insurance	\$60,000	\$0	\$0	\$60,000
Labour Relations	\$24,000	\$0	\$0	\$24,000
Legal	\$16,000	\$0	\$0	\$16,000
Licenses, leases & Rentals	\$9,000	\$0	\$0	\$9,000
Mortgage - New Fire Hall	\$650,000	\$0	\$0	\$650,000
Office Supplies & Equipment	\$16,000	\$0	\$0	\$16,000
Professional Development - Excluded Staff	\$2,000	\$0	\$0	\$2,000
Professional Development - Trustees	\$0			\$0
Technical Support	\$0			\$0
Trustee Remuneration		\$0	\$0	\$0
<b>Total Adminstration, Overhead Costs and Trustee Expenses</b>	<b>\$917,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$917,000</b>
<b>Amortization</b>	<b>\$225,000</b>	<b>\$225,000</b>	<b>\$0</b>	<b>\$225,000</b>
Clothing - Career	\$18,000	\$0	\$0	\$18,000
Clothing - Paid on Call	\$16,000	\$0	\$0	\$16,000
Clothing - Protective	\$61,000	\$0	\$0	\$61,000
Computer, Hardware, Software & Supplies	\$16,000	\$0	\$0	\$16,000
Employee/ POC Recognition	\$10,000	\$0	\$0	\$10,000
Equipment - Repair & Maintenance	\$12,000	\$0	\$0	\$12,000
Equipment Purchase - Small Tools	\$11,000	\$0	\$0	\$11,000
Fire Department Record System	\$4,000	\$0	\$0	\$4,000
Fire Prevention & Public Education	\$16,000	\$0	\$0	\$16,000
Fire Station Repair & Maintenance	\$49,000	\$0	\$0	\$49,000
Fire Station Utilities	\$41,000	\$0	\$0	\$41,000
First Responder	\$16,000	\$0	\$0	\$16,000
Foam	\$4,000	\$0	\$0	\$4,000
Health & Wellness	\$6,000	\$0	\$0	\$6,000
Hydrant Install/Repair	\$75,000	\$0	\$0	\$75,000
Landscaping	\$8,000	\$0	\$0	\$8,000
Major Incident	\$5,000	\$0	\$0	\$5,000
Miscellaneous	\$4,000	\$0	\$0	\$4,000
Paid-on-call recruitment & Retention	\$5,000	\$0	\$0	\$5,000
Radio Equipment Repair & Supplies	\$3,000	\$0	\$0	\$3,000
Self Contained Breathing Apparatus	\$20,000	\$0	\$0	\$20,000
Supplies & Sundries	\$11,000	\$0	\$0	\$11,000
Training - Paid-on-call & Career	\$80,000	\$0	\$0	\$80,000
Vehicle Operating	\$110,000	\$0	\$0	\$110,000
<b>Total Operating Expenses</b>	<b>\$601,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$601,000</b>
<b>Interest - LTD &amp; Lease (SCBA)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Salt Spring Island Fire Protection District 2026 Draft Budget**

	2026 Proposed Budget	2026 Pro Forma Budget	2026 Pro Forma Budget	2026 Pro Forma Budget
	Operating Fund	Capital Fund	Reserve Funds	Consolidated
<b>Wage &amp; Related Expenses</b>				
Administration Wages	\$339,000			\$339,000
Fire Rescue Service Management Wages	\$376,000			\$376,000
Career/Excluded/Casual Staff Wages & Salaries	\$1,857,000	\$0	\$0	\$1,857,000
Paid-on-call Members Wages	\$290,000	\$0	\$0	\$290,000
<b>Total Wages</b>	<b>\$2,862,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,862,000</b>
<b>Statutory &amp; Group Benefits</b>				
Employee Allowances	\$2,000	\$0	\$0	\$2,000
Employee Group Health, Dental Plans & LTD	\$161,000	\$0	\$0	\$161,000
Employer CPP Expense	\$82,000	\$0	\$0	\$82,000
Employer EI Expense	\$31,000	\$0	\$0	\$31,000
Employer Health Tax	\$59,000	\$0	\$0	\$59,000
Employer Registered Pension Plan & Supp. Pension Benefit	\$356,000	\$0	\$0	\$356,000
Fire Fighter Employee Assistance Plan	\$51,000	\$0	\$0	\$51,000
Group Life, AD&D & WCB	\$101,000	\$0	\$0	\$101,000
HUB Health Benefits (POC members)	\$100,000	\$0	\$0	\$100,000
Matching RRSP	\$15,000	\$0	\$0	\$15,000
<b>Total Statutory &amp; Group Benefits</b>	<b>\$958,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$958,000</b>
<b>Total Wages &amp; Benefits</b>	<b>\$3,105,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,718,873</b>
<b>Extraordinary Expense/ Contingency Reserve</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
<b>Total Expenses</b>	<b>\$5,623,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,623,000</b>
<b>Surplus Before Capital Expenses</b>	<b>\$415,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$415,000</b>
<b>Capital Account</b>				
Budget Capital Expenses Funded by Operating Fund (SCBA Lease)	\$ -	\$ -	\$ -	\$0
Budget Capital Expenses Funded by Operating Fund (Small Capital)		\$ -	\$ 50,000.00	\$50,000
Budget Capital Expenses Funded by Operating Funds (Water Supply)		\$ -	\$ 50,000.00	\$50,000
Budget Capital Expenses Funded by Operating Funds (Hydrant Maint)		\$ -		\$0
Budget Capital Expenses Funded by Reserves (Apparatus)			\$ 440,000.00	\$440,000
Budget Capital Expenses Funded by Reserves (Small Capital)				\$0
Transfer to General Capital Purposes Reserve Fund (Apparatus )				\$0
Transfer to General Capital Purposes Reserve Fund (New Fire Hall Reserve)		\$ -	\$ -	\$0
Transfer to General Capital Purposes Reserve Fund (Unspecified)		\$ -		\$0
Transfer to General Capital Purposes Reserve Fund (Halls 2 & 3 Remediation)		\$ -	\$ 100,000.00	\$100,000
Transfer to General Capital Purposes Reserve Fund (SCBA)		\$ -	\$ -	\$0
Transfer to General Capital Purposes Reserve Fund (Digital Paggers)		\$ -	\$ -	\$0
Operating Fund from General Capital Purposes (Soft Costs New Fire Hall)		\$ -	\$ -	\$0
Transfer to Operating Fund from General Capital Purposes (2019 Digital Paggers)		\$ -	\$ -	\$0
<b>Total Capital Expenses &amp; Transfers to/from Reserve Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$640,000</b>	<b>\$640,000</b>
<b>Principal Payments - LTD &amp; Lease (SCBA)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Surplus After Capital Expenses &amp; Principal Payments LTD</b>	<b>\$415,000</b>	<b>\$0</b>	<b>-\$640,000</b>	<b>-\$225,000</b>
<b>Non Cash Expense (Amortization)</b>	<b>\$225,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,000</b>
<b>Change in Working Capital (Current Assets - Current Liabilities)</b>	<b>\$640,000</b>	<b>\$0</b>	<b>-\$640,000</b>	<b>\$0</b>

# SALT SPRING ISLAND FIRE PROTECTION DISTRICT

## BYLAW NO. 161

A bylaw for levying taxes on land and improvements within the Salt Spring Island Fire Protection District, hereinafter referred to as the "improvement district", for fire protection purposes in each of the years 2025 to 2050 both inclusive.

The Trustees of the Salt Spring Island Fire Protection District ENACT AS FOLLOWS:

1. The sum of \$9,700,000 is required by the improvement district for the new main fire hall.
2. Interest at a rate of 4.40% per annum shall be charged on the said sum from November 19, 2025 to July 1, 2026, making a total amount of \$9,963,096 as principal to be collected.
3. The said sum of \$9,963,096 with interest at 4.40% per annum shall be amortized in equal amounts over a period of 25 years and during the years 2025 to 2050, both inclusive, and an annual amount of \$636,976 shall be levied to meet the repayments of principal and the payment of interest together with a charge on the said amount for the cost of assessment and collection
4. A tax at a rate determined to be necessary to raise the aforesaid total annual sum is hereby levied for each of the years 2025 to 2050 both inclusive, on all lands and improvements as defined in the School Act, within the improvement district, for the years in which the annual amount is levied in accordance with section 711 of the *Local Government Act*.
5. The said taxes shall be due and payable as provided in the *Taxation (Rural Area) Act* and if delinquent shall bear interest at the rate set out under the *Taxation (Rural Area) Act*, until paid or recovered.
6. This bylaw may be cited as the "New Fire Hall 1 Financing Agreement Bylaw".

INTRODUCED and given first reading by the Trustees on the 15<sup>th</sup> day of September 2025

RECONSIDERED and finally passed by the Trustees on \_\_\_\_\_ day of \_\_\_\_\_, 2025

I hereby certify that this is a true copy of Bylaw No. 161

\_\_\_\_\_  
Roland Cook, Chair of the Trustees

\_\_\_\_\_  
Rodney Dieleman, Corporate Administrator for the Trustees

DRAFT

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# SALT SPRING ISLAND FIRE PROTECTION DISTRICT

## BYLAW NO. 160

A bylaw to authorize the disbursement of monies in the General Capital Purposes Reserve Fund (unspecified reserve fund).

WHEREAS there is an unappropriated balance in the General Capital Purposes Reserve Fund of two hundred and seventy-nine thousand and forty dollars (\$279,040) as of December 31, 2024.

AND WHEREAS it is deemed desirable to expend monies imposed under Bylaw No. 134 - General Capital Purposes Reserve Fund Establishment Bylaw for the purpose of constructing an irrigation pond at Salt Spring Island Fire Hall No. 2, 2470 Fulford-Ganges Road, Salt Spring Island, BC.

The Trustees of the Salt Spring Island Fire Protection District in open meeting assembled, ENACT AS FOLLOWS:

1. The maximum sum of \$75,000 is hereby appropriated from the General Capital Purposes Reserve Fund for the purpose of constructing an irrigation pond at Salt Spring Island Fire Hall No. 2, 2470 Fulford-Ganges Road, Salt Spring Island, BC.
2. The expenditure to be carried out by the monies hereby appropriated will be specified and authorized by resolution of the Trustees.
3. Should any of the above amount remain unexpended after the expenditures hereby authorized have been made, any unexpended balance will be returned to the credit of the said General Capital Purposes Reserve Fund to a maximum of the amount appropriated under Section 1.
4. This bylaw may be cited as the "Reserve Funds Disbursement Bylaw No. 160, 2025".

INTRODUCED and given first reading by the Trustees on the 15<sup>th</sup> day of September 2025

RECONSIDERED and finally passed by the Trustees on \_\_\_\_\_ day of \_\_\_\_\_, 2025

I hereby certify that this is a true copy of Bylaw No. 160

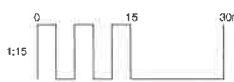
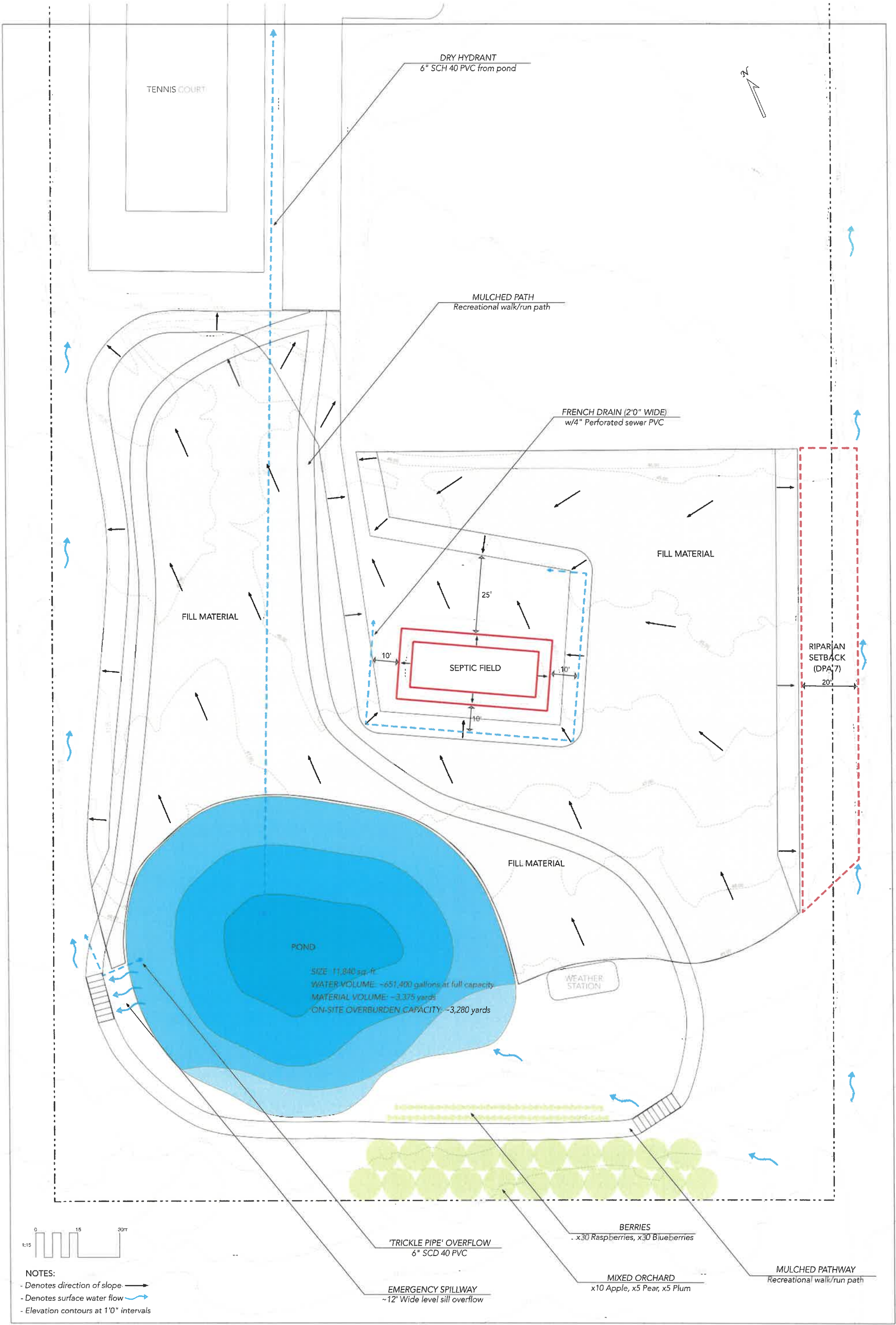
\_\_\_\_\_  
Roland Cook, Chair of the Trustees

\_\_\_\_\_  
Rodney Dieleman, Corporate Administrator for the Trustees

DRAFT

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- NOTES:
- Denotes direction of slope. →
  - Denotes surface water flow. ~~~~~
  - Elevation contours at 1'0" intervals.



RAINWALK DESIGN + MAPPING  
SALT SPRING ISLAND, BC  
250-388-2471  
RAINWALKDESIGN.COM  
@RAINWALKDESIGN

SHEET TITLE:		
POND CONCEPT		

REV	DATE	DESCRIPTION
A	02.09.2025	INITIAL CONCEPT PLAN OF POND FOR REVIEW

PROJECT:	
FULFORD FIREHALL 2470 FULFORD-GANGES RD SALT SPRING ISLAND	
PROJECT NO	2025_008
SCALE:	1:15' at 22x34"

DATE: SEPTEMBER 02, 2025
CLIENT: SALT SPRING ISLAND FIRE PROTECTION DISTRICT
ISSUED FOR: REVIEW
CREATED BY: MTS

SHEET NO:	
1/1	
DRAWING NO: C01	REV: A

# SALT SPRING ISLAND FIRE PROTECTION DISTRICT

## BYLAW NO. 159

A bylaw to establish the procedures for the calling of meetings of the board, its committees and the annual general meeting, and for the conduct of business at the meetings.

The Trustees of the Salt Spring Island Fire Protection District ENACT AS FOLLOWS:

### Definitions

1. In this bylaw,

“chair” means the person elected by the trustees to the position of chair, or the acting chair presiding at a meeting, as the context requires.

“corporate officer” means the person appointed by the board whose position is established by bylaw and is assigned the responsibility of corporate administration under Section 738.2 of the *Local Government Act*.

“board” means the trustees holding office as provided under Section 736 of the *Local Government Act* including the trustee elected as chair.

“electronic meeting” is a meeting held via video or teleconference.

“trustees” means the trustees holding office as provided under Section 736 of the *Local Government Act* including the trustee elected as chair.

### Regular Board Meetings

2. Regular board meetings will be held on the third (3<sup>rd</sup>) Monday of each month and begin at seven (7:00) PM).
3. Regular board meetings may be cancelled by the board; and be postponed to a different day, time and place by the chair, provided the trustees are provided at least two (2) days written notice.
4. The trustees must elect one of their number as chair at the first meeting in each year and at the first meeting after a vacancy occurs in the office.

### Inaugural Meeting

5. The first meeting in each year of the Board must be held after, but not later than thirty (30) days after the date in the year on which the annual general meeting of the district.
6. The time and place of the first meeting in each year must be set by the corporate officer, or by a majority of the trustees.

## **Special Board Meetings**

7. A special board meeting can be called by the chair at their discretion.
8. The chair must call a meeting of the trustees for any purpose when requested in writing by a majority of the trustees, or the Inspector of Municipalities.

## **Notice of Board Meetings**

9. Public notice of board meetings must be given by posting the annual Regular meeting schedule on the District website and publication in local print or electronic media.
10. Notice of board meetings must be given in writing to each member of the board by the chair or the corporate officer by emailing trustees at least three (3) days in advance of the meeting.

## **Electronic Meetings**

11. Meetings may be held electronically by video or teleconference and the facilities must:
  - a. Enable the meeting's participants to hear, or watch and hear, the meeting;
  - b. Except for any part of the meeting that is closed to the public, the facilities must enable the public to hear, or watch and hear, the meeting
12. Electronic participation is permitted for trustees who cannot attend due to medical or travel reasons.
13. Trustees attending electronically shall be counted for quorum and have full voting rights.
14. Trustees are limited to attend fifty (50) percent of regular meetings electronically per calendar year per trustee.
15. Trustees are limited to attend three (3) consecutive regular meetings electronically per year.
16. No more than fifty (50) percent of trustees may attend electronically at one time.

## **Attendance of the Public at Meetings**

17. All meetings of the board are open to the public except where the board passes a resolution to close the meeting, or a portion of it, to the public. The resolution must state in general terms the reason(s) for closing the meeting.

## **Meeting Minutes**

18. Accurate minutes of all board meetings must be legibly recorded. The minutes must be adopted with such corrections as necessary by a majority of trustees at the following meeting of the board before being certified as correct by the corporate officer and signed by the chair.
19. The minutes of all board meetings are available to the public except for those meetings or parts of meetings that are closed to the public.
20. The corporate officer must maintain the minutes of board meetings and keep them safe.

## **Opening Procedures**

21. As soon after the time appointed for the meeting, the chair will call the meeting to order. If the chair does not attend within ten (10) minutes after the time appointed for the meeting, an acting chair must be appointed from the trustees present who will preside until such time as the chair arrives.
22. A quorum is a majority of all trustees. If there is no quorum within thirty (30) minutes after the time appointed for the meeting, the corporate officer must record in the minute book the names of the trustees present and that the meeting did not convene.

## **Agenda**

23. Prior to each board meeting, the agenda must be prepared by the Chair and/or the Corporate Officer and emailed to the trustees least three (3) days before the meeting. The delivery requirement may be waived by unanimous consent of the trustees.
24. The deadline for submissions to be included in the agenda is at least three (3) days prior to the meeting.
25. A substantive item of business not included on the circulated agenda must not be considered unless otherwise directed by two-thirds (2/3) majority vote of the trustees present at the time allocated for the adoptions of the agenda. A Motion to add a Substantive Item to an adopted agenda requires a unanimous vote of trustees present. Information pertaining to late items must be distributed to the trustees. Items of business for which special notice is required must not be added to a meeting agenda.

## **Order of Proceedings and Business**

26. Immediately after the chair has called the meeting to order, the minutes of the preceding board meeting are to be read by the corporate officer so that any errors or omissions may be corrected. The reading may be dispensed with if each trustee received a copy of the minutes at least eight (8) hours before the meeting.
27. The agenda for regular board meetings is as follows unless otherwise directed by two-thirds of the trustees present at the meeting:
  - a. Call to Order
  - b. Approval of Agenda
  - c. Adoption of Minutes
  - d. Petitions and Delegations
  - e. Town Hall Session
  - f. Committee Reports
  - g. Correspondence
  - h. Reports (Chair, CAO, Committees)
  - i. Old Business
  - j. New Business
  - k. Bylaws
  - l. In-Camera Session (if required)
  - m. Adjournment

28. An item of business not included on the agenda must not be considered unless introduction of the late item is approved by the board at the time allocated on the agenda for late items. Information pertaining to late items must be distributed to the trustees.

### **Voting on Questions**

29. If a trustee believes that they have a direct or indirect pecuniary interest in a matter before the board that is not held in common with electors of the improvement district generally, the trustee must:
- Declare their interest in the matter;
  - Not take part in the discussion or vote on any question related to the matter;
  - Immediately leave the meeting or that part of the meeting during which the matter is under consideration; and,
  - Not attempt in any way, whether before, during, or after the meeting, to influence the voting on the question.
30. If a trustee refrains from voting when a question is put, they are deemed to have voted in the affirmative and their vote will be counted accordingly.
31. All acts authorized or required by the *Local Government Act* to be done by the board, and all other questions, including questions of adjournment, that may come before the board must, except where otherwise stated, be done and decided by the majority of the trustees who are present at a meeting.
32. In all cases where the votes of the trustees present, including the vote of the chair, are equal for and against a question, the question is decided in the negative, and it is the duty of the chair to so declare it. The names of those who vote for and against the question must be entered upon the minutes whenever requested by a trustee.
33. When the question under consideration contains distinct propositions, upon request of any trustee, the vote upon each proposition can be taken separately.
34. The following procedures apply to voting at board meetings:
- When debate on a matter is closed the chair must put the matter to a vote of the trustees;
  - When the board is ready to vote, the chair must put the matter to a vote by stating: "Those in favour raise your hands." and then "Those opposed raise your hands."
  - When the chair is putting the matter to a vote under paragraphs (a) and (b) a trustee must not: cross or leave the room; make a noise or other disturbance; or interrupt the voting procedure under paragraph (b) unless they are raising a point of order;
  - After the chair finally puts the question to a vote under paragraph (b), a trustee must not speak to the question or make a motion concerning it;
  - The chair's decision about whether a question has been finally put is conclusive;
  - Whenever a vote on a matter is taken, each trustee must signify their vote by raising their hand; and,
  - The chair must declare the result of the voting by stating that the question is decided in either the affirmative or the negative.

### **Delegations**

35. The board may allow an individual or a delegation to address the board at the meeting on the subject of an agenda item provided written application has been received by the corporate officer at least

twenty-four (24) hours prior to the scheduled start time of the meeting. Each address must be limited to ten (10) minutes unless a longer period is agreed to by the unanimous vote of the trustees present.

36. Where written application has not been received by the corporate officer as prescribed in section 35, an individual or delegation may address the meeting if approved by the unanimous vote of the trustees present.
37. The corporate officer may schedule delegations to another board meeting or advisory body as deemed appropriate according to the subject matter of the delegation.
38. The corporate officer may refuse to place a delegation on the agenda if the issue is not considered to fall within the jurisdiction of the board. If the delegation wishes to appeal the corporate officer's decision, the information must be distributed under separate cover to the board for its consideration.

### **Rules of Conduct and Debate**

39. Every trustee must address the chair before speaking to any question or motion. Trustees must address the chair as "Mr. or Madam Chair" and refer to each other as "Trustee". No trustee may speak more than once to the same question without leave of the trustees, except in explanation of a material part of their speech which may have been misconceived, and in doing so they may not introduce any new matter.
40. No trustee may interrupt a member who is speaking except to raise a point of order.
41. Trustees must use respectful language; must not use offensive gestures or signs; must speak only in connection with the matter being debated; may speak about a vote of the board only for the purpose of making a motion that the vote be rescinded; and must adhere to the rules of procedure established under this bylaw and to the decisions of the chair and board in connection with the rules and points of order.
42. A trustee may speak to a question, or may speak in reply, for longer than a total time of five (5) minutes only with the permission of the board.

### **Motions**

43. Motions other than routine motions (including motions to adopt a report, to receive and file, to refer to a committee or an official, to introduce or pass a bylaw, or adjourn) must be seconded before being debated or put from the chair.
44. A motion that has been seconded must be read by the chair or corporate officer before debate if requested by a trustee.
45. When a question is under consideration, no motion will be received except for the following to:
  - a. Refer to committee;
  - b. Amend;
  - c. Lay on the table;
  - d. Postpone indefinitely;
  - e. Postpone to a certain time;
  - f. Move the previous question; or,

g. Adjourn.

46. The seven motions listed in Section 45 have precedence in the order in which they are named, and the last five are neither amendable nor debatable.
47. A trustee may, without notice, move to amend a motion that is being considered at a meeting.
48. An amendment may propose removing, substituting for, or adding to the words of an original motion.
49. Amendments to a motion must be decided before the main question is put to a vote. Only one amendment is allowed to an amendment.
50. An amendment that has been defeated by a vote of the board cannot be proposed again.
51. A motion to commit the subject matter to a committee, until it is decided, precludes all amendments of the main question.
52. A motion to close the debate is always in order, but if such motion is negative, no second motion to the same effect may be made until some intermediate business or matter has been disposed of.
53. Notice of specific motions must be included in the agenda circulated for a meeting. Motions for which special notice is required include:
  - a. Proposed amendments to the Letters Patent;
  - b. Amendment or repeal of an adopted bylaw(s), or introduction and adoption of a new bylaw;
  - c. Introduce, propose amendments or repeal Board policy;
  - d. Amendment, or rescission, of a Resolution passed at a previous meeting of the Board;
  - e. Approval of the annual budget; and
  - f. Renewal of a Motion decided in the negative at a previous meeting of the Board.

Special notice may be waived with the consent of all trustees who are present and the written consent of those who are absent.

#### **Points of Order**

54. The chair will preserve order and decide all points of order which may arise, but subject to an appeal of the other trustees present.
55. If a trustee appeals the decision of the chair, the question must be immediately put by the trustee, and decided without debate. "Shall the chair be sustained?" and the chair is governed by the vote of the majority then present (exclusive of himself or herself), and the names of the trustees voting for or against the question "Shall the chair be sustained?" will be recorded on the minutes.
56. If the chair refuses to put the question "Shall the chair be sustained?" the trustees must immediately appoint one of its number to preside temporarily in lieu of the chair and the member so temporarily appointed will proceed in accordance with the prior section.
57. Any resolution or motion carried under the circumstances mentioned above is as effectual and binding as if carried under the precedence of the chair.

## **Bylaws**

58. Every bylaw must be read a first time upon motion “that the (bylaw citation) now be introduced and read a first time”. The title and intended object of the bylaw will be given and the question will be decided without amendment or debate.
59. The provisions of a bylaw may be debated upon second reading with such changes as appear necessary. The bylaw may then be passed upon the motion “that the (bylaw citation) be adopted”. The board may give first and second readings and adopt a bylaw at the same meeting.
60. Bylaws must be signed by the corporate officer and by the chair at the meeting at which the bylaw is passed.
61. The corporate officer must maintain all bylaws and keep them safe. Copies of bylaws must be made available to the public.

## **Standing and Select Committees**

62. The board may establish standing and select committees. The chair of a committee will be determined by a majority of the committee members. The board must establish the purpose of a committee by resolution at the time of the creation of a committee.
63. The Board makes the Committee appointments. The Board may appoint persons who are not trustees to select and standing committees. There must be at least one trustee on each Committee.
64. The quorum for a committee is a majority of all of its members.
65. A motion made at a meeting of a committee is not required to be seconded.
66. Standing committees must consider, inquire into, report, and make recommendations to the board about matters that are related to the general subject indicated by the name of the committee and matters that are assigned by the board.
67. Standing committees must report and make recommendations to the board when required by the board, or at the next board meeting, if a time is not specified.
68. Select committees must consider, inquire into, report and make recommendations to the board about the matter(s) referred to the committee by the board.
69. Select committees must report and make recommendations to the board at the next board meeting unless the board specifies a different date and time. Upon completion of its assignment, a select committee is dissolved, unless decided otherwise by the board.
70. Notice of select and standing committee meetings must be given by the chair of the committee to the committee members by giving notice in writing or by other means three (3) days in advance of the meeting.
71. Accurate minutes of all committee meetings must be legibly recorded. The minutes must be adopted with such corrections as necessary by a majority of committee members at the following meeting before being certified as correct by the corporate officer and signed by the chair of the committee.



72. The minutes of all committee meetings must be open to public inspection except for those meetings or parts of meetings that are closed to the public.
73. The corporate officer must maintain the minutes of committee meetings and keep them safe.
74. In conducting its business, all standing and select committees must adhere as far as possible to the rules established in this bylaw governing board meetings.

#### **Notice of Annual General Meeting and General Meetings**

75. Public notice of the date, time, and place of the annual general meeting must be given at least fourteen (14) days in advance by advertising in a local newspaper and publishing on the District's website and/or by mail to all eligible electors of the District.

#### **Order of Proceedings and Conduct of Business at the Annual General Meeting**

76. The agenda for the annual general meeting is as follows unless otherwise directed by two-thirds of the Trustees present at the meeting:
  1. Call to order
  2. Approval of the Agenda
  3. Appoint Recording Secretary and Parliamentarian
  4. Chair of the Board of Trustees Annual Report
  5. Audited Financial Report
  6. Appointment of Auditor
  7. Fire Chief Annual Report
  8. Salt Spring Island Fire Fighters Association Annual Report
  9. Trustee Remuneration
  10. Election of Trustees
  11. Adjournment
77. The annual general meeting must be open to all members of the public.
78. Accurate minutes of the annual general meeting must be legibly recorded and adopted with such corrections as necessary by a majority of Trustees at the following meeting of the board before being certified as correct by the corporate officer and signed by the chair.
79. The minutes of the annual general meeting are available to the public.
80. The corporate officer must maintain the minutes of the annual general meeting and keep them safe.

#### **Unprovided Cases**

81. In all situations not provided for in this bylaw regarding the proceedings of a meeting, the rules contained in the current edition of Robert's Rules of Order Newly Revised shall apply to the proceedings to the extent that those Rules are applicable in the circumstances and are not inconsistent with the provisions of this bylaw or the *Local Government Act*.

## **Repeal of Bylaws**

82. That the Salt Spring Island Fire Protection District Meeting Procedures Bylaw No. 146 cited as “Meeting Procedures Bylaw 2021” is repealed.

## **Citation**

83. This bylaw may be cited as the “Salt Spring Island Fire Protection District Meeting Procedures Bylaw, 2025”.

INTRODUCED and given first reading by the Trustees on the 15th day of September, 2025

RECONSIDERED and finally passed by the Trustees on \_\_\_\_\_ day of \_\_\_\_\_, 2025

I hereby certify that this is a true copy of Bylaw No. 159

\_\_\_\_\_  
Roland Cook, Chair of the Trustees

\_\_\_\_\_  
Rodney Dieleman, Corporate Administrator for the Trustees