



## STAFF REPORT

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**DATE:** January 10, 2020 **FILE:** 0540-04 EASC

**TO:** Chair and Directors,  
Electoral Areas Services Committee

**FROM:** David Leitch  
Chief Administrative Officer

**RE:** CORTES ISLAND FIRE PROTECTION – PROPOSED EXTENSION (TIBER BAY)

### **PURPOSE/PROBLEM**

To provide an update on the inclusion of the Tiber Bay community into the Cortes Island Fire Protection service area.

### **EXECUTIVE SUMMARY**

At its October 8, 2014 meeting the Board considered the attached report and passed the following resolution:

*Anderson/Colborne: SRD 701/14*

*THAT staff be authorized to work with the Cortes Island Fire-Fighting Association to evaluate costs and service challenges associated with the proposed extension of boundaries in the Tiber Bay Area, and*

*THAT a further report be prepared for considerations following completion of the study.*

Although much work was done on this file early on, it has been stalled the last couple of years due to contract negotiations and the re-evaluation of priorities by the Cortes Island Fire Fighters Association (CIFFA). In 2019 the Regional District received correspondence from numerous households in the Tiber Bay community reaffirming their interest in having a fire protection service.

At this time the Regional District is awaiting confirmation that the CIFFA has resolved previously identified issues and that it has the capability to provide fire protection services to the Tiber Bay community. Staff have not investigated a potential provider for this fire protection service aside from the CIFFA.

Per the above noted Board resolution, a further report will be provided when the required information has been received from the CIFFA.

### **RECOMMENDATIONS**

THAT the report from the Chief Administrative Officer be received.

Respectfully:



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David Leitch  
Chief Administrative Officer

**Prepared by:** S. Koopman – Protective Services Coordinator

June 14, 2019



Dear Shaun Koopman, SRD Protective Services Coordinator:

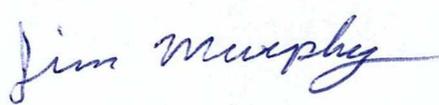
We are writing on behalf the 13 households in our community at Tiber Bay, Cortes Island, to reaffirm our interest in being included in the Cortes Island Fire District as soon as possible. We feel it is important to be part of the Fire District, and our community members understand and accept that this may result in increased property taxes as we take on our share of supporting the expanded Fire District area.

Since our first communication on this issue in 2016, we have been working with Cortes Island Fire Chief, Mac Diver. Chief Diver visited our property and homes in August 2018 and provided a list of recommendations to support our inclusion in the Fire District. For Tiber Bay specifically, these included widening the upper parking area to create a large enough area for the deployment and turnaround for large fire trucks and support equipment; improving directional signage along our road and at our houses, and maintaining 500 gallons of water in reserve on one of our upper house sites. Our community unanimously resolved to move forward on these actions at our recent Annual General Meeting. We expect these tasks to be completed or substantially underway by the end of June. Hopefully our commitment to completing these requirements is matched by the interest of the Regional District in finalizing our inclusion into the Cortes Island Fire District.

As another dry fire season is already upon us, we would welcome any advice around expediting the inclusion of Tiber Bay and our neighbouring communities into the Cortes Island Fire District. A recent downed power line (Saturday, 2<sup>nd</sup> of June) that remained live for over 20 minutes and started several intense, small fires (luckily on the gravel roadway and not in the adjacent bush) is another incident of fire in our community that could not be attended by the Cortes Island Fire Department. Had the power line come down over the forested area it is likely that a fire would have spread quickly given the very dry conditions. Our community members are not trained or equipped to fight a fire that could quickly spread to our homes and other parts of Cortes Island.

Thank you for your ongoing consideration and support.  
On behalf of our community at Tiber Bay, sincerely,

Garvin Morris, President 

Jim Murphy, Secretary 

Irene Blueth, Treasurer 

Copy: Mac Diver, Chief of Cortes Island Fire Department  
Noba Anderson, Regional Director for Cortes Island

**Doug Hooper & Pam Matthews**  
633 Cates Hill Road, Bowen Island, BC, V0N 1G2  
Phone: 778-773-1122  
[dhooper@waterfall.ca](mailto:dhooper@waterfall.ca)

February 5, 2019

To: Cortes Island Fire Department and Strathcona Regional District  
c/o Jim Murphy

Dear Madam or Sir;

**Re: Cortes Island Fire Protection**

We are writing to re-confirm our support for extending Cortes Island fire protection services to Tiber Bay and Tiber Point (the lands immediately north of Tiber Bay).

We have a house and cabin at 1700 Tiber Bay Road (aka Mary Point Road), with renters permanently occupying the cabin at the 'upper parking lot' and year around short-term use of the lower house. We recognize that we live in a remote part of the island, but ourselves and our neighbours at Tiber Bay community, Everwoods, and Frabjous Day are committed to fire prevention and protection. Extending the Cortes Island protection services to this area is very important to us, and our efforts to safeguard our houses, property, and lands.

We hope that this initiative can move forward, and welcome any questions or comments. Thank you for your consideration.

Sincerely,

Yours truly,



Doug Hooper & Pam Matthews

July 23, 2019

To Shaun Koopman, Strathcona Regional District Protective Services  
Noba Anderson, Regional Director for Cortes Island  
Mac Diver, Fire Chief - Cortes Island:

I am writing on behalf of the Gale family. We have a property that lies directly to the south of the Tiber Bay Community, accessed via Mary Point Road. We wish to support our inclusion in the fire district, consistent with the wishes of many other residents in the Tiber Bay, Everwoods and Frabjous Day communities.

Clearly fire prevention and protection are topics on everyone's minds these days, and having a dwelling in a rural, forested setting with no such services is concerning. Inclusion in the fire district would be a welcome step towards creating a safer environment. We understand that there would be an increase in property taxes and would be happy to discuss the details should this application move forward as anticipated.

Kind regards,

Scott Gale



Jim Murphy &lt;theaerie8@gmail.com&gt;

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**Re: Preliminary Letter to Fire Chief****MAUREEN WILLIAMS** <mwilliamsnd@shaw.ca>

Thu, Jun 20, 2019 at 2:04 PM

To: Bill Friedel &lt;tiberbill@toastmac.com&gt;

Cc: Jim Murphy &lt;theaerie8@gmail.com&gt;

thanks, Bill -- That's a great letter. I'm sending it to Jim as he has the growing collection.

cheers!

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**From:** "Bill Friedel" <tiberbill@toastmac.com>**To:** "mwilliamsnd" <mwilliamsnd@shaw.ca>**Sent:** Thursday, June 20, 2019 1:20:01 PM**Subject:** Re: Preliminary Letter to Fire Chief

Hi Maureen — here's my letter

to our Cortes Fire Chief  
and to Shaun Koopman  
and to Noba Anderson

As a 34 year homeowner/community member of Tiber Bay Holdings, I would like to make my personal support for inclusion in the fire district absolutely clear. I have strongly supported the expansion of the fire district to include the mary point quadrant of the island, for all 34 years of my living here. Having been directly involved in fighting a fire all night on nearby private land already 20 years ago,, which could easily have cost us a large piece of cortes island, to which the fire department was unable to respond, I am fully aware of our need for fire coverage. Like all our shareholders, I am absolutely willing to pay increased taxes on our community property as part of the requirement for fire district expansion, as well as my share of the cost of the required access and water supply upgrades necessary for expansion. There have been a number of fires, caused generally by issues with hydro lines, feeding the whole of cortes island through our community properties. It's way beyond time to include all these lands in our firefighter's jurisdiction, not only for our local benefit, but for the benefit of the entire island. Wildfires and house fires need a quick and unequivocal response. Please take appropriate action on behalf of us, and all of cortes.

Thank you.

Bill Friedel

resident/shareholder, Tiber bay holdings



Jim Murphy &lt;theaerie8@gmail.com&gt;

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**Letter re. Inclusion in the Fire District protection area**

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**Denise Wolda** <drwolda@island.net>  
To: jim murphy <theaerie8@gmail.com>

Sat, May 25, 2019 at 6:06 PM

To Whom It May Concern,

This is to inform you that Ron and Denise Wolda, long time residence of the Tiber Bay Community at 1750, Mary Point Rd., presently not included in the Cortes Island Volunteer Fire District protection area, very much wish to be included in the aforementioned area.

We are aware that our tax assessment will change accordingly and we are fine with this increase in tax.

Sincerely,  
Ron and Denise Wolda  
250-935-8595  
Box 161, Manson's Landing, B.C.



Jim Murphy <theaerie8@gmail.com>

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## Fire Protection District Inclusion

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**Lyle Fast** <lylefast@hotmail.com>  
To: Jim Murphy <theaerie8@gmail.com>

Thu, Jan 24, 2019 at 11:56 AM

To whom it may concern,  
Amiti Melnyk and Lyle Fast shareholders at Tiber bay wish to support inclusion in the Fire District plan.  
We have reviewed the road modifications and requirements and agree with those steps to inclusion.  
Lyle Fast, Amiti Melnyk  
24 January 2019

Get Outlook for iOS

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**From:** Lyle Fast <lylefast@hotmail.com>  
**Sent:** Thursday, January 24, 2019 11:51 AM

[Quoted text hidden]

[Quoted text hidden]

August 1, 2018

Dear Cortes Island Fire Department and Strathcona Regional District:

As long-time members of the Tiber Bay community and recently becoming permanent residents of Cortes Island, we are definitely interested in becoming part of the Cortes Island Fire Department protection area.

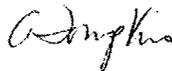
We recognize that we live in a remote part of Cortes Island. As individual home owners, as the Tiber Bay community, and with our neighbouring communities of Everwoods and Frabjous Day, our fire prevention and protection strategy is extremely important to us. Adding the protection services of the Cortes Island Fire Department would be another important element of our fire prevention and protection strategy.

We look forward to moving ahead with the inclusion of Tiber Bay and our neighbouring communities into the Cortes Island Fire Protection Area.

Sincerely,



Don Hall



Arlene Tompkins

#6 – 1750 Mary Point Road, Tiber Bay

Mailing address:

P.O. Box 388

Manson's Landing, B.C. V0P 1K0

Phone: (250) 954-7958

(250) 935-6461



Jim Murphy <theaerie8@gmail.com>

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**Re: Tiber Bay Fire District Coverage.**

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**meinsje vlaming** <meinsjevlaming@yahoo.ca>  
To: Jim Murphy <theaerie8@gmail.com>

Wed, Aug 1, 2018 at 10:07 AM

Dear Noba,  
Fire season is up on us ,  
again,  
and seems to be more intense every year

It worries me greatly, overall  
but especially, the fact that we are not included into the Local Fire Protection

It becomes a more urgent issue each year

We are a rather large community ( combined with our neighbours)  
More people more worries

And not only our communities are in jeopardy ,  
but a non attend to fire here,  
might lead to an enormous fire which might wipe out the whole of our island

I understand he Regional District has the  
power to include us, I ask you to please do so

Thank you

Friendly Greetings,  
Meinsje Vlaming

[Quoted text hidden]



Box 128  
Manson's Landing, BC. V0P 1K0  
Ph: 250 935 6532

**Ann Mortifee, CM**

**To Whom It May Concern:**

**I am a resident of the Tiber Bay Community. Our community has long been without protection from the Fire Department and this letter holds a request for that protection.**

**Just last year a fire broke out here caused by a Hydro line breakage during a storm. (The Hydro line that feeds Cortes from the mainland passes through our land.) It was at night and had not one of the neighbors spotted the fire, it would have spread widely.**

**We have long asked for the Regional District to extend the Fire Department's coverage to include our community. I personally support this request.**

**Sincerely,**

**Ann Mortifee**



Jim Murphy <theaerie8@gmail.com>

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**Re: Tiber Bay Fire District Coverage.**

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**Ron Bazar** <ronbar@telus.net>

Sun, Jul 29, 2018 at 9:44 AM

To: Jim Murphy <theaerie8@gmail.com>

Yes, please include Tiber Bay in the Cortes Fire District as soon as possible. Fires here not only put us at risk but can impact the whole island if the fire spreads, or destroys the electrical system here shutting down the island.

Ron Bazar  
Box 73, Mansons Landing  
Cortes Island  
BC, Canada  
V0P1K0  
Tel: 250-935-6510



Print | Reply | Reply All | Forward

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**Re: Tiber Bay Fire District Coverage.**

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**MAUREEN WILLIAMS** <mwilliamsnd@shaw.ca>

Tue, Jul 31, 2018 at 6:27 PM

To: Jim Murphy <theaerie8@gmail.com>

Hi, Jim,  
here's my note:

To whom it may concern:

As a member of the Tiber Bay community, I support our inclusion in the Fire District.

I don't know if it is reasonable to hope that the local Fire Department would be able to help save our home or those of our neighbors should fire spread to this remote part of Cortes, but I feel it is important for us to contribute to fire protection efforts and fire fighting capacity that impacts the larger community to which we are connected and on which we depend.

Thank you for your consideration,  
Maureen Williams

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**From:** "Jim Murphy" <theaerie8@gmail.com>

**To:** "amiti melnyk" <amiti@uniserve.com>, "Ann Mortifee"

<ann@annmortifee.com>, "atompkins 5687" <atompkins.5687@gmail.com>,

"Bill Friedel" <tiberbill@toastmac.com>, "Carol True man"

<carol@caroltrueman.com>, "Denise Wolda" <drwolda@island.net>, "Don Hall"

<donhall.5164@gmail.com>, "dhooper" <dhooper@waterfall.ca>,

garvinmorris@gmail.com, "Irene Blueth" <eyeland1@gmail.com>, "lylefast"

<lylefast@hotmail.com>, "Maggie Manning" <magma@telus.net>, "mwilliamsnd"

<mwilliamsnd@shaw.ca>, "meinsje vlaming" <meinsjevlaming@yahoo.ca>,

ralphgarrison@gmail.com, "Richard Trueman" <richard@richardtrueman.com>,

"Ron Bazar" <ronbazar@gmail.com>, "Sandra Melnyk"

<amitimelnyk@icloud.com>

**Sent:** Sunday, July 29, 2018 9:38:51 AM

**Subject:** Re: Tiber Bay Fire District Coverage.

**Shaw Webmail****mwilliamsnd@shaw.ca**

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**Tiber Bay & Fire District Inclusion**

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**From :** Irene Blueth <eyeland1@gmail.com>  
**Subject :** Tiber Bay & Fire District Inclusion  
**To :** MAUREEN WILLIAMS <mwilliamsnd@shaw.ca>

Wed, Jun 26, 2019 12:19 AM

To:  
Shaun Koopman, Strathcona Regional District Protective Services,  
Noba Anderson, Regional Director for Cortes Island  
Chief Mac Diver, Cortes Island Fire Department:

As a full time resident and shareholder in the Tiber Bay community, I support our inclusion in the Fire District so that the Cortes Island Fire Department would be able to help protect our community, and the larger Cortes Island community, in the event of a fire on our land. I understand that being in the Fire District may lead to an increase in our property taxes.

Thank you for your help in moving this forward.

Irene Blueth  
Box 148, Manson's Landing BC V0P1K0  
tel: 250 935-6712  
mobile/text 250 202-5564  
[eyeland1@gmail.com](mailto:eyeland1@gmail.com)

Tiber Bay  
May 28, 2019.

Jim Murphy  
Box 22  
1750 Mary Point Road  
Squirrel Cove, B.C.  
V0P1T0

To Whom It May Concern -

I am writing this letter with regards to our community's inclusion into the Cortes Island Fire Protection District, from information supplied to us by our local Fire Chief, Mac Diver. I am in full agreement with ~~our~~ inclusion in the District, fully aware of the road and other improvements required for better equipment access, and of the taxation assessment that this process will entail. I will fully support this ~~initiative~~ initiative.

Sincerely,

James E. Murphy  
250/935-8588

To the Cortes Island Fire Dept. and  
Strathcona Regional District

I'm a long-time shareholder/member of the  
Tiber Bay community on Mary Point Rd. Cortes  
Island. For many years, we have had concerns  
about what would happen if there were a fire  
on our property or on that of our neighbours.  
I would appreciate it if our community at  
Tiber Bay and also our neighbours were  
included in the Cortes Island Fire Protection  
Area. Of course, we all do our best to prevent  
fires, and being included in the Fire Protection  
area would make a significant difference  
to us!

Thanks very much,  
Maggie Manning



## STAFF REPORT

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**DATE:** September 18, 2014

**FILE:** 0550-04 Board

**TO:** Chair and Directors,  
Regional Board

**FROM:** Russ Hotsenpiller  
Chief Administrative Officer

**RE:** CORTES ISLAND FIRE PROTECTION - PROPOSED SERVICE EXTENSION (TIBER BAY)

### **PURPOSE/PROBLEM**

To consider a proposal to extend the Cortes Island Fire Protection service to include the area in the vicinity of Tiber Bay on the southeast coast of Cortes Island.

### **EXECUTIVE SUMMARY**

Over the past year the Regional District and Cortes Island Fire-Fighting Association (CIFFA) have been contacted by residents and landowners expressing an interest in having the Cortes Island Fire Protection service extended to the Tiber Bay area. The CIFFA has done some preliminary investigation on this matter and is of the opinion that further consideration of this initiative is warranted (see attached letter).

The current boundaries of the Cortes Island Fire Protection service are shown on the attached map, together with the area proposed for further evaluation. If the Board determines that evaluation by the Regional District is appropriate, the following questions are proposed to be addressed during the evaluation:

- will there be additional costs to the fire protection service in extending the service boundaries?
- if so, how should those costs be recovered?
- is access by fire trucks adequate, and are there other potential service challenges associated with the proposed extension area?
- can the evaluation area be serviced without degrading or jeopardizing the insurance rates for the existing fire protection area?
- to what degree do residents and property owners of the evaluation area support this initiative?

At the conclusion of the evaluation process it is anticipated that a follow up report will be produced for consideration by the Board to address the above questions and to outline further recommendations for disposition of this initiative including, if appropriate, alternatives for securing formal approval by the affected properties.

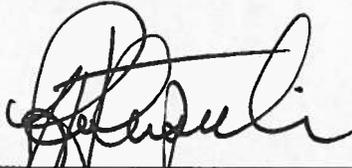
### **RECOMMENDATIONS**

1. THAT the report from the Chief Administrative Officer be received.

2. THAT staff be authorized to work with the Cortes Island Fire-Fighting Association to evaluate costs and service challenges associated with the proposed extension of boundaries in the Tiber Bay area, and

THAT a further report be prepared for consideration following completion of the study.

Respectfully:



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Russ Hotsenpiller  
Chief Administrative Officer

#### **BACKGROUND/HISTORY**

Over the past year the Regional District and Cortes Island Fire Fighters Association (CIFFA) have received several communications from residents and landowners showing an interest in having the Cortes Island Fire Protection Area extended to the Tiber Bay area.

Last spring the Regional District's Protective Services Coordinator and the Cortes Island Fire Chief visited the Tiber Bay area to determine if there was a greater community interest in having fire protection services and to identify any potential challenges that CIFFA may have to address in providing fire protection and/or meeting the Fire Underwriters fire response standards.

After meeting with local residents and a representative from the Tiber Bay strata development, the feeling was that there is support for having fire protection services extended to the area. The strata developer has completed some preliminary work to aid in lowering the fire risk to the area by requiring all home owners to build with low fire risk rated materials. In addition, he will be installing fire hose connections on several of their drinking water supply cisterns. Residents felt that adding fire protection service to the area would also assist with lowering their costs for home insurance as well as lowering wildfire interface risk.

Though several challenges were determined which may have an impact on CIFFA's ability and capacity to provide services or meet Fire Underwriters fire response standards, CIFFA remains optimistic that solutions can be found either through the future contributions of the developer and/or operational improvement ideas of the CIFFA itself.

A few of the key challenges determined were as follows:

- 1) Fire Apparatus Access:

Road access to Tiber Bay is by narrow and steep gravel roads. The strata developer, with CIFFA input, will do preliminary work to widen and add turn-arounds to accommodate fire apparatus operations.

- 2) Water Supply and Flow requirements:

Tiber Bay has several water cisterns that range in size from 1,000 to 5,000 gallons that will have compatible connections added for CIFFA fire hose use. They have also installed generator back-up to a few in case there is a loss of hydro power. CIFFA has a tanker truck (water hauler) which forms part of its standard response to fire emergencies.

- 3) Fire Responder requirements (all volunteer department):

There have already been 3 local Tiber Bay residents trained as certified fire fighters. Fire Fighter recruitment will continue with focus on responsibility of Tiber Bay owners.

4) **Response time:**

Consider relocating the CIFFA older pumper apparatus to Tiber Bay area. They have already trained 3 local Tiber Bay residents as certified fire fighters. Future consideration for a community built fire hall in the area subject to land availability.

**ALTERNATIVES**

To not authorize staff to assist in the evaluation study on extending fire protection services to the Tiber Bay area at this time.

**FINANCIAL IMPLICATIONS**

Since the study will be looking at implications of a proposed service extension it is not anticipated that costs will be significant, primarily staff time and travel costs at this time. The results of the study will inform the Regional District regarding the financial implications associated with advancing the boundary extension initiative.

**LEGAL IMPLICATIONS**

Since any amendments to a Regional District service establishing bylaw (including boundary amendments) are subject to the requirement for elector approval, it is important to ensure that accurate information concerning costs and other considerations is available before any approval process is commenced.

**CITIZEN/PUBLIC RELATIONS IMPLICATIONS**

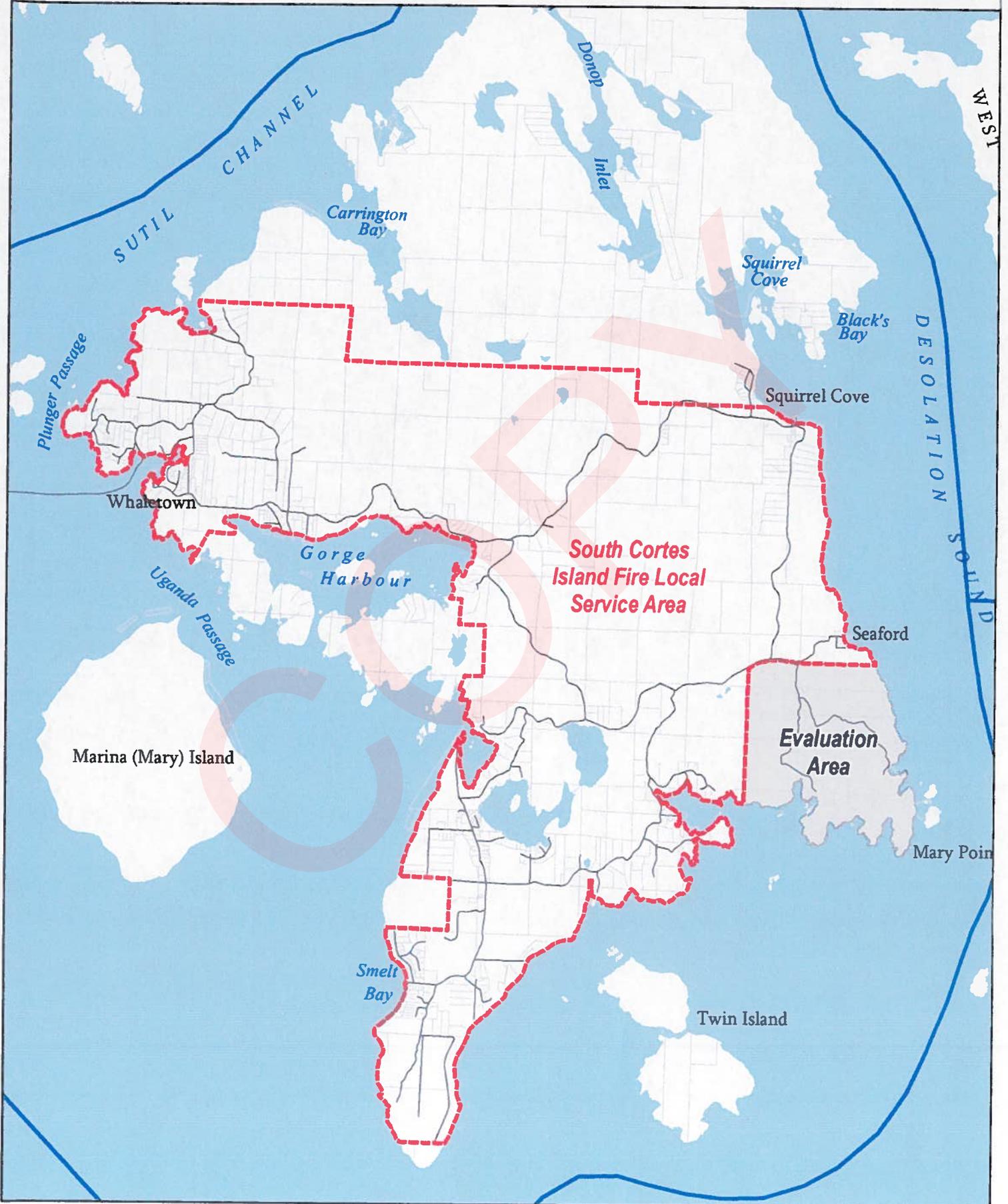
The purpose of evaluating an extension of the fire protection service to the Tiber Bay area is to determine potential benefits and costs associated with the proposal, both to the community of Tiber Bay and to those already being provided with fire protection services. These may or may not be limited to the following: improving fire suppression, improving public safety pertaining to interface fires, lowering home insurance costs and adjusting service costs.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

Although much of the background work associated with this evaluation will be conducted by the CIFFA it is anticipated that Regional District staff from various departments (primarily Protective Services) may potentially be involved in identifying, researching, and detailing information required to create a thorough report.

**Prepared by:** *T. Yates, Corporate Services Manager*  
*Howie Siemens, Protective Services Coordinator*

**Cortes Island Fire Protection Service**





**CORTES ISLAND FIRE-FIGHTING ASSOCIATION**

#2 - 959 Beasley Road

MANSON'S LANDING, B.C. VOP 1K0

Tel: (250) 935-6779 Fax: (250) 935-6771

Email: cortesfire@telus.net

July 23, 2014

Howie Siemens  
Emergency Program Coordinator  
Strathcona Regional District & City of Campbell River  
Direct: 250-830-6702  
Toll Free: 1-877-830-2990- toll free  
Fax: 250-830- 6710

Attn: Howie Siemens

CIFFA has looked into the request from Tiber Bay to be included in the Cortes Island Fire Protection Area.

We found that there is support within the community.

We feel that we will be able to provide Fire Suppression Services to the Tiber Bay area.

Sincerely,

Ben Fulton  
President - CIFFA