



# Fire Services

Committee of the Whole

April 22, 2024

# Committee of the Whole - Fire Services

A high-level review of:

- Fire Services Master Plan (MP) and Community Risk Assessment (CRA) (2021)
- Fire Services Advisory Committee (FSAC)
- Status of FMP Recommendations
- Role of FSAC Committee
- Next Steps

# Review of Fire Master Plan (2021) and Fire Services Advisory Committee (FSAC)

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# Fire Master Plan & Community Risk Assessment (2021)

- The Municipality of South Huron retained Emergency Management and Training Inc. to conduct a Fire Master Plan.
- A fire master plan is a planning tool to guide the priorities and objectives of the South Huron Fire Department (SHFD).
- Identification of requirements based on growth, trends, regulatory requirements, and financial capabilities of the Municipality.
- A total of **47 recommendations** were made in the fire master plan.
- A Community Risk Assessment (CRA) was also prepared to inform the Municipality about the types and level of fire protection services based on the risks identified within the community

**In September 2021, South Huron Council approved the Fire Master Plan and Community Risk Assessment.**

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# FMP and FSAC Recommendations

The following is a high-level summary of activities related to the disposition of the Huron Park Fire Station. **Refer to the Committee and Council resolution documents for details.**

## Fire Master Plan (FMP) for South Huron

([October 2021](#))

Planning tool to guide the priorities and objectives of the South Huron Fire Department (SHFD). Requirements based on growth, trends, regulatory requirements, and financial capabilities of the Municipality.

## Fire Services Advisory Committee (FSAC) ToR 2022

Review and assess the recommendations of the Master Fire Plan

Review each priority and risk from multiple lenses

Make recommendations to Council that are sustainable and viable

## FSAC Findings Report to Council ToR 2022

([July 18, 2022](#))

**That** Staff **investigate the disposition of the Huron Park Fire Station building and lands** based on the existing agreement, and a report to be brought back to Council with options.

**That** Staff explore **preliminary costs associated with building a replacement fire station for the Dashwood Station.**

## Fire Services Advisory Committee (FSAC) ToR 2023

- Coordination and collaboration with our neighbouring municipalities to look at Fire Services from a regional perspective;
- Disposition of the Huron Park Fire Station building and lands based on the existing agreement;
- Replacement fire station for the Dashwood Station;
- Relocation or the viability of an addition on the existing site for the Exeter Station; and
- Review of the Development Charges (DC) related to Fire Services.

# Fire Services Advisory Committee (2022)

## Role of the Committee

### **Terms of Reference – 2022**

The mandate of the Fire Services Advisory Committee (Committee) is to work with the Fire Chief and make recommendations regarding the following:

- Review and assess the recommendations of the Master Fire Plan (Completed by Committee)
- Review each priority and risk from multiple lenses (Completed by Committee)
- Make recommendations to Council that are sustainable and viable (Completed by Committee)

**The FSAC under the 2022 terms of reference completed the above mandate and provided Council recommendations in a findings report July 18, 2022 and was dissolved.**

# Fire Services Advisory Committee (2023)

## Role of the Committee

### Terms of Reference – 2023

The purpose of the Fire Services Advisory Committee (Committee) is to work with the Fire Chief to:

- Act as a liaison between the Fire Service and Council and provide recommendations to Council on matters pertaining to:
  - Coordination and collaboration with our neighbouring municipalities to look at Fire Services from a regional perspective; (On-going, operational with Deputy Mayor appointed liaison)
  - Disposition of the Huron Park Fire Station building and lands based on the existing agreement; (COW April 22, 2024)
  - Replacement fire station for the Dashwood Station; (COW April 22, 2024)
  - Relocation or the viability of an addition on the existing site for the Exeter Station; and (Discussed at high-level by Committee; Staff implementing recommendations at existing station)
  - Review of the Development Charges (DC) related to Fire Services. (Completed by Committee)
- Provide input and feedback to the Fire Chief on other matters related to the Fire Services, when requested.

Refer to **Fire Master Plan -  
Implementation Status** document

# Status of Fire Master Plan Implementation



# Exeter Fire Station

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# Exeter Fire Station

## FMP Recommendations

- The Fire Services Advisory Committee discussed the following FMP recommendations related to the Exeter Station:
  - Recommendation #29 – related to upgrades to existing station
  - Recommendation #30 – replacement station relocated in the vicinity of London Road and Norwood Village Road.
- The Committee and staff discussed that the existing Exeter station can accommodate some of the FMP recommendations. An addition to the existing building was discussed and could provide adequate space for items listed in Recommendation #29 that cannot be accommodated in the existing space.

# Exeter Fire Station

## FMP Recommendations and Implementation Status

<b>Recommendation #29 – Exeter Fire Station</b> (Suggested timeline 1-6 years)	<b>Status of Recommendation</b>
Install an appropriate diesel exhaust extraction system for its apparatus	<ul style="list-style-type: none"> <li>• <b>Exhaust extraction system in progress</b> – staff have initiated identifying options for a diesel exhaust extraction system</li> </ul>
Renovation the current bunker gear area to allow for a negative pressure room and for additional space to accommodate the officer gear relocation from the apparatus floor	<ul style="list-style-type: none"> <li>• <b>Separation is completed</b> – door has been installed to provide separation of bunker gear with remaining offices/washrooms</li> <li>• <b>Exhaust system is in progress</b> – staff have initiated identifying options for an exhaust system in bunker gear area</li> </ul>
Washer/dryer for general cleaning of clothes	<ul style="list-style-type: none"> <li>• <b>No progress – Limited space within existing facility</b> to accommodate additional washer/dryer – installation of such would displace other use of the space                             <ul style="list-style-type: none"> <li>• If an addition to existing building is proposed for Exeter, this could be included in the scope.</li> </ul> </li> </ul>

Refer to **Huron Park Fire Station -  
Backgrounder** document

# Huron Park Fire Station

# Huron Park Fire Station

The following is a high-level summary of activities related to the disposition of the Huron Park Fire Station. Refer to the **Council and Committee Resolution documents** for details.

## Closure of Huron Park Fire Station

[\(July 19, 2021\)](#)

Huron Park Station was closed in July 2021 due to H&S concerns.

Staff redeployed to other South Huron stations successfully.

## FSAC Findings Report to Committee of the Whole (ToR 2022)

[\(July 18, 2022\)](#)

**That** Staff investigate the disposition of the Huron Park Fire Station building and lands based on the existing agreement, and a report to be brought back to Council with options.

## FSAC Meetings (ToR 2023)

(June to September 2023)

Review of Huron Park Fire Station and Discussion of disposition options (Restrictive Covenant)

## Regular Council Meeting

[\(December 4, 2023\)](#)

**That** staff explore: Transferring the ownership of lands back to IO, if acceptable; and Declaration of surplus lands and releasing the property for purchase before the end date of the Restrictive Covenant agreement (2029); and **That** a detailed staff report be brought to Council at a Committee of the Whole outlining the options, for consideration.

# Huron Park Fire Station Background

**Background on Huron Park Station** - to provide Council information on the restrictive covenant/participation agreement on Huron Park Fire Station Lands (421 Canada Ave.) and Fire Services Advisory Committee recommendation.

**Staff explored the following Committee Options for Huron Park Fire Station:**

- Transferring the Ownership of lands back to Infrastructure Ontario (IO)
- Declaration of surplus lands and releasing the property for purchase before the end date of the Restrictive Covenant agreement (2029), if authorized by IO

# Options for Huron Park Fire Station

**Based on information gathered by staff and consultation with IO, the following options exist for the Huron Park Fire Station:**

- Option 1 - Demolish the building and surplus the lands
- Option 2 - Demolish the building and lease the lands
- Option 3 - Surplus building and lands, as is
- Option 4 - Demolish the building and retain ownership of the lands
- Option 5 - Do Nothing and lease the building and lands (Not recommended)
- Option 6 - Do Nothing and continue to own and maintain building and lands (Not recommended)

Any disposition or release of interest requires approval from Infrastructure Ontario (IO)

# Options for Huron Park Fire Station

## Next Steps

### **Required Next Steps:**

- Recommendation for staff to proceed with **Option \_** for the Huron Park Fire Station.



# Dashwood Fire Station

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# Dashwood Fire Station

The following is a high-level summary of activities related to the Dashwood Fire Station. Refer to the **Committee and Council resolution documents** for details.

## Staff report to Council

([September 21, 2020](#))

**That** South Huron Council set a Committee of the Whole in October to review options with Staff to examine in greater detail the rationale for need; location and framework moving forward on the Dashwood Fire Hall and a fire agreement framework that will be consistent with all neighbouring municipalities.

## FSAC Findings Report (ToR 2022) to Council

([July 18, 2022](#))

**That** Staff explore preliminary costs associated with building a replacement fire station for the Dashwood Station.

## FSAC Meetings (ToR 2023)

([June to September 2023](#))

Review of draft BCA for Dashwood Fire Station and current site layout and current property restrictions.

Tour of stations in other jurisdictions that may be suitable, and discussion of replacement station needs.

## Regular Council Meeting

([September 18, 2023](#))

Refer Dashwood Fire Station matters to a Budget Meeting when the building condition assessment report is available for discussion.

## Special Purpose Committee

([November 2, 2023](#))

\$100,000 of the Amenity Fee Reserve be applied as seed money for the replacement of the Dashwood fire hall, subject to Council approval of the project

# Existing Dashwood Fire Station

Note: the existing **Dashwood Fire Station building sits directly on the property lines**, therefore, no addition or expansion capacity exists on the current property.



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# Existing Dashwood Fire Station

## Preliminary Building Condition Assessment Findings

**Note: the building condition assessment for Dashwood Fire Station as presented below is currently in draft form and may be subject to change based on a detailed staff review.**

**Facility Condition Index (FCI) = (Sum of all maintenance + Capital Repair and Replacement Costs) / (Current Replacement Value of the Facility)**

### **FCI Findings for Dashwood Fire Station:**

- Approximated Total Replacement value of the Buildings = \$575,000 (note: this amount represents replacing similar style building; clear span building type, slab-on-grade with no high-end finishes)
- Approximate annual Capital Expenditures (Calculated based on an average value of first 5 Years) = \$124,650
- Total annual Operating Budget (Estimated; To be Confirmed by Client) = \$5,000

**FCI for Dashwood Fire Station= 22.5% (Poor Condition)**

# Existing Dashwood Fire Station

## Notable Concerns from FMP

### 5.9.1 Firefighter Presumptive Cancer

- SHFD should be increasing their awareness of industry best practices to ensure that the long-term health and safety of members is maintained by ensuring all staff are minimized to carcinogens throughout their career.
  - With the known risk of exposure to carcinogens the **SHFD has not taken steps to minimize exposure to carcinogens by having diesel fume extraction systems in any of the fire stations**
  - There is only **one industrial washer extractor** for turnout gear (located at the Exeter Station)

[Link to Prescribed Diseases: Ontario Regulation 253/07: Firefighters, under the Workplace Safety and Insurance Act, 1997, S.O. 1997, c. 16, Sched. A](#)

[Link to WSIB Operational Policy Manual: Cancers in Firefighters and Fire Investigators](#)

# Existing Dashwood Fire Station

## Notable Concerns from FMP

### 7.2.3 Dashwood Fire Station

- Two concerns noted are absence of appropriate diesel exhaust extraction system for its apparatus and appropriate bunker gear storage – **these health and safety concerns should be addressed immediately**
- No decontamination shower facility
- Existing sewage disposal system is a holding tank style
- Station sits directly on property lines, eliminating the possibility of expansions
- Vehicle bays lacks space needed for essential maintenance indoors
- Office space is limited

# Existing Dashwood Fire Station

## FMP Recommendations and Applicability

Recommendation #32 – Dashwood Fire Station (Suggested timeline 1-6 year)	Applicability of Recommendation to Existing Dashwood Fire Station
Install an appropriate diesel exhaust extraction system at each fire station	<ul style="list-style-type: none"><li>• Existing station has exhaust sensor system</li><li>• <b>No space within existing facility</b> to accommodate preferred diesel extraction exhaust system (each apparatus outfitted with a hose)</li></ul>
Install an appropriate negative pressure bunker gear storage room	<ul style="list-style-type: none"><li>• <b>No space within existing facility</b> to accommodate negative pressure bunker gear storage room</li></ul>
Purchase a second industrial washer extractor and dryer, and a separate general washer and dryer for regular washing of clothing	<ul style="list-style-type: none"><li>• <b>Limited space within existing facility</b> to accommodate additional washer/dryer – installation of such would displace other use of the space (i.e. office/meeting space)</li></ul>
Install a more powerful generator to allow for full power capacity	<ul style="list-style-type: none"><li>• Potential space for the installation of a generator</li></ul>
Install a male/female shower facility	<ul style="list-style-type: none"><li>• <b>No space within existing facility</b> to accommodate installation of shower facility (inability to obtain building permit with existing sewage disposal system)</li></ul>

**Note: the existing Dashwood Fire Station building sits directly on the property lines, therefore, no addition or expansion capacity exists to accommodate the above recommendations.**

# Existing Dashwood Fire Station

## Other Pressures

- Requirement for continued investment in infrastructure and equipment to meet legal obligations and maintain strong risk management strategy
- Potential moves of neighbouring Municipal Fire Stations
- Fire Agreements with partner Municipalities
- Recruitment and retention challenges
- Limited space for fire operations and parking at the existing Dashwood Fire Station



# Dashwood Fire Station Replacement

## Summary of Comparison of Replacement Locations

Through Committee discussions, it was identified that the Municipality owns lands in both Dashwood and Crediton and that considerations to both potential locations should be explored.

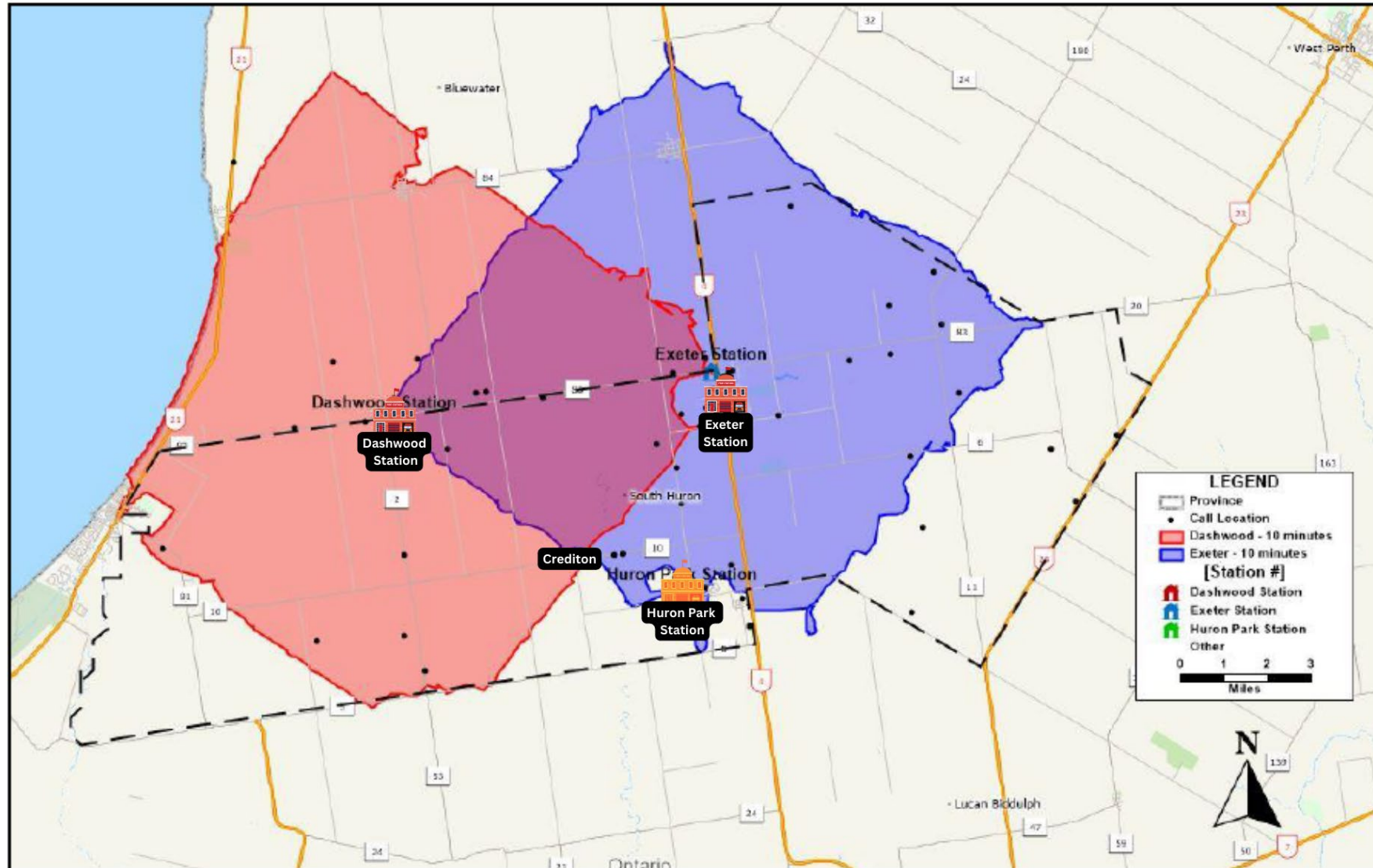
In addition to the lands, the Committee reviewed the comparison of locations and the potential impact to level of service provided by the Fire Services in South Huron.

# Dashwood Fire Station Replacement

## Summary of Comparison of Replacement Locations

	Village of Dashwood	Village of Crediton
<b>Station Staffing</b>	<ul style="list-style-type: none"><li>• 14 firefighters currently live in Dashwood<ul style="list-style-type: none"><li>• 2 firefighters currently live &lt;4km of Dashwood</li><li>• 8 firefighters currently live &gt;10km of Dashwood</li></ul></li><li>• 14 firefighters are employed (daytime) within &lt;4km of Dashwood<ul style="list-style-type: none"><li>• Note: 2 firefighters working in Dashwood and respond during daytime are from Exeter station; 4 work shift work outside of the area, but are home when not working to respond to daytime calls )</li></ul></li><li>• 1 firefighter works between Dashwood and Crediton</li></ul>	<ul style="list-style-type: none"><li>• 4 firefighters currently live in Crediton<ul style="list-style-type: none"><li>• 2 firefighters currently live &lt;4km of Crediton</li><li>• 18 firefighters currently live &gt;10 km of Crediton</li></ul></li><li>• 0 firefighters are employed in Crediton</li><li>• 1 firefighter works between Dashwood and Crediton</li></ul>
<b>Coverage and Response Area</b>	<ul style="list-style-type: none"><li>• No change to Dashwood Station response area</li></ul>	<ul style="list-style-type: none"><li>• Change to Dashwood response area required</li><li>• Greater overlap to Exeter response area</li></ul>
<b>Agreements</b>	<ul style="list-style-type: none"><li>• No impact to existing Fire Agreements</li></ul>	<ul style="list-style-type: none"><li>• Potential impact to Fire Agreements</li></ul>
<b>Response/ Turnout Times</b>	<ul style="list-style-type: none"><li>• Turnout and response time remain unchanged</li></ul>	<ul style="list-style-type: none"><li>• Unknown turnout time and response time (based on FF travel time to station and time it takes to leave)<ul style="list-style-type: none"><li>• Note: Approximately 9-minute drive (12.5km) from Dashwood to Crediton – assumed would not meet NFPA 1720 standard (deployment) for a rural area</li></ul></li></ul>

# Dashwood Fire Station Replacement – Location Comparisons



# Dashwood Fire Station Replacement

## Recommendations Related to Station Location

### FMP Recommendation #33

- To better serve the community, EM&T recommends that a new Dashwood Fire Station be built and located in the vicinity of Bronson Line (County Rd 2) and Boston Street. This would replace the present Dashwood Station.

### Fire Services Advisory Committee Resolutions

- (13-2023) That staff include a 2024 budget amount of \$100,000 for the site preparation work at 177 Centre Street, Dashwood, as the preferred location for the replacement Dashwood Fire Station.
- (14-2023) That staff include a 2024 budget amount of \$315,000 allocated to the Fire Capital Reserve for the replacement Dashwood Fire Station at 177 Centre Street, Dashwood.

# Dashwood Fire Station Replacement

## Potential Replacement Location on Municipally Owned Lands

- The Municipality currently owns one property that is suitable in Dashwood:
  - 177 Centre Street (former baseball diamond)
- Size of parcel can accommodate a replacement fire station
  - FMP recommendation of a SHFD training facility could also be accommodated on this site



# Dashwood Fire Station Replacement

## Funding Sources

Notes:

**(1)** Eligible for CCBF but not OCIF.

Exploration of other grant availability is an option when project is scoped.

**(2)** Based on current estimates, there is sufficient room within our legislated

ARL and South Huron's Debt

Management Policy thresholds to fund

via debt. It is anticipated that at least a portion of the Station Replacement will

need to be debt financed.

**(3)** Only growth-related components of

the project would be eligible. Most

expenses for the project are for

replacement of existing and therefore

ineligible.

Funding Source		Approximate Amount	Notes
<b>Committed Amounts</b>			
	Working Fund Reserve	\$315,000	
	Amenity Fee Reserve	<u>\$100,000</u>	
		<b>\$415,000</b>	
<b>Available Sources</b>			
	Future Tax Levy	Unknown	
	Grants	Unknown	(1)
	Debt	Unknown	(2)
	DC Charges	Unknown	(3)
	Reserves		
	• Wind Turbine Amenity Fee Reserves	\$400,000	
	• Fire Capital Replacement Reserve	\$1,000,000	
	• Huron Park Fire (Dept Specific Reserve)	\$7,681	

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# Dashwood Fire Station Replacement

## Fire Services Advisory Committee Role in Replacement

Given the extensive involvement of the Fire Services Advisory Committee members in the Fire Master Plan and discussions related to, it is staff recommendation that the mandate of the Terms of Reference for this Committee be revised to focus on the scope and design of the replacement Dashwood Fire Station, should the project be approved by Council.

# Dashwood Fire Station Replacement

## Next Steps – Committee Recommendations

Refer to the Committee resolution document for details.

- **Replacement Location** - Recommendation to proceed with the replacement Dashwood Fire Station located in the Village of Dashwood at 177 Centre Street (Municipally owned lands)



# Dashwood Fire Station Replacement

## Next Steps – Staff Recommendations

- **Revised Committee Terms of Reference** - Recommendation that Fire Services Advisory Committee Terms of Reference be revised to focus on the scope and design of the replacement Dashwood Fire Station, should the project be approved by Council.
- **Replacement Planning** - Recommendation regarding station replacement investigations by staff and Committee, including location, cost allocation/funding, and overall project scope
  - Recommendations for a staff report be brought back to Council within 90 days of approval.