

To:

East Hants Municipal Councillors

Request of East Hants Municipality to take ownership of the property located on 273 Highway 2, Enfield Nova Scotia B2T 1C9. Known as Enfield Volunteer Fire Department.

The Executive of Enfield Volunteer Fire Department with support of membership request that East Hants Municipality takes over ownership of the property located on 273 Highway 2, Enfield Nova Scotia B2T 1C9. Known as Enfield Volunteer Fire Department. To allow Enfield Volunteer Fire Department to obtain grant funding to build a new fire station.

This request is for property ownership only. The Enfield Volunteer Fire Department would maintain all operations of the department. This would include all capital and operating costs as well as any maintenance and other expense requirements

This letter will continue to outline the importance of a new fire station to Enfield; information related to the project and details of current financial situation and why obtaining grants is fundamental to the success of the project.

We Request this letter be reviewed by council and for representatives of the department be able to come forward and present to Council.

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Current Operations:

The Enfield Volunteer Fire Department is in a critical location. The current location allows for quick response of our members to the hall from all over the community in turn quick response with apparatus to all areas, including the village core, Highway 102, as well as the rural communities such as Horne Settlement, Monte Vista and Thomas Street.

The Department currently runs on average 350 calls annually. We have 4 main apparatus which include Engine, Brush, Rescue, and Aerial. A Rescue pumper is currently on order. We have two apparatus bays with trucks stacked two deep. The stacking of trucks greatly delays response times as often the front trucks need to be moved for the back 2 trucks to respond. Having limited apparatus bay space also limits our ability to expand and house equipment and apparatus needed for the ever-expanding community. Within the apparatus bays lining the outside wall is our gear lockers. In the current station we have maxed out the current available lockers at 45. The location of the lockers also poses a high safety risk as members who are responding need to enter the apparatus bay where the apparatus maybe in motion to be able to put on their bunker gear.

With the increase in developments in our area and immediate mutual aid areas we are expecting and seeing a large increase in call volume. This year 2026 we are estimating to run near 400 Calls with more developments approved and underway.

The current station is over 65 years old and is made up of 3 separately built sections. The most modern being the community hall. This poses its own challenges as renovation because extremely difficult and expensive.

Every Tuesday night the Department trains or has a business meeting. This has posed challenging with our current layout. The training area upstairs no longer can accommodate our growing membership of nearly 45 members and is not accessible to some of our members and life members. The department is also run by various committees who tend to meet on Tuesday nights. This has proven challenging as there are limited areas of the exiting station that committees can utilize to host these meetings.

We also face a major shortage in available storage. In recent years a focus for us and the provincial government and fire service as whole is reducing exposures to carcinogens and thus reducing the likelihood of cancer. We pride ourselves on decontamination procedures and keeping our membership safe. In doing so every member is issued two sets of bunker gear. Our current storage system does not accommodate this gear. Nor allows for

safe retrieval. Other items such as submersible pumps, spare hose, and other not every day operational gear has to be stored in an outbuilding beside the fire hall. Many of our day-to-day maintenance items and cleaners need to be stored in the apparatus bay and presents its own challenges. Our Auxiliary has many decorations for events and holidays, and we cannot accommodate this with currently available storage. We take pride in our community and what to be leader in supporting community events.

Future:

The current vision would be to build a new 4 Bay; 3 Story fire station located in the parking lot of the current property of 273 Highway 2. The current station would then be decommissioned and torn down and would become the parking area. The new station would be built to poster disaster construction and would include a backup generator capable of powering the entire building.

Our main goal would be for improved safety and increased response time to be able to protect the citizens of Enfield. The New design includes a standalone bunker gear room, accessible for the parking lot entrance, the bunker gear room then would flow into the apparatus bay where trucks would be parked singular and no longer stacked. The bays would be wide enough to allow apparatus doors to safely open fully and members to walk safely beside the vehicles while responding. Upon returning from a call. Members would then have access to gear washing stations located at the rear of the station in a separate room as well as a washroom and shower room and personal washing machines. This would allow members the ability to follow a decontamination procedure and be able to return to the gear room completely decontaminated and ready to respond to future calls. This would also isolate the rooms with a balance of positive and negative pressure. Keeping all living quarters, offices, and public spaces safe and free of contamination.

Our secondary goal would be to future proof the building for generations to come. The top floor would contain multiple accessible offices/small meeting rooms for the executive, offices and committees to utilize. A large Multipurpose and training room, capable of housing the growing membership as well as accommodate some public functions. A fitness centre, as well as a roughed in dormitory style room allowing for future expansion to 24-hour staffing or for allowing sleeping quarters for volunteer storm watch etc. As well as a full members area including a kitchen and outdoor accessible cooking area. We would also be solving the pressing storage issue by having a first-floor work room and separate storage room dedicated to housing operational equipment and spare gear. The Second floor would be larger storage space allowing for storage of all non-operational items.

The department has appointed a committee responsible for this project and has hired Colliers as the Project Management company and A49 as the architectural firm. To date the project has gotten to the Class C estimate stage. Where it has paused in goal of obtaining the required funding. The estimated cost of the new building is \$12,500,000

Health and Safety:

Safety Risk #1

Currently Enfield Fire station is 2 fire apparatus bays with the 2 trucks behind one another. This means that if the back trucks are call out for calls, this requires the front trucks to have to be moved out of the station and pull the rear trucks out. After this the front trucks need to be returned in the station. This causes risk to the members of the department as we have trucks moving around in an emergency. This also causes delays in the responses of the apparatus. The 2 bays currently are very tight for space, only in some causes 2 feet or less of space around the apparatus.

#1 Risk removal – New Station

With the new station with 4 bays, this removes the safety risk of moving trucks around, as each of the trucks would have its own bay and the movements would be just for the apparatus that is required for the calls. The 4 bays will also give more space 3 to 4 feet on each side and behind the trucks it will be clear with more space or 4 plus feet on some trucks. This will also give us space to train without placing trucks outside.

Safety Risk #2

Currently Enfield Fire Station has the members Personal Protective Equipment (PPE) lockers in the apparatus bays down each side wall, next to the fire apparatus (fire truck). We have 45+ lockers that members come into the station, don the PPE and get into the fire trucks to respond to calls. Most of the time, members are donning PPE just 18 inches away from moving apparatus in an emergency. This has the risk of members falling or being struck by apparatus.

#2 Risk removal – New Station

With the new station the members PPE would be in a bunker gear room, out of the apparatus bay. The room would be positive pressure and have doors on it to control the containments. It gives a safe place for members to don PPE. This would remove and risk to members.

Safety Risk #3

The exhaust from the apparatus is not exhausted from the apparatus bays fully. We currently have a makeshift exhaust system for the apparatus, that does a job when the apparatus is sitting in a single spot, but when the apparatus moves in the station, the

exhaust is blowing directly in the bays, directly on members and the PPE lockers. This exhaust is a known cancer cause. When members are in the bays, the risk is always present for a period after the trucks have been running.

#3 Risk removal – New Station

The new station would have an apparatus exhaust system that would travel with the apparatus the full time when it is in the station. The new station will also have no PPE lockers in apparatus bays, removing the risk to the PPE and members.

Safety Risk #4

Current state of the fire station post returning from a fire scene. Members don't have the following items for decontaminating, resulting in higher exposures to carcinogens and cancer-causing chemicals.

- No Shower area near the apparatus bays, currently we have 1 shower in the station, and it is upstairs and in a rec area. Most members return home to shower and take the containments home to their families.
- No wash machine in the station for PPE, Bunker Gear (coats, pants, & gloves). Currently need to go to Elmsdale fire station to clean gear, this requires members transporting the gear in bags. No area to dry the gear once it is washed.
- No wash machine for SCBA's, helmets, and masks, currently just wash in a sink in the apparatus bay by hand
- No washer machine for personal or station uniforms, members take them home to wash them in home washer machines. Taking containments home to families.
- Current state is we have dirty SCBA's going back on apparatus, that is not correctly cleaned.

#4 Risk removal – New Station

- New station would have multi shower to decontamination on return to the station just off apparatus bays
- Washer machines for PPE (bunker gear, SCBAs, and normal laundry)
- All gear would be fully cleaned before going back in service on apparatus

- We would also look at having a sauna in the new fire station, this is the newest technology for firefighters to fully decontaminate, as it opens the members pores to ensure they are fully cleaned post fires.
- This would all be done in a room off the apparatus bays

Safety Risk #5

Currently we have limited options for cleaning trucks in the winter (no Options), we have PPE in the apparatus bays that will get wet if you wash trucks inside and we also have an area that has an electrical panel on the wall next to one of the trucks, which cannot get wet. When we wash fire hose, we do this outside and lay in between the trucks to dry in the apparatus bay. This causes a hazard for members to trip over, and the floor is not a great place to place wet hose.

#5 Risk removal – New Station

With the new station we will not have electrical panels on the walls, they will be in a room in the building. The PPE (bunker gear) will be in a room in the station. The apparatus bays will be 4 wide, and no risk of getting anything wet. The hose will have an area to dry in the station, not on the apparatus floor.

Financials:

To prepare for this project our levy fire tax was approved to be increased \$0.02 from \$0.12/\$100 to \$0.14/\$100. In addition to regular operating expenses, the department saw a need to purchase a new Rescue Pumper to support current operational needs at a price of \$1,900,000. Currently our finances sit at:

2025 Current Levy Account: \$1,464,000

2025 Current Operations: \$173,000

With our current lender we explored the financial options available to us and were presented with the following borrowing options. It was concluded these options are not feasible as current operations cost combined with the loan payment exceeds available funds. Thus the need for grants became the primary objective

Loan Amount	\$5,000,000	\$5,000,000	\$5,000,000
Amortization	10 Years	15 Years	20 Years
Rate	4.95%	4.95%	4.95%
Blended Annual Payment	\$646,053	\$479,954	\$399,364
Loan Amount	\$7,500,000	\$7,500,000	\$7,500,000
Amortization	10 Years	15 Years	20 Years
Rate	4.95%	4.95%	4.95%
Blended Annual Payment	\$969,080	\$719,931	\$599,046
Loan Amount	\$10,000,000	\$10,000,000	\$10,000,000
Amortization	10 Years	15 Years	20 Years
Rate	4.95%	4.95%	4.95%
Blended Annual Payment	\$1,292,107	\$959,908	\$798,728
Loan Amount	\$12,500,000	\$12,500,000	\$12,500,000
Amortization	10 Years	15 Years	20 Years
Rate	4.95%	4.95%	4.95%
Blended Annual Payment	\$1,615,133	\$1,199,884	\$998,409

Call Stats:

2023 – 328

2024 – 351

2025 – 351 *2 Months of reduction in Medical Response as a trial period*

Area Currently Covered/Population:

Population (2021) - 6,583

Area 11.67 km²

Immediate Area of Coverage begins at DM 35 of Highway 102 to DM 45 of Highway 102.

Area includes Highway 2 from Scott Lane to Kali Lane. As well as 700 block of Oldham Rd to end of Monte Vista Rd (including the Scott Paper Rd.). Mutual Aid response inclusive to all East Hants but includes Automatic Aid to: Nine Mile River, Elmdale, Lantz, Milford, Shubenacadie, and Indian brook.

Mutal Aid Coordination:

Enfield Volunteer Fire Department has spoken to our mutual aid partners in Elmsdale and Lantz. Currently there is ongoing discussions at the chief level regarding staffing requirements and career coverage as well as coordinated responses and risk concerns. We believe a study needs to be completed to highlight exact details.

Currently Elmsdale Volunteer Fire department has gone through a recent expansion and renovation to fix their operational needs. Lantz Volunteer Department is in a similar situation as Enfield and will be limited on space with the arrival of their new Quint apparatus. They informed us they currently have a M.O.U. for that is municipally owned for the design and construction of a new fire station. They have advised they are waiting on the results of our project as they ramp up and plan theirs accordingly.

We have also been made aware that Mount Uniacke is undertaking a similar project and building a substation.

As well Nine Mile River has just completed a renovation and expansion of their current hall to add on apparatus bays to allow for training, and fitness areas.

About the Grant:

The Capital Project: Net-Zero Transformation program provides combined loan and grant funding to support Canadian municipalities in implementing innovative infrastructure projects that make a significant contribution towards Canada's net-zero objectives. The fund is provided by the Green Municipal Fund (GMF), a program of the Federation of Canadian Municipalities. Eligible projects must have innovative components, reduce GHG emissions, be resilient to climate risks, promote equity, and deliver multiple community benefits. The program offers a combined loan and grant amount of 80% of eligible costs up to a maximum of \$10 million, with the grant portion being up to 15% of the total loan amount.

The funding stream can be utilized to support the construction of a new net-zero firehall in Enfield. By incorporating high-efficiency systems, renewable energy sources, and other innovative features, the firehall would be eligible to receive funding. Implementing these measures may also reduce long-term operating costs, and extend the life of the asset, positioning Enfield as a local leader in sustainable municipal infrastructure. The GMF has already invested \$8.05 million in Canmore, Alberta, and \$9.30 million Peterborough, Ontario, through grants in loans for the construction of net-zero firehalls, demonstrating a strong precedent for similar projects.

