



# PIID Buildings & Land Improvements

## Annual Report

### June 2024

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**TRUSTEE: JULIEN BAHAIN**

### Buildings

Our building infrastructure, including the new and old firehalls, is in great conditions thanks to the hard work and dedication of our team who keep a close eye on the buildings. No major work was required this past year.

### Reservoirs & Lands

The access platform is being replaced at the lower reservoir. A \$5,000 budget is allocated to this replacement project. The solution is a refurbished aluminum pontoon boat previously used as an Ecocruise shuttle and donated by Mona Rosenberg. Note that the platform is used to access the reservoir with water pumps for training and emergency purposes.



The dry hydrant at the lower reservoir was repaired and the new box was installed. Thanks Bob Crooks and Gerry Kristianson for all the work.



### Dolphin Road Compound

Overall, no major operational issues to flag this past year. The pedestrian gate had to be fixed as the locking mechanism was damaged. Friendly reminder to be patient and not to slam the door closed.

Pursuant to Bylaw 141, an additional EV charger was installed by a property owner. Another request has been made which, if and when installed, will bring the number of chargers to 50% of the maximum allowed number of chargers (i.e., six) per the current Bylaw.



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#### Capital Planning

Capital planning is a crucial process to ensure that we keep up with infrastructure replacement, repairs or additions. The tax levy includes a portion allocated to our Capital Asset Replacement Fund (CARF). This fund is divided between the three portfolios (i.e., Water, Fire, Infrastructure) and is apportioned according to forecasted capital replacement needs. CARF is only to be drawn from for the purpose of replacing or repairing existing assets. As such, prior to 2024, the PIID had no ability to fund new infrastructure. In 2024, the Trustees created the Capital Asset New Fund (CANF) to allow PIID to set aside and access funds for future new assets. While CARF is funded using estimates based on our current assets and estimated replacement costs and timelines, future new assets are by nature difficult to estimate without detailed business planning or simply unknown at this stage. To support the high-level planning, the Trustees had two reports produced in late 2023 to help estimate funds to be allocated to CANF over the next 5 years (i.e., water infrastructure and EV charging). The decision was made to allocate \$150 per property per year for the next 5 years at which point the Trustees will revisit the plan with available information in 2029.

#### Conclusion

In conclusion, our infrastructure is in great shape overall but requires constant upkeep and upgrades to meet the current and future needs of Islanders. Nothing would be possible without the cooperation of Islanders and the support we get from volunteers making these projects affordable for all.

Thanks again to all our volunteers and to our PIID team. It has been an honour to volunteer and serve as a Trustee for this portfolio over the past six years.

Submitted by:  
Julien Bahain  
PIID Chair  
PIID Buildings & Land Improvements Trustee