

From: [Jacqueline Mills](#)
To: [Colin.O'Neill](#)
Subject: Re: CDF application
Date: February 1, 2025 5:13:55 PM
Attachments: [1. GHVFD CDF Cover Letter.pdf](#)
[2. GHVFD CDF Application 2025.pdf](#)
[3. CDF Budget.xlsx](#)

Hi Colin,

Apologies for the delay - please see the attached application, cover letter & budget that we submitted. Let me know if you have any questions. We did indicate and let other halls know that they would be able to use the facility at any time (you will see a line item for "in kind" training for officers for surrounding halls). We did receive a letter of support from Alison. I can keep you posted on how this progresses.

Take care,

Jacqueline

On Wed, Jan 29, 2025 at 8:00 AM Colin.O'Neill <Colin.O'Neill@yukon.ca> wrote:
I'm sorry to hear your vacation is already over. I love Hawaii.

When you have a chance to send it in the next few days I would like to see it still.

Thank you,
Colin

Colin O'Neill (he/him)
Deputy Fire Marshal
Community Service | Protective Services, Fire Marshal's Office (C20)
T 867-332-1901 | F 867-667-3165 | Yukon.ca

Sent from my mobile device.

From: Jacqueline Mills <jacquelinecmills@gmail.com>
Sent: Wednesday, January 29, 2025 1:01:27 AM
To: Colin.O'Neill <Colin.O'Neill@yukon.ca>
Subject: Re: CDF application

Apologies Colin! I am just en route back from Hawaii & haven't had my phone / email access until now.

Would it still be helpful for me to share the application tomorrow evening once I'm home? If you need it sooner, Mike or Pike should be able to get you a copy.

Take care,

Jacqueline

On Mon, Jan 27, 2025 at 3:40 AM Colin.O'Neill <Colin.O'Neill@yukon.ca> wrote:

Morning Jackie,

Quick question for you, can you share your CDF application with me? MLVFD is discussing a similar project and I want to address at that meeting (tonight) that GHVFD has just asked for funds to build a training structure and I anticipate that your application will indicate your willingness to share the use of the facility with your mutual aid partners.

Any other intel your able to share will be helpful.

Thank you,

Colin

Colin O'Neill (he/him)

Deputy Fire Marshal

Community Service | Protective Services, Fire Marshal's Office (C20)

T [867-332-1901](tel:867-332-1901) | F [867-667-3165](tel:867-667-3165) | Yukon.ca

Sent from my mobile device.

From: [Ian Angus](#)
To: [Mike Setterington](#); [Kiara Adams](#); [Colin O'Neill](#); [Christopher Reynolds](#)
Subject: Re: CDF-3377 Initial Review Questions
Date: January 28, 2025 8:32:04 AM
Attachments: [Outlook-grd21ggl.png](#)

I would contact HPW-PMD to get that information, Richard Thompson is the Director of Property management, or the Director of Realty and Capital Asset Planning, Jayme Curtis.

The ADM for the whole group is Jeffrey Sunstrum.

Hope that helps?



Ian Angus
Deputy Fire Marshal
Community Services | Fire and Life Safety | Fire Marshal's Office
T 867-334-8725 | Email: ian.angus@yukon.ca | Web Site [Yukon.ca](#)

From: Mike Setterington | EDI
Sent: Tuesday, January 28, 2025 8:22 AM
To: Kiara Adams ; Colin O'Neill ; Ian Angus ; Christopher Reynolds
Subject: Fwd: CDF-3377 Initial Review Questions
Hello FMO,

We tried to address land ownership in our CDF application, however, no luck.

Do you folks know how we can "prove" that the land that GHFD (or for that matter any firehall) belongs to Yukon Government?

We need an answer by February 10th at 8 am... otherwise our funding application for improving our training grounds will be rejected.

Mike

----- Forwarded message -----

From: **Andrew Pike** <andrewpike25@yahoo.ca>
Date: Mon, Jan 27, 2025 at 5:22 PM
Subject: Re: CDF-3377 Initial Review Questions
To: Alex.Roberts <Alex.Roberts@yukon.ca>
Cc: Jacqueline Mills <jacquelinecmills@gmail.com>, Mike Setterington <msetterington@edynamics.com>, <goldenhorn.fire@gmail.com>

I can answer question 2. RC Crane is the only crane company in the Yukon, I could not find anything else. Next closest is Fort Nelson B.C. I can call around down there if that would work for you?

A.Pike

On Jan 27, 2025, at 16:46, Alex.Roberts <Alex.Roberts@yukon.ca> wrote:

Hi Everyone,

Thanks for your patience as I've reviewed the application for the GHVFD Training Facility. I have two questions for you:

1. Can you provide proof of ownership/a lease of 5+ years for the lot the training facility will be on?
2. Can you provide a second crane quote? If there are no other crane quotes available in the Yukon, please let me know.

The cutoff date for these items is February 10th at 8:00am. Our office may ask you to withdraw your application if these documents are not submitted by this date.

Cheers,

Alex Roberts
Community Development Advisor
Department of Economic Development | Regional Economic Development
T 867-667-3551 | Yukon.ca
I am honoured to live and work within the Traditional Territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

From: [Jacqueline Mills](#)
To: [Kiara.Adams](#)
Subject: Re: Request for Support: Golden Horn Volunteer Fire Hall - Community Development Fund Application
Date: January 2, 2025 2:11:08 PM

You don't often get email from jacquelinecmills@gmail.com. [Learn why this is important](#)

Thanks so much Kiara!

We will keep you posted on the status of the funding application - fingers crossed!

On Thu, Jan 2, 2025 at 12:05 PM Kiara.Adams <Kiara.Adams@yukon.ca> wrote:

Hi Jackie!

Happy New Year!

You bet, I'm happy to support this initiative.

See attached your requested signed letter. Good luck, hopefully it will get approved.

Kiara

From: Jacqueline Mills <jacquelinecmills@gmail.com>
Sent: Wednesday, January 1, 2025 7:25 PM
To: Kiara.Adams <Kiara.Adams@yukon.ca>
Cc: goldenhorn.fire@gmail.com
Subject: Request for Support: Golden Horn Volunteer Fire Hall - Community Development Fund Application

You don't often get email from jacquelinecmills@gmail.com. [Learn why this is important](#)
Happy New Year Kira!

I'm reaching out on behalf of the GHVFD to request your (FMO's) support for our application to the Community Development Fund.

In summary, we are seeking funding for the following training props:

- **Forcible Entry Training Door and Tools**
- **Vehicle Fire Training Prop**
- **Burn Unit** (3 seacans - wood fire similar to lbex but much smaller)

If successful other volunteer halls would have access to these training tools as well.

We kindly ask for your letter of support by **January 10, 2025** and have a template attached that you can use or modify.

If you have any questions about our application or the training project, please don't hesitate to contact me.

Jacqueline

To whom it may concern,

As Yukon's Fire Marshal, I am writing to express my strong support for Golden Horn Volunteer Fire Department and their request for funding to acquire firefighting training props. These tools are important to the skill development of our volunteer firefighters and will help to enhance their preparedness to respond to the diverse challenges they face in protecting lives, property, and the environment in our community.

Volunteer fire departments are often the first to respond to emergencies in rural areas. These calls can range from structural fires to hazardous materials incidents, motor vehicle collisions, and natural disasters. However, their ability to perform at peak effectiveness is directly tied to the quality of their training. Advanced training props provide the realistic, hands-on experience necessary to build confidence, improve response times, and ensure safety during high-pressure situations.

While this type of equipment is very important for enhanced skill development, it is not something that the Fire Marshal's Office would be able to finance. This proposal is above and beyond the scope of the services and financial support of the Fire Marshal's Office.

This funding request is not just about upgrading equipment; it is an investment in the safety and resilience of our community. When firefighters are well-trained and confident in their abilities, they can respond more effectively, minimizing loss of life, property damage, and the broader impact of emergencies. The benefits extend beyond the fire department itself, enhancing the security and well-being of every resident and business in the area. Furthermore, I see this proposal addressing a few of the issues identified in the [Review of the Yukon Fire Marshal's Office fire suppression and rescue resources distribution report](#) (2021) including increased service demands of volunteer fire departments, lower training and operational capabilities of departments in the Yukon compared to southern locations and enhanced public expectations on service delivery.

Having worked closely with many of the members at Golden Horn Volunteer Fire Department, I have seen their dedication, professionalism, and commitment to serving our community. However, they need the right tools to continue delivering the high level of service we rely on. Supporting this funding request will ensure they have access to the resources they need to succeed in their mission.

I encourage you to prioritize this funding request and recognize the vital role it plays in safeguarding our community. Should you need additional information or wish to discuss this matter further, please feel free to reach out.

Thank you for considering this important initiative.

Sincerely,



Kiara Adams -Yukon Fire Marshal

Kiara.adams@yukon.ca

867-334-5725

From: [Rebecca.Turpin](#)
To: [Mark.Roberts](#)
Subject: FW: Golden Horn Fire Dept CDF
Date: May 5, 2025 3:52:00 PM
Attachments: [image001.png](#)

Hey – will you reach out to Emma?

From: Emma.Sutton <Emma.Sutton@yukon.ca>
Sent: May 2, 2025 2:02 PM
To: Rebecca.Turpin <Rebecca.Turpin@yukon.ca>; Mark.Roberts <Mark.Roberts@yukon.ca>
Cc: Devin.Bailey <Devin.Bailey@yukon.ca>
Subject: Re: Golden Horn Fire Dept CDF

Hi - no, not yet. Emma

From: Rebecca.Turpin
Sent: Friday, May 2, 2025 1:04 PM
To: Emma.Sutton; Mark.Roberts
Cc: Devin.Bailey
Subject: RE: Golden Horn Fire Dept CDF

Hi Emma

Has the Golden Horn Fire Dpt received their official letter declining their application?



Rebecca Turpin, PhD

A/Assistant Deputy Minister

Department of Community Services | Community Development

C 867-332-2420 | [Yukon.ca](#)

I respectfully acknowledge that I work within the Traditional Territories of the Kwanlin Dūn First Nation and the Ta'an Kwäch'än Council.

Visit [Yukon.ca](#) to find out about government programs and services.

From: Emma.Sutton <[Emma.Sutton@yukon.ca](#)>
Sent: May 1, 2025 8:27 PM
To: Rebecca.Turpin <[Rebecca.Turpin@yukon.ca](#)>; Mark.Roberts <[Mark.Roberts@yukon.ca](#)>
Cc: Devin.Bailey <[Devin.Bailey@yukon.ca](#)>
Subject: Golden Horn Fire Dept CDF

Hi Rebecca and Mark,

I'm reaching out about a Community Development Fund application from the Golden Horn Fire Department Society for equipment, tools, and training. Rebecca, I expect you'll recall this one from our tier 3 review meeting, and it was initially approved at the Ministerial meeting that happened a couple weeks ago. However, we were subsequently informed that the CDF application has now been formally declined by the Minister, and CS will be funding it directly instead.

Has CS been in touch with Golden Horn Fire Department to advise them that this funding will be coming? They've been waiting to hear the disposition of their CDF application and, as other decisions are getting out to applicants, we would like to let them know. We're happy to coordinate on communications if you'd like.

I also wanted to flag that the Town of Watson Lake has indicated intention to apply for support for firefighting equipment and training. Should we direct them to CS for support in this area?

Thanks in advance for your guidance!

Emma

From: [Mark.Roberts](#)
To: [Damien.Burns](#)
Cc: [Rebecca.Turpin](#)
Subject: FW: Golden Horne
Date: June 5, 2025 1:43:00 PM
Attachments: [image001.png](#)

FYI – This was my last correspondence with Ec Dev re: Golden Horne.

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Mark.Roberts
Sent: Friday, May 30, 2025 9:35 AM
To: Blair.Phelps <Blair.Phelps@yukon.ca>; Emma.Sutton <Emma.Sutton@yukon.ca>
Subject: RE: Golden Horne

Hi Blair,

We don't have specific budget that could support the project detailed in Golden Horn's CDF proposal (or the similar project proposal from the Watson Lake Fire Department).

FMO is working through a strategic planning process (with input from Yukon fire chiefs) that is considering the territorial fire service's scope, priorities needs and management over the long term – this will include considerations of firefighter training needs and approaches (i.e. tools/structures, requirements etc). This strategic planning was a recommendation of the 2021 Territorial Fire Service review.

I don't have a specific timeline for strategic planning process, but I believe the goal is to have it wrapped up by the fall – CS will then likely bring forward some considerations and recommendations to Ministers/Management Board/Cabinet etc .

I hope that clarifies,

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Blair.Phelps <Blair.Phelps@yukon.ca>
Sent: Monday, May 26, 2025 10:25 AM
To: Mark.Roberts <Mark.Roberts@yukon.ca>; Emma.Sutton <Emma.Sutton@yukon.ca>
Subject: Golden Horne

Hi, are you able to provide me some details on where and why we landed on funding Golden Horne fire department.

There was a CDF proposal, but I understand CS was going to see if they could fund the request instead of CDF.

Where did we land on that?

Thanks,

Blair

From: [Rebecca Turpin](#)
To: [Mark.Roberts](#); [Damien.Burns](#)
Subject: RE: 2025 Community Development Fund Application for Golden Horn Fire Department Society
Date: June 4, 2025 12:23:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Mark

Lets discuss how we should respond when you get a chance.



Rebecca Turpin, PhD

Assistant Deputy Minister
Department of Community Services | Community Development
C 867-332-2420 | [Yukon.ca](#)

I respectfully acknowledge that I work within the Traditional Territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.
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From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: June 4, 2025 9:59 AM
To: Damien.Burns <Damien.Burns@yukon.ca>
Cc: Rebecca.Turpin <Rebecca.Turpin@yukon.ca>
Subject: FW: 2025 Community Development Fund Application for Golden Horn Fire Department Society

FYI



Mark Roberts

Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Golden Horn Fire Department <goldenhorn.fire@gmail.com>
Sent: Tuesday, June 3, 2025 6:26 PM
To: Mark.Roberts <Mark.Roberts@yukon.ca>; Rebecca.Turpin <Rebecca.Turpin@yukon.ca>
Cc: Minerva.Ward <Minerva.Ward@yukon.ca>; Justin.Ferbey <Justin.Ferbey@yukon.ca>
Subject: 2025 Community Development Fund Application for Golden Horn Fire Department Society

Some people who received this message don't often get email from goldenhorn.fire@gmail.com. [Learn why this is important](#)

Dear Mark Roberts and Rebecca Turpin,

I am writing to you on behalf of the Golden Horn Fire Department Society regarding our recent application to the Community Development Fund (attached in e-mail). On May 30th, we received a formal letter from the Executive Council Office informing us that our application had been declined (attached in e-mail).

However, on May 6th, before receiving the formal notice, we were informed by phone that although our project would not be funded through the Community Development Fund, it would be supported through an alternative avenue within the Department of Community Services. We were told that someone from that department would be in touch with us within the week.

This was further confirmed during a follow-up call on May 9th with Minerva Ward (cc'ed), who reiterated that our application would be funded through Community Services and that we would be contacted directly.

As of today, we have not received any communication from the Department of Community Services. However, we understand that the department is aware of our project and has, at least informally, committed to funding this important initiative.

We would greatly appreciate any updates or clarification regarding the status of this alternate funding arrangement. Please let us know if any additional information is needed from our side to move the process forward.

Sincerely,

via e-mail (PDF letter attached)

Golden Horn Fire Department Society
Mike Setterington, goldenhorn.fire@gmail.com

Cc: Minerva Ward, Director-Regional Economic Development, Yukon Government minerva.ward@yukon.ca; Justin Ferbey, Deputy Minister — Executive Council Office, Yukon Government justin.ferbey@yukon.ca

From: [Damien Burns](#)
To: [Mark Roberts](#)
Cc: [Rebecca Turpin](#)
Subject: RE: FYI - CDF announcement
Date: May 5, 2025 11:10:33 AM
Attachments: [image002.png](#)
[image003.png](#)

Thank you, Mark.

I am not aware of the EcDev CDF decisions.

I don't think CS needs to provide the messaging to those projects, do we? I would prefer to let EcDev speak to their program where possible.

Damien Burns
Deputy Minister, Community Services
Community Services | Government of Yukon
T 867-332-0642 | [Yukon.ca](#)

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: May 5, 2025 10:41 AM
To: Damien.Burns <Damien.Burns@yukon.ca>
Cc: Rebecca.Turpin <Rebecca.Turpin@yukon.ca>
Subject: FYI - CDF announcement

Hi Damien,

Sounds like there has been some CS decisions/direction on this when I was away on the Golden Horn CDF project proposal. I'll touch base later today/tomorrow to get the latest - but quick heads up from Ec Dev.

Today, Economic Development is planning to announce the latest successful round of CDF applications - unsuccessful applications won't be named but it may be apparent that they have not received funding.

Letter declining Golden Horn's CDF application has not gone out yet – Ec Dev is happy to work with CS on messaging for that.

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387



COMMUNITY DEVELOPMENT FUND
PROJECT ANALYSIS – TIER 3
CDF – 3377

Project Name: Golden Horn Volunteer Fire Department Training Facility
Project Type: Knowledge or skill development
Applicant: Golden Horn Volunteer Fire Department Society
PO Box 10484
Whitehorse, Yukon, Y1A 7A1
Contact Name: Mike Settingington (867) 334-2682
Project Purpose: To equip GHVFD with specialized training equipment

Requested Sources of Funds:

CDF	181,670.23
Proponent	26,925.40
Other	500.00
Total	\$209,095.63

Section 74(1)(a)

Project Description:

Golden Horn Volunteer Fire Department Society (GHVFDS) is proposing to purchase equipment and tools that will allow them to deliver realistic, high-quality training for their volunteer firefighters as well as other volunteer fire departments (VFDs) free of charge. Namely, these VFDs will be Mount Lorne VFD, Carcross VFD, Marsh Lake Fire Rescue, and Tagish VFD. Once the equipment has been delivered and set up, volunteer firefighters from 5 different VFDs will receive 12 hours of equipment use training.

Requested Project Budget:

Budget Item	CDF Contribution Request	Proponent Cash Contribution	Proponent In-Kind Contribution	Other	Budget Subtotal
Project Management (25 hours anticipated x \$30.74)	0	0	768.50	0	768.50
Site Preparation (15' x 30' cement burn pad, groundwork for burn unit, 4 loads of dirt)	11,417.40	1,268.60	0	0	12,686.00
Training Equipment – Tools (2 halligans, 2 fire hooks (new yorkers), 2 mauls, 1 canvas tarp)	2,407.50	267.50	0	0	2,675.00
Vehicle Fire Prop (Shipping included)	36,097.20	4,010.80	0	0	40,108.00
Training Equipment – Dumpster (waste, dumpster prop, 20 hours anticipated x \$30.74)	450.00	50.00	614.80	500.00	1,614.80
Training Equipment – Burn Unit (Shipping included)	123,210	13,690.00	0	0	136,900.00
Crane (3 hours)	1,063.13	118.13	0	0	1,181.25
Welding (12 hours)	2,115.00	235.00	0	0	2,350.00
Equipment Use Training (12 hours x \$30.74 x 16 firefighters)	0	0	5,902.08	0	5,902.08
2.5% GST	4,910.01	0	0	0	4,910.01
TOTAL	\$181,670.23	\$24,550.03	\$7,285.38	\$500.00	\$209,095.63

Program Advisor Analysis:

In 2021, the review of the Yukon Fire Marshal's Office fire suppression and rescue resources distribution report was released. Citizens that were engaged in this report expect emergency services at, or near, the same quality as much larger communities in Southern Canada. However, these expectations of service delivery levels are inconsistent with current local and territorial capability as the report found that there is a lack of adequate training and personnel within Volunteer Fire Departments (VFDs). Further, each VFD has an exceptionally large coverage area which results in increased response times, necessitating the need for additional training.

VFDs receive operational funding through the Fire Marshall's Office (FMO). For Golden Horn Volunteer Fire Department (GHVFD), there has been no increase to their operational funding since 2014 despite an increasing population and increased expectations on emergency services, straining GHVFD's financial flexibility. The FMO has stated that this project is beyond their scope and financial capability, though its importance cannot be understated.

Firefighting is physically demanding and requires both theoretical knowledge and practical skills. To ensure that firefighters are prepared to respond quickly and effectively, they must be provided with realistic, hands-on training opportunities. Currently, GHVFD relies on basic training scenarios, often without structural training practice, which limits the scope and quality of their training. Volunteer firefighters aren't training or actively fighting fires most of the time, and most have full-time employment outside of their service. In GHVFD's case, training take place once a week for a few hours. As such, they and other volunteer firefighters across other VFDs need to receive quality and realistic training to perform the job safely; not only for them, but for the public as well.

GHVFD's proposed advanced training facility would be the first of its kind in the Southern Lakes region of the Yukon and easily accessible for all VFDs in the area to use. Ibex Valley Volunteer Fire Department operates another advanced training facility, however it is difficult for GHVFD to attend this facility regularly and completely unrealistic for most of the other VFDs in the Southern Lakes region as training sessions often take place after regular working hours. Mount Lorne VFD, Carcross VFD, Tagish VFD, and Marsh Lake Fire rescue have expressed interest and committed to training at the proposed facility due to its proximity and their own training needs. In total, the proposed facility would directly and regularly benefit approximately 76 firefighters south of Whitehorse, or roughly 35% of the Yukon Fire Service. The facility would also be available to VFDs north of Whitehorse and rural VFDs. With these factors combined, the proposed facility could benefit over 70% of the Yukon Fire Service. Lastly, GHVFD has long served as a central hub for fire related events, such as: hosting the Women's Ember Fire Academy; the Fire Chief Conference; and Basic, Advanced and Level One Fire First Responder Training Blitzes. With GHVFD's ideal location and accessibility to the Southern Lakes region, the proposed facility would serve as a nexus for advanced fire training in the Yukon.

This project would develop firefighters physical and tactical skills in safe, repeatable setting which would refine their techniques for real-world application. This project would build partnerships with other volunteer fire departments through collaborative training efforts, which in turn helps to improve regional preparedness and resource sharing. This project builds needed infrastructure by purchasing advanced training equipment that does not currently exist in the area. This project would also generate local spending and create short-term job opportunities by hiring local contractors.

Government of Yukon Objectives:

This project supports Our Clean Future.

Community Benefits:

This project will improve community safety in the Southern Lakes region and for the larger community. Well-trained firefighters are more effective and efficient, enhancing the community's overall safety during emergencies. This will be undertaken by providing an opportunity to improve firefighter skill development and allowing volunteers to practice and refine critical skills by offering more diverse and realistic training environments. Additionally, volunteer retention and recruitment will increase for GHVFD and other VFDs in the Southern Lakes by providing them with high-quality training experiences and opportunities for continuous skill development. This facility would help volunteers learn specific techniques that will directly benefit the community during an emergency such as car fire suppression, forcible entry, and advanced rescue techniques.

Twenty-seven letters of support were received from: Mount Lorne Volunteer Fire Department, Marsh Lake Fire Rescue, Carcross Volunteer Fire Department, Tagish Volunteer Fire Department, Whitehorse Fire Department, Special Heavy Operations Team (SHOT), Yukon Fire Marshal's Office, Yukon Emergency Measures Organization, Association of Yukon Fire Chiefs, Wildfire Awareness Society, Kwanlin Dün First Nation, Carcross/Tagish First Nation, Mary Lake Community Association, Cowley Creek Neighbourhood Association, Spruce Hill Community Association, Marsh Lake Community Society, Wolf Creek Community Association, Golden Horn Elementary School Board, Caribou RV Park, Northern Lights Spa, Brendan Hanley – MP, Scott Kent – MLA, and five members of the community.

Consultations:

The Department of Community Services, Wildland Fire Management branch, was contacted and noted no concerns with the project.

The Department of Community Services, Fire Marshal's Office, is a core funder of Golden Horn Volunteer Fire Department. The FMO would have been contacted for feedback, however the FMO provided GHVFD with a letter of support.

IRG is supportive of this project and has no concerns.

Program Advisor Recommendation:

The FMIS Transfer Agreement has been reviewed, and no issues or concerns have been noted. All supporting documents were submitted and accepted including quotes, budget breakdown, timelines, etc.

The Golden Horn Volunteer Fire Department (GHVFD) hosts several fire-related events each year and is within reasonable driving distance for all the volunteer fire departments (VFDs) across the Southern Lakes region. As such, it serves as an ideal location for the first advanced training facility in the area. Up to 35% of all firefighters in the Yukon would have regular access to the proposed facility, and up to 70% could access it. Due to increased public expectations of the capabilities of emergency services, it is imperative that firefighters can become more efficient and effective in handling emergency situations, and that they have the training available to become so. GHVFD's operational funding is far too low to create a training facility of this caliber and is outside the Fire Marshal's Office's funding capabilities. This project would represent a significant investment in emergency preparedness, community safety, and those who put their lives on the line for us.

Funding is recommended in the amount of \$178,547.00

Project Description and deliverables:

Golden Horn Volunteer Fire Department Society (GHVFDS) is proposing to purchase equipment and tools that will allow them to deliver realistic, high-quality training for their volunteer firefighters as well as other volunteer fire departments (VFDs) free of charge. Namely, these VFDs will be Mount Lorne VFD, Carcross VFD, Marsh Lake Fire Rescue, and Tagish VFD. Once the equipment has been delivered and set up, volunteer firefighters from 5 different VFDs will receive 12 hours of equipment use training.

Deliverables:

- Picture of the vehicle fire prop
- Picture of the completed burn unit
- Picture of the dumpster prop
- Pictures of each of the newly purchased tools
- Picture of the burn pad
- A report outlining feedback from volunteer firefighters who participate in equipment use training as part of this project

Recommended Project Budget:

Budget Item	CDF Contribution	Proponent Cash Contribution	Proponent In-Kind Contribution	Budget Subtotal
Project Management (25 hours x \$30.74)	0	0	768.50	768.50
Cement Burn Pad (15' x 30') at 2.5% GST	7,057.00	784.25	0	7,841.25
Footings under burn unit at 2.5% GST	2,675.00	297.50	0	2,972.50
Training Equipment – Tools (2 halligans, 2 fire hooks (new yorkers), 2 mauls, shipping) at 2.5% GST	2,269.00	252.50	0	2,521.50
Vehicle Fire Prop (Shipping included) at 2.5% GST	36,999.00	4,111.70	0	41,110.70
Training Equipment – Burn Unit (Shipping included) at 2.5% GST	126,290.00	14,032.50	0	140,322.50
Crane (3 hours) at 2.5% GST	1,089.00	121.78	0	1,210.78
Welding (12 hours) at 2.5% GST	2,168.00	240.75	0	2,408.75
Equipment Use Training (12 hours x \$30.74 x 16 firefighters)	0	0	5,902.08	5,902.08
TOTAL	\$178,547.00	\$19,840.98	\$6,670.58	\$205,058.56

Description	Cash	In-Kind	Funding Subtotals
CDF 2025/26	178,547.00	0	178,547.00
Proponent	19,840.98	6,670.58	26,511.56
TOTALS	\$198,387.98	\$6,670.58	\$205,058.56

CDF Manager Comments:

The CDF Manager agrees with the comments and recommendation of the Advisor.

Advisory Board Recommendation:

RECOMMENDED – The Advisory Board agrees with the recommendation of the Advisor. The Advisory Board noted Golden Horn is a very strong fire department. Funding of \$178,547.00 is recommended.

From: Mark.Roberts
Sent: April 11, 2025 2:15 PM
To: Blair.Phelps
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Thanks Blair – this is helpful.

Could I please request that the application not be finalized until I have confirmed some legal aspects of the proposed project.

The main issue is that the proposed structure in the project may become a YG asset (when completed) and thus create ongoing O&M obligations and other responsibilities. I am working to confirm this with Justice as soon as possible.

Thanks,

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Blair.Phelps <Blair.Phelps@yukon.ca>
Sent: Friday, April 11, 2025 1:29 PM
To: Mark.Roberts <Mark.Roberts@yukon.ca>
Subject: Re: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Hi Mark,
Letters of support attached.

So this was signed, but not formalized, if that makes sense. The package should not be redistributed and no decisions have been communicated with the proponent.

Blair

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: Friday, April 11, 2025 11:20 AM
To: Blair.Phelps <Blair.Phelps@yukon.ca>
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Thanks Blair

Yes, could I please get the letters of support.

Also – this looks like this has been approved, is that final (i.e. communicated to the applicant) or is there an opportunity to pause the decision as we consider some legal aspect.

Thanks,

mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Blair.Phelps <Blair.Phelps@yukon.ca>
Sent: Friday, April 11, 2025 11:18 AM
To: Mark.Roberts <Mark.Roberts@yukon.ca>
Subject: Fw: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

FYI

From: Alex.Roberts <Alex.Roberts@yukon.ca>
Sent: Friday, April 11, 2025 11:11 AM
To: Blair.Phelps <Blair.Phelps@yukon.ca>; Mike.Burton <Mike.Burton@yukon.ca>
Subject: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Hi Mike and Blair,

Please see the attached signed CDF PA for the Golden Horn Volunteer Fire Department. If you'd like the support letters that they received from YG or my communication with CS during the analysis, let me know and I'll send it over!

Cheers,



Alex Roberts
Community Development Advisor
Department of Economic Development | Regional Economic Development
T 867-667-3551 | Yukon.ca

I am honoured to live and work within the Traditional Territories of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

From: Blair.Phelps
Sent: April 11, 2025 3:29 PM
To: Mark.Roberts
Subject: Re: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Hi Mark,

No concerns on my end.

Thanks,
Blair

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: Friday, April 11, 2025 3:28 PM
To: Blair.Phelps <Blair.Phelps@yukon.ca>
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Thanks Blair

I've got some more background questions about the application and CDF criteria –would OK if I called Alex directly?

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Blair.Phelps <Blair.Phelps@yukon.ca>
Sent: Friday, April 11, 2025 3:02 PM
To: Alex.Roberts <Alex.Roberts@yukon.ca>
Cc: Mark.Roberts <Mark.Roberts@yukon.ca>
Subject: Fw: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

From: Mark.Roberts
Sent: Friday, April 11, 2025 2:15 PM
To: Blair.Phelps
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

Thanks Blair – this is helpful.

Could I please request that the application not be finalized until I have confirmed some legal aspects of the proposed project.

The main issue is that the proposed structure in the project may become a YG asset (when completed) and thus create ongoing O&M obligations and other responsibilities. I am working to confirm this with Justice as soon as possible.

Thanks,

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Alex.Roberts
Sent: April 11, 2025 3:48 PM
To: Mark.Roberts
CC: Blair.Phelps; Emilie.Dory; Minerva.Ward
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA
Attachments: OneDrive_1_2025-04-11.zip

Hi Blair and Mark,

I have copied in the CDF manager and my supervisor, Emilie Dory, and my Director, Minerva Ward, into this chain. Yes, we will hold off on communicating with the applicant. The project analysis is an internal document.

If it's of any help, GHVFD stated the following in a signed CDF application: "Once the props are purchased and installed, the ongoing maintenance will be integrated as part of our regular equipment checks." I have attached the application, and all supporting documents provided to me in the attached zip file.

Please let me know if there's anything else that would help.

Cheers,
Alex

From: Blair.Phelps <Blair.Phelps@yukon.ca>
Sent: April 11, 2025 3:02 PM
To: Alex.Roberts <Alex.Roberts@yukon.ca>
Cc: Mark.Roberts <Mark.Roberts@yukon.ca>
Subject: Fw: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

From: Mark.Roberts
Sent: Friday, April 11, 2025 2:15 PM
To: Blair.Phelps
Subject: RE: CDF-3377 Golden Horn Volunteer Fire Department Signed PA

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Thanks,

Mark



Mark Roberts

Assistant Deputy Minister, Protective Services

Government of Yukon | Community Services

Phone: 867-335-2387

INTERNAL YUKON GOVERNMENT
RESERVE OF LAND

For use by Yukon Government Departments only.

1. I, Don Hobbis, Senior Director, Protective Services Branch, Department of Community Services, hereby request a reserve of the following parcel of land:

Commissioners land:

- Legal Description:
Lot 189
Golden Horn Subdivision
Yukon Territory
Plan 77530
- 2. This parcel is surveyed as Lot 189, Golden Horn Subdivision, Yukon Territory, Plan 77530.
- 3. The land will be required for an indefinite term for the use of Golden Horn Volunteer Fire Department - buildings and training area.
- 4. The purpose for which the land is required is outlined as follows:
 - **This Internal Reserve is managed by Protective Services.**
- 5. This reserve is used on the firm belief that the land involved is **not occupied** by any individual, corporation or Government Department for any purpose whatsoever, than mentioned above.

ORIGINALLY SIGNED AND EFFECTIVE DATE FOR THIS RESERVE IS 7th day of May A.D., 1985.

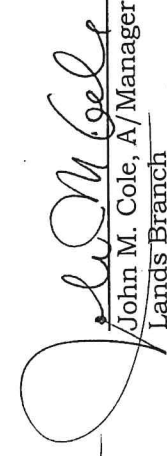
UPDATED BECAUSE OF NAME OF THE DEPT OR SECTION HAS CHANGED.

Signed this 11 day of December A.D., 2007



Requested by: Don Hobbis
Senior Director, Protective Services

GRANTED on behalf of the
Commissioner this 8th
day of February A. D., 2007


John M. Cole, A/Manager
Lands Branch

FOR LANDS BRANCH PURPOSES ONLY:

Review of reserve status in _____ years.
Survey to be conducted by _____

From: Jacqueline Mills

Sent: January 15, 2025 1:00 PM

To: ecd-mailbox-CDF

CC: Golden Horn Fire Department; Mike Settingington; Andrew Pike

Subject: Golden Horn Volunteer Fire Department - CDF Application

Attachments: 1. GHVFD CDF Cover Letter.pdf; 2. GHVFD CDF Application 2025.pdf; 3. CDF Budget.xlsx; 4. Proof of compliance with the Government of Yukon Corporate Affairs.pdf; 5. Golden Horn Area Plan.pdf; 6. Site Map.pdf; 7. Letters of Support- GHVFD CDF Application.pdf; 8. Site Prep Quotes.pdf; 9. Welding Quotes.pdf; 10. Tools Quotes.pdf; 11. Crane Quote.pdf; 12. Burn Unit Quotes.pdf; 13. Vehicle Prop Quotes.pdf

You don't often get email from jacquelinecmills@gmail.com. [Learn why this is important](#)

Hello CDF,

Please see the Tier 3 CDF application and supporting documents attached for your consideration.

If you can confirm receipt of this email and all of the attached documents that would be appreciated. You should receive 13 documents total.

I am away without access to my email from January 18-29th. If there are any questions that arise during this time please send them to the email addresses that are cc'ed to this email. Otherwise I will respond when I return.

Thank you,

Jacqueline Mills
867-336-7521

P. O. Box 10484, Whitehorse, Yukon, Y1A 7A1
(867) 667-3465 • Goldenhorn.fire@gmail.com



Community Development Fund
Government of Yukon
Box 2703
Whitehorse, YT
Y1A 2C6

2025-01-15

RE: CDF Application: Training Area and Training Props

Dear Community Development Fund Review Committee,

Golden Horn Volunteer Fire Department Society requests funding support for training props and tools for firefighting. Our volunteer mission is to protect lives and property through preparedness, rapid response, and community engagement.

To enhance our training and operations, we aim to purchase the following equipment: vehicle fire prop, dumpster fire prop, burn unit prop with a forcible entry door incorporated and training tools associated with these props. These resources will help to locally address several issues identified in the Review of the Yukon Fire Marshal's Office, fire suppression and rescue resources distribution report (2021), including increased service demands, lower training and operational capabilities and enhanced public expectations on service delivery. In addition, this equipment will help us keep responders engaged and facilitate more complicated training scenarios with nearby volunteer fire departments, improving our collaborative response efforts.

We are **requesting \$181,670** from the Community Development Fund for this project combined with **\$31,835 of our in-kind** and financial investment into this project. We are committed to transparency and are happy to provide updates on the impact of your support. We would be grateful to partner with the Government of Yukon through the Community Development Fund to advance fire safety and preparedness in the Southern Lakes region.

Thank you for considering our application. Please feel free to reach out if you require any additional details or clarification.

Sincerely,

Golden Horn Volunteer Fire Department Society

A handwritten signature in black ink, appearing to read "Mike Setterington".

Mike Setterington
President

Attachments: Letters of Support Clarification Points

Supporting Documents:

- Proof of compliance with the Government of Yukon Corporate Affairs
- Golden Horn Area Plan
- Site Map
- Budget
- Quotes
- Letters of Support
 - Fire Departments
 - 01_Mount Lorne Volunteer Fire Department
 - 02_Marsh Lake Fire Rescue
 - 03_Carcross Volunteer Fire Department
 - 04_Tagish Volunteer Fire Department
 - 05_Special Heavy Operations Team (SHOT)
 - 06_Whitehorse Fire Department
- 07_Yukon Fire Marshal's Office
- 08_Yukon Emergency Measures Organization
- 09_Association of Yukon Fire Chiefs
- 10_Wildfire Awareness Society
- First Nations
 - 11_Kwanlin Dun First Nation
 - 12_Carcross/ Tagish First Nation
- Community Associations
 - 13_Mary Lake Community Association
 - 14_Cowley Creek Neighbourhood Association
 - 15_Spruce Hill Community Association
 - 16_Marsh Lake Community Society
 - 17_Wolf Creek Community Association
- 18_Golden Horn Elementary School Board
- Local Businesses
 - 19_Caribou RV Park
 - 20_Northern Lights Spa
- 21_MP — Brendan Hanley
- 22_MLA — Scott Kent
- Members of the Public
 - 23_Benton Foster
 - 24_Audrey Pflug
 - 25_Larry DuGuay & Sue Johnson
 - 26_David Black
 - 27_Carmen and David Semaschuk

Clarification Points

- Golden Horn Volunteer Fire Department is a society and a volunteer fire department that operates under the Fire Marshal's office.
 - It is the Society that is applying for CDF funding.
 - While our operational funding comes from the Yukon Fire Marshal's Office, **their funding does not cover these training tools**. As such, we are applying for support through the Community Development Fund.
 - The Society was incorporated in 2020; however, there has been a Society since 1985. The volunteer hall has existed since 1985.
 - Annual filing will be completed next in late January 2025.
- Environmental Assessment
 - We will not be cutting trees for this project. All works are within the existing footprint.
- Operations and Maintenance
 - Beyond the initial training, we intend to facilitate with the suppliers so that officers and captains can learn how to use the equipment. We will be responsible for ongoing operation and maintenance costs. The equipment we purchase is designed to be very durable, and we expect it to remain functional for a long time. They are designed to be reusable and withstand repeated exposure to high temperatures and high water pressure.
- Other Facilities
 - There are a few similar facilities with burn units, the closest being approximately 45 minutes away at Ibex firehall. It is unrealistic for us to go to that facility for a training night. There are no similar facilities south of Whitehorse. To our knowledge, no volunteer fire departments have a vehicle fire prop.
- Equipment Storage
 - All equipment will be stored on Golden Horn Fire Department's property. Large props and equipment will be stored outside year-round. Smaller tools will be stored inside the hall, which is locked to prevent misuse or theft.
- Equipment Access
 - Once trained on the props, other Volunteer Fire Departments will have access to them to use independently or in larger group response scenarios.
- Permitting
 - The burn unit follows the Yukon building code and requirements. We do not foresee any special permitting being necessary.
- Crane
 - There is only a single crane company in the Yukon, so we only have a single quote included.
- Vehicle Fire Prop
 - We have submitted for funding for the more expensive vehicle fire prop. This quote is more aligned with the specifications and requirements that we are looking for. This equipment also has a module compatible with other equipment in the territory.
- Burn Unit Prop
 - There is a large difference between the cost of the two burn unit quotes. They will both meet the standards of the National Fire Protection Association (NFPA) for burn unit structures. The difference is:
 - Container West provided a more "all-inclusive" quote, including welding, crane and inspection costs. This quote relies more heavily on support from outside the territory.
 - Fire Training Solutions provided a more basic quote. We have included separate quotes for welding and crane movement. We will be responsible for all necessary inspections as part of ongoing maintenance.



COMMUNITY DEVELOPMENT FUND
APPLICATION

Download and save the guidelines and application form to enter information electronically. This form does not have expanding fields. Include additional pages if required.

APPLICANT INFORMATION

Applicant (organization) name

Golden Horn Volunteer Fire Department Society

Main contact person name

Mike Setterington

Position

President

Mailing address

PO BOX 10484
WHITEHORSE YT
Y1A 7A1

Daytime phone

867-334-2682

Cell

867-334-2682

Email

msettington@edynamics.com

Type of organization

Registered non-profit society

How long has your organization existed?

4 years 1 months

What is your organization's mandate?

Golden Horn Volunteer Fire Department Society:

- offers fire protection on a volunteer basis to the Golden Horn and adjacent communities
- promotes public awareness of fire prevention
- equips and maintains fire suppression and related equipment and supplies for the Golden Horn Fire Department.

PROJECT DETAILS

Total requested from the fund

\$181,670

Total project costs

\$209,095.64

Project name

Golden Horn Volunteer Fire Department Training Facility

Describe your project in one sentence

This project will equip a Yukon volunteer fire hall with specialized training equipment to enhance firefighter readiness, safety, and effectiveness in protecting our community.

Project type

Knowledge or skill development

Project start date

2025 / 04 / 01

Project end date

2025 / 11 / 30

PROJECT DETAILS (cont.)

Provide a brief detailed description identifying the need for the project.

Golden Horn Volunteer Fire Department seeks funding to purchase specialized training props for our firefighters' ongoing development. As a volunteer organization, we face unique challenges in training our personnel to effectively respond to emergencies, including limited access to advanced training tools. This proposal outlines the need for these props, their role in enhancing our training programs, and their positive impact on the safety and preparedness of our volunteers and the community we serve.

Firefighting is physically demanding and requires both theoretical knowledge and practical skills. To ensure that our firefighters are prepared to respond quickly and effectively to emergencies, they must be provided with realistic, hands-on training opportunities. We train together every Thursday night and host specialized training on weekends throughout the year. Furthermore, this application is submitted with the expectation that other Volunteer Fire Departments (VFDs) in the southern lakes region—Mount Lorne VFD, Carcross VFD, Marsh Lake VFD, and Tagish VFD—will also use and benefit from this enhanced training facility.

Currently, the Golden Horn Volunteer Fire Department relies on basic training scenarios, often without structural training practice, which limits the scope and quality of our training. With the increased public expectation of volunteer fire department capabilities, we must modernize and enhance our training resources.

Provide an outline of your project or activity detailing what you plan to do, how you plan to do it and where the project will take place.

Our project focuses on purchasing equipment and tools that will allow us to deliver realistic, high-quality training for our volunteers, which will improve the safety of the community we serve.

Our project plan includes:

Preparing the site for the training props

- Paving a burn pad for the props to sit on

Purchasing training props and tools, including:

- Forcible entry training door (incorporated into the burn unit) and tools (allows firefighters to practice techniques such as striking, prying, and cutting without damaging real doors or property)
- Vehicle Fire Training Prop (provides a safe, repeatable way to simulate car fires without the risks associated with using actual vehicles, which includes smoke exposure to nearby residents)
- Dumpster Fire Prop (provides a safe, repeatable way to simulate dumpster fires)
- Burn unit (a safe, controlled environment where firefighters can practice fire suppression, including ventilation techniques, hose management, and fire attack strategies.)

Shipping and installation of training props and tools

Training

Training officers at each of the participating VFDs in the southern lakes region on how to use the props, including care and maintenance

Ongoing Maintenance

- Once the props are purchased and installed, the ongoing maintenance will be integrated as part of our regular equipment checks. The equipment is designed to last many years with proper care and will continue serving recruits and experienced firefighters.

The entire project will occur on Golden Horn Volunteer Fire Department's property.

PROJECT DETAILS (cont.)**Project timeline**

Use the table below to list the project's main activities, when they will happen and who will be responsible.

	Main activities	Timeline/Duration	Role (exec. director, consultant, contractor, volunteer, etc.)
1	Prepare Site for Training Props	May 2025 - June 2025	Board of Directors Consultant
2	Purchase Training Props and Tools	May 2025 - June 2025	Board of Directors Consultant
3	Shipping	June 2025-July 2025	Board of Directors
4	Installation	July 2025 - August 2025	Board of Directors Consultant
5	Training	August 2025 - November 2025	Board of Directors Volunteer Firefighters
6			
7			
8			
9			

PROJECT DETAILS (cont.)

Project Impact

What are the anticipated impacts for your target group, your organization or the larger community? Describe what will be in place or different as a result of your project?

- For our target group, volunteer firefighters in the southern lakes region, we hope to provide an opportunity to improve firefighter skill development. Volunteers can practice and refine critical skills by offering more diverse and realistic training environments, such as fire suppression techniques and search and rescue operations.
- We aim to increase volunteer retention and recruitment for our organization (and other VFDs in the Southern Lakes region). Providing high-quality training experiences will help recruit new volunteers and retain experienced ones by offering them opportunities for continuous skill development.
- We aim to improve community safety in the southern lakes region for the larger community. Well-trained firefighters are more effective and efficient, enhancing the community's overall safety during emergencies.

As a result of this project, our fire department will have access to specialized training props that will significantly enhance the quality and scope of our training. These props will provide realistic, hands-on training opportunities, allowing our firefighters to develop and refine critical skills in car fire suppression, forcible entry, and advanced rescue techniques. Specifically, we are hoping that the following outcomes will be achieved: improved firefighter proficiency, enhanced community safety, increased collaboration and positive community impact.

Check the fund objectives below that apply to your project.

- | | |
|--|--|
| ☐ Generate local spending and/or bring new money into Yukon | ☒ Build needed infrastructure |
| ☐ Create employment opportunities | ☒ Facilitate community involvement and/or build partnerships |
| ☒ Develop skills, knowledge and experience (for example: through training) | |

Describe each of the objectives identified above.

Developing skills:

- Recreates advanced firefighting skills' physical and tactical challenges in a safe, repeatable setting.
- Enables firefighters to build muscle memory and refine their techniques for real-world applications.
- The equipment is designed to last for many years and will serve both recruits and experienced firefighters.

Facilitate community involvement and partnerships:

- These props provide opportunities for collaborative training with neighbouring fire departments, which in turn helps improve regional preparedness and resource sharing.

Build needed infrastructure:

- We will have an advanced firefighting training facility south of Whitehorse. This type of facility does not currently exist in the area.

BUDGET

Complete the detailed project budget below showing the minimum 10% applicant equity. Note that only 2.5% of GST is eligible for funding (if applicable). Justify all budget items. Attach additional budget pages if required.

- **Under \$1,000** – provide a breakdown of the expense (for example: printing \$20/manual x 20 participants).
- **Over \$1,000** – include with the application a minimum of two quotes from suppliers, contractors or consultants.

Proposed budget		Who is paying for what?				Variance +/-
Project item (excluding GST)	Project costs	CDF request	Proponent cash contribution	Proponent in-kind	Other funding	
See budget in excel attachment						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
If applicable, add 2.5% GST						\$ 0.00
Total project costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

APPLICANT DECLARATION AND SIGNATURE

Payment and reporting requirements

Transfer payment agreements between the Government of Yukon and successful applicants outline the terms and conditions of funding, payment schedule and reporting requirements. The schedule for payment is in accordance with the Government of Yukon's Transfer Payment Policy.

Registered societies must be in compliance with the *Societies Act* whenever a payment is issued.

The final report should demonstrate that the outcomes or outputs of the project, as described in the application, have been achieved and that the funds have been expended in accordance with the approved project budget. This information can be collected across projects to determine the impacts and effects of Community Development Fund projects Yukon-wide.

Acknowledgement of funding

Successful applicants are required to publicly acknowledge the financial assistance of the Government of Yukon and the Community Development Fund. Further information on this requirement is included in the transfer payment agreement.

Applicant declaration

We are submitting this application for the purpose of obtaining financial assistance from the Government of Yukon. The statements herein are to the best of our knowledge, true and correct. We submit that, to the best of our knowledge, all aspects of this proposed project will comply with existing municipal, territorial and federal codes, guidelines and laws. We agree to allow representatives of the Government of Yukon access to the site and premises of the project described in this application, to inspect the books and records, to make inquiries and credit checks, and to obtain all pertinent information necessary to evaluate this application.

We understand that all or part of this application may be made available to the public in accordance with the *Access to Information and Protection of Privacy Act*.

Signature of authorized representative:



Print applicant name: Michael Sefferington, President Date: 2025/01/15

Access to Information and Protection of Privacy Act: This information is collected for the purpose of administering an economic development program pursuant to Section 8 and 9 of the *Economic Development Act*, as amended. Personal information on this form is collected under the authority of Section 29(c) of the *Access to Information and Protection of Privacy (ATIPP) Act* for the purpose of carrying out a program and/or providing financial assistance to the applicant. The collection, use and disclosure of your personal information is managed in accordance with the *ATIPP Act* and all or part of this information may be made available to the public. For more information about the collection, use and disclosure of your personal information, please contact the Department of Economic Development's ATIPP coordinator/records officer 867-667-5946, or privacy officer/director of Finance, Administration and Systems 867-667-5933.

APPLICATION CHECKLIST

All applications must include:

- ☒ Completed application checklist.
- ☒ Completed and signed application form with original signature page.
- ☒ Proof of compliance with the Government of Yukon Corporate Affairs or federal certificate of charitable status (or tax number).
- ☒ Minimum 10% applicant equity identified.
- ☒ At least two quotes to justify each budget item over \$1,000.
- ☒ Support letters from community stakeholders and partners.
- ☒ Confirmation of in-kind contributions and/or donations (if applicable).
- ☐ Confirmation of other sources of funding (if applicable).
- ☒ Confirmation that on-going operations and maintenance costs as a result of the project will be the responsibility of the applicant.
- ☒ Authority to sign and submit the application on behalf of the applicant.

Copies of the following, if applicable:

- ☐ Permits.
- ☐ Environmental assessment.
- ☒ Other supporting documents such as leases, land ownership, etc.

Proposed budget			Who is paying for what
Project item	Description/Notes	(excluding GST)	CDF request
Project Management	hour) to manage equipment	CA\$768.50	CA\$0.00
Site preparation	Cement burn pad (15' by 30')	CA\$7,650.00	CA\$6,885.00
	Groundwork for burn unit	CA\$2,900.00	CA\$2,610.00
	4 loads of dirt	CA\$2,136.00	CA\$1,922.40
Training Equipment - Tools	2x Halligans	CA\$820.00	CA\$738.00
		CA\$400.00	CA\$360.00
	2x Fire hooks (New Yorkers)	CA\$370.00	CA\$333.00
	2x Mauls	CA\$870.00	CA\$783.00
	1x Canvas tarp	CA\$215.00	CA\$193.50
Fire Prop	*includes shipping	CA\$40,108.00	CA\$36,097.20
Training Equipment - Dumpster	Waste	CA\$500.00	CA\$0.00
	dumpster prop	CA\$500.00	CA\$450.00
	20 hours anticipated x \$30.74	CA\$614.80	CA\$0.00
Unit	*includes shipping	CA\$136,900.00	CA\$123,210.00
Crane	3 hours	CA\$1,181.25	CA\$1,063.13
Welding	12 hours	CA\$2,350.00	CA\$2,115.00
Equipment Use Training	6 Golden Horn	CA\$5,902.08	CA\$0.00
2.5% GST		CA\$4,910.01	CA\$4,910.01
Total Project Costs		CA\$209,095.64	CA\$181,670.23

Proponent Cash	Proponent in-kind	Other funding	Variance +/-
CA\$0.00	CA\$768.50	CA\$0.00	CA\$0.00
CA\$765.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$290.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$213.60	CA\$0.00	CA\$0.00	CA\$0.00
CA\$82.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$40.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$37.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$87.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$21.50	CA\$0.00	CA\$0.00	CA\$0.00
CA\$4,010.80	CA\$0.00	CA\$0.00	CA\$0.00
CA\$0.00	CA\$0.00	CA\$500.00	CA\$0.00
CA\$50.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$0.00	CA\$614.80	CA\$0.00	CA\$0.00
CA\$13,690.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$118.13	CA\$0.00	CA\$0.00	CA\$0.00
CA\$235.00	CA\$0.00	CA\$0.00	CA\$0.00
CA\$0.00	CA\$5,902.08	CA\$0.00	CA\$0.00
CA\$4,910.01	CA\$0.00	CA\$0.00	CA\$0.00
CA\$24,550.03	CA\$7,285.38	CA\$500.00	CA\$0.00

Proposed budget		Who is paying for what
Project item	(excluding GST)	CDF request
pad	\$15,000- 20,000	\$15,000- 20,000
Site preparation- fencing	\$15,000- 20,000	\$15,000- 20,000
Entry Door	\$6,000	\$6,000
Training Equipment - Tools	each	\$6,100
Fire Prop	\$25,000- 30,000	\$25,000- 30,000
Unit	\$50,000-60,000	\$50,000-60,000
Shipping and Installation	Included in costs above	
Training	6 Golden Horn	0
Ongoing Maintenance	All in kind at \$30.74	0

Proponent Cash	Proponent in-kind	Other funding	Variance +/-
			0
			0
			0
			0
			0
			0
			0
0	2951.04	0	0
0			0



Yukon Corporate Registries

Yukon Corporate Online Registries - Entity Profile

GOLDEN HORN VOLUNTEER FIRE DEPARTMENT SOCIETY

Report Created: June 02, 2024

Registry No.	836963
Entity Type	Society
Status	In Compliance
Category	CATEGORY B
Primary Purpose	-offer fire protection on a volunteer basis to the golden horn and adjacent communities - promote public awareness of fire prevention - to equip and maintain fire suppression and related equipment and supplies for the golden horn fire department

Entity Events

All dates are in the format YYYY-MM-DD.
Only the date of the most recent entity event is shown. For a full history, see Filings.

Incorporated/Amalgamated	2020-12-15
Dissolved	N/A
Cancelled	N/A
Intent to Dissolve Filed	N/A
Revived	N/A
Revival Expires	N/A

Name History

Former Names

No former names.

Amalgamated From

No amalgamations.

Related Entities

Business Names

This entity has not registered any business names.

Amalgamated Entities

This entity has not amalgamated any other entities.

Partnerships

This entity is not a partner in any partnerships.

Addresses

Chief community of operations: / Communauté principale d'opérations
WHITEHORSE

Registered Office Delivery Address / Adresse de livraison du bureau enregistré

#3 FIREHALL ROAD
GOLDEN HORN
WHITEHORSE YT Y1A 7A1
CANADA

Registered Office Mailing Address / Adresse postale du bureau enregistré

PO BOX 10484
WHITEHORSE YT Y1A 7A1
CANADA

Directors

Director
WADE HANNA, VICE-PRESIDENT 15 ENGLEMAN DRIVE WHITEHORSE YT Y1A 6K4 CANADA
MICHAEL SETTERINGTON, PRESIDENT 73 FIREWEED DRIVE WHITEHORSE YT Y1A 5T8 CANADA
PENNY SHEARDOWN, TREASURER 26 DONJEK ROAD WHITEHORSE YT Y1A 3P9 CANADA
CHRIS REYNOLDS, SECRETARY 1 CARPIQUET ROAD WHITEHORSE YT Y1A 0J3 CANADA

Additional directors may be disclosed under Filings.

Annual Filings

Fiscal Year End	December 31
Date of Last AGM	N/A
Year of Last Annual Report	2023

Filings

ID	Date	Filing	Year	Document
20174690	2024-06-02	Annual Report	2023	Not available online.
20170257	2024-04-30	Correspondence	N/A	836963_20170257_20240430_XX.pdf
20170256	2024-04-30	Correspondence	N/A	836963_20170256_20240430_XX.pdf
20131912	2023-03-15	Financial Statements	2022	836963_20131912_20230315_FS_2022.pdf
20131915	2023-03-15	Confidential	N/A	836963_20131915_20230315_ZZ.pdf
20131916	2023-03-15	Annual Report - Transitional Period	2022	836963_20131916_20230315_TR_2022.pdf
20131913	2023-03-15	Declaration of Category C Society	2022	836963_20131913_20230315_CC_2022.pdf
20101187	2022-04-01	Filing Attachment	N/A	836963_20101187_20220401_FA.pdf
20101200	2022-04-01	Confidential	N/A	836963_20101200_20220401_ZZ.pdf
20101196	2022-04-01	Annual Report	2021	836963_20101196_20220401_AR_2021.pdf
20101195	2022-04-01	Declaration of Category C Society	2021	836963_20101195_20220401_CC_2021.pdf
20101194	2022-04-01	Financial Statements	2021	836963_20101194_20220401_FS_2021.pdf
20101188	2022-04-01	Client Document	N/A	836963_20101188_20220401_YY.pdf
20101186	2022-04-01	Transition Application for Pre-existing Societies	N/A	836963_20101186_20220401_TR.pdf
20079101	2021-09-28	Confidential	N/A	836963_20079101_20210928_ZZ.pdf
20079100	2021-09-28	Financial Statements	2020	836963_20079100_20210928_FS_2020.pdf
20079099	2021-09-28	Annual Report	2020	836963_20079099_20210928_AR_2020.pdf
20079098	2021-09-28	Declaration of Category C Society	2020	836963_20079098_20210928_CC_2020.pdf
20079097	2021-09-28	Change of Directors	N/A	836963_20079097_20210928_ND.pdf
20075703	2021-08-13	Confidential	N/A	836963_20075703_20210813_ZZ.pdf

GOLDEN HORN LOCAL AREA PLAN
30 November, 2004
SCHEDULE A
LAND MANAGEMENT PLAN

Yukon

Energy, Mines and Resources
Sustainable Development Division
Land Planning Branch

db Printed: 06 March, 2019

Digitized to ArcGIS database in August, 2014.
All base information is up to date as of printed date.

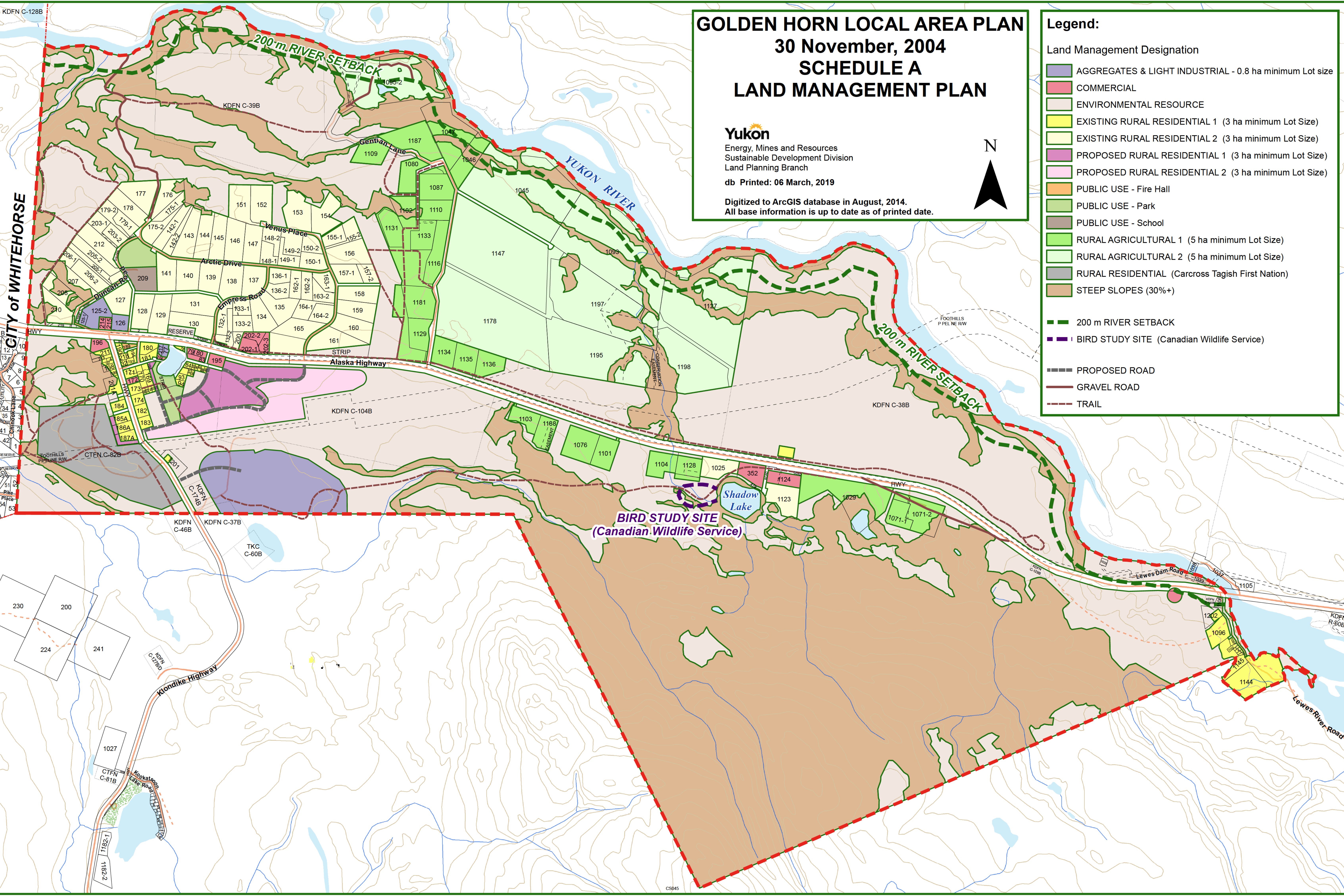


Legend:

Land Management Designation

- AGGREGATES & LIGHT INDUSTRIAL - 0.8 ha minimum Lot size
- COMMERCIAL
- ENVIRONMENTAL RESOURCE
- EXISTING RURAL RESIDENTIAL 1 (3 ha minimum Lot Size)
- EXISTING RURAL RESIDENTIAL 2 (3 ha minimum Lot Size)
- PROPOSED RURAL RESIDENTIAL 1 (3 ha minimum Lot Size)
- PROPOSED RURAL RESIDENTIAL 2 (3 ha minimum Lot Size)
- PUBLIC USE - Fire Hall
- PUBLIC USE - Park
- PUBLIC USE - School
- RURAL AGRICULTURAL 1 (5 ha minimum Lot Size)
- RURAL AGRICULTURAL 2 (5 ha minimum Lot Size)
- RURAL RESIDENTIAL (Carcross Tagish First Nation)
- STEEP SLOPES (30%+)

- 200 m RIVER SETBACK
- BIRD STUDY SITE (Canadian Wildlife Service)
- PROPOSED ROAD
- GRAVEL ROAD
- TRAIL

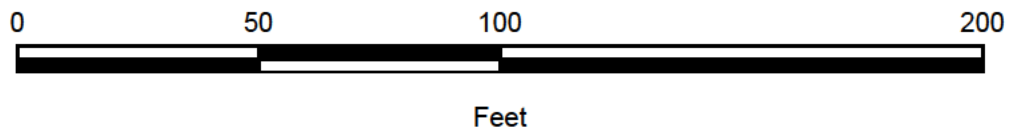


CITY OF WHITEHORSE

BIRD STUDY SITE
(Canadian Wildlife Service)



Golden Horn Volunteer Fire Department Project Proposal



 Burn Unit

 Burn Pad



RE: Application for funding support for Golden Horn Volunteer Fire Department

To whom it may concern,

We are writing to express our strong support for Golden Horn Fire Department's application for funding to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

We frequently respond alongside the Golden Horn Fire Department on emergency calls. It is in our best interest that their volunteer firefighters have access to advanced training equipment to better prepare them for real-life emergencies.

This equipment would enable joint training sessions between our neighboring departments, allowing us to collaborate on more advanced and realistic scenarios. Additionally, our department would benefit from access to this specialized equipment for our own training purposes. Currently, no similar resources are available within a reasonable driving distance

Thank you for considering this important initiative,

Sincerely,

A handwritten signature in cursive script that reads "Alison Perrin".

Alison Perrin
Chief, Mount Lorne Volunteer Fire Department
867-332-7136
adperrin2@gmail.com



MARSH LAKE FIRE RESCUE
BOX 2234
MARSH LAKE, YUKON Y0B 1Y2

January 13, 2025

To whom it may concern,

Re: Support of Golden Horn Fire Department Community Development Fund Application

We are writing to express our strong support for Golden Horn Fire Department's application to the Community Development Fund to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

Marsh Lake Fire Rescue responds to a large stretch of Alaska highway where vehicle accidents occur often. Golden Horn Fire Department often responds with us as mutual aid on these calls. We are particularly supportive of the vehicle fire prop that would allow us to train for vehicle fire calls without the risks associated with burning real vehicles.

Marsh Lake Fire Rescue has very limited space for these larger training props and equipment, so our department would benefit from access for our own training and for joint-training initiatives. This would provide an invaluable opportunity to work together in a training environment to improve our response to emergency scenarios.

Thank you for considering this important initiative.

Sincerely,

MARSH LAKE FIRE RESCUE

Chief Rob Schneider

867-332-5544

Carcross Volunteer Fire Department
Po Box 30174
Whitehorse, Yukon Y1A 5M2
(867) 687-4835 (for emergencies call 911)



Community Development Fund
Government of Yukon
Box 2703
Whitehorse, YT
Y1A 2C6

RE: Golden Horn Volunteer Fire Department application funding to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

To whom it may concern,

We are writing to express our strong support for Golden Horn Fire Department's application for funding to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

During larger and more complex emergency calls, our department often responds alongside the Golden Horn Fire Department (GHVFD) and other neighboring departments, including the Tagish (TVFD) and Mount Lorne Volunteer Fire Departments (MLVFD). CVFD and MLVFD routinely respond and train together. We respond and train with GHVFD and TVFD for larger events. Improving training facilities at any of these halls will benefit all communities we serve.

Access to this equipment would enable joint training sessions, fostering stronger partnerships and improving our ability to respond effectively to advanced and realistic scenarios. Additionally, our department would benefit greatly from using this specialized equipment for our own training needs, as no similar resources are currently available within a reasonable driving distance. GHVFD is well suited to host this equipment due to its location and its modern fire hall.

CVFD hosts training sessions for new recruits in the volunteer fire service from the surrounding area and participates in larger-scale scenarios with other volunteer fire departments. These collaborative training opportunities are invaluable, bringing together multiple departments and volunteers who are likely to work side by side during emergencies. The addition of this equipment would significantly enhance the quality and scope of such training sessions.

Thank you for considering this important initiative. Your support will strengthen our collective ability to serve and protect our communities.

Sincerely,

A handwritten signature in blue ink that reads "Martin Haefele".

Martin Haefele
Deputy Fire Chief
867-687-4835; ykmusher@gmail.com

To whom it may concern,

We are writing to express our strong support for Golden Horn Fire Department's application for funding to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

During larger and more complex emergency calls, our department often responds alongside other neighboring departments, including the Carcross and Marsh Lake Volunteer Fire Departments. Access to this equipment would enable joint training sessions, fostering stronger partnerships and improving our ability to respond effectively to advanced and realistic scenarios.

Thank you for considering this important initiative. Your support will strengthen our collective ability to serve and protect our communities.

Sincerely,

Rick Seaman

Chief Tagish VFD

rickseaman66@gmail.com



January 11, 2025

To whom it may concern,

Re: Support of Golden Horn Fire Department Community Development Fund Application

The Yukon Special Heavy Operations Team (SHOT) are writing to express our strong support for Golden Horn Fire Department's application to the Community Development Fund to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

SHOT is a team of well-experienced volunteer firefighters who respond to a variety of incident types throughout Yukon and beyond, including heavy rescue, structural fires, urban interface wildfires, and hazardous materials releases. We work to bolster the response by local volunteer departments and provide response resources where none are available.

SHOT is particularly supportive of the vehicle fire prop that would allow us to train for vehicle fire calls without the risks associated with burning real vehicles.

SHOT has a very small building solely for equipment storage and thus we rely on our local volunteer fire departments' facilities to support our team training. Our team would greatly benefit from training opportunities using the equipment that Golden Horn Fire Department hopes to acquire.

Thank you for considering this important initiative.

Sincerely,

YUKON SPECIAL HEAVY OPERATIONS TEAM (SHOT)

Diane Lister, Chief

867-335-2006

c/o Yukon Fire Marshal's Office
PO Box 2703 - C20
Whitehorse, Yukon Y1A 2C6



Office of the Fire Chief City of Whitehorse, YT



Golden Horn Fire Department
Alaska Highway, PO Box 10484,
Whitehorse, Yukon Y1A 7A1.

To whom it may concern,

We are writing to express our strong support for Golden Horn Fire Department's application for funding to acquire a forcible entry door, a vehicle fire prop, and a burn unit.

The Whitehorse Fire Department is responsible for handling emergency calls within the city limits. However, during larger and more complex incidents, we may respond outside of the city to assist volunteer fire departments, or they may be called into city limits to provide mutual aid to our crews. We value the partnership we have with our mutual aid partners and know it is in our best interest to support robust training programs at the surrounding volunteer halls, along with knowing they have the right equipment to do the work safely and effectively. We strongly believe that the Golden Horn Volunteer Fire Department's application for these training props will significantly enhance their capabilities as a volunteer hall.

We understand that this equipment will also be made available to other volunteer fire departments in the region, thereby improving the overall training capabilities of these departments. This will lead to increased skill levels, enhanced collaboration, and greater competence among departments in the surrounding Whitehorse area.

Thank you for considering this important initiative. Your support will strengthen our collective ability to serve and protect our communities.

Sincerely,

Travis Whiting
Fire Chief, City of Whitehorse

To whom it may concern,

As Yukon's Fire Marshal, I am writing to express my strong support for Golden Horn Volunteer Fire Department and their request for funding to acquire firefighting training props. These tools are important to the skill development of our volunteer firefighters and will help to enhance their preparedness to respond to the diverse challenges they face in protecting lives, property, and the environment in our community.

Volunteer fire departments are often the first to respond to emergencies in rural areas. These calls can range from structural fires to hazardous materials incidents, motor vehicle collisions, and natural disasters. However, their ability to perform at peak effectiveness is directly tied to the quality of their training. Advanced training props provide the realistic, hands-on experience necessary to build confidence, improve response times, and ensure safety during high-pressure situations.

While this type of equipment is very important for enhanced skill development, it is not something that the Fire Marshal's Office would be able to finance. This proposal is above and beyond the scope of the services and financial support of the Fire Marshal's Office.

This funding request is not just about upgrading equipment; it is an investment in the safety and resilience of our community. When firefighters are well-trained and confident in their abilities, they can respond more effectively, minimizing loss of life, property damage, and the broader impact of emergencies. The benefits extend beyond the fire department itself, enhancing the security and well-being of every resident and business in the area. Furthermore, I see this proposal addressing a few of the issues identified in the [Review of the Yukon Fire Marshal's Office fire suppression and rescue resources distribution report](#) (2021) including increased service demands of volunteer fire departments, lower training and operational capabilities of departments in the Yukon compared to southern locations and enhanced public expectations on service delivery.

Having worked closely with many of the members at Golden Horn Volunteer Fire Department, I have seen their dedication, professionalism, and commitment to serving our community. However, they need the right tools to continue delivering the high level of service we rely on. Supporting this funding request will ensure they have access to the resources they need to succeed in their mission.

I encourage you to prioritize this funding request and recognize the vital role it plays in safeguarding our community. Should you need additional information or wish to discuss this matter further, please feel free to reach out.

Thank you for considering this important initiative.

Sincerely,



Kiara Adams -Yukon Fire Marshal

Kiara.adams@yukon.ca

867-334-5725



Emergency Measures Organization, Community Services
PO Box 2703, Whitehorse, Yukon Y1A 2C6

To whom it may concern,

On behalf of the Yukon Emergency Measures Organization, I am writing to express our full support for Golden Horn Volunteer Fire Department and their request for funding to acquire advanced firefighting training props. These tools are essential for ensuring that our local volunteer firefighters are well-prepared to handle the diverse and complex emergencies they face.

Volunteer fire departments are a critical component of Yukon's emergency response framework. This funding request represents more than an equipment upgrade—it is a strategic investment in our local resilience. When first responders are equipped with the tools and training they need, they can mitigate risks, save lives, and reduce property damage. As an Emergency Measures Organization, we recognize the value of a well-trained and prepared firefighting force. Their success directly impacts the overall effectiveness of our emergency response efforts. We respectfully ask that you approve this funding request. Thank you for your attention to this initiative.

Sincerely,

Shane Skarnulis (He/Him)
Manager of Response Operations
Community Services, Emergency Measures Organization
C 867-332-3342 W 867-667-5220 shane.skarnulis@yukon.ca



THE ASSOCIATION OF YUKON FIRE CHIEFS

Jan 13, 2025

Subject: Letter of support re: application for fire fighter training props

To whom it may concern,

We are writing to express our wholehearted support for the Golden Horn Volunteer Fire Department and their request for funding to acquire firefighting training props. These resources are essential for ensuring that our volunteer firefighters have access to the high-quality training they need to meet the growing challenges of modern emergency response.

Advanced training props enable realistic, scenario-based training that builds the practical skills, confidence, and decision-making capabilities necessary to perform effectively under pressure. While some similar equipment does exist in the territory, none are in the area south of Whitehorse.

This funding request is not simply about acquiring new tools—it is an investment in the safety and preparedness of our communities. By equipping our teams with advanced training resources, we can ensure they are better prepared to face the unpredictable and often dangerous situations they encounter.

As fire chiefs, we have firsthand knowledge of the dedication and professionalism of our volunteer firefighters. Despite limited resources, they continually rise to the challenge, prioritizing the safety and well-being of our residents. However, their success relies on having access to the proper tools and training. Support for initiatives like this funding request, enhance their ability to deliver a high standard of service to our communities.

We respectfully urge you to prioritize this funding request. Thank you for your consideration and support,

Sincerely,

Warren Zakus
President
867-336-4476



Wildfire poses the greatest risk of catastrophe to Whitehorse.

We want to help you be prepared for when it happens.

info@wildfireawareness.org

867 333 0979

www.wildfireawareness.org

January 3, 2025

To Whom it May Concern,

The Wildfire Awareness Society (WAS) is a volunteer organization that has been working with Whitehorse and nearby communities around Whitehorse to increase public awareness of the extremely high risk of wildfire-urban interface fires in Whitehorse and vicinity.

As wildfires are most likely to come from the south as it is our prevalent wind direction, we are deeply aware of the importance of our volunteer fire departments in Mount Lorne and much closer to the city boundary, Golden Horn Volunteer Fire Dept.

Golden Horn volunteer Fire Dept has been very generous in offering us space in their well-maintained facility to host two Wildfire Awareness and Preparedness talks this past spring. Both talks were well attended and members of this organization continue to keep informed of our organization's work.

To this end WAS is writing to express our full support for their funding application for the training facility project. The addition of advanced firefighting training props will greatly enhance their preparedness for real-world emergencies, equipping them with the skills and confidence necessary to respond effectively to any crisis. This investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

The benefits of this project will extend far beyond the fire department itself. Improved training will empower first responders to act swiftly and efficiently, ensuring the safety of all community members who rely on their critical services during emergencies. Although Whitehorse neighbourhoods are reliant on Whitehorse Firefighters, the south end of town relies heavily on Golden Horn Volunteer Fire Dept as they often arrive at the scene faster than the City fire dept.

We encourage you to approve their funding request, as this project is a vital step in strengthening our community's emergency response capabilities and overall resilience. Thank you for considering this initiative.

Sincerely,

A handwritten signature in black ink that reads "C. Stuart Clark". The signature is written in a cursive, flowing style.

C. Stuart Clark, President, WAS



Kwanlin Dän Natthe Äda Kwäch'e Kwäts'än
FROM THE OFFICE OF THE CHIEF

KWANLIN DÜN FIRST NATION

35 McIntyre Drive
Whitehorse, Yukon
Y1A 5A5

Phone: (867) 633-7800

Fax: (867) 668-5057

January 8, 2025

To whom it may concern,

We are writing to express our strong support for the Golden Horn Volunteer Fire Department's application for funding to develop their training facility.

The addition of advanced firefighting training props will significantly improve the department's capacity to train effectively and respond to emergencies with confidence and skill. As a First Nation government, we understand the critical importance of well-prepared emergency services. This initiative is more than an enhancement of training resources; it is an investment in safety, resilience, and well-being.

Emergency preparedness is a shared responsibility, and the Golden Horn Volunteer Fire Department is a partner in ensuring that all communities are protected in times of need. By equipping their team with the tools and training necessary to respond swiftly and effectively, this project will contribute to saving lives and minimizing damage to property and the environment.

We respectfully ask you to strongly consider their funding request. Supporting this initiative is a meaningful step toward creating safer and more resilient communities.

Thank you for considering this important request.

Yours sincerely,

KWANLIN DÜN FIRST NATION

Sean Uyenets'echla Smith
Chief



January 14, 2025

RE : Application to the Community Development Fund

To whom it may concern,

We are writing to express our strong support for the Golden Horn Volunteer Fire Department's application for funding to develop their training facility.

The addition of advanced firefighting training props will significantly improve the department's capacity to train effectively and respond to emergencies with confidence and skill. As a First Nation government, we understand the critical importance of well-prepared emergency services. This initiative is more than an enhancement of training resources; it is an investment in safety, resilience, and well-being.

Emergency preparedness is a shared responsibility, and the Golden Horn Volunteer Fire Department is a partner in ensuring that all communities are protected in times of need. By equipping their team with the tools and training necessary to respond swiftly and effectively, this project will contribute to saving lives and minimizing damage to property and the environment.

We respectfully ask you to strongly consider their funding request. Supporting this initiative is a meaningful step toward creating safer and more resilient communities.

Sarah-Jean Graham

Community Safety & Wellness Lead
Health and Wellness Department
Carcross/Tagish First Nation
Box 130
Carcross, YT Y0B 1B0
P: (867) 821-4251 ext: 8233
C: (867) 336-0038
F: (867) 821-8207



January 02, 2025.

To Whom it May Concern,

The Mary Lake Community Association is pleased to offer our full support for Golden Horn Volunteer Fire Department (GHVFD) in their application for funding for their training facility project. As a neighboring community association that benefits from their services, we understand the vital role they play in ensuring the safety and well-being of our residents. Members of the GHVFD have attended several of our community meetings to provide information on fire safety, demonstrate their firefighting equipment, and answer questions from community members. They have also offered up their Fire Hall to facilitate important multi-community meetings regarding wildfire risks and mitigation.

Golden Horn Fire Department has consistently demonstrated their dedication to protecting lives, property, and the environment. Their ability to respond effectively to emergencies, including fire incidents and rescue operations, is critical to our collective safety. The GHVFD is the closest fire hall to our community, and they have assisted the Whitehorse City Fire Dept. in responding to structural and landscape fires and other emergencies within our community. We are grateful for their support!

We understand that the purchase of the firefighting training props will greatly enhance their training and operational readiness. This improvement not only benefits their team but also strengthens the overall emergency response capacity in our area. We are confident that this investment will lead to safer outcomes for both firefighters and community members.

We respectfully ask that you approve their funding request, as it represents a significant step toward a more resilient and prepared community network. Please feel free to contact us if you require additional insights or wish to discuss our perspective further.

Thank you for considering this important initiative.

Sincerely,

Lana Marshall, President, Mary Lake Community Association. 613-803-1827

Sandy Johnston, Vice President, Mary Lake Community Association. 867-335-8887

Email: marylakecommunityassociation@gmail.com

07 January, 2025

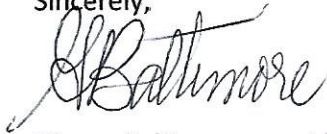
To Whom It Concerns:

I am writing on behalf of the Cowley Creek Neighbourhood Association to offer support to Golden Horn Fire Department in their funding application for advanced firefighting props and tools.

Our subdivision is within the city but a 3 minute drive from GHFD. The services provided by this fire department are critical to our area of the city. We understand that they wish to improve their capabilities and to practice advanced skills regularly. Securing necessary tools and props would enhance their training programs and operational readiness. This would enable GHFD to respond to emergencies more effectively and more safely.

By approving this important funding you would bolster the capabilities of GHFD and contribute to the overall safety of the southern parts of our city and beyond. We are very grateful for the commitment of all members of this fire department and are confident that this investment will yield significant benefits for the community they serve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenys Baltimore', written in a cursive style.

Glenys Baltimore, president
Cowley Creek Neighbourhood Association
867 335-0148
glenysb@northwestel.net

To whom it may concern,

I am writing to express our strong support for Golden Horn Volunteer Fire Department and their request for funding to obtain essential firefighting props and tools.

Golden Horn Volunteer Fire Department has been providing reliable emergency response services for many years now including supporting Whitehorse Fire Department on larger calls in our area. With growing service demands we understand that they would like to enhance their training program. We support their proposal for more advanced training props which will in turn significantly improve their ability to train effectively and respond to emergencies with greater efficiency and safety.

By granting this funding, you will not only empower Golden Horn Volunteer Fire Department to better serve their response area but also contribute to the safety and preparedness of the wider community, including our own. We wholeheartedly support their application and encourage your favorable consideration of this request.

Thank you for supporting this critical initiative.

Sincerely,

Doug McRae
President, Spruce Hill Community Association
45 Sitka Cres. Whitehorse, Yukon

Y1A-6K4, 867-333-4008c



To whom it may concern,

We are writing to express our full support for the Golden Horn Volunteer Fire Department in their funding application for their training facility project. As a neighboring community that relies on their services as well as the services of Marsh Lake Volunteer Fire Departments, we appreciate their critical role in the safety of our residents.

We believe that acquiring advanced firefighting training props is essential to improving the training programs and operational preparedness of the volunteer fire halls in our area. These enhancements will not only provide invaluable support to the dedicated teams working in nearby volunteer fire halls and will also significantly strengthen the emergency response capabilities of our entire community. By investing in this initiative, we are taking a proactive step toward ensuring better outcomes for first responders and the residents they serve during emergencies.

We strongly urge you to approve the funding request for this initiative. It represents a critical opportunity to strengthen the infrastructure of our emergency services and ensure the well-being of our community.

Thank you for considering this important initiative.

Sincerely,

Kyla Guzik, Executive Director

Marsh Lake Community Society

867-660-4999

manager@marshlakecommunity.ca

To whom it may concern,

As a community association close to the Golden Horn Volunteer Fire Department, the Wolf Creek Community Association is writing to express our full support for their funding application for the training facility project.

Improving the training resources and operational preparedness of the volunteer fire halls in our area will strengthen the emergency response capabilities in our community, a goal that we are very supportive of. These improvements will provide invaluable support to the dedicated volunteer members at Golden Horn Volunteer Fire Department and other volunteer halls in our area.

We encourage you to approve their funding request. This initiative represents an investment in creating safer communities.

Sincerely,

Doug Larsen
President, Wolf Creek community association
dglarsen233@gmail.com



January 1, 2025

To Whom it May Concern:

On behalf of the Golden Horn Elementary School Council, we are honored to express our full support for the Golden Horn Fire Department's application for funding to establish a more advanced training facility.

The Golden Horn Fire Department has consistently demonstrated exceptional dedication to our community, particularly in its vital role in educating our students about fire safety and emergency preparedness. Through their school visits, they have fostered a sense of responsibility and awareness in our students, empowering them with the knowledge they need to stay safe.

We recognize that the requested funding for advanced tools and props will significantly enhance the department's training capabilities, allowing them to better equip their firefighters with the skills needed to respond effectively in emergency situations. This investment not only strengthens the department's operational readiness but also contributes directly to the safety and well-being of our students, staff, and the broader community.

We respectfully urge you to approve their funding request, as it represents a crucial step toward fostering a safer, more resilient community for all of us.

Thank you for your time and consideration.

Sincerely,

Golden Horn School Council,

Kala Fuder
Shannon Fulop
Jessica Jobin

Shelly Peters
Theresa Putland
Shauna Winstone

Golden Horn School Council
c/o 209 Duncan Dr
Whitehorse, YT
Y1A 7A1
goldenhorncouncil@gmail.com
CS065



RV Park

Campground

Grocery Store

Laundromat

Car Wash

Whitehorse - Thursday, January 9, 2025

To Whom It May Concern,

On behalf of Caribou RV Park, we fully support the Golden Horn Volunteer Fire Department in their request for funding to acquire advanced firefighting training props. These tools are essential for equipping our local volunteer firefighters with the skills and preparedness needed to respond effectively to emergencies. Their ability to act swiftly and efficiently is crucial for safeguarding the lives and property of residents and businesses alike.

As a local business, we understand the potentially devastating impact of fires or other emergencies. Property damage, operational disruptions, and long-term financial losses are risks we all face. A well-trained fire department is a vital line of defense, capable of mitigating these risks by containing and resolving incidents promptly. The proposed training props will provide our firefighters with the realistic, hands-on experience they need to perform under high-pressure conditions with confidence and precision.

This investment is not just about enhancing the capabilities of our fire department—it is about strengthening the safety, security, and resilience of our entire community. By approving this funding, you are supporting the infrastructure that protects our homes, businesses, and the economic stability of our region.

We respectfully urge you to approve this request to ensure our volunteer firefighters have the resources they need to continue their indispensable work.

Thank you for your consideration.

Sincerely,

Steve Berger-Husson
President, Caribou RV Park
867-689-3830
info@caribou-rv-park.com

Steve Berger-Husson & Sandra Jost Owners

info@caribou-rv-park.com

1-867-668-2961

Caribou RV Park

PO BOX 10512

Alaska Highway km 1403, Whitehorse, Y1A7A1, Canada

GST #R1231086RT0001



Northern Lights Resort & Spa
PO Box 11028
Whitehorse, YT Y1A 6L6
December 30, 2024



**Community Development Fund Review Committee
Government of Yukon**

Re: Support for the Golden Horn Volunteer Fire Department Application

Dear Members of the Community Development Fund Review Committee,

On behalf of Northern Lights Resort & Spa, I am writing to express our enthusiastic support for the Golden Horn Volunteer Fire Department's application for funding to acquire advanced training tools and props.

The safety and well-being of our community are paramount, and the Golden Horn Volunteer Fire Department plays an indispensable role in protecting both residents and businesses in the area. As a nearby business, we greatly value their commitment to maintaining a high level of preparedness and professionalism. The proposed equipment—such as the Forcible Entry Training Door, Vehicle Fire Training Prop, and Burn Unit—will provide firefighters with crucial hands-on training opportunities in a controlled and safe environment.

This initiative will not only enhance the safety and effectiveness of the fire department's response capabilities but also contribute to the overall safety of our community. The ability to conduct realistic training without risking damage to property or exposure to harmful elements ensures that our local firefighters are better equipped to handle emergencies.

As an organization that serves visitors from around the globe, we are keenly aware of the importance of a safe and well-prepared community. The success of the Golden Horn Volunteer Fire Department's project would bring lasting benefits to all of us who live and work in the area.

We commend the Golden Horn Volunteer Fire Department for their dedication and fully support their funding application to the Community Development Fund.

Thank you for considering this important initiative.

Sincerely,

Tobias Barth
Northern Lights Resort & Spa



Brendan Hanley

Member of Parliament for the Yukon

Député du Yukon

brendan.hanley@parl.gc.ca

Ottawa

213 Justice Building
House of Commons
Ottawa, Ontario
K1A 0A6
Tel.: 613-995-9368

Yukon

204 Black Street
Whitehorse, Yukon
Canada
Y1A 2M9
Tel.: 867-668-6565
Fax: 867-668-6570

Wednesday, January 8, 2025.

To Whom it May Concern,

As Member of Parliament for the Yukon, I wish to support the Golden Horn Volunteer Fire Department's training facility project.

The Golden Horn Volunteer Fire Department is an outstanding team of dedicated individuals who take great pride in the service that they provide and the leadership that they demonstrate. This project proposes to purchase equipment and tools that will enable Golden Horn Volunteer Fire Department to provide advanced and realistic training for their volunteers, which in turn will improve the safety of the community. Volunteer departments are essential for our community safety, often being the first responders in emergencies in their region.

Adequate funding ensures they have modern equipment and tools, enhancing both firefighter safety and the operational efficiency of the department. Continuous training keeps volunteers prepared for various emergencies. A well-equipped and trained department fosters community trust and enables rapid response.

The Golden Horn project commits to building a safer, more resilient community where emergency services are equipped to respond effectively to any situation. The impact of such an investment will be felt not only by the first responders who will receive better training but also every community member who depends on their swift and efficient action in times of crisis.

I heartily support this project as it represents an important step toward creating a safer, more resilient community for us all.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "B. Hanley", with a long, sweeping underline.

Brendan Hanley,

Member of Parliament for the Yukon



Yukon Legislative Assembly

Box 2703, Whitehorse, Yukon Y1A 2C6

January 6, 2025

Community Development Fund
Government of Yukon
P.O. Box 2703 (F-1)
Whitehorse, Yukon Y1A 2C6

To Whom it May Concern,

I am writing to express my strong support for Golden Horn Volunteer Fire Department Society and their request for funding to acquire advanced firefighting training props. This initiative is critical to enhancing the capabilities of rural volunteer fire departments in the Southern Lakes region, which play an essential role in protecting the lives and property of residents in the Yukon.

The Golden Horn Fire Department plays an important role in protecting my constituents whether they live outside or inside Whitehorse City Limits.

They are the backbone of emergency response in rural areas, often facing challenging situations with limited resources. Despite their unwavering dedication and commitment, their ability to perform at their best hinges on access to modern and effective training tools. The acquisition of these advanced training props will significantly improve their preparedness, allowing them to hone the skills needed to tackle a wide range of emergencies.

Moreover, investing in the training and development of our volunteer firefighters directly benefits the broader community. Enhanced training capabilities translate to faster, more effective responses during emergencies, which can save lives, reduce property damage, and minimize the long-term impact of disasters. By ensuring our volunteer firefighters have the tools they need, we are strengthening not just their readiness but the resilience of the entire region.

This funding request represents a vital opportunity to equip them with the resources they need to continue serving our residents effectively.

I respectfully urge you provide this funding and recognize its importance in ensuring the safety and well-being of my constituents.

Thank you for your attention to this important initiative.

Sincerely,

Scott Kent
MLA, Copperbelt South

Letter of Support for Golden Horn Volunteer Fire Department

To whom it may concern,

As a community member who lives in Golden Horn Volunteer Fire Department's primary response area and previous Yukon Community volunteer firefighter, I am writing to express my wholehearted support for their funding application for their proposed training facility project. Our community greatly benefits from their service that supports the safety and well-being of nearby residents.

I believe that the acquisition of advanced firefighting training props will significantly enhance the team's ability to train and prepare for real-world emergencies. These improvements will not only benefit the firefighters themselves by enhancing their skills but will also strengthen the overall emergency response capabilities in our region with the opportunity for more collaborative advanced training between local volunteer fire halls. This investment will lead to safer outcomes for both the first responders and the people they serve, including my family and friends. Their ability to respond effectively to a wide range of emergencies, including fires and rescue operations, provides peace of mind to everyone in the area.

I kindly urge you to approve their funding request. This initiative represents an important step toward creating a safer, more resilient community for us all.

Sincerely,



Benton Foster
89920 Alaska Hwy, Golden Horn, Y1A 7A1
getbenton@gmail.com
867 334 9347

To whom it may concern,

As a community member living near the Golden Horn Volunteer Fire Department, I am writing to express my full support for their funding application for the training facility project.

The addition of advanced firefighting training props will greatly enhance their preparedness for real-world emergencies, equipping them with the skills and confidence necessary to respond effectively to any crisis. This investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

The benefits of this project will extend far beyond the fire department itself. Improved training will empower first responders to act swiftly and efficiently, ensuring the safety of all community members who rely on their critical services during emergencies.

I encourage you to approve their funding request, as this project is a vital step in strengthening our community's emergency response capabilities and overall resilience. Thank you for considering this initiative.

Sincerely,

Audrey Pflug
867-333-9454

7 Keele Place

Whitehorse, Yukon

Y1A5T4

5 Jan, 2025

Re: Training Equipment Support

To Whom it may Concern,

As residents of Pineridge, we are extremely concerned about the fire risk to Whitehorse both wildfires and structural fires.

We are also aware that the Whitehorse City Fire Dept can only handle at best three structural fires at a time. As much of Whitehorse is in the "Wildfire-Urban Interface" we recognize the considerable risk to our property from wildfires that also burn structures and structural fires that start a wildfire.

The Golden Horn Fire Dept is our nearest fire department. Although it is out of the city limits it is a secondary responder to the City Fire department when with-in city limits subdivisions such as Pineridge experience fires.

The addition of advanced firefighting training props for the GHVFD will greatly enhance their preparedness for ever increasing structural firefighting risk. Evidence has shown that modern furnishing in homes emit harmful toxins and are more easily at risk of catching fire than in older homes. Equipping volunteer firefighters with the skills and confidence necessary to respond effectively to any crisis, this investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

We fully support the CDF grant for this training equipment.

Sincerely,

Larry DuGuay & Sue Johnson

To whom it may concern,

As a community member living near the Golden Horn Volunteer Fire Department, I am writing to express my full support for their funding application for the training facility project.

The addition of advanced firefighting training props will greatly enhance their preparedness for real-world emergencies, equipping them with the skills and confidence necessary to respond effectively to any crisis. This investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

The benefits of this project will extend far beyond the fire department itself. Improved training will empower first responders to act swiftly and efficiently, ensuring the safety of all community members who rely on their critical services during emergencies.

I encourage you to approve their funding request, as this project is a vital step in strengthening our community's emergency response capabilities and overall resilience. Thank you for considering this initiative.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Black', written in a cursive style.

David Black
330 Moraine Drive, Whitehorse.

To whom it may concern,

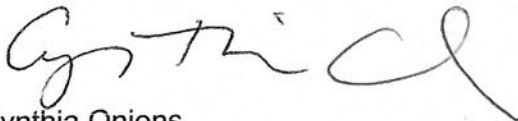
As a community member living near the Golden Horn Volunteer Fire Department, I am writing to express my full support for their funding application for the training facility project.

The addition of advanced firefighting training props will greatly enhance their preparedness for real-world emergencies, equipping them with the skills and confidence necessary to respond effectively to any crisis. This investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

The benefits of this project will extend far beyond the fire department itself. Improved training will empower first responders to act swiftly and efficiently, ensuring the safety of all community members who rely on their critical services during emergencies.

I encourage you to approve their funding request, as this project is a vital step in strengthening our community's emergency response capabilities and overall resilience. Thank you for considering this initiative.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cynthia Onions', with a stylized flourish at the end.

Cynthia Onions
330 Moraine Drive, Whitehorse.

To whom it may concern,

As a community member living near the Golden Horn Volunteer Fire Department, I am writing to express my full support for their funding application for the training facility project.

The addition of advanced firefighting training props will greatly enhance their preparedness for real-world emergencies, equipping them with the skills and confidence necessary to respond effectively to any crisis. This investment goes beyond simply upgrading equipment; it reflects a dedication to fostering a safer, more resilient community.

The benefits of this project will extend far beyond the fire department itself. Improved training will empower first responders to act swiftly and efficiently, ensuring the safety of all community members who rely on their critical services during emergencies.

I encourage you to approve their funding request, as this project is a vital step in strengthening our community's emergency response capabilities and overall resilience. Thank you for considering this initiative.

Sincerely,

Carmen and David Semaschuk

867-333-0433 David

867-334-1155 Carmen

842378 Yukon Inc

19 vimy place

Whitehorse YT Y1a 6b1

+1 8673322399

qualityconcreteyukon@gmail.com

GST/HST Registration No 743869356 RT0001

Estimate

ADDRESS

Andrew

ESTIMATE
DATE

1007
08/01/2025

SERVICE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
Services	For 15x30 pad 4.5 inch	GST	1	8,050.00	8,050.00
Services	For footings under sea cans with hardware	GST	1	2,900.00	2,900.00
SUBTOTAL					10,950.00
GST @ 5%					547.50
TOTAL					\$11,497.50

TAX SUMMARY

	RATE	TAX	NET
GST @ 5%		547.50	10,950.00

Accepted By

Accepted Date



Jacqueline Mills <jacquelinecmills@gmail.com>

Fwd: Concrete work

1 message

Andrew Pike <andrewpike25@yahoo.ca>
To: Jacqueline Mills <jacquelinecmills@gmail.com>

Mon, Jan 13, 2025 at 2:26 PM

A.Pike

Begin forwarded message:

From: tyler haamm <northstrongconcrete@gmail.com>
Date: January 13, 2025 at 14:20:34 GMT-7
To: Andrew Pike <andrewpike25@yahoo.ca>
Subject: Re: Concrete work

Quote for the Golden Horn Fire Department

2-17' long x 2' wide strip footings
1-9' long x 2' wide strip footing
With rebar reinforcement

metal plate affixed for securing the containers at each corner.

\$5300.00 plus gst

On Jan 3, 2025, at 2:27 PM, Andrew Pike <andrewpike25@yahoo.ca> wrote:

Hey, thanks for chatting with me

Quote for the Golden Horn Fire Department for a

•15'x30' brushed pad with some sloping for water run off. Quotes for either 4" and or 6" depth
rebar enforced.

Not sure about any special requirements for it being a pad that will experience radiant/
conduction heat transfer.

Ground prep minimal

Also a separate quote for

•x2-17' long x 2' wide strip footings
•x1-9' long x 2' wide strip footing

CS077

- metal plate affixed for securing the containers at each corner.

Needs to hold x3 sea containers weighing 20-25k in weight. (X2 40' are double stacked with the 20 butted up to the lower 40').

A.Pike



Jacqueline Mills <jacquelinecmills@gmail.com>

Fwd: Concrete work

1 message

Andrew Pike <andrewpike25@yahoo.ca>
To: Jacqueline Mills <jacquelinecmills@gmail.com>

Mon, Jan 13, 2025 at 2:26 PM

This is from tyler with North strong concrete. I don't think he'll do a formal quote..

A.Pike

Begin forwarded message:

From: tyler haamm <northstrongconcrete@gmail.com>
Date: January 13, 2025 at 14:15:48 GMT-7
To: Andrew Pike <andrewpike25@yahoo.ca>
Subject: Re: Concrete work

Quote for the Golden Horn Fire Department

15'x30'x4" broom finish pad
With Rebar reinforcement

\$7650.00 plus gst

On Jan 3, 2025, at 2:27 PM, Andrew Pike <andrewpike25@yahoo.ca> wrote:

Quote for the Golden Horn Fire Department

Mobile Maintenance Services

welding • fabrication • machining • erection

143 C INDUSTRIAL RD WHITEHORSE, YT 867.668.5037 Fax 867.667.4968



Quotation 2025-Q4793

Monday, January 6, 2025

Golden Horn Fire Dept

2121 - 2 Ave.
Whitehorse
YT Y1A 1C2

Phone

Fax

Attention Andrew

Project: Container and Railing Site Welding

Subject to the following Inclusions and Exclusions:

Scope of Work

Site welding container corners and railings

This offering includes the following:

Welding equipment
Certified welder
Mob/Dmob
Travel

This offering excludes the following:

Handling equipment
Material

We propose to provide this project as described above
for the lump sum price **\$2,350.00** excluding tax.

Thank you for giving us the opportunity to quote on this project.

To accept this quotation please sign/date in the space provided below and return it to our office.

Signature: _____ Date: _____

Print Name/Title: _____

PO: _____

If you would like to discuss items in this quote, or if you need any additional information, please call me personally at (867) 668-5037.

Sincerely,

Boris
MOBILE MAINTENANCE SERVICES

*The above quotation is based on the services/products requested. Any unforeseen extras will be billed at regular rates.

**Supply, fabricate and installation as per CISC Code of Standard Practice.

***Quotation valid for 30 days from issue.



KLONDIKE WELDING LTD

15 MACDONALD ROAD
WHITEHORSE, YUKON
OFFICE: 867-335-6950



QUOTATION

CUSTOMER:	ANDREW PIKE	DATE:	2025-01-07
PROJECT #:		QUOTATION #:	24-123
PROJECT NAME:			

DESCRIPTION OF WORK

FIELD WELDING OF SEA CONTAINERS - MINIMUM 12HRS

INCLUDED

-LABOR PER HOUR AS NOTED BELOW

COSTS

ITEM	QTY	UNIT	RATE	TOTAL COST
WELDER	1	HRS	\$ 145.00	\$ 145.00
STRUCTURAL ENGINEER	1	HRS	\$ 250.00	\$ 250.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
GRAND TOTAL:				\$ 395.00

WORK EXCLUDED

-SHOP DRAWINGS

Best regards,

Philippe Vincent, P.GSC, CAPM
General Manager

Quote

To: Golden Horn Fire Department

Attn: Andrew Pike

17 South Klondike Hwy, Po Box 10044 White horse YT. Y1A 7A1

Date provided: January 6th 2025

Item	Quantity	Price
Council tools 30" halligan bar	2	\$820.00
Council tools 6' New York Roof Hook	2	\$370.00
Fire Maul, Fire mauler 8lbs axe	2	\$870.00
Shipping/brokerage	1	\$400.00
	GST/PST	\$247.20
	Total	\$2,707.20

**Quote is valid for 14 days from when it was provided*

Thank you,

A handwritten signature in black ink, appearing to read "Nathan Pocock". The signature is fluid and cursive, with the first name "Nathan" and last name "Pocock" clearly distinguishable.

Nathan Pocock

Nordique Fire Protection Inc.

1410 Centennial Street
Whitehorse, Yukon Y1A 3Z3
Canada

(867) 689-0858
accounts@nordiquefire.ca
sales@nordiquefire.ca

QUOTE

Quote No.: 24250601
Date: 06/01/2025
Page: 1
Ship Date:

Sold To:

Golden Horn Volunteer Fire Department

Andrew Pike
PO Box 10484
Whitehorse, Yukon Y1A 7A1

Ship To:

Golden Horn Volunteer Fire Department

Andrew Pike
PO Box 10484
Whitehorse, Yukon Y1A 7A1

Business No.: 752945097RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
33060	2	Each	We have those item in stock	G	166.25	332.50
33800	2	Each	Classic Nuplaglas Flat Head Axe (FP-6) 6lb. 36".	G	391.75	783.50
			Classic Nuplaglas Steel Claw & Pry Halligan Tool, Yellow (Fire) 30"			
36206	2	Each	Classic Nuplaglas Pike Pole, Round (YPD-6) 6"	G	140.50	281.00
			Subtotal:			1,397.00
			G - GST 5%			
			GST/HST			69.86
Shipped by					Total Amount	1,466.86
Comments Quote valid for 30 Days						
Sold By:						

RC Crane & Construction Ltd.
36 Laberge Rd.
Whitehorse YT Y1A 5Y9
+1 8676335755
office@rccraneyukon.com
GST Registration No.: 130522485



Estimate

ADDRESS

Andrew Pike
Golden Horn Fire

ESTIMATE # 1833

DATE 03-01-2025

DATE	ACTIVITY	DESCRIPTION	HOURS	RATE	AMOUNT
03-01-2025	Crane Rental 55	Crane Rental of 55 ton National	3	375.00	1,125.00
03-01-2025	Fuel Surcharge - Crane Time	Crane Fuel Surcharge Per hour - 5% of crane hourly rate	3	18.75	56.25

PLEASE SEE TERMS AND CONDITIONS

SUBTOTAL 1,181.25
GST @ 5% 59.06
TOTAL **\$1,240.31**

Accepted By

Accepted Date

GST/HST No. 130522485

We accept CHEQUES and INTERAC E-Transfer to office@rccraneyukon.com for payment. Please include invoice number on e-transfers.

2% interest will be charged per month on payments over 30 days.

NEW: We now accept VISA. If you want to pay by Visa, please email before as we will need to adjust your invoice to include a fee of 2.9% + \$0.25.



1017573 BC LTD d/b/a Fire Training Solutions
202 Wilden Ridge Drive , Kelowna, British Columbia
V1E 2Z9
Phone 250-803-6468 250-462-0099

QUOTE FOR GOLDEN HORN FIRE
YUKON FIRE TRAINING STRUCTURE

January 5, 2025

Attention: Andrew Pike

Thank you for your interest in our company's fire training buildings. I have attached hand drawings. CAD drawings are part of the package.

1. Two new high cube 40' containers and one 20' container. They are the new standard of 8' wide and 9.5' high.
2. One 10' x 8' first floor burn area with ¼" steel panels backed by high heat insulation on three walls and ceiling. Comes with 48" burn cradle, and a 4" safety door with hatch cover in a nearby location.
3. One 10' x 8' second floor burn area with 4' of 3/16th steel walls and ceiling, 8' back steel wall. The room will have a steel kitchen counter. The burn area would be divided off by a steel wall and door, made of tubing and 16-gauge steel on both sides.
4. A 5/12 pitch roof prop situated above the burn area, with a ½" steel hatch cover between the prop and the burn area. The steel 2'x2' hatch cover can be replaced with drywall when using the prop over smoke or fire.
5. One forcible entry door. The supplier's website is tacticalinnovations.ca if you wish to view. It is the best on the market that we have seen or used.

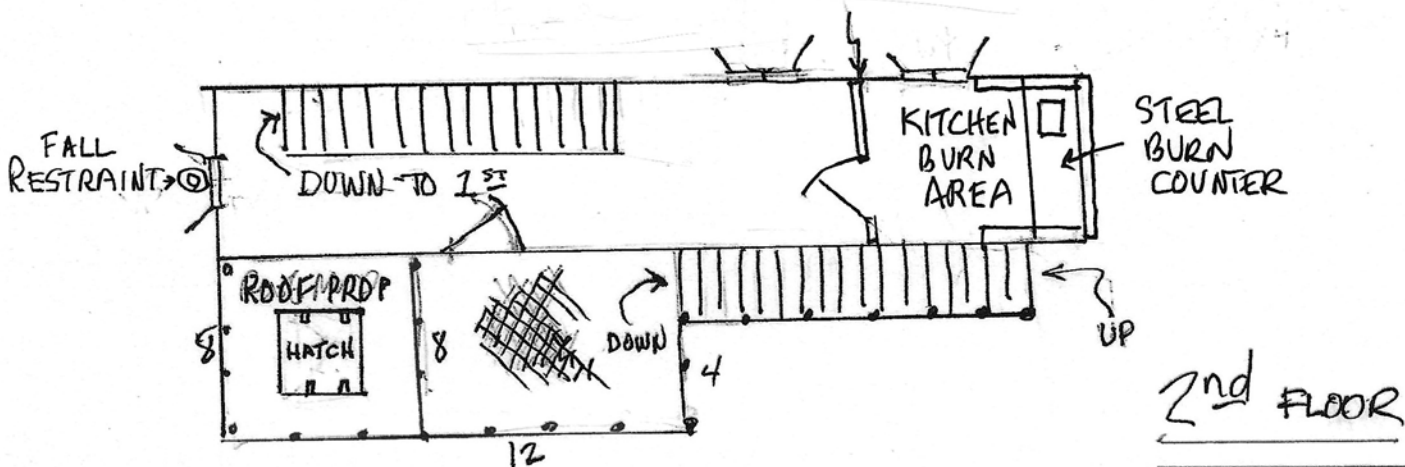
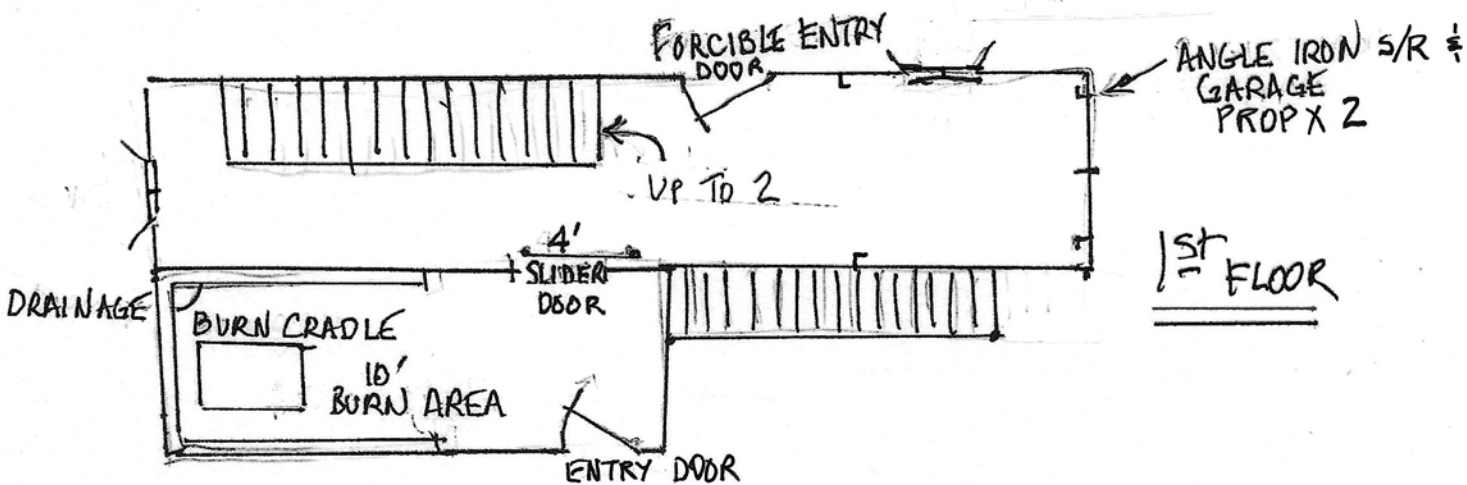
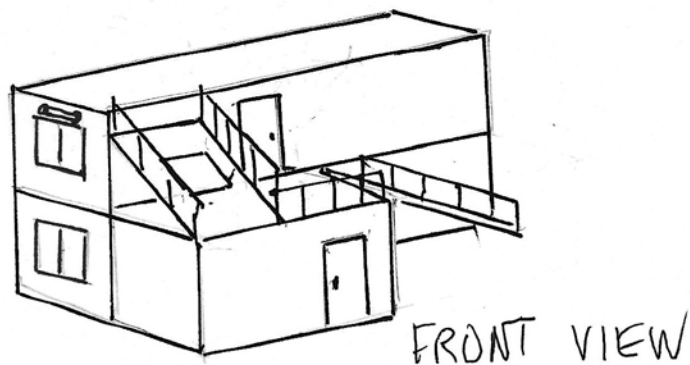
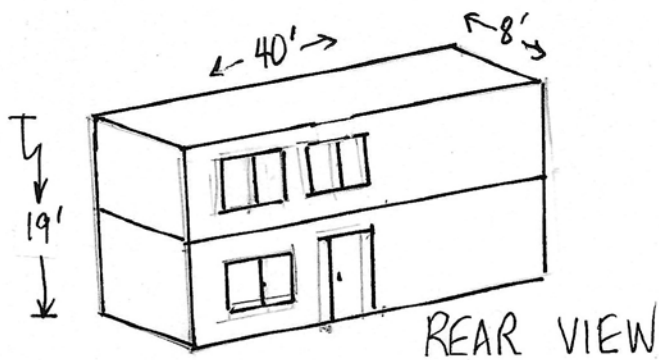


1017573 BC LTD d/b/a Fire Training Solutions
202 Wilden Ridge Drive , Kelowna, British Columbia
V1E 2Z9
Phone 250-803-6468 250-462-0099

6. Five 3'x4' all steel windows, two exterior steel doors, one 4' sliding door between the two lower containers.
7. One interior and one exterior stairs with railings and kick plates, grated. Railings around the stair opening on level two.
8. 40' of removable 42" guardrails with kickplate on rooftop.
9. 5000# fall restraint hook above rear window.
10. 8'x12' bar grating with tube spacers on 20' container.
11. 1-1/2" to 2" concrete throughout the whole building.
12. Interior paint as necessary, grey matched color.
13. 2"x3" predrilled angle iron in locations to attach wood walls.
14. Doors, windows, stairs painted black. Railings yellow.
Containers usually light cream beige.
15. Freight from Salmon Arm included in price. Estimated at \$24,000 (\$19,000 if backhauls are available).
16. Fire Training staff will be on site for construction day.

Delivered price would be \$136,900.00 plus applicable taxes. Terms are generally 30% down, 30% when all component parts are on fabricators yard, 30% when ready to ship, 10% when structure is completed.

Richard Templin 250-462-0099
Fire Training Solutions



January 9, 2025

Andrew Pike
Captain
Golden Horn Fire Department
1-867-334-3684
andrewpike25@yahoo.ca Or goldenhorn.fire@gmail.com

Re: Budgetary Quote for Fire Training Structure

As per recent discussions regarding a new fire training structure, ContainerWest Manufacturing is pleased to quote as follows:

Introduction:

ContainerWest is engineers, tradespeople, sales professionals, accountants and others who care about providing practical solutions to our customer's problems. We are the only manufacturer of container-based buildings who is vertically integrated from design concept, through engineering, fabricating and on-site installation. We only serve BC and Alberta. Some of our unique capabilities include:

- Large container inventory and 30,000 sq ft shop with heated paint booth
- Own fleet of cranes, bucket trucks, man lifts and welders for building erection
- Construction experience including site prep, concrete slabs and footings, paving, steel building erection, and container-based building installation
- Experience with environmental site assessments, development permits, building permits, code compliance reports and Engineering Schedules
- Experience in gas prop design, documentation and approvals in BC
- In house engineers, designers, draftspeople
- Experience with numerous manufacturing, welding and coating certifications, standards and protocols. We are CWB 47.1 certified.
- 14 years of fire training structure experience --- over 35 projects complete
- We provide concept and detailed structure drawings, potentially saving on architecture fees.

We are uniquely qualified to refurbish this training structure for you, and are genuinely excited by the opportunity.

Scope of Work:

This is a 2-1 structure, that is a 1x 20' and 1 x 40' containers on the first level and 1 x 40' container as the second level. The first floor has multiple entry/exit points including a force entry door prop, windows, sliding wall section, internal stairs and a burn area. The second floor is accessed by either the internal stairs, or a set of external stairs. As features this second floor has windows, one of which is equipped with a tie off anchor. The deck area above the 20' container is shared between a sloped roof prop and exposed deck (providing the pathway between the exterior stairs and the side door into the second floor). The roof seam between the level 1 containers is fully seal welded at site.

Level 1:

- 1x20' and 1x40' new (one trip) marine cargo containers, standard 8'6" height
- Force door prop
- Regular entry door
- Sliding door pass through between units 65"W
- 3 x windows (4'x3' size with HSS fully welded frame, SS hinges, formed steel shutters, inside/outside latch, spring bolt security latch for when not in use)
- Straight run interior stairs. Galvanized stringers, galvanized smooth flat bar with formed checker plate nose treaders. 36" width. Handrails one side. Building code rise/run.
- Burn area:
 - 8'x10' in the end of the 20' container
 - Steel floor throughout that container (8'x20') with drainage
 - Burn area to be HSS framed, insulated, steel sheet lined with 16" header to retain some smoke/heat.
 - Ceiling to have a hinged 2'x2' section that can be manually opened from the roof above. Note: weight will be a consideration for practical and safe use. Final size may vary.
 - 48" x 48" burn cradle
- Roof prop to be 2x3 and 2x2 HSS tube frame with open sides and pressure treated/roofing shingle top. Railings one side. The center area will be a 4'x4' chop thru area with fixed U-shaped hangers for sacrificial joists for saw training. This 4'x4' area will provide access to the hinged ceiling hatch of the burn room below.
- Container exposed roof reinforced for snow load of this region

Level 2:

- 1x40' new (one trip) marine cargo container, standard 8'6" height
- 3 x windows (1 window to include bail out hook)
- 1x regular entry door to deck
- Framed floor hole to match internal stair case c/w guard rails
- End section to be mocked up like a kitchen
 - Steel wrap around counter top
 - Cutout for mounting of a burn barrel beneath

- Burn barrel to be a commercial type steel barrel with air supply holes at the bottom cut in, top rim to have round stock stitch welded on (no sharp edges)
- Approx 20' of container floor to be steel (wood removed, steel installed at same finished height).
- Same design as lower burn area with steel framing, insulation, bolted steel sheets, header.
- Container exposed roof reinforced for snow load of this region

Roof decks/Exterior Stairs:

- Add 1" galvanized bar grating walking surface on flat deck area of L1 roof (approx. 8'x10' area)
- Removable guard rails provided at the open perimeter of the deck
- Straight run exterior stairs for access from ground level to L1 roof. Galvanized stringers, galvanized smooth flat bar with formed checker plate nose treads. 36" width. Handrails one side. Building code rise/run.

Paint:

- Paint all exterior surfaces customers choice of single color

Building Code:

- All exposed roofs to be snow load reinforced to meet 2024 code deflection criteria
- Anchor brackets and anchors provided to secure the structure to a foundation (foundation by others)
- Containers welded together at site
- Stamped set of structural drawings provided
- Since we're doing the site install we will also provide Engineering Schedules

NFPA 1402 (2019) Compliance:

- We will provide 2 annual inspections (mostly for anchors) plus a 5 year burn lining inspection for the cost of travel only (ie airplane flight plus hotel night if needed). Inspections to be completed by a Registered Engineer familiar with the design and construction of live fire training structures and burn room linings (myself). Reports for your records will be supplied.
- Anchor points shall meet the 10,000 lb ultimate load as per 11.2.1.
- NFPA states that "thermal linings...should be provided in areas where flames impinge on structural surfaces and where temperatures are expected to exceed 350F during training" and also note to consider that heat from a fire could affect adjacent areas (A7.1.4.1). In our proposed design the walls and ceiling are thermally protected in the burn area and there is a header to retain heat. We are not considering the adjacent ceiling to be structural although the 350F noted limit is meaningful. If you are planning on large fires where adjacent surfaces will be exposed to any direct flame or significant heat, we must consider expanding the thermally protected area. Normally we insulate and line a complete room that is 8'x20' or larger.

- The discussed burn room concept is NFPA compliant for smaller fires but not for larger fires. Adjacent temperatures must be kept below 350F.

Budgetary Price for Above Work:

\$343,500.00

Notes:

- 1 day of local crane are included (got pricing from RC Cranes & Construction)
- Taxes are GST only (we have included PST on our materials already)
- Pricing is valid for 2025

Schedule:

- Given the long travel distance, we would probably fly up with a crew of 2 and rent a pickup and welder. All materials and supplies would ship in the containers.
- Site work would be done in reasonable or better weather, ie suitable for welding and painting without heat.

Complete shop drawings and order/receive materials	5 weeks
Fabricate and paint modules	8 weeks
Trucking	2 weeks
Site installation	1 week
Total from time of firm order	4 months

Feature Specifics:

Doors:

- Unless otherwise noted exterior door frames shall be of Heavy Duty construction, all steel, 10 gage or thicker, fully welded in place, with drip rail and formed threshold, and bulb type gasket (note gasket not required at burn room)
- Unless otherwise noted, doors slabs be of commercial quality or better, with minimum skin thickness of 20 ga. Door slabs shall be of "satin coat", or galvanized finish. Doors will not be insulated unless noted.
- Burn room door slabs shall be 16 ga TRR-250 degree F Temperature Rise Rated
- Exterior doors shall be locking, keyed alike.
- Interior doors shall be passage set only (non-locking).
- Handles shall be lever type.
- Hinges shall be stainless steel (not stainless or nickel plated).
- All exterior doors shall have a spring type check chain

Windows:

Unless otherwise noted, windows shall be a heavy duty hinged shutter design as follows:

- 4' x 3'.

- Frames shall be HSS tube steel, minimum .125" thick, fully welded into the container.
- Shutters shall be formed steel construction, minimum 12 ga thick, double broke with no sharp edges
- Shutter hinges shall be heavy duty stainless steel piano type, full height.
- Shutters must withstand ladder forces in either the open or closed position.
- All exterior windows shall have a corresponding interior floor drain, minimum 8" deep and full window width.
- Burn room shutters shall be 10 ga thick steel
- All windows to have an "inside/outside" latch system for use during training, plus locking security pins for lockup when not in use.

Burn Room Lining

The burn rooms constitute a critical element of the training structure. Key design elements as follows:

- A structural steel frame with high temp rigid insulation and floating steel panels.
- Minimum fastener size is ½".
- There are no combustibles in a burn room.
- All wood flooring is removed and replaced with steel plate (min thickness 3/16"). The finished steel floor surface is at the same height as the original floor.
- The lining is not painted (floor is bare as well).
- Drainage for hose water is provided.

Burn Liner Notes:

- We normally include a secondary ceiling layer that is designed to get wrecked/warped and take the brunt of flame heating and rapid hose water cooling. As the requested design is for an open burn compartment, and where there will be a roof hatch in the lower burn room ceiling that can't be too heavy to lift, we have omitted the second ceiling layer.
- Our standard design is proven and tested to 1200F with no adverse effects.
- Standard design spec is 500F room temperature and shall not exceed 750F at the ceiling.
- We are not sure what this system will be able to withstand, but we would suggest a ceiling temperature of roughly 600F in the lined burn compartment.
- From the NFPA notes above, we are not considering the adjacent ceiling to be structural although the 350F noted NFPA limit is meaningful. If you are planning on large fires where adjacent surfaces will be exposed to any direct flame or significant heat, we must consider expanding the thermally protected area.

TERMS:

Prices:

All quoted prices are in Canadian funds. Any applicable taxes are extra. The prices quoted above pertain only to the items referenced within this quote. Any errors or omissions from any supplied request for quotation are to be considered an additional cost to the purchaser. It is the purchaser's responsibility to ensure suitability for any intended use. Prices are subject to management approval.

Compliance:

Unless explicitly stated to the within this quote, ContainerWest does not warrant that this item meets any code or regulation in any jurisdiction of use or that this item is suitable for any or all intended uses. If required; ContainerWest can provide consultation services to assist with any such requirement on a fee for service basis.

Estimated Construction time:

2 months from date of PO (see above).

F.O.B. Point:

Golden Horn Fire training yard. Note: pricing assumes adequate room at site for crane positioning and truck maneuvering.

Expiry:

This quotation is based on availability and is valid for 2025 or later at our option.

Payment Terms:

Standard terms are 25% downpayment and Net 30 on completion. We would proceed on a written Golden Horn Fire or governing Municipality purchase order or signed contract.

Force Majeure:

Neither party shall be liable for any failure to perform or delay in performance of this Agreement to the extent that any such failure arises from acts of God including pandemics, war, government act or regulation, strikes, lockouts, labor disruption, inability to obtain raw or finished materials, inability to secure transport, or any cause beyond such party's commercially reasonable control.

Scope Changes:

The quoted price is limited to the project scope described in this quote. Changes to the project scope may result in additional costs being incurred. ContainerWest will notify the customer of any additional costs prior to proceeding.

Thank you for the opportunity to quote on this project. Should you have any questions please do not hesitate to contact me directly at 604 644-5938 or dean@containerwest.com

Sincerely,

Dean Olund, P.Eng.
ContainerWest Manufacturing Ltd.

Recent Reference Projects:

Coquitlam Fire

This was essentially a design/build project encompassing a 4-storey training structure to replace an aging concrete tower, with the addition of outdoor props. ContainerWest was engaged as a Design Consultant and helped develop the structure design, as well as RFP content for both site work and the training structure.



This is a truly leading-edge training facility. Darrin London knows what he's doing from a training perspective and this build has many unique features including:

- Live fire, kitchen and bed mock ups. Burn rooms are 16'x20' on both first and third floors.
- Second floor "apartment suite" layout with many rooms and a central removable divider wall to create narrow hallways (and painted black for enhanced search and rescue training). This floor is "high cube" 9'6" tall to better reflect actual apartment hallways.
- Interior 4 high stairwell with bar grating treaders. Stringers, landings, treaders, railings are all galvanized.
- Standpipe in stairwell featuring both Stortz and Siamese in feeds with valves on each floor. The second floor has 2 sprinkler loops fed through a Victaulic riser with shutoff and pressure dump valve.

- Smoke system featuring 2 smoke generators and 4 fans for excellent fill rate. Valves throughout structure including runs to the sloped roof and roof breach prop.
- Sloped roof prop with chop through section as well as gable vent. Chop through frames are hinged lightweight aluminum with pinned receivers for regular lumber and plywood. Roof peak has aligned ladder hook bar (that is rated for rope work as well). The soffit is piped to the smoke system for good visual effects.
- The roof also has a flat practice roof breach chop thru prop, also piped with smoke.
- 2 double rappel bars with swing gates, plus another roof mounted tie off ring. Two of the upper windows have roof (ceiling) mounted tie off rings.
- There is a structure map showing the location of all tie off points in the lobby to help with training orientation, and annual inspections, and another 6'x4' isometric and floor plan sign mounted on the fire hall for training orientations.
- External combat challenge stairs built to the competition dimensions. Galvanized.
- Full interior and exterior lights. All aluminum waterproof housings and uninterrupted teck cable runs. All boxes and connectors have a secondary rubber tape treatment to add waterproofness. The upper deck even has a dedicated swivel mount work light, and there is a alarm panel type strobe light at the residential entrance.
- The commercial entrance features a real fire panel that is controlled through our own trainer operated touch screen (so the trainer can preset what alarm codes they want the panel to show). The phone system connects to phones on each floor, along with speakers.
- There is also an elevator simulator with steel pocket door and real elevator lobby, car and remote panels, again operated by a user interface designed by ContainerWest.
- A forcible door prop is located in one of the second floor walls.
- All railings are galvanized and the roof decks have flattened expanded aluminum.
- Paint is custom color marine paint.
- Each entrance has a flat panel sized for magnetic street signs to add variety.

We provided all engineering work required for the structure.

Maple Ridge Fire

This was a somewhat complex design with many features, but no live fire. The basic layout was 4 storeys with the following features:

- 2 sets of internal stairs, one being a dog leg design to create a 2 storey open space like one might find in a fancy house or a building with a mezzanine. The other side is the apartment style of "up, landing, up" between each floor.
- Extra tie off bars and removable hatches in stair wells for rope work.
- Commercial entrance leading to elevator door.
- Garage doors opening into double wide open space.

- Basement window set up (structure was inset into a sloped yard such that ground level at the back wall was half way up and a well was formed into the concrete retaining wall).
- Smoke system. This was the first time utilizing 2 smoke generators (client owned portable Lion units) along with 4 individually switched fans for different zones. Additional valves were located throughout to more accurately direct the smoke. Performance was excellent.
- Standpipe with both Stortz and Siamese in-feeds, and valves on each floor.
- Steel floors throughout, and bar grating on all deck areas.
- Numerous external stairs and balconies.
- Usual rappel bars.
- Lights inside and outside.
- Kitchen setup with stainless steel cabinets in a double wide space.
- Roof prop with 2 chop-thru areas plus gable venting.
- Built in forcible entry door.

This job was in conjunction with a new hall build and so we worked through a general contractor. The training structure design concept didn't receive the attention to detail it required and significant changes to the architect's drawings were required once we were able to properly consult the trainers. We accomplished this with no change in price or completion date.

We provided all engineering work required for the structure.



Delta Fire

While still in the large category, this 4 storey structure packs a lot of features into a compact footprint, including:

- Internal stairs with standpipe and sprinkler loops. Stair module flooring removed and replaced with bar grating for superior drainage and smoke flow. Removable hatches added in stair tower.
- Smoke generator, fan and piping/valves.
- Double wide burn rooms on 1st and 3rd floors (16'x20'). Lower floor has a car prop inside and full opening double wide swing doors to simulate a garage. The upper burn room is the kitchen stove setup.
- Recessed balcony plus numerous external balconies.
- Rappel bars, and extra tie off bars added to some balconies.
- Sloped roof with chop thru and gable vent (featuring fold down frames for sacrificial wood)
- External stairs.
- Inswing and outswing windows with inside/outside latches.
- Pin in place removable plexiglass sliders for non-burn exercises.
- Moveable walls on the first floor between the stair case and burn room

In this case we provided some technical information to the architect during the concept design stage, and were low bid in the RFP. As all bids were over budget, the City negotiated a complete redesign and firm price contract with us during a single 3 hour meeting. The project was then completed on time and at the revised price. We provided all engineering work required for the structure.



What made these projects successful?

Listening to the trainers is what really differentiates ContainerWest from other suppliers. Each project is custom, and each department has different training requirements that reflect their community, equipment and crew skill level. We do not ask customers to settle for a stock design that may not be ideal, and we do not charge for design meetings. The best projects spend the time to get the details right.

Our experience and capability are also of benefit. With Engineering, construction and install all in-house, it's easy for us to make changes, alter the schedule, or customize features without incurring high costs. There isn't the risk of subtrades or project managers collapsing or asking for more money.

References (Training Structures in the past few years include):

Trail Fire Contact Dan Derby (dderby@rdkb.com) / Glen Gallamore (ggallamore@rdkb.com)
(250-368-0248)

3 level dedicated burn structure with controlled burn rooms (propane fired), internal stairs, stand pipe, vertical confined space prop

Agassiz Fire (District of Kent), Contact Gerald Basten (gbasten@kentbc.ca)

6 container 3 storey dedicated burn structure with 2 burn rooms (propane fired) 1 kitchen 1 bed prop, internal and external stairs, flex wall mazes, sloped roof prop RIT hatch, rappelling bar

Port McNeill Fire

Basic 2 storey unit with burn room, gas props/controls and an outdoor prop

Seaspan Marine Trainer

3 storey, 60' long tugboat mock up with large engine room fire and galley fire. Lots of unique features.

North Vancouver District Fire (done through Chandos Construction as GC)

2 storey dedicated burn structure with controlled propane

Coquitlam Fire (Contact Shawn Davidson, sdavidson@coquitlam.ca)

4 storey, complex structure with external combat challenge stairs, interior stairwell, 2 burn rooms with controlled propane, lots of features

Northside (Lund) Fire (contact Jim Brown or Ryan Thoms at the Qathet Regional District, RThoms@qathet.ca)

3 storey simple structure with lower Class A burn room

Kitimat Fire (Contact Trent Bossence, tbossence@kitimat.ca)

3 storey structure with 2 Class A burn rooms, smoke system and temperature monitoring system

Maple Ridge Fire (Contact Michael Van Dop or Bryan Vinje, mvandop@mapleridge.ca)

4 storey, complex unit with smoke, multiple stair styles, sloped roof, vent props, rappel bars, balconies and sliding glass doors, steel garage doors

Qualicum Beach Fire (Contact Pete Cornell, DeputyFireChief@qualicumbeach.com)

4 x 40', 2 storey structure. Various doors, windows, partition walls, interior stairs.

FVRD Boston Bar (Contact Reg Dyck, rdyck@fvr.ca)

3 unit structure with Class A burn room

FVRD Dewdney (Contact Chris Wilson now with Chilliwack Fire, cwilson@fvr.ca)

6 container structure, no burn

West Vancouver Fire (contact Matt Furlot, mfurlot@westvancouver.ca)

10'x20' confined space unit on lock blocks, extra tall exterior stair/landing

Pender Island Fire (Contact Adrian Hanson, chief@penderfire.ca)

3 storey structure with 3 class A burn rooms. Lots of features.

Chilliwack Fire (Contact Andy Brown, brown@chilliwack.com)

construction of a steel building and 2 storey container trainer's viewing room

Delta Fire for the new complex at the Boundary Bay Airport (Contact Ernesto at Unitech Construction Managers or Brad Wilson, Delta Fire, BWilson@delta.ca)

4 storey, complex unit with 2 gas fired burn rooms, sloped roof, balconies, rappel etc.

Lake Cowichan Fire (Contact Doug Knott, dknott@lakecowichanfire.com)

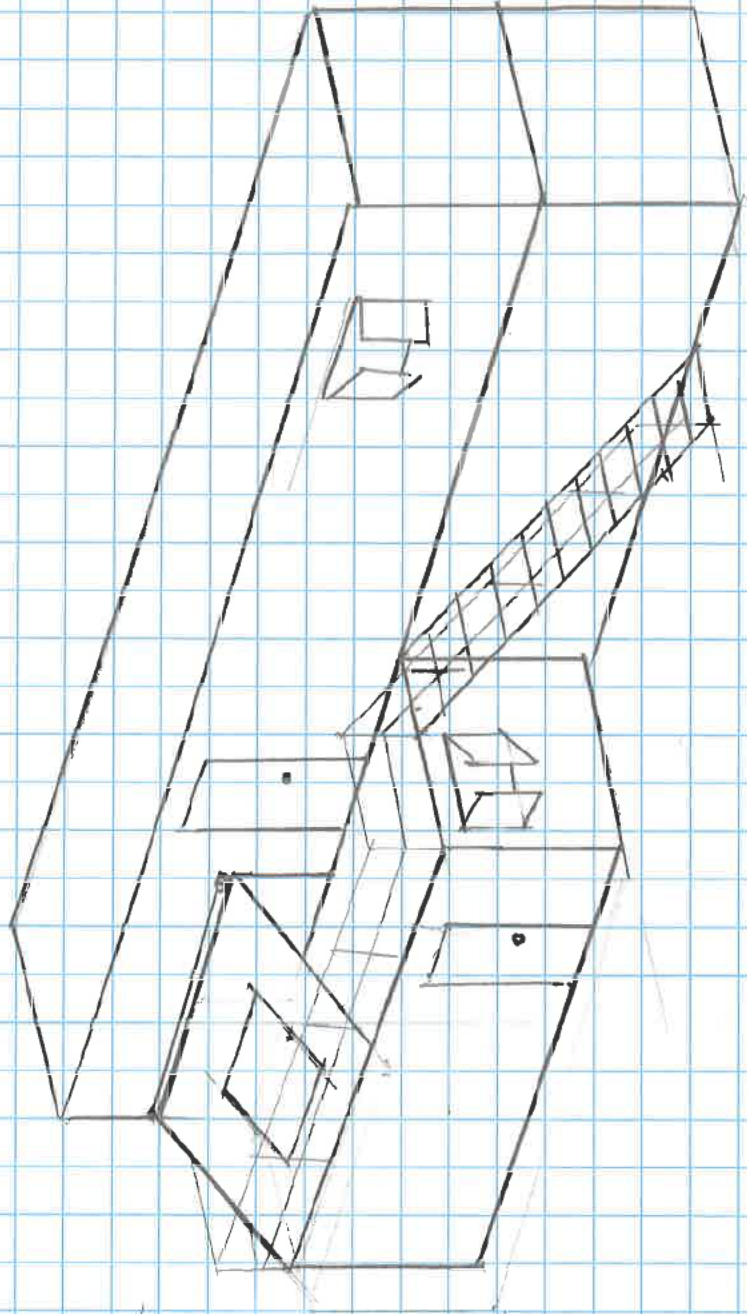
Small additional unit for existing single level structure

New West Fire (Contact Bruce Zelter, BZelter@newwestcity.ca)

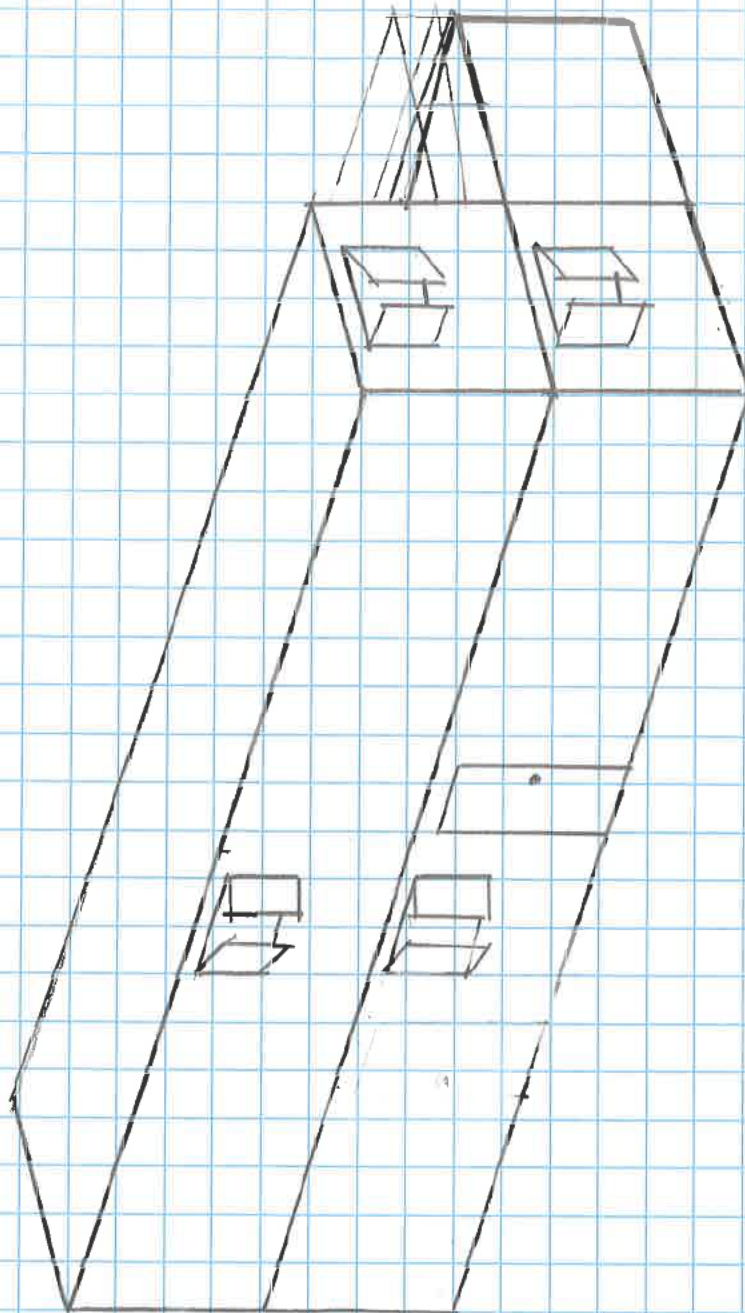
3 high structure plus confined space, no burn

Other past jobs include **DND** (Afghan village mock up), **Yellowknife**, **Salt Spring Island**, **Port Coquitlam**, **Surrey**, **Richmond**, **Elkford**, **Summerland**, **Olds**, **JIBC**, **Anmore**, **Smithers**, **BC Hydro** (confined space), **CNRL oilsands**, **Oyster River**.

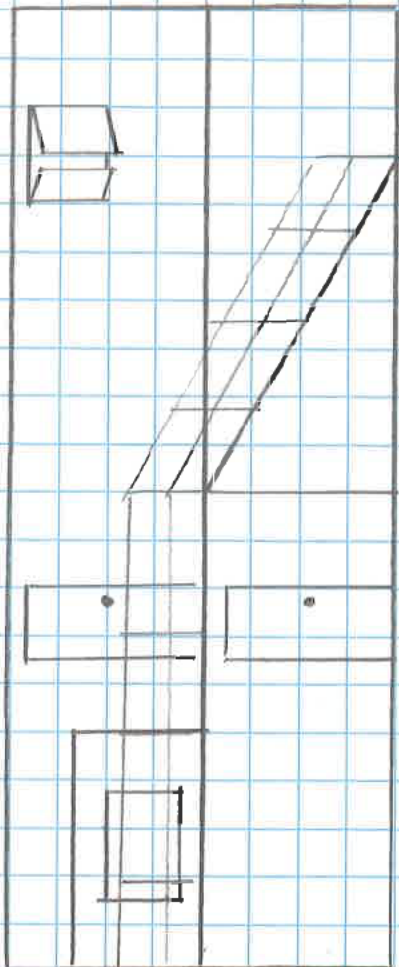
W WHITEHORSE FINE
CONCEPT
JAN 6/25
NTS
FRONT ISOMETRIC



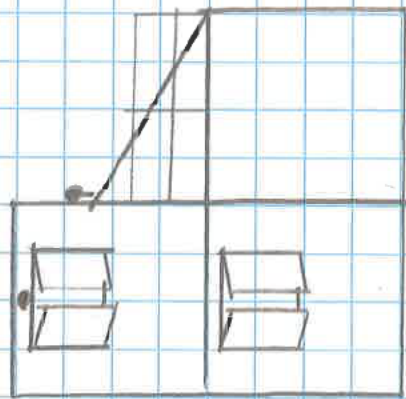
WHITEHORSE FIRE
CONCEPT
JAN 6/25
N.T.S.
REPAIR ISOMETRIC



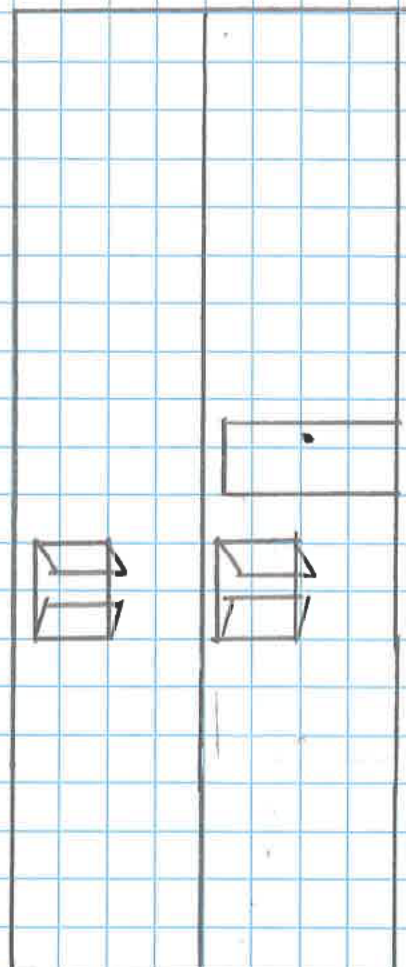
WINTERHOUSE FOR
CONCEPT
JAN 6/25 N.T.S.
ELEVATIONS



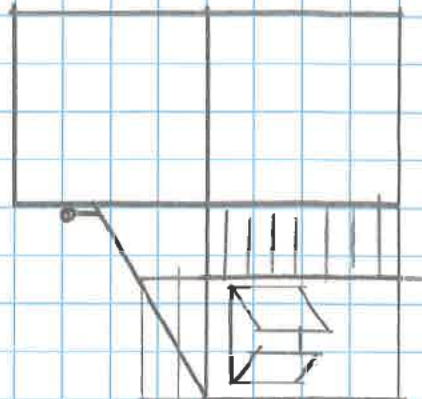
FRONT ELEVATION



RIGHT ELEVATION



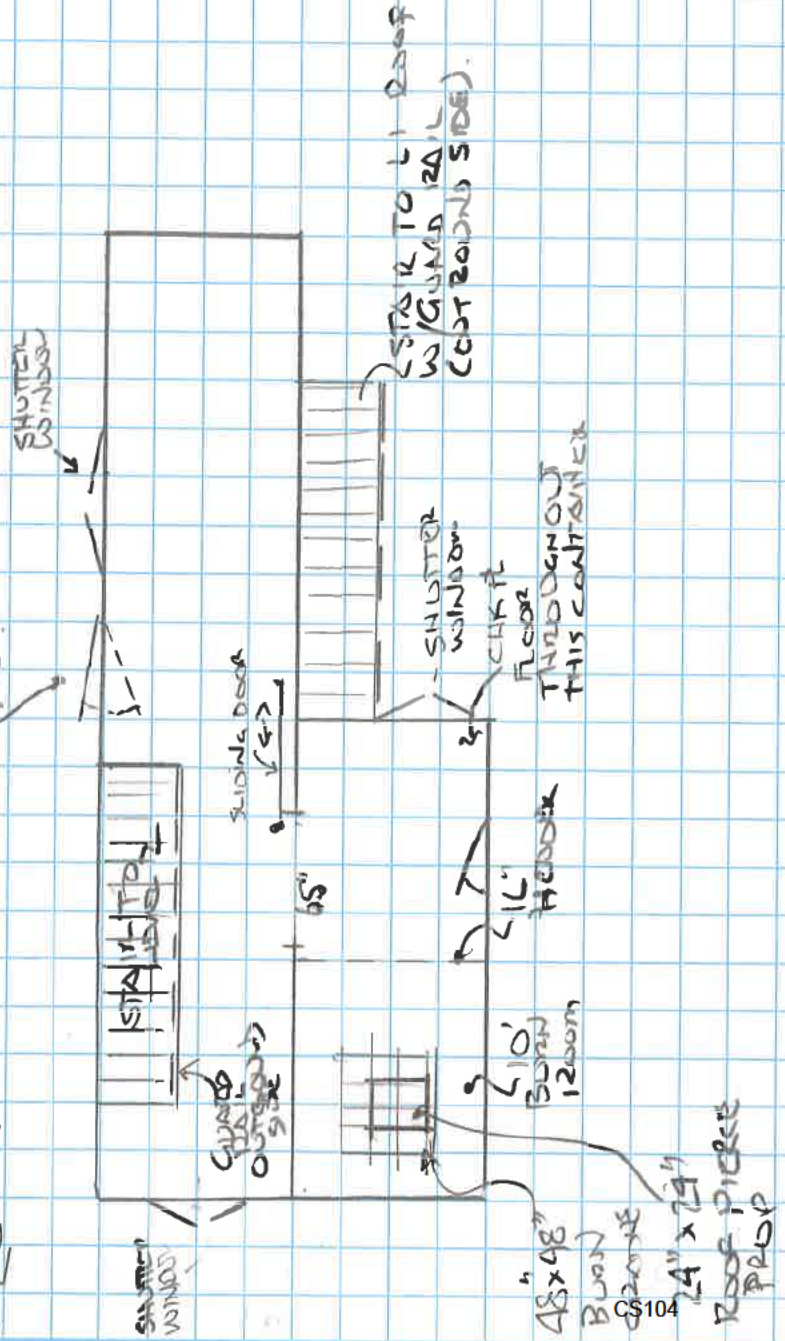
REAR ELEVATION



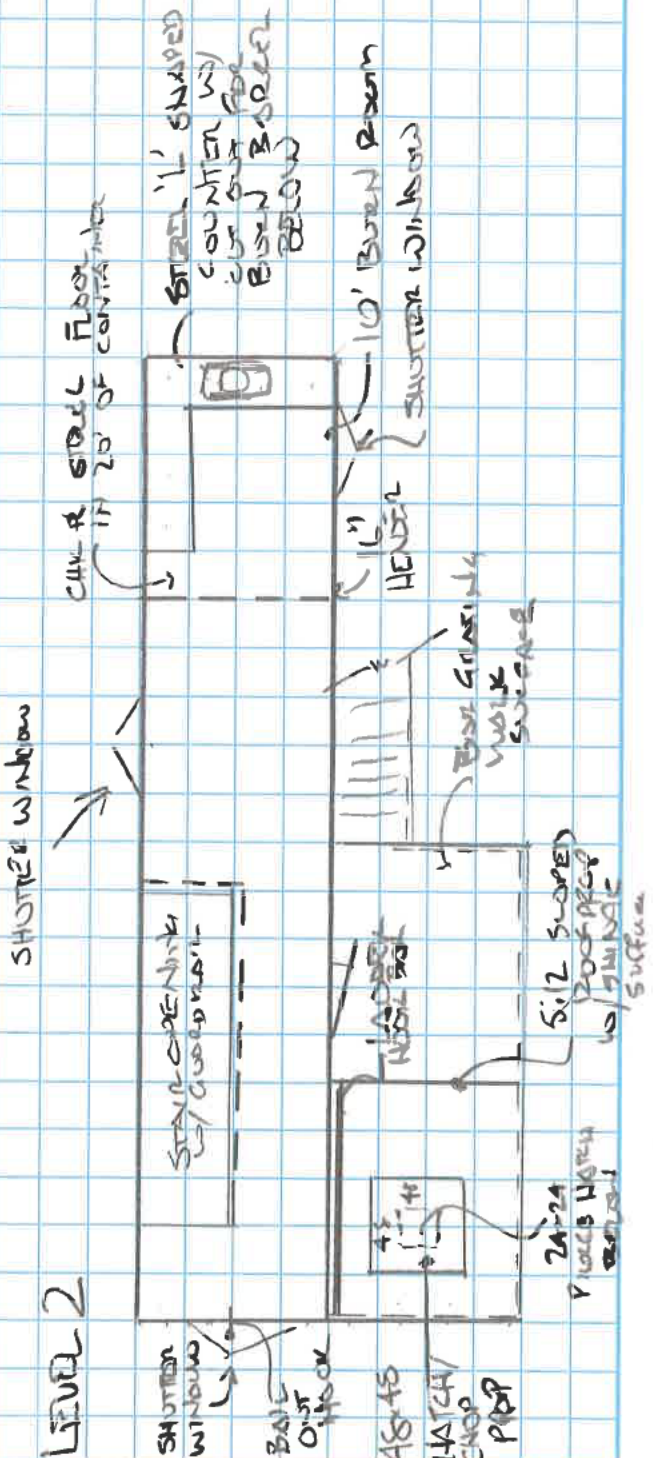
LEFT ELEVATION

WHITEHOUSE FIRE CONCEPT JAN 6/25 N.T.S FLOOR PLAN

LEVEL 1



LEVEL 2



BROGAN FIRE AND SAFETY
2233 QUINN
PRINCE GEORGE, BC V2N 2X4
CANADA
(250) 960-4300



Remit to / Payé à:
Brogan Fire & Safety /
Brogan Équipements de Sécurité
10535-98 Ave., Unit 201
Grande Prairie, AB T8V 4L1
780-539-0866
receivables@brogansafety.com

QUOTATION

THIS IS NOT AN INVOICE

Quote Number	
10232064	
Quote Date	Page
1/14/2025	1 of 1

Quote Expires On: 02/13/2025

Bill To:

CASHSALE B/O (MISC)
2233 QUINN STREET
PRINCE GEORGE, BC V2N 2X4

Ship To:

GOLDEN HORN FIRE DEPT
17 SOUTH KLONDIKE HWY
ANDREW PIKE
WHITEHORSE, YT Y1A 7A1
CAN

Requested By: 0 .

Customer ID: 12966

Ship To ID: 12966 Tel#: 250-960-4300

PO Number					Job Name	Taker	SalesRep		
Golden Horn Fire Dept _ Andrew						BARRY.JOHNSON	HOUSE PRINCE GEORGE		
Quantities					Item ID				
Ordered	Allocated	Remaining	UOM	Disp.	Item Description	Pricing UOM	Disc. Price	Extended Price	
1.0	0.0	1.0	E		DRA-TEMP	E	33,233.00000	33,233.00	N
					4094812 SYSTEM 64 - CAR PROP				

Total Lines: 1

SUB-TOTAL: 33,233.00

TAX: 2,005.40

Eco Fee: 0.00

Total Freight In: 0.00

Total Freight Out: 6,875.00

TOTAL FREIGHT: 6,875.00

AMOUNT DUE: 42,113.40

CAD

PLEASE NOTE: This is not an offer to contract, but merely a quotation of current prices for your convenience and information. Orders based on this quotation are subject to our acceptance on the terms and conditions stated in our written acknowledgement of order.
(Copy available at www.guillevin.com/policies/terms and conditions of sale.pdf) We make no representation with respect to compliance with job specifications. Every order resulting from this quote will be subject to all applicable taxes and eco fees.

Brogan Fire and Safety is a division of Guillevin International Co.



LION[®]

Golden Horn Fire Dept

Associated Fire Safety Group

HOSE LINE TRAINING SYSTEM & PROPS

Pricing Proposal



Quote Number: #0947	Contact: Andrew Pike
Date: 1/14/25	Address: 3 Fire Hall Road, Whitehorse, YT Y1A 6M1
Valid Until: 3/31/25	
Terms: Net 30. All Prices CAD	Phone: (867)334-3684
General LION Terms of Sale Apply	

Pictures for Illustration only

Background – Our Approach

Realism

LION Training Systems are designed to simulate every aspect of a fire or emergency response situation. The fire training systems, structures, and props are constructed accurately to scale, and the fires are built into objects and appliances that would be found in real life. LION focuses on building the most realistic fire training scenarios possible allowing trainees to experience the full impact of an emergency situation. Every critical environmental condition that a first responder may face during an emergency can be simulated, including darkness, smoke, sound, flames and heat – depending on the scenario desired. As a result, trainees come to fully experience the challenging physical and psychological effects both on themselves and on others participating in the exercise. Wherever possible, technical instruments and components such as propane and electrical supplies and pilot burners are “hidden” from view using special design elements and technologies.

Integrated focus on safety and performance

LION training systems are designed, built, and installed to ensure that all safety controls are integrated directly into the operational device. Our technicians calibrate the safety settings for each module to maximize safety and ensure all training situations are of a consistent and high quality. LION’s in-house technical support team is completely familiar with all the details of your system and is on-call to provide the maintenance and service your training requires.

Effective training

Most importantly, the training system you acquire needs to be designed to effectively teach the lessons important for your actual risk and response situation. The training simulator must be a tool that addresses your training needs and serves as a way to support the educational program of your instructors. All of our full-intensity training equipment is operated using the universal Pilot Module, meaning that you can easily customize and add to your selection of training props without excessive costs. LION is focused on designing systems that help teach the critical fire and safety skills needed to address your highest risk elements.

Experience

LION is a market leader in the field of fire and safety training equipment. We serve a global customer base with our best-of-class training technologies. Our fire training systems have become the industry standard and have been used by thousands of organizations to train millions of people.

Industry Recognition

LION products have received numerous industry recognitions and awards, including (among others):

- International Fire Buyer Magazine Awards – Fire Fighter Improvement - 2018
- ISFSI Innovation Award - 2016
- Manufacturing Leadership Awards – New Product Leadership - 2015
- Prestigious Build Award for Excellence in Design and Construction – 2014
- Occupational Safety and Health Magazine – New Product of the Year – 2009
- Australia Fire Awareness Award – 2008
- National Registry of Environmental Professional – Environmental Training Award 2007

LION clients include every branch of the US armed forces, the US Department of Homeland Security, NASA, and thousands of other fire departments, government offices, and corporate clients.

LION is proud to provide the following offer.

I. Introduction

A. Purpose and Overview

The LION Hose Line Training System is an LP fueled Advanced Live Fire Training Tool designed to simulate fire emergencies. It is equipped with smart technology and a robust safety system to enable consistent and repeatable fire training. The system consists of (3) primary components: a Control Console, Pilot Box, and a burn tray. An assortment of props are available to meet various training needs.

B. Fuel Type

- LP Propane (with a Liquid Draw)

II. General Product Specifications

• Dimensions and Weight

a. Burn Tray

- i. 1.42 ft (0.44 m) Height x 6 ft (1.83 m) Width x 4 ft (1.22 m) Depth
- ii. 170lbs. (77.11 kg) Weight

b. Pilot Box

- i. 1.42 ft (0.44 m) Height x 2.91 ft Width (0.89 m) x 1.84 ft (0.56 m) Depth
- ii. 108lbs. (48.99 kg) Weight

c. Control Console

- i. Wireless Control Console
 1. 3.71 ft (1.13 m) Height x 1.63 ft (0.50 m) Width x 2.92 ft (0.89 m) Depth
 2. 152 lbs. (68.94 kg) Weight
- ii. Wired Control Console
 1. 3.71 ft (1.13 m) Height x 1.63 ft (0.50 m) Width x 2.92 ft (0.89 m) Depth
 2. 121 lbs. (54.89 kg) Weight

d. Hose Line Training System Construction

- Stainless Steel burn tray with 4 independent burn zones
- Stainless Steel Pilot Box
- Stainless Steel Control Console

III. Safety Network

- Redundant gas safety shutoff valves
- Over pressure prevention devices (OPD) with Pressure regulator and Pressure gauge
- Pilot Flame Sensor
- Emergency Stop Button on remote & console

IV. Safety and Compliance Standards

- **Gas Codes:**
 - NFPA 54 National Fuel Gas Code
 - NFPA 58 Liquefied Petroleum Gas Code
- **Electrical Standards:**
 - NFPA 70 National Electrical Code
 - NFPA 79 Electrical Standards for Industrial Machinery
 - UL 508A Standard for Industrial Control Equipment
- **Fire and Training Standards:**
 - NFPA 1001 Standard for Fire Fighter Professional Qualifications
 - NFPA 1402 Standard on Facilities for Fire Training and Associated Props
 - NFPA 1403 Standard on Live Fire Training Evolutions

VI. The LION Difference

- Modular design enables ability to accept interchangeable props
- 10 Year Structural Warranty on the Prop
- Thicker steel for certain high heat locations on props to extend prop longevity
- Integrated water cooling is included on select props to extend prop longevity
- Working service valves on select gas props for added training realism

	Item #1:	Hoseline Training System HLTS (Wireless)	CAD \$ 68,103.52
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The LION Hoseline Training System (HLTSWC02#) includes the following:

Burn Tray (Item # HLTSBT01)

- 4' x 6' stainless steel burn tray constructed from 14g ss.
- Continuous Pilot Operation with Four Burn Zones
- Copper Burners
- Water Bath for added realism and system longevity
- Quick-Connect Hose Fittings to pilot box
- Engineered for use with hand lines, CO2, and water extinguishers. You can train with dry chem extinguishers as well if the optional clean air breather kit is purchased
- Modular design, ability to accept interchangeable props

Pilot Box (Item #HLTSPB01)

- Built in burner controller and flame sensor
- Built in vaporizer for pilot flame
- Main gas valve, pilot valve, and four individual burn valves.
- Forced air pilot burner ensures there is always a pilot flame
- Modular design, ability to use with multiple props
- Optional connections for add-ons like Smoke & Sound

Control Console (Item #HLTSWC02)

- Houses gas train which includes redundant gas safety shutoff valves, over pressure prevention devices (OPD), pressure regulator, Pressure Gauge, and quick connect gas fittings
- Power Disconnect Switch
- Emergency E-Stop Button
- Vaporizer Temperature indicator Light
- Air Pressure Indicator Light
- Over Temperature Indicator Light
- Power & Pilot Indicator Lights
- 50-foot propane hose with quick connect fittings to connect to the pilot box
- 50-foot 20A power cable to connect to a power supply will be provided
- 50-foot Control cable between console and pilot box

Wireless Remote-Control

- Latching Pilot Button
- Momentary Burner Buttons
- Accessory Control Buttons (Smoke/Sound)
- Emergency E-Stop Button
- Integrated safety feature which puts the system into an E-stop condition if remote is out of range or loses connection to the receiver.

Shipping Kit (Item# HLTSSK01)

- (5) Stainless Braided Gas Lines with quick connect fittings
- 50ft Power Cord
- Quick Connect for Propane Supply Line (1/2 NPT)
- Orifice cleaning kit
- First aid kit

Warranty: 1 Year Warranty



	Item #2:	Vehicle Fire Training Prop	CAD \$ 38,534.25
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Note: Requires purchase of #1

The LION Car Fire Prop (Item # HLTSCP01)

Features:

- Pry-able and rollable Hood (with replaceable inserts)
- Smashable Headlight
- Functional Doors and Hood
- Integrated Wheel Fire
- Integrated Cooling System
- For easy maneuverability, the prop is fitted with industrial-grade steel casters with swivel locks and brakes



Technical Specifications:

- **Dimensions:** 4.45 ft (1.36 m) Height x 12.71 ft (3.87 m) Width x 5.68 ft (1.73 m) Depth.
- **Weight:** 1800 lbs. (816.5 kg)
- **Material Composition:** Carbon steel with heat resistant black paint (11g steel) with 1/4" thickness on high stress areas such as the roof. Steel Frame 3x5 C Channel



Required for use:

Complete Hose Line Training System

(Control Console, Remote, Pilot Box, Burn Tray, Remote, and shipping kit)



Warranty: 10 Year Structural Warranty on the Prop

	Add On	Integrated Smoke Option	Price: CAD \$ 10,050.68
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The LION Integrated Smoke Option (Item # HLTSSMK01)

The trunk of the vehicle prop shall include an integrated space with protective heat shielding for the included smoke generator that produces in the vehicle. The smoke generator design will be a 110v 15amp system that utilizes dual heaters to produce 4,000 cubic feet of water based non-toxic smoke. The smoke generator shall allow for smoke output at the push of a button and can be removable from prop for use separately, in other training evolutions.

- SG4000
- 20L Smoke Liquid
- Power cord for standalone use
- Funnel



	Add On	Integrated Sound Option	Price: CAD \$ 7,176.11
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The LION Integrated Sound Option (Item # HLTSSOK01)

Digital sound effects for the vehicle fire system include 8 pre-programmed sounds. Instructor can add additional sounds via USB interface. Sound effects can be controlled by the instructor via the mobile console or wireless remote control.

	Item #3:	Delivery, Set-up and Training	
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Delivery to site *LTL w/15day transit;

CAD \$ 18,270.00

Set-up and Training

CAD \$ 9,787.50

- Installation and calibration
- Set-up and test operation of all props
- 4-hour train the trainer session for up to 6 people
- User manual
- Toll-Free technical support
- One-year comprehensive warranty on all materials and parts
- Ten-year structural warranty on the steel props
- Site work not included. It is the responsibility of the customer to provide propane and electricity to the console.

	Item #4:	Annual Preventive Maintenance	CAD \$14,500
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All live fire props require regular maintenance to ensure safe & reliable usage.

NFPA 1402 recommends maintenance of training structures and props be conducted annually.

Additionally, the structural integrity of live fire training structures should be evaluated and documented annually by a qualified professional, ensuring that any necessary maintenance is performed to uphold safety and operational standards.

LION has a dedicated team of service professionals that can help you maintain your live fire products.

Whats Covered

Description	Included	Not Included	REMARKS
Annual preventative maintenance	✓		HLTS + 2 Props
Labor, travel fees, and per diem for site visit's	✓		8 hours onsite labor
Annual re-training (during site visit)	✓		2-hour training after maintenance performed
Remote Video Call Support	✓		
Technical support (8:00-17:00 EST)	✓		
After hours support (17:00-20:00 EST)	✓		
LION Maintenance reporting	✓		
Critical parts kept in stock to reduce down time	✓		
Full Simulation Equipment Warranty		✓	
Neglect /Unintentional Misuse		✓	

Schedule A:			
Part Description	Covered	Not Covered	REMARKS
Ignition System Components	✓		
Gas Valve Rebuild Kits	✓		
Electronics Box Components	✓		
Remote Control Battery	✓		
Prop Burners	✓		
Freight Shipping		✓	For failures that occur in between onsite trips
Power & Control Cables		✓	
Sheetmetal Enclosure		✓	
Stainless braided hoses + fittings		✓	
Full Simulation Equipment Warranty		✓	
Neglect /Unintentional Misuse		✓	

If you have questions or would like to discuss options such as multi-year preventative maintenance plans, please contact: service@lionprotects.com

PROCEEDING WITH YOUR HOSE LINE TRAINING SYSTEM AND PROP(S) ORDER

As we approach the conclusion of our proposal, we express our deep appreciation for considering a LION Hose Line Training System and Props for your training needs. We are confident that our solutions will significantly contribute to your fire safety training goals, offering unparalleled quality and effectiveness.

To facilitate the next steps towards enhancing your training capabilities with our state-of-the-art equipment, we kindly ask you to prepare and submit the following documents:

1. **Finalized Valid LION Proposal with Completed Sign Off Form:** This document will serve as confirmation of your selections and will include the cost of delivery and training.
2. **Purchase Order:** Kindly issue a formal purchase order reflecting the agreed terms within the finalized proposal. This will serve as your formal commitment to procuring the LION Hose Line Training System & Prop(s)
3. **Customer Information Form:** Completion of this form allows us to gather all necessary details to ensure a seamless delivery and setup process tailored to your specifications.

Upon receiving and verifying these documents, we will proceed to book your order and prepare your order. Our team is committed to providing you with continuous support throughout this process, ensuring a smooth transition and successful implementation of your new training solution.

We understand that this is a significant decision, and we want to reaffirm our commitment to excellence and your satisfaction. Following this letter, you will find our Terms and Conditions, which outline the formal aspects of our agreement. We encourage you to review these carefully and reach out with any questions or clarifications you may need.

Thank you once more for entrusting LION with your fire safety training needs. We are eager to move forward and are confident in the value and impact our solutions will bring to your organization.

Should you require further assistance or have any questions, please do not hesitate to contact us. We are here to assist every step of the way.

LION HOSE LINE TRAINING SYSTEM AND PROP(S) PROPOSAL SIGN OFF

To be filled out by LION and signed by authorized dealer or end user

To be signed by customer upon receipt of finalized proposal to proceed with order.

Please request any adjustments necessary to the proposal prior to signing this document.

Project Name: Hose Line Training System and Prop

Dealer: Associated Fire Safety Group

Customer: Golden Horn Fire Department

Expiration Date: 3/31/25

Prepared by: Terri Vitellaro

HLTS & Prop(s) Description:

HLTS & Prop(s) Total Price:

Delivery Price: \$18,270.00

Training Price: \$9,787.50

I UNDERSTAND AND ACCEPT THE PROPOSAL AS WRITTEN

Authorized Signature

Date

***** MUST BE SIGNED AND EMAILED BACK TO LION TO BOOK ORDER*****

LION CUSTOMER INFORMATION FORM

To be filled out by authorized dealer or end user

**Dealer (if applicable) Contact Information:**

Name:

Phone #:

Email:

Customer/End User Contact Information:

Name:

Phone #:

Email:

Special Instructions / Requirements:

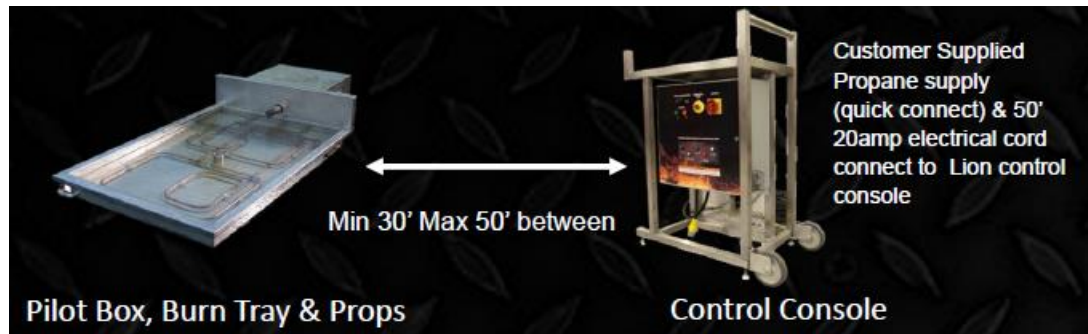
Is there a loading dock at ship to location:

Is there a forklift available at ship to location:

Does location require any special accommodations:

(packaging, shipping, delivering and/or training)

SITE REQUIREMENTS



Space

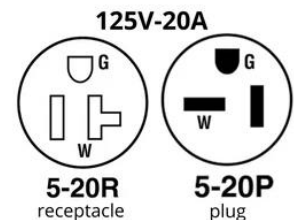
- Placement area must consist of a hard, level surface with proper drainage
- The burn zone should be at least 30 ft (9.1 m) from any other cars, buildings, or other environmental obstructions.
- The burn zone **MUST** be at least 50 ft (15.2 m) from other readily combustible materials.

Storage

- Storing props outside is fine, but use a tarp for protection.
- Keep these components indoors:
 - Console-Pilot Box power cable
 - Pilot Box
 - System Controller (Wired and Wireless)
 - Sound System (except prop speakers)
 - Pilot Box Breather System (if equipped)
 - Smoke Generator Wireless Controller (if equipped)
- Store other components indoors if possible, to extend their lifespan.
- In subfreezing areas, store the entire system indoors.

Electrical

- Requires a single-phase 110V, 20A circuit with a NEMA 5-20R receptacle close to the console's location.
- A weather-tight outlet is recommended.
- Lion provides a 50ft 20A extension cord for connecting the console to the outlet.
- The console can be hard-wired to the power source; inform Lion if this option is preferred.



SITE REQUIREMENTS CONTINUED

Gas

- Liquid Supply Required, not Vapor
- Use liquid propane, supplied at full tank pressure without regulators to the Lion system.
- The HLTS requires a Gas Supply Line from the propane tank to the control console. Due to variations in training sites, LION recommends customers work directly with their local gas supply company to ensure the supply line is properly sized, fitted and meets any local code requirements.
 - Supply line should be at least ½" in diameter; options include running ¾" lines and splitting into ½" for multiple uses.
 - The Console's end connection is a ½" NPT thread. LION includes special quick disconnect fittings for easy detachment, which can be bypassed for direct plumbing.
 - For ease of setup, a short flexible hose is recommended between the propane source and quick disconnect, especially if the console is within 50' of the tank.
 - LION can help with fitment questions or even help source a 50ft supply line upon request but please note your gas fitter will still be needed for final setup.
- Systems support up to 10 gallons per minute flow at full burn, typically closer to 6 GPM. Inform your gas provider to ensure proper supply tank sizing.
- A minimum 100-gallon supply is required, allowing for approximately 17 minutes of full burn time, translating to 6-8 evolutions per fill, with adjustable equipment for varying flow rates.
- LION recommends at 500 gallon or 1000 gallon tank for all fixed installs.

Water

- A standard garden hose (customer supplied) is required for filling the burn tray or for use with any props with integrated cooling.
- Recommended pressure range is 40 psi (min) to 80 psi (max). The system might work beyond this range but inform Lion of your pressure so adjustments can be made if needed.



Contact

Thank you for considering LION as a trusted source for your fire training needs. It has been an honor for us to provide you with this proposal.

Please do not hesitate to contact us should you require more information or have any questions about the proposal provided or our company.

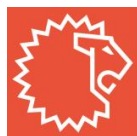
20 Corporate Circle
Albany, NY 12203

Tel: 518.689.2023

Fax: 518.689.2034

www.lionprotects.com





GENERAL TERMS AND CONDITIONS OF SALE AND DELIVERY

These are the General Terms and Conditions of Sale and Delivery ("General Terms") of Lion First Responder PPE, Inc., with its place of business at 7200 Poe Avenue, Suite #400, Dayton, OH 45414, and companies or enterprises affiliated therewith (hereinafter jointly referred to as "Supplier").

1. APPLICABILITY

- a. These General Terms and Conditions of Delivery and Services apply to all offers, services, deliveries and agreements contracted as such with Supplier.
- b. These General Terms may only be departed from if Supplier expressly states or acknowledges this in writing.
- c. Other general terms and conditions, including but not limited to the terms and conditions of any counterparty (including but not limited to buyers or commissioning parties, that Supplier has concluded an agreement with or is in negotiation of concluding any agreement) (all hereinafter to be referred to as "Customer"), shall, where not in accordance with these General Terms, be explicitly rejected. Such other general terms and conditions shall only apply if and insofar as explicitly confirmed by Supplier in a separate document.
- d. These General Terms also apply, as circumstances so dictate, for the benefit of personnel and assistants of Supplier and/or auxiliaries engaged by Supplier who are working and/or useful for the performance of the relevant agreement, as well as for the benefit of third parties through whom Supplier has the contracted agreement performed, whether in whole or in part.

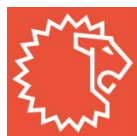
2. OFFERS, CONTRACTS & CHANGES

- a. Unless the offer stipulates a period for acceptance, all offers are non-binding. In all offers, prices stated do not include any state, local or federal governmental taxes, duties and/or customs charges unless specifically stated. Up to one (1) week after acceptance of a non-binding offer, Supplier may withdraw the offer. A non-binding offer remains valid for a maximum period of thirty (30) days, unless explicitly stated otherwise in the offer.
- b. The agreement is contracted as soon as a full and unconditional acceptance of the offer has reached Supplier. This acceptance implies that the Customer consents to the applicability of these General Terms and, insofar as necessary, waives the declaration of applicability of the Customer's own general terms and conditions of purchase (or of whatever kind).
- c. If the acceptance contains reservations or changes to the offer, contrary to the provisions of the preceding paragraphs, the agreement is only contracted if and insofar as Supplier has explicitly informed the Customer in writing that it consents to such departures from the offer. In such event, only the reservations or changes stipulated by the Customer that Supplier has expressly confirmed will be applicable, meaning that all other reservations or changes that are not expressly confirmed to be accepted are deemed to have been rejected. It is understood that the applicability of these General Terms (including all provisions hereto), is a key stipulation of Supplier, and forms an integral part of its offer.
- d. Offers issued and contracts entered into by representatives, sales agents or intermediaries are binding on Supplier only after the order has been confirmed in writing.
- e. Supplier is only bound by offers and contracts produced and/or concluded by representatives, commercial agents or intermediaries after a written order confirmation by Supplier.
- f. Information and data provided by the Customer to Supplier for the purposes of the agreement contracted, such as drawings, etc., will be assumed by Supplier to be correct, and Supplier will base its offer on such information. Supplier is not responsible, and bears no responsibility, for specifications or designs developed and supplied by Customer and/or information, drawings, etc. supplied by the Customer as referred to in the preceding sentence, regardless of whether Supplier has advised the Customer thereon. This applies accordingly to parts and materials that the Customer makes available or prescribes to Supplier.
- g. In reading the measures, weights, colors and technical data contained in the offers, the other party should allow for minor discrepancies which do not exceed the normal limits. Sizes, weights, colors and technical details in the offer should be read in such a way that the other party must take account of small deviations that do not go beyond the boundaries of what is considered normal.
- h. Prices in offers and contracts are based on the relevant circumstances and data (particularly the salary and materials costs) which were in force or known to Supplier at the time of preparing the offer or concluding the contract.
- i. All orders are subject to credit department approval.
- j. Delivery, minimums and surcharges of the goods and services may vary according to the product line; all such variations will be stated in proposals, quotes or bid documents.
- k. Possession of a price list of Supplier does not constitute an offer to sell.
- l. For all turnouts, a One Hundred and Twenty-Five U.S. Dollar (\$125) (list) minimum order surcharge may apply to special cuts or special production runs and to custom sizes or over-sizes outside Supplier's standard sizing (see appropriate sizing charts). On non-turnout products, a ten percent (10%) minimum surcharge may apply to special cuts or special production runs and to custom sizes or over-sizes outside Supplier's standard sizing (see appropriate sizing charts).
- m. Supplier is entitled to adjust offered or agreed prices according to reasonableness and fairness, if there is a change in circumstances or data after the issuing of the offer or the conclusion of the contract, but before the performance of the contract.

3. DELIVERY & RISK OF LOSS

- a. For PPE and core training products, freight term for domestic orders delivered within the 48 contiguous U.S. states is F.O.B. Destination unless otherwise stated on quote.
- b. Contact Supplier for terms and conditions of sale for International, Alaskan/Hawaiian or other non-continental U.S. destinations, Totalcare offers, and for sale of large props and Custom Build training projects.
- c. No C.O.D. orders.
- d. Unless expressly agreed otherwise, stated delivery times shall not be regarded as deadlines, unless explicitly agreed otherwise. In the event of late delivery, the Customer must give Supplier due notice before Supplier can be in default.
- e. Supplier reserves the right to ship partial orders unless complete shipment is stated on the order.
- f. Rush orders for custom make-to-order products are subject to a twenty percent (20%) rush fee.
- g. The delivery period commences on the date on which Supplier has confirmed the order to the Customer, or otherwise on the date agreed by the parties in writing.
- h. Supplier is authorized to determine the method of transport. For Large Props and Custom Build Projects, transport costs are not included in the offers and sale prices, but will be charged separately to the Customer as appropriate.
- i. The goods shall be delivered by Supplier in the packaging it deems appropriate. If the Customer prescribes different packaging, Supplier is entitled to invoice the Customer separately for the cost of such packaging.
- j. Supplier is entitled to have deliveries made or services performed by third parties.
- k. Documentation provided by third party carriers shall be conclusive evidence of proof of delivery and Supplier bears no responsibility for goods after delivery by carrier to designated destination.
- l. If applicable, the Customer should ensure that Supplier is able to carry out the installation work undisturbed. Amongst other things, the Customer should ensure free access to the installation site and the availability of all the necessary facilities.

4. PAYMENT & TRANSFER OF OWNERSHIP



- a. All orders for make-to stock products are subject to a handling charge of Four and 25/100 U.S. Dollars (\$4.25). All orders amounting to less than Fifty U.S. Dollars (\$50.00) will be subject to a handling charge of Fifteen U.S. Dollars (\$15.00).
- b. In the event of late payment by the Customer, the Customer will be deemed to be in breach by operation of law with no demand letter or notice of default being required. All payments must be made within thirty (30) days after the date of invoice, unless any other payment term is explicitly agreed in writing. Payment must be made without any deduction or offsetting, at the offices of Supplier or by means of transfer to a bank account stipulated by Supplier.
- c. Supplier retains full (and sole) ownership of the goods until such time as the due purchase sum, including any statutory interest, collection cost, etc. has been paid in full and received by Supplier, even if the goods have meanwhile been processed or incorporated into other products.
- d. If the Customer does not pay within the set time described herein (the "Payment Date"), it shall be deemed to be legally in default without the requirement of any warning or notice of default.
- e. For amounts owed after the Payment Date, Customer shall pay two percent (2%) per month interest, or the maximum statutory rate, if below 2%, as well as legal and other costs incurred in order to secure the performance of the contract, its cancellation and/or compensation, except if Supplier is ruled against by a final and conclusive judgment of the court.
- f. The collection costs shall amount to at least fifteen percent (15%) of the outstanding sum, subject to a minimum of Three Hundred U.S. Dollars (\$300.00).
- g. The Customer is at all times obliged to furnish security to Supplier, immediately upon receipt for the fulfillment of its obligations. If the Customer does not comply with this request, Supplier will be entitled to cancel the contract, as well as any other still existing contracts between Supplier and the Customer, without judicial intervention, and to claim additional or compensatory damages.
- h. If Supplier has claims against the Customer and the object of these claims is under a retention of title and Supplier also has claims against the Customer for which no retention of title has been made, payment by the Customer is applied first towards fulfillment of the claim(s) not subject to retention of title.
- i. As long as the ownership of the goods delivered has not been transferred to the Customer: (i) the Customer is not permitted to transfer the ownership of the goods delivered, to encumber these goods with real rights or rights under the law of obligations, or to alienate them under any title whatsoever except pursuant to the provisions of paragraph 9 of this article or otherwise agreed in writing; (ii) the Customer is obliged to observe due care in maintaining custody of the goods and to hold them as the identifiable property of Supplier (any marks or signs of Supplier applied in, on or to the goods delivered must remain clearly visible; and (iii) the Customer is obliged to store goods delivered that are defined exclusively by type and weight separately and ensure that they are clearly identifiable as property of Supplier.
- j. As long as the ownership of the goods delivered has not been transferred to the Customer, the Customer is permitted to incorporate or process the goods delivered or sell and transfer them to third parties, so long as in the context of its normal business operations, and in the case of sale, the Customer (i) stipulates a retention of title to the goods delivered upon its customer, or (ii) immediately pays the purchase price owed to Supplier, or (iii) pledges to Supplier the Customer's claim against its customer, payable upon demand by Supplier.
- k. Supplier is entitled to reclaim the goods delivered under retention of title, if and insofar as the Customer remains in default of the fulfillment of any obligation toward Supplier, or in the opinion of Supplier, exhibits any payment problems.
- l. The Customer hereby grants Supplier nunc pro tunc the irrevocable right to enter the Customer's business premises or to allow a third party designated by Supplier to do so in the event that Supplier wishes to reclaim the delivered goods.

5. RETURNS

- a. The Customer must contact Supplier Customer Support within forty-five (45) days of receipt of shipment to receive a Return Authorization Number. All returns received without a Return Authorization Number will be held up for processing. Except for defective items:
 - i. Products that have been worn, laundered, altered or soiled are non-returnable;
 - ii. Personalized garments (e.g., with names, letters or heat transfer emblems) are non-returnable;
 - iii. Custom manufactured, custom sizes, made-to-order and special cut products are non-returnable;
 - iv. Products that have been discontinued or redesigned are non-returnable;
 - v. Boots that have been worn are non-returnable;
 - vi. CBRN products are non-returnable.
- b. Returns must have prior approval from Supplier and marking instructions. Supplier will not accept goods returned without its written permission.
- c. Return of stock goods are subject to a fifteen percent (15%) restocking fee.
- d. Custom made-to-order products are not returnable.

6. FORCE MAJEURE

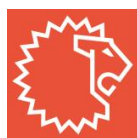
- a. If Supplier is prevented by force majeure from making full, correct and proper delivery within the delivery time, Supplier is entitled to cancel the contract, or to inform the Customer of a reasonable period within which full, correct and proper delivery can still be made, without Supplier being bound to pay any compensation.
- b. Force majeure is deemed to apply if after agreement is concluded, Supplier is prevented from fulfilling its obligations under this agreement or making the preparations to do so as the result of an extraordinary nature in particular circumstances such as war, risk of war, civil war, acts of war, riot, terrorism, civil unrest, fire, water damage, inaccessibility of certain areas, flooding, strike, works occupation, lockout, hindrances to imports and exports, official regulations, defective machinery, interruptions in the power supply, all of these both in Supplier's factory and in the third party establishments from which Supplier wholly or partly draws the necessary plant or raw materials, as well as in storage or during transport, whether or not under Supplier's own control and, further, through all other causes arising through no fault of Supplier or outside its area of risk.
- c. In the event Supplier fails to perform any of its obligations due to force majeure, Supplier will inform the Customer immediately of the reason and will immediately upon cessation of the force majeure take all reasonable steps within its power to resume compliance with its obligations ASAP. If the obligations cannot be met after sixty (60) days either party has the right to terminate the contract.

7. DISPUTES & APPLICABLE LAW

- a. All legal relationships between the parties are governed exclusively by U.S. law, to the exclusion of all other legal systems.
- b. All disputes will be settled exclusively by a court of competent jurisdiction in Dayton, Ohio. Nonetheless, the parties will first attempt in good faith to resolve any dispute or claim amicably through negotiations between representatives of each party with authority to settle the relevant dispute.

8. COMPLAINTS & LIABILITY

- a. Without prejudice to all that is stipulated in the agreement and elsewhere in these General Terms, Supplier will not be liable, contractually and/or extra-contractually, for direct damages, except insofar as the Customer proves that the damage and/or loss is the result of a shortcoming relating to the delivered product that can be fully and solely attributed to Supplier, in which case, however,



the total liability of Supplier will be still limited to the amount that is covered by its insurance. If no insurance coverage exists, for any reason at all, Supplier's liability is limited to a sum equal to the amount of the invoice value of the supplied goods that gave rise to the liability. Supplier can never be held liable for loss of profits, loss of earnings or other indirect and consequential damage. Supplier will in no event be liable, unless insofar as it explicitly accepts liability in these General Terms or in a written agreement between Supplier and the Customer.

- b. Complaints must be submitted to Supplier in writing, with argumentation, within fourteen (14) days after the Customer becomes aware or could reasonably have become aware of the complaint, failing which Supplier is entitled to disregard the complaint and the Customer is deemed to have waived any claim it may have against Supplier with regard to the complaint.
- c. If a timely and well-substantiated complaint is found justified, Supplier is entitled to either lower its invoices or improve the results of its work.
- d. Complaints do not entitle the Customer to suspend or offset any payments.
- e. After delivery, Supplier is no longer liable for faults, excepting where faults are fully and solely attributable to Supplier and the Customer did not give notice of such faults prior to the transfer in title, and furthermore the Customer could not reasonably be expected to have discovered these faults at the moment of transfer in title and register a complaint concerning the fault within the appropriate time frame as stipulated herein.
- f. If and insofar as the Customer has insured any risk associated with the agreement, the Customer is obliged to claim any damages under that insurance and indemnify Supplier against recovery claims by the insurer.
- g. Supplier's liability for direct material damages is at all times limited to the net amount of the invoice pertaining to the agreement (excluding VAT). Under no circumstances shall the compensation exceed the amount for which Supplier has procured insurance coverage for the loss-causing events and for which coverage is actually provided.
- h. The following are not subject to compensation: Consequential loss, including damages due to business stoppage and loss of profit; Damages inflicted on persons and/or property found in the vicinity of the location where the contract is being performed inflicted by or during the performance of the contract; Damages caused by third parties, such as auxiliaries engaged by Supplier.
- i. Excepting where otherwise agreed in writing, all liability of Supplier is cancelled (and therefore will expire) at the latest after six (6) months have elapsed from the moment at which the agreement ends by transfer in title, dissolution or cancellation.
- j. The legal claim derived from a fault for which Supplier is liable is not admissible (and will therefore expire) if it is brought later than six (6) months following the day on which the agreement ends by virtue of delivery, transfer in title, dissolution or cancellation.

9. INTELLECTUAL & INDUSTRIAL PROPERTY RIGHTS

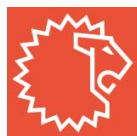
- a. All rights of intellectual property with regard to the products and/or services as well as the designs, drawings, software, documentation and all other materials developed and/or used in the preparation or performance of the agreement between Supplier and the Customer or agreements resulting therefrom are vested exclusively in Supplier or its suppliers. The delivery of products and/or services does not extend to any transfer of intellectual property rights.
- b. The Customer acquires only a license for the non-exclusive and non-transferable right to use the products and results of the services for the agreed purposes. The license is only valid if the Customer fulfils the financial obligations connected with making available the copyright-protected design.
- c. The license applies solely to the use of the design or invention in question by the Customer itself. Use of the license by third parties is not permitted except after written permission has been obtained by Supplier.
- d. Without the prior written consent of Supplier, the Customer shall not in any way disclose, duplicate, reverse-engineer or allow third-party access to any or all of the products, services, and results thereof.
- e. The Customer shall not remove or alter references of Supplier or its suppliers concerning copyrights, trademarks, trade names or other intellectual property rights.
- f. Supplier warrants that it is authorized to extend the rights of use as described above to the Customer, and indemnifies the Customer against any claims of third parties in this regard. This provision does not apply if and insofar as the products, services and/or their results are altered and/or if they are delivered in conjunction with goods of third parties, in this latter case excepting where the Customer demonstrates that the claims of third parties pertain exclusively to the products, services and/or results delivered by Supplier.
- g. As long as there is retention of title in place, Supplier can reclaim the goods without this constituting default. The Customer irrevocably authorizes Supplier to enter the place(s) where these goods are located. Additionally, the Customer is not authorized to alienate the goods, nor to encumber the goods with any right or restricted right.

10. CANCELLATION

- a. Supplier is entitled to cancel the agreements with the Customer under retention of its claims for compensation of losses in full, in the event of:
 - i. the Customer's late payment of eligible amounts or an interruption in Customer's payments;
 - ii. the Customer's application for bankruptcy;
 - iii. the Customer's application for suspension of payments;
 - iv. the Customer's being placed under conservatorship; or
 - v. liquidation of the Customer's business.
- b. If the Customer cancels a contract, Supplier is entitled to recover from the other party the costs which it has incurred that can no longer be recovered, as well as its lost profit.
- c. Cancellation of the agreement renders all outstanding claims between the parties immediately fully payable. The Customer is liable for the damages suffered by Supplier, including but not limited to loss of profit and transport costs.
- d. The lost profit must amount to at least twenty-five percent (25%) of the payment (excluding turnover tax) that Supplier would have received from the performance of the contract.

11. WARRANTY

- a. For PPE and uniforms, Supplier warrants that all its firefighter and emergency responder protective clothing, uniforms and equipment meet all applicable NFPA standards in effect at the time of their manufacture and further warrants that such products are free from any defect in workmanship or any patent material defect.
- b. Conditions of use are outside the control of Supplier. It is the responsibility of Customer to inspect and maintain the product to assure it remains fit for its intended purpose. In order to maximize the useful life of these products and maintain the warranty, the products are to be used only by appropriately trained personnel following proper firefighting or emergency response techniques and in accordance with the products' warning, use, inspection, maintenance, care, storage and retirement instructions. Failure to do so will void the warranty.
- c. If the agreement involves the processing of material supplied by the Customer, Supplier warrants the product incorporating the material to be free from only manufacturing defects for a period of six (6) months after delivery. If the processing proves to be unsound,



Supplier may, at its own discretion, either remedy the fault or perform the processing again using material to be delivered by the Customer, or refund a proportionate amount of the agreed contract price.

- d. Subparagraphs e, f, g and h of this section apply exclusively to training products:
- e. Supplier warrants the proper functioning of its products and the soundness of the materials and parts used therein for a period of twelve (12) months after delivery or for any other such term as agreed in writing between Supplier and the Customer. No warranty is given for products that were not new at the moment of delivery, and/or products that are not in use by the Customer itself. Supplier does not warrant that the goods are suitable for the purpose for which the Customer intends to use them. Supplier does not warrant the absence of any faults of the products if and insofar as the products were made following the design and/or other instructions or materials of the Customer.
- f. Parts for which the wear-and-tear is dependent on the intensity and frequency of use of the product delivered are warranted for twelve (12) months or seven hundred and fifty (750) hours of use, whichever comes first. Replacement of any parts damaged as result of excessive usage and operation, defined as greater than eighty-five (85) hours per month or one thousand (1,000) hours per year, or more than ten (10) hours of continuous operation, shall be excluded from the warranty.
- g. Supplier must be informed of more intensive use as soon as it becomes clear that the product is likely to be used more than indicated in General Terms or a separate agreement signed by both parties. If the Customer remains in default of notifying Supplier, the warranty is voided.
- h. Faults that arise after modification or repair by third parties, faults resulting from the use of the products for a purpose other than that for which they are intended, and faults arising from normal wear-and-tear, injudicious use or improper maintenance are not covered by the warranty. The Customer is also barred from invoking the warranty provisions:
 - i. if software and/or systems purchased by the Customer have been installed without the prior consent of Supplier and/or not fully according to any given instructions of Supplier;
 - ii. in the event of negligence on the part of the Customer with regard to maintenance, or if the Customer has used the goods for purposes for which they were not designed;
 - iii. if the Customer has made changes or had changes made to the goods;
 - iv. in the event of injudicious or reckless use, improper connections, improper voltage, lightning strike, damage due to moisture penetration or other external causes or calamities; or
 - v. for software problems resulting from the installation of software installed by the Customer or third parties without the explicit permission of Supplier.
- i. EXCEPT AS SET FORTH ABOVE, SUPPLIER MAKES NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE.
- j. Under the above warranties, Supplier will repair or replace, at its option, any product which does not meet the above warranties. Such repair or replacement will be the Customer's sole remedy and Supplier will not be responsible for any incidental, consequential or other damages based upon or arising in any way from breach of the warranties contained herein or the Customer's use of such product.
- k. The repairs under warranty will normally be carried out by Supplier at its factory, affiliate, or other designated facility. Only if repair by Supplier or a third party engaged by Supplier is not possible, and Supplier has duly communicated this to the Customer, the Customer shall be entitled to the replacement or repair of the faulty parts (unless otherwise explicitly agreed).
- l. Supplier may decide not to repair the goods but instead to replace them with brand new or equivalent goods, or to take back the goods and, if appropriate, refund part of the purchase price and/or offer a comparable alternative.
- m. The goods replaced under this warranty will be the property of Supplier.
- n. These warranty obligations apply only to any product, part or component which is returned to Supplier or a Supplier Authorized Clean and Repair Center with prior authorization and proof of purchase, and which Supplier agrees to be defective as covered by this warranty.
- o. The word "product" includes the product itself and any parts or labor furnished by Supplier with the sales, delivery or servicing of the product.
- p. "Defects in workmanship and materials" means poorly manufactured seams, stitching or components (e.g., loose or broken seams, zippers or snaps that fall off or do not function properly), and fabrics which have such flaws as holes, uneven spots, weak areas, pilling or other flaws caused by irregularities in their manufacture.
- q. The limited warranty for firefighter PPE does not cover the following items after receipt of the product by Customer:
 - i. Claims made after sixty (60) days from the date of shipment for damage to materials;
 - ii. Damage or color change from exposure of materials to direct or indirect sunlight or fluorescent light;
 - iii. Shade variations among textiles used or shade changes to fabrics caused by wear and tear and/or washing;
 - iv. Color loss due to abrasion (creases, folds, pleats, edges, collar points, etc.);
 - v. Damage caused by improper washing, decontamination, disinfecting or maintenance (for example, use of chlorine or petrochemicals to clean);
 - vi. Damage caused by repair work not performed to factory specifications;
 - vii. Damage from routine exposure to common hazards which may cause rips, tears, burn damage or abrasion;
 - viii. Loss of retroreflectivity of reflective trim due to normal wear and tear and/or heat exposure;
 - ix. Detachment of reflective trim due to thread abrasion and/or heat exposure;
 - x. Replacement of zippers or closures worn partially sealed and/or damaged by heavy wear and tear;
 - xi. Loss of buttons, snaps, or cuff seams.
- r. For training products, telephone support is offered within the warranty period to assist with trouble-shooting faults and to assist the Customer in replacing parts covered under warranty. At the conclusion of the warranty period, telephone support will be offered as part of a separate Maintenance Contract offered by the Supplier. The Customer understands that telephone support and assistance can only be guaranteed during normal office hours and on normal workdays.

FIELD REVIEW REPORT

Job# 950408

Report# FR 1

CLIENT: IBEX FIREHALL

Contact: WARREN ZACCHUS

PROJECT: SEACAN INSPECTION FOR
Location: REPEAT FIREFIGHT TRAINING

CONTRACTOR: Site rep: "

DATE/Time: APRIL 8 / 2025 11:00 AM

Report by: ROBERT WILLS, P.ENG. Weather: SUNNY 3°C

ABOVE GROUND ENGINEERING

Whitehorse, Yukon

T 867.335.4896

robertwills18@gmail.com

OBSERVATIONS:

FIRE TRAINING TOWER + COMPARTMENTS

- 8-20' SEACAN'S STACKED 3 STORIES AND WELDED TOGETHER FOR STABILITY

- 1-40' TOWER ATTACHED FOR ROPE TRAINING

FROM ATTACHED COLUMNS AND HEAD FRAME

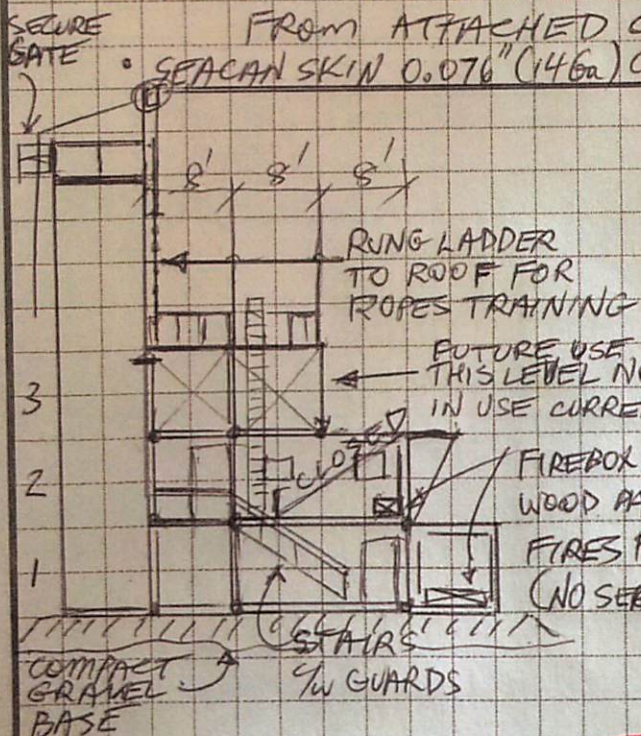
- SEACAN SKIN 0.076" (14Ga) CORRUGATED WITH NO EXT. PAINT BURN !!

WALLS AND CEILINGS AT FIREBOX ARE LINED WITH ADDL STEEL PLATE OFFSET FROM SEACAN FRAME TO DISSIPATE HEAT (MAX 1000°F AT SOURCE)

SEACAN'S ERECTED IN 2016 ARE IN GREAT SHAPE WITH NO VISIBLE DAMAGE FROM APPROX. 100 USES OVER 10 YEARS

STRUCTURALLY SOUND

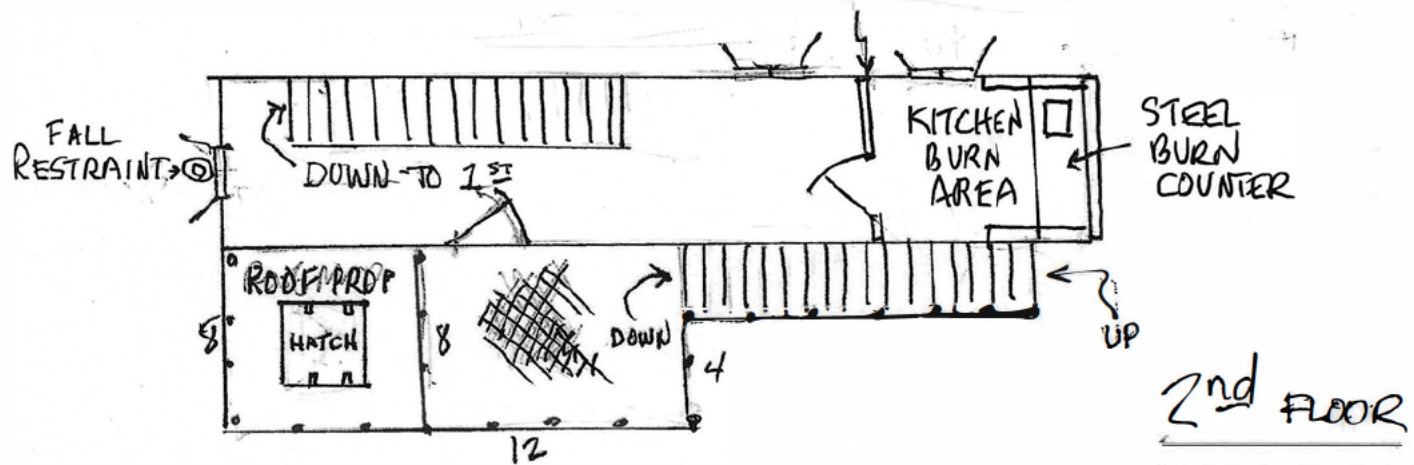
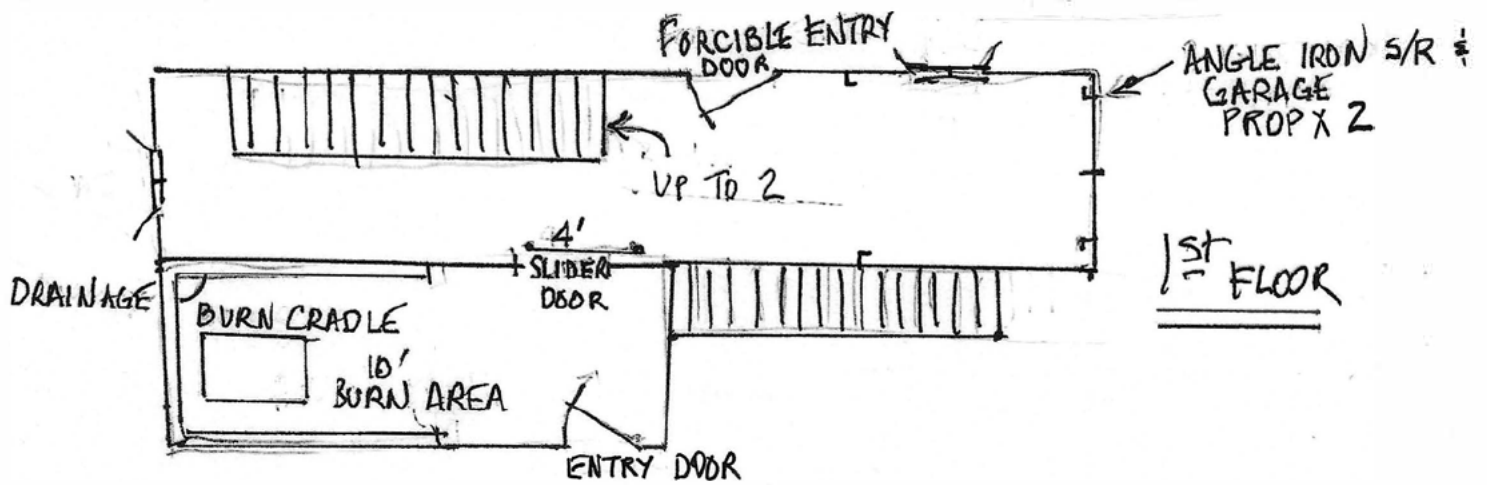
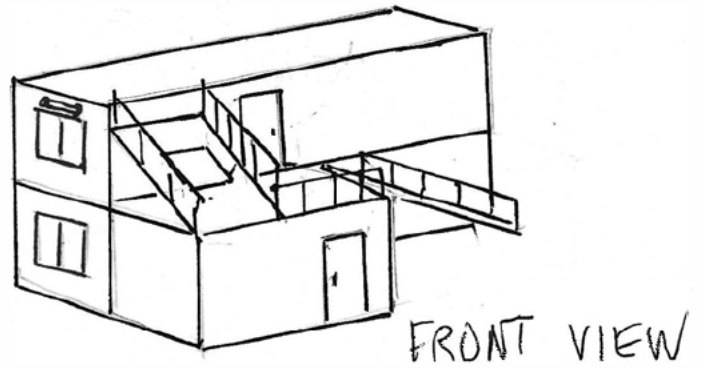
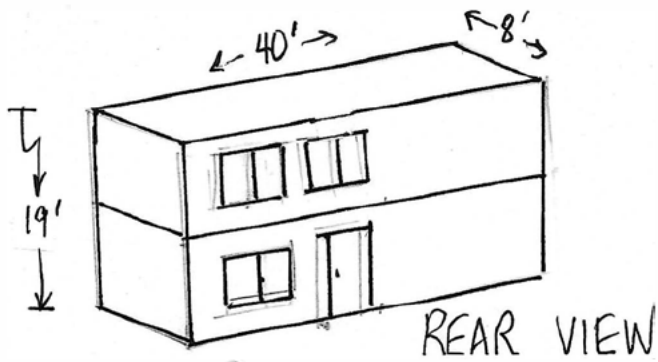
CONTINUE AVERAGE MONTHLY USE AND INSPECT AGAIN IN FIVE YEARS



PERMIT TO PRACTICE
ABOVE GROUND ENGINEERING
SIGNATURE: Robert Wills
Date: April 8, 2025
PERMIT NUMBER PP328
Association of Professional
Engineers of Yukon



Signed: Robert Wills



From: Peter.Morawsky
Sent: April 15, 2025 10:20 AM
To: Mark.Roberts
Subject: RE: Legal opinion request - structures on YG land

You're welcome. **Section 74(1)(a)**



Peter Morawsky
Legal Counsel - Solicitors
Justice | Legal Services Branch
T 867-393-7412 | F 867-393-6379 | Yukon.ca

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: Monday, April 14, 2025 1:25 PM
To: Peter.Morawsky <Peter.Morawsky@yukon.ca>
Subject: RE: Legal opinion request - structures on YG land

Thanks very much Peter – this is really helpful and useful in providing advice for the proposed project.

I really appreciate the fast response,

Thanks again,

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Peter.Morawsky <Peter.Morawsky@yukon.ca>
Sent: Monday, April 14, 2025 10:40 AM
To: Mark.Roberts <Mark.Roberts@yukon.ca>
Subject: RE: Legal opinion request - structures on YG land

Mark,

In my view, the existing and contemplated structures based on shipping containers welded together with ladders and other features welded internally, externally, and connected to the ground would be considered “fixtures” to the land on which they are situate.

I base that view on the majority decision of the BC Court of Appeal in *Western Indoor Tennis Centres Ltd v British Columbia (Assessor of Area No 11 - Richmond - Delta)*, [1979] BCJ No 14, which upheld a decision of the BC Assessment Appeal Board that a removable, inflatable bubble over tennis courts located in Richmond, BC, was in law a “fixture”.

The Court held:

9 From the cases cited to us I shall quote from one only, *La Salle Recreations Limited v. Canadian Camdex Investments Limited et al* (1969) 68 W.W.R. 339. The case turned in part on this definition in the Conditional Sales Act, 1961

12.(1) In this section

'affixed' as applied to goods, means erected upon or fixed or annexed to land in such a manner and under such circumstances as to constitute fixtures;

McFarlane, J.A. delivered the judgment of this court, and at p. 344 he said:

A study of these and other authorities has led me to the conclusion that the principles to be applied are stated accurately by Meredith, C.J. speaking for a divisional court in *Stack v. Eaton* (1902) 4 OLR 335, at 338, as follows:

"I take it to be settled law:

(1) That articles not otherwise attached to the land than by their own weight are not to be considered as part of the land, unless the circumstances are such as shew that they were intended to be part of the land.

(2) That articles affixed to the land even slightly are to be considered part of the land unless the circumstances are such as to shew that they were intended to continue chattels.

(3) That the circumstances necessary to be shewn to alter the primâ facie character of the articles are circumstances which shew the degree of annexation and object of such annexation, which are patent to all to see.

(4) That the intention of the person affixing the article to the soil is material only so far as it can be presumed from the degree and object of the annexation."

Haggert v. Brampton (Town) (1897) 28 SCR 174, was a dispute between mortgagor and mortgagee where the mortgage charged "all the real estate of them the mortgagors, including all the machinery there was or might thereafter be annexed to the freehold, and which should be known in law as part of the freehold." Delivering the judgment of the Supreme Court of Canada King, J. after referring to certain authorities, commented on the object of annexation as follows at p. 182:

"In passing upon the object of the annexation, the purposes to which the premises are applied may be regarded; and if the object of setting up the articles is to enhance the value of the premises or improve its usefulness for the purposes for which it is used, and if they are affixed to the freehold even in a slight way, but such as is appropriate to the use of the articles, and showing an intention not of occasional but of permanent affixing, then, both as to the degree of annexation and as to the object of it, it may very well be concluded that the articles are become part of the realty, at least in questions as between mortgagor and mortgagee."

Special attention must be given to the use of the word "permanent" in this context. I note the word is used in contradistinction to "occasional". When used with reference to affixing or annexing chattels to realty I cannot believe that "permanent", a relative term, means remaining in the same state and place forever or even for an indefinitely long period of time.

Especially must this be so where the chattels being considered are subject to wear and tear through use. Moreover, I think regard must be had to the fact that the use is in a modern hotel where changes from time to time in colour schemes and decor may become important for the purpose of efficient commercial operation of the hotel as a hotel. In my opinion the word "permanent," as used by King, J., should be interpreted for the purposes of this appeal as indicating the object of having the carpeting remain where it is so long as it serves its purpose....

10 I turn now to the Stated Case and to the decision of the Appeal Board, which is incorporated in it by reference. From them it appears that around the five outdoor tennis courts there is a permanent concrete perimeter wall which is embedded in the land; that when the bubble is in use, and that is for an 8 month period in each year, it is attached and secured to the perimeter wall by means of wooden wedges inserted in it; that the bubble is a huge thing that covers all five courts and extends when inflated to a height of 35 feet; that the bubble is inflated by air pressure from a pump that the appellant concedes is permanently affixed to the land; and that when it is desired to uncover the tennis courts the air supply is turned off and the entire membrane is taken up and removed and stored on the property until at the end of four months it is next put into use. There is no suggestion that the bubble would fit any other group of courts or serve any purpose than that for which it is used in conjunction with the perimeter wall and the pump.

11 Applying the principles stated in *La Salle* above to these facts, I am of the opinion that the bubble is a "fixture or similar thing". Inter alia I have in mind that during two thirds of each year the bubble is affixed to the land somewhat more than "slightly", that it can therefore be said to be affixed "permanently" within the meaning given to that word in *La Salle*, that the sole purpose of the existence of the bubble and its inflation in place is to improve the usefulness of the courts, which without it could be played on for only part of the year, and that generally the perimeter wall, the pump and the bubble are equally parts of one whole that at the bottom is embedded in the land and that without any one of them would serve no useful purpose.

Western Indoor Tennis Centres Ltd v British Columbia (Assessor of Area No 11 - Richmond - Delta), [1979] BCI No 14

I cannot see how one could place shipping containers on land, weld them together so as to make them effectively one large building, and then try to argue that those shipping containers were still intended to remain separate chattels. Just as was the case with the tennis bubble, the containers have been permanently affixed to the land with an eye to improving the use of the land as land with a building on it, not with an eye towards improving the usefulness of the containers as containers.

I trust this is of assistance. If you have further questions, please let me know.



Peter Morawsky
Legal Counsel - Solicitors
Justice | Legal Services Branch
T 867-393-7412 | F 867-393-6379 | Yukon.ca

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From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: April 11, 2025 5:03 PM
To: David.Christie <David.Christie@yukon.ca>
Subject: Legal opinion request - structures on YG land

Hi David,

I'd like to request a legal opinion related to ownership of structures on YG land. To help with assigning this, I have provided some details here.

HPW (Business & Risk Management) has shared some 2022 information from Peter Morawsky on the topic of buildings on YG land. I am seeking to confirm whether "firefighter training structures" would be considered fixed and thus owned by YG.

There are two structures at issue:

1. Existing structure is at Ibex Valley Volunteer Fire Department on a compact gravel base. (Engineers report with sketch of the existing structure attached).
2. A proposed structure at another location would have similar construction (and size) but situated and anchored on a concrete slab base (sketch of the proposed structure attached)

Both buildings structures use shipping containers welded together (not bolted) and have stairwells, ladders and other features welded internally, externally, and connected to the ground. Below is a photo of a structure with a similar construction (using shipping containers) for context.

I don't need a formal legal opinion, rather, an opinion on how these structures would be considered under the law. The opinion will be used to guide advice and decisions on the new proposed project, and how to manage and operate the current structure.

Happy to work with whoever is assigned to this to clarify the question and issue. (And if anyone would like to explore the Ibex Valley structure themselves, I am going out the afternoon of April 15)

Thanks for your help,

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

The below is extracted from a response received from Peter Morawsky from Feb 2022 (this is a response about a question asking if a tenant (a society) building a new structure on YG land, next to the building they were leasing, was permitted and who owned the new structure).

Fixtures to land are land. That is the core legal rule.

Whether a particular building is a fixture or not is also a legal question. The answer depends on the degree to which the building in question is “fixed” to the land. The less fixed it is, the more likely it is that it can be characterized as a separate piece of property in the form of a chattel. The more fixed it is, the harder it is to distinguish it from the real property to which it is fixed.

So, manufactured homes are, until they become so fixed that they cannot be moved anymore without fundamentally changing them, most likely separate chattels.

Buildings constructed on a foundation firmly anchored in the ground, and which cannot be reasonably removed from that foundation, are land.

Leases transfer an interest in land that is subject to the terms of the lease, including as to duration.

Where a lessee builds a fixture to the land that it leases, then that fixture to land reverts to the lessor on the termination of the lease (since it is part of the land that reverts), unless the lease has specific terms dealing with that situation.

Recognizing that wanted buildings can be valuable and that unwanted buildings can be costly to dispose of, properly drawn leases usually have terms dealing with required lessor approvals for construction of them, standards of construction, and for payment for them on their ending (often, but not invariably, they revert without compensation to the lessor).

They also usually have provisions by which, as the end of the lease approaches, the lessor has to decide whether it wants to take the land back with the building or without the building. If without the building, then usually the lease requires the lessee to tear it down and restore the land more or less to the pre-building condition.

In a case where somebody is squatting on our land, and who built a fixed building on it, then we would be within our rights to either require them to remove it or to claim it as ours.

However, practically speaking, the longer we knowingly allow them to squat on our land, and to leave their structure on it, the harder it will get for us to require them to remove it.

From: Mark.Roberts

Sent: April 15, 2025 6:59 PM

To: Damien.Burns

Subject: BN on Golden Horn CDF project proposal

Attachments: CDF-3377 Letters of Support.pdf; CDF-3377 Signed Minister Project Analysis.pdf; Briefing Note - Gold Horn CDF proposal for a training facility April 15, 2025.docx

Hi Damien,

Attached is a Briefing Note detailing the challenges and opportunities of the Golden Horn's proposed training facility (CDF Project).

Also attached:

- Letters of support provided for the project (includes community groups, CTFN etc)
- The signed approvals

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

Briefing Note

Golden Horn Fire Society – CDF application for training facility

Issue

- Golden Horn Fire Department Society has applied for CDF funding for a training facility to improve volunteer fire service member training, and support volunteer recruitment and retention.
- The training facility will provide the value detailed in the application and noted in the letters of support, however, the project will create new challenges and financial pressures on FMO
- CDF has the required approval signatures but it is holding release of the decision pending CS confirming a number of issues with the proposal.

Key elements of the project proposal

- The project seeks to establish a “training facility” for fire fighters. Adjacent to the Golden Horn Fire Department Hall – the site will have cars, small training devices and a large structure.
- The training structure will be built from shipping containers (standard for this type of structure) and have different areas that can have fires. With a variety of windows, doors, stairs and other features, the structures give firefighters experience working through situations in smoke conditions – using hoses and other tools, and experience following safety procedures and practices (photo: example of a similar structure).
- The CDF application has two quotes for building the structure, from two separate BC companies.
- The letters of support for the structure reflect the interest of volunteer firefighters in having new training opportunities – they do not address the operational issue or challenges.



Challenges

O&M costs of the structure

- A new legal opinion has confirmed that a burn structure on YG land, becomes a YG asset – and YG’s responsibility (no matter who built it).
- Active work to obtain WSCB clearance to continue using Yukon’s two existing burn structures (Ibex Valley and City of Whitehorse) has flagged a new role for FMO in providing oversight for the use and operation of these buildings and confirmed that regular engineering checks are required.

Briefing Note

- As a YG asset, it will fall to YG to ensure that required maintenance and engineering checks are completed, in addition to the responsibilities FMO will have in oversight to Golden Horn's use of the structure.

Commitment to Golden Horn services

- The CDF application (and letters of support) before FMO began work on strategic planning, and before work later this year to reconcile the current costs of managing rural volunteer fire departments within YG's budget limitation.

Section 74(1)(a)

O&M costs of volunteer

- As the letters of support acknowledge – the training centre will support new training with a shorter drive from halls in the Southern Lakes.
- Additional training will increase the costs of honorarium paid to volunteer fire fighters. FMO has never limited the training of volunteers, but managing within established budgets may require that limitations be put in place in the future.

Opportunities

- Volunteer firefighters work under YG authority and are YG's responsibility. There is real risk for volunteers in their role. The costs that YG will bear in the event of significant injury or death of a volunteer firefighters are significantly higher than any of the costs for this facility's construction, use and operation. Training does increase skills and does reduce the risk of accidents for fire fighters.
- CDF funding is not transferable to YG departments for other priorities – so this is a limited time opportunity to increase support for the volunteer fire service outside of CS budget.
- As a community project, this work will be done with volunteer support and completed more cheaply than YG could do it.
- With proactive communications – funding for this project could be highlighted as strong commitment of Yukon government to support the foundational elements of the fire service (not just the minimum necessary gear/equipment), particularly in the Southern Lakes.



Briefing Note

Other information

The Town of Watson Lake is also moving forward on a similar project.

From: Mark.Roberts

Sent: April 15, 2025 6:59 PM

To: Damien.Burns

Subject: BN on Golden Horn CDF project proposal

Attachments: CDF-3377 Letters of Support.pdf; CDF-3377 Signed Minister Project Analysis.pdf; Briefing Note - Gold Horn CDF proposal for a training facility April 15, 2025.docx

Hi Damien,

Attached is a Briefing Note detailing the challenges and opportunities of the Golden Horn's proposed training facility (CDF Project).

Also attached:

- Letters of support provided for the project (includes community groups, CTFN etc)
- The signed approvals

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Damien.Burns
Sent: April 16, 2025 12:34 PM
To: Mark.Roberts
Subject: RE: BN on Golden Horn CDF project proposal

Thank you, Mark.

Can you please provide for my records an email or indication from the branch an estimate of the ongoing O&M costs and a statement of their ability to cover these expenses.



Damien Burns
Deputy Minister, Community Services
Community Services | Government of Yukon
867-332-0642 | Yukon.ca

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: April 15, 2025 6:59 PM
To: Damien.Burns <Damien.Burns@yukon.ca>
Subject: BN on Golden Horn CDF project proposal

Hi Damien,

Attached is a Briefing Note detailing the challenges and opportunities of the Golden Horn's proposed training facility (CDF Project).

Also attached:

- Letters of support provided for the project (includes community groups, CTFN etc)
- The signed approvals

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

From: Mark.Roberts

Sent: April 22, 2025 5:11 PM

To: Damien.Burns

Subject: Updated Golden Horn CDF info

Attachments: Briefing Note - Gold Horn CDF proposal for a training facility April 22, 2025.docx

Hi Damien,

Attached is an update note on the Golden Horn project, with some additions (highlighted) specifically around the costs/funding and related questions.

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387

Briefing Note

Golden Horn Fire Society – CDF application for training facility

Issue

- Golden Horn Fire Department Society has applied for CDF funding for a training facility to improve volunteer fire service member training, and support volunteer recruitment and retention.
- The training facility will provide the value detailed in the application and noted in the letters of support, however, the project will create new challenges and financial pressures on FMO
- CDF has the required approval signatures but it is holding release of the decision pending CS confirming a number of issues with the proposal.

Key elements of the project proposal

- The project seeks to establish a “training facility” for fire fighters. Adjacent to the Golden Horn Fire Department Hall – the site will have cars, small training devices and a large structure.
- The training structure will be built from shipping containers (standard for this type of structure) and have different areas that can have fires. With a variety of windows, doors, stairs and other features, the structures give firefighters experience working through situations in smoke conditions – using hoses and other tools, and experience following safety procedures and practices (photo: example of a similar structure).
- The CDF application has two quotes for building the structure, from two separate BC companies.
- The letters of support for the structure reflect the interest of volunteer firefighters in having new training opportunities – they do not address the operational issue or challenges.



Briefing Note

Challenges

O&M costs of the structure

- A new legal opinion has confirmed that a burn structure on YG land, becomes a YG asset – and YG's responsibility (no matter who built it).
- Active work to obtain WSCB clearance to continue using Yukon's two existing burn structures (Ibex Valley and City of Whitehorse) has flagged a new role for FMO in providing oversight for the use and operation of these buildings and confirmed that regular engineering checks are required.
- FMO's oversight role for Golden Horn's use of the structure will not increase in O&M or staff costs (primarily a paper process with procedures and record keeping).
- WSCB will require a structural engineer assessment every 5 years. If the fire society is not able to do this through volunteer support – FMO will need to hire an engineering fire – estimated cost \$20-30K (not within current budget).
- In the long term, if the structure requires repairs and the fire society is not able to do this work themselves, it will fall to FMO to pay for the repairs (or close the structure).

Commitment to Golden Horn services

- The CDF application (and letters of support) before FMO began work on strategic planning, and before work later this year to reconcile the current costs of managing rural volunteer fire departments within YG's budget limitation.

Section 74(1)(a)

- The types of additional equipment and resources will not be known until Golden Horn begins using the structure. FMO will work to mitigate the cost pressures through focusing on levels of service.

O&M costs of volunteer

Briefing Note

- As the letters of support acknowledge – the training centre will support new training with a shorter drive from halls in the Southern Lakes.
- Additional training will increase the costs of honorarium paid to volunteer fire fighters. FMO has never limited the training of volunteers, but managing within established budgets may require that limitations be put in place in the future.

Opportunities

- Volunteer firefighters work under YG authority and are YG's responsibility. There is real risk for volunteers in their role. The costs that YG will bear in the event of significant injury or death of a volunteer firefighters are significantly higher than any of the costs for this facility's construction, use and operation. Training does increase skills and does reduce the risk of accidents for fire fighters.
- The training structure enables volunteers to practice a wide range of skills for firefighters at all levels of service, including climbing ladders, opening doors with tools, piecing buildings (to put water on a fire without entering the structure), using breathing apparatus in real smoke, hooking up fire trucks, moving and using hoses, ascending stair cases with gear and hoses.
- The proposed structure does not address or support the current WSCB orders, FMO's long-term equipment needs or any of the pressures identified by the Association of Yukon Fire Chiefs (other general support for the volunteer fire service).
- CDF funding is not transferable to YG departments for other priorities – so this is a limited time opportunity to increase support for the volunteer fire service outside of CS budget.
- As a community project, this work will be done with volunteer support and completed more cheaply than YG could do it.
- With proactive communications – funding for this project could be highlighted as strong commitment of Yukon government to support the foundational elements of the fire service (not just the minimum necessary gear/equipment), particularly in the Southern Lakes.

Other information

The Town of Watson Lake is also moving forward on a similar project.

From: Damien.Burns
Sent: April 22, 2025 5:20 PM
To: Mark.Roberts
Subject: RE: Updated Golden Horn CDF info

Thank you, Mark. This looks helpful.

I think we still need to information as to the full scope of budget pressures and purchases needed over next 1-2 years to consider how this fits within the comprehensive spending plan.



Damien Burns
Deputy Minister, Community Services
Community Services | Government of Yukon
867-332-0642 | Yukon.ca

From: Mark.Roberts <Mark.Roberts@yukon.ca>
Sent: April 22, 2025 5:11 PM
To: Damien.Burns <Damien.Burns@yukon.ca>
Subject: Updated Golden Horn CDF info

Hi Damien,

Attached is an update note on the Golden Horn project, with some additions (highlighted) specifically around the costs/funding and related questions.

Mark



Mark Roberts
Assistant Deputy Minister, Protective Services
Government of Yukon | Community Services
Phone: 867-335-2387