Subject: LECA

Canadian Lakeview Estates AGM Questions
City of Vernon responses summarized by
Teresa Durning, Councillor, City of Vernon

Please see the following inquiries and concerns raised through the Lakeview Estates Community Association meeting:

1. **Fire Hydrant Management – Canadian Lakeview Estates**
   We are seeking clarification regarding responsibility for management and maintenance of the fire hydrants within Canadian Lakeview Estates.
   - Is the utility provider responsible for inspection and maintenance?
   - If so, what reporting process is in place to ensure the City and Fire Department are informed that hydrants are operational, up to code, and effective for emergency response purposes?

   City of Vernon Response: The water system in Lakeview Estates is privately owned and operated by Bluestream Utilities. Bluestream is responsible for the entire water system, including the water treatment facilities, distribution mains, service connections, and fire hydrants.

2. **Out-of-Service Hydrants**
   There are currently two hydrants that have been marked with "out of service" bags for an extended period (approximately one year or more):

   - One located on Tronson Road
   - One near the beach area

   Residents are concerned about the length of time these hydrants have remained unavailable and would appreciate an update on repair timelines and interim fire protection measures.

   City of Vernon response: The Fire Department has advised that the Fire Services Bylaw includes requirements for private fire hydrants under Section 8.5. Fire Services will be requesting written verification from Bluestream Utilities confirming that the required testing and maintenance have been completed and that the hydrants meet the required standards for condition, operation, and water pressure.

   8.5 Private Hydrants (a) The Owner of a private hydrant shall provide clear access to the hydrant for the purposes of firefighting, testing equipment or training. (b) The Owner of a private hydrant shall be solely responsible for all necessary inspection and maintenance of the hydrant. (c) The Owner of a private hydrant shall follow the

inspection and maintenance requirement for each hydrant in conformance to NFPA 25. (d) Upon request, the Owner of a private hydrant shall provide the Director of Fire Rescue Services with written verification of required testing, maintenance, condition of hydrants, and approximate water pressures available at each hydrant. (e) Should any private fire hydrant or associated water supply piping be destroyed or damaged, the Owner will notify the Fire Rescue Services immediately. The same shall be replaced or repaired by the Owner as soon as possible. (f) The Owner shall be responsible for all costs associated with replacement, maintenance and repair of private hydrants and associated piping.

3. **Property Concerns – 69 Kestrel Place**
   Residents continue to express concerns regarding the unsafe condition of the property at 69 Kestrel Place. Specifically:
   - Does the Good Neighbour Bylaw apply to this property?
   - If applicable, can Bylaw Services investigate the current situation?
   - When does the active building permit for the property expire?

   City of Vernon Response: Property Concerns at 69 Kestrel Place, do you have any additional information on the neighborhood concerns?

   We did receive complaints in July 2025 regarding excavation work without a permit, but that was rectified and a building permit was issued on September 24, 2025.

   The permit can remain active for up to 2 years although there is an opportunity within the building bylaw to apply for an extension.

4. **FireSmart Coordination**
   Please have the FireSmart Coordinator connect with Colin regarding the Fire and Emergency Report for Canadian Lakeview Estates, as there appears to be difficulty establishing communication

   City of Vernon Response: FireSmart Coordinator has personally reached out to Colin. They will be working together to discuss his transition into the role of FireSmart Neighbourhood Champion and will be mapping out the logistics to host a dedicated information session for the residents in the area.

   Given the unique interface risks associated with neighborhoods like Canadian Lakeview Estates, having engaged residents step forward is critical to our broader wildfire resiliency and community risk reduction strategy. We will work to ensure that our community champions receive consistent, timely support from the department moving forward.