



Winterize Pipes to Avoid Leaks

With the colder temperatures upon us, outside water taps are at risk of freezing, which can lead to cracks and leaks if they are not winterized.

Follow these tips to help avoid leaks!



Crack in pipe leading to outside water tap

Look for Frost-Free or Non-Freeze Hose Bibbs

Frost-free and non-freeze hose bibbs are water taps which have a valve inside that prevents freezing water from spreading into the inside plumbing. Be sure to install the hose bibb at a downward angle, towards the outside, so water will automatically drain out.

To Winterize a Hose Bibb with an Inside Shut-off:

1. Remove everything from the hose bibb including quick connect fittings and Y-splitters.
2. Close the inside shut-off (usually a handle).
3. Open the outside tap to drain.
4. When the tap stops dripping, close the outside tap. Don't leave the outside tap open, as this will allow freezing air into the pipes in the home.

To Winterize a Hose Bibb without an Inside Shut-off

installing a frost-free and/or inside shut-off is highly recommended

1. Turn-off outside the tap.
2. Insulate outside with hose bibb cover.
3. Inspect the inside of the pipe and the hose bibb on the outside regularly to check for drips or ice.



Watch for Signs of a Leak

Some common signs of a leak include:

- Ice built up on a hose bibb may indicate that flooding will occur when the ice thaws. Check your inside walls for water. If possible, turn off the water to this hose bibb so it can be inspected in spring.
- The hose bibb dripping when it is turned off. It is normal for water to drip from the tap just after it is shut off but this should stop after a few seconds.
Note: Taps should be turned off gently. Forcing the tap closed will cause the washers and leads to shred, leading to future issues.
- The water meter is still turning when every water fixture in the home is **off**. The red leak detector circle or triangle on the meter face should not move when all water fixtures are off.
Note: It is the homeowners responsibility to check for leaks – water meters are a great tool for monitoring water use.

Waste per Quarter at 60 PSI Water Pressure

Diameter of Stream	Gallons	Cubic Feet	Cubic Metres
1/4"	1,181,500	157,943	4,472
3/16"	666,000	89,031	2,521
1/8"	296,000	39,569	1,120
1/16"	74,000	9,892	280

A continuous leak from a hole this size would, over a three month period, waste water in the amounts shown above.

Visit www.rdno.ca/waterwise for water conservation and leak detection tips.

Greater Vernon CULTURAL CENTRE

VOTE

October 20, 2018

Creating opportunity - it's up to us!

On October 20, 2018, Greater Vernon voters will be asked to decide whether they support borrowing up to \$25 million for the purpose of constructing a new multi-purpose cultural centre in downtown Vernon.

The referendum will be held with the upcoming general local elections and will determine whether the community can move forward with grant applications and fundraising to generate the additional \$15 million required to complete this \$40 million dollar project.

About the Proposed Greater Vernon Cultural Centre

The proposed location for the Greater Vernon Cultural Centre is downtown Vernon at 3313 30 Street.

The Centre will be designed to be a flexible space in order to accommodate many community uses. The facility will house the museum and art gallery, as well as a performance space, giving residents access to so many more exhibitions, programs and presentations.

Galleries aren't the stuffy rooms for the elite we see in movies, and museums don't have to be the dusty, one-dimensional spaces we sometimes think of. This is a facility that's going to offer so much more. It will provide spaces to meet, to imagine, to discuss and to create. It will be accessible, welcoming and fun for all.

Cost per household

The annual impact on the average Greater Vernon household to borrow \$25 million over 20 years would be \$48; however, with the completion of existing debt associated with Kal Tire Place and the Performing Arts Centre, \$36 will come off of the annual household taxes at the same time as the proposed borrowing, resulting in a net increase per household of \$12 per year.



Project Funding

\$25 M + \$15 M



62.5%
Referendum
borrowing



37.5%
Grants, donations,
partnerships
& fundraising

The Greater Vernon Cultural Centre project has a total project estimate of \$40 million (in 2020 dollars), which includes construction, equipment, land and offsite costs.

The project is proposed to be funded through a combination of borrowing, grants, fundraising and donations. The upcoming referendum will ask voters if they approve borrowing of up to \$25 million of the project funding.

If the referendum is approved but the remaining funds can not be raised within a five year window, the project would not proceed and the money would not be borrowed.

Learn more about the
referendum and the project
at gvculturalcentre.ca