

## 8. Development Permit Area Guidelines

### 8.10 Wildfire Hazard

#### Exemptions

- 8.10.1 A wildfire hazard development permit is not required for the following development:
- a) subdivisions involving only the moving of an interior lot line, where no additional lots are created;
  - b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
  - c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works; or
  - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement; construction of an accessory building; or an addition to the principal building less than 150 m<sup>2</sup>.

#### Guidelines

- 8.10.2 The guidelines in The Home Owners Fire Smart Manual (B.C. Edition) shall apply to Wildfire Interface Development Permit Areas as follows:
- a) in Priority Zones 1 (within 10.0 m from structures), remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion.
  - b) in Priority Zones 2 (10.0 – 30.0 m from structures), increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires.
  - c) in Priority Zones 3 (30.0 – 100.0 m+ from structures), eliminate the potential for a high-intensity crown fire through thinning and pruning, thereby slowing the approach of a fire approach towards structures.
  - d) fire resistant roofing materials (Class A or B) such as metal, clay tile, asphalt shingles and treated wooden shingles should be used on all buildings and structures;
  - e) fire resistant exterior walls materials such as stucco, metal, brick, rock, and concrete should be used on all buildings and structures. Logs and heavy timbers, although less effective, are also permitted;
  - f) roof vents should be closed in and screened;
  - g) decks, porches and balconies should be sheathed with fire resistant materials;
  - h) chimneys should have approved spark arrestors; and
  - i) vegetation should be cleared 3.0 m back from power lines and propane tanks.
- 8.10.3 Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should

be based upon the potential vehicle and housing density of the subdivision and lands beyond.

8.10.4 Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

8.10.5 8.10.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to protect persons and property from fire hazards.

**Bylaw 8256** 8.10.6 The Wildfire Hazard Development Permit Area, or portion thereof, may be specified as areas that must remain free of development to protect persons and property from fire hazards.

**Bylaw 8256** 8.10.7 The sequence and timing of development approved by the permit may be specified in the permit to ensure the development does not occur during periods of high fire hazard.