

28. RURAL SAANICH INTERFACE FIRE HAZARD DEVELOPMENT PERMIT AREA

CATEGORY

"b" (hazardous conditions)

AREA

Development Permit Area shown on Map No. 28.

EXEMPTIONS

In the Rural Saanich Interface Fire Hazard Development Permit Area, a development permit is not required where conditions meet those outlined on Pages 1 and 2 of the Development Permit Areas, Justifications and Guidelines, Appendix "N" to the Official Community Plan Bylaw, 1993. In addition, a development permit is not required for the following activities:

1. Gardening.
2. Installation of fences.
3. Cutting down of hazardous trees that present an immediate danger to the safety of persons or are likely to damage public or private property.
4. Construction of a trail across or through the Development Permit area.
5. Agricultural activity.
6. Construction of stand alone gazebos, playhouses, tool and/or garden sheds having a gross floor area not exceeding 10m².
7. Construction of additions that are 50 m² or less to existing buildings unless more than 50 % of the existing roof will be replaced as part of the construction.
8. Subdivision

JUSTIFICATION

Rural Saanich includes large rural residential land holdings that are located on land that is topographically steep, heavily forested, and have limited, or no municipal water supply. Many of these areas are also adjacent to forested areas in the District of Highlands, Juan de Fuca Electoral Area, and Central Saanich. Using criteria adapted from the Provincial risk assessment methodology the properties identified on Map No. 28 have been determined to be at high risk for interface wildfires. As a result, they have been designated as being within a Development Permit Area in order to establish guidelines that are intended to reduce the risk of hazard to persons and property as a result of wildfire.

Fire resistant roofing materials and exterior cladding on new buildings can mitigate the risk of hazard to persons and property by reducing the possible spread of wildfire.

In addition, voluntary vegetation management (ground cover, shrubs and trees) in close proximity to dwelling units, other principle buildings and accessory buildings to ensure adequate clearance between buildings and trees and planting of species that are less susceptible to fire all contribute to reducing wildfire risk.

GUIDELINES

Development Permits issued in the areas identified on Map No. 28 shall be issued in accordance with the following guidelines designated under category “b” (protection of development from hazardous conditions) unless specifically exempt (see above and pages 1 and 2).

1. Buildings shall be constructed in accordance with the following:
 - a) All roofing material and insulation requirements must meet the Class “B” fire rating requirements contained within the current B.C. Building Code.
 - b) Building design and construction shall generally be consistent with the standards in the National Fire Protection Association (NFPA) Standard 1144 - Standard for Protection of Life and Property from Wildfire.
 - c) All eaves and attic vents shall be screened using 3 mm non-combustible wire mesh at a minimum to prevent the entry and accumulation of combustible materials and windblown embers.
2. Any building or structure used to store wood shall not be permitted to be located within 10 metres of the dwelling unit/principal building unless it is constructed in accordance with guideline 2 a), b) and c) above.
3. All land clearing debris (wood and vegetation) resulting as a result of construction in accordance with a building permit shall be disposed of by removal or burning generally within 3 months of their accumulation and any such burning shall be undertaken in accordance the *Fire Prevention Bylaw*.
4. Where building construction and/or the management of vegetation (trees, shrubs, and ground cover) is proposed to take place within the Streamside Development Permit Area, all work undertaken shall be consistent with the Streamside Development Permit Area Guidelines and all other relevant bylaws and regulations
5. Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer, qualified by training or experience in fire protection engineering, has undertaken an assessment of a proposed development and determined the fire hazard to be low provided specific conditions are met, the requirements of these guidelines may be relaxed provided the development is carried out in accordance with such conditions.