



Interface Fire Hazard Development Permit Area

Sustainable OCP Bylaw 3475, 2012

This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas.

As part of your Development Permit application you will need to consider the following:

- **General Environmental Development Permit Guidelines,**
- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For Area Designation, Justification and Exemption for this section please refer to Chapter 25, Sustainable OCP Bylaw 3475, 2012.**

Development Guidelines for Interface Fire Hazard

In addition to the *General Environmental Development Permit Guidelines*, the following specific guidelines shall be addressed for the Interface Fire Hazard Development Permit Areas:

- 1) For new development in high risk interface fire hazard areas, applications must be accompanied by a wildfire hazard assessment and interface mitigation plan prepared by a qualified professional that minimizes the risk associated with the proposed development/ building concept.
- 2) A report, prepared by a Registered Professional Biologist is required with recommendations for minimizing interface fire hazard in a manner that seeks to preserve, where possible, sensitive ecosystems that may occur in close proximity to development. Registration of a restrictive covenant that prohibits any outdoor burning may be required.
- 3) Development will be encouraged to be clustered to accommodate the clustering of residential densities.
- 4) The development of a trail system is encouraged around developments that can accommodate fire vehicle access for fighting wildfire in interface areas.
- 5) Developments shall incorporate fire breaks adjacent to residential areas. These may be

in the form of cleared parkland, roads, or trails.



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- 6) Landscape plans be prepared in consultation with both a Registered Professional Biologist and a Registered Professional Forester, and provide recommendations for ensuring minimal fuel loading within landscaped areas.

Please contact Land Use Services Department staff for further discussion.