

Handbook for Environment & Hazardous Condition DP Areas

APPENDIX G—WILDLAND FIRE MANAGEMENT

1. Areas Designated for Wildland Fire Management

The areas shown on OCP Map 7.2 are affected by forest interface conditions and are designated as Hazardous Condition Development Permit (DP) areas for “*Wildland Fire Management*.” These designated areas could be at risk for wildland fire, which may in some cases, be reasonably abated through implementation of appropriate precautionary measures.

2. Activities Triggering a Hazardous Condition DP Review

All properties designated as Wildland Fire Management DP Areas will require application for a Hazardous Condition Development Permit prior to (one or more of):

- alteration of land
- subdivision
- construction of a building or structure

3. Development Permit Conditions for Wildland Fire Management Areas

In issuing conditions relating to a development permit, the City will specify how *Wildland Fire* DP objectives can be satisfied. This will include, and is not limited, to the following:

- Registration of a Section 219 Restrictive Covenant, under the Land Title Act, by the Applicant against the title of the subject property, at the time of subdivision or building permit. The covenant is to incorporate the recommendations of a professional in wildland fire management assessment and save harmless the City of Kelowna in the event of damage to individual homes as a result of the spread of wildfire (see attached list of *Wildland Fire Professionals*).

Other Conditions to be addressed could include:

- the character of the development, including landscaping, siting, form, exterior design, and finish of buildings and structures.
- the type and placement of trees and other vegetation in proximity to the development.

Minimum precautionary measures include but are not limited to:

- Removal and proper disposal of dead trees and continued efforts to keep the land free of accumulation of any dead trees.
- Locating building sites in the flattest areas on the property and avoiding gullies or draws that accumulate fuel and funnel winds.
- Removal and proper disposal of all tree limbs and shrubs that overhang roofs or grow under building eaves and to continually maintain this condition.
- Establish a defensive space around all buildings by:
 - Spacing of all coniferous trees and maintaining and pruning of all remaining trees.
 - Remove and dispose of all needles, dead twigs and branches and maintain the lands free of such accumulation.
 - Retaining or planting of fire resistant vegetation.
- The clean up and proper disposal of combustible material remaining from construction as soon as construction is complete.

Additional precautionary measures may include but are not limited to:

- Spark arrestors on wood stove and fireplace chimneys.
- Fire-resistive building materials that meet a specified fire rating over a specified period of time (to be determined).

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4. Wildland Fire Management DP Waivers

Before making application for a development permit, property owners or their agents MAY complete a **Development Permit Waiver Application** form (available at the Planning and Development Services Department) to determine whether the proposed work qualifies for an exemption or *waiver* of the full Development Permit review process.

Staff will assess the possibility of granting a waiver on the basis of how closely the project meets the following criteria:

A “*Wildland Fire Management*” Development Permit may not be required if:

- City of Kelowna staff concludes that no forest interface is present on or in proximity to the property or the site has a low fire hazard rating.
- The project actions are limited to the emergency removal of dangerous or hazardous trees or tree limbs by standard arborist practices, as provided for in the City of Kelowna Tree Protection Bylaw No. 8041.
- The proposed work is a renovation or alteration, and in the case of an exterior renovation or alteration does not include any action that would be considered to increase the fire hazard potential to the buildings, structures, or property.
- The project actions have been assessed by a qualified professional who has provided a report, to the satisfaction of the City, which concludes that the proposed action or development would have no significant impact on the environment, or which concludes that the land is not subject to hazardous conditions. The City of Kelowna and the proponent must jointly determine the *Terms of Reference* for the assessment.
- A DP may not be required if the Hazardous Condition of concern is solely wildland fire. However, registration of a Section 219 Restrictive Covenant, under the Land Title Act, by the Applicant against the title of the subject property is required at the time of subdivision or building permit. The covenant is to incorporate the recommendations of a professional in wildland fire management assessment and save harmless the City of Kelowna in the event of damage to individual homes as a result of the spread of wildfire.

Projects that qualify for an exemption will be issued a DP waiver. The DP waiver may specify conditions. Any breach of the waiver conditions will result in the cancellation of the waiver. Such cancellation would require that the property owner apply for a Development Permit.

The granting of a waiver does not absolve the applicant from other necessary approvals; for example: building permits, other bylaw requirements, or any other applicable local, provincial, and federal regulations or permit requirements. **It is the responsibility of the applicant to ensure that all such other requirements are met and permits are in place prior to construction commencing.** The waiver is valid for a period of 365 days from the date of issuance.

Where waivers cannot be granted, a Development Permit will be required before the project can proceed.

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APPENDIX G—WILDLAND FIRE MANAGEMENT GUIDELINES

PROFESSIONAL FORESTERS

Standards for the Wildland Fire Management Assessment require that the author of such an assessment be a minimum of a Forest Technician, with wildland fire experience recognized by the BC Ministry of Forests or the City of Kelowna Fire Department. To aid in choosing a Forester, we have the following partial list of consultants that may be available to carry out such a task.

1. Carter Consulting
P.O. Box 28082
East Kelowna, BC V1W 4A6
Phone: (250) 861-4070
Fax: (250) 861-4071
Cell: (250) 470-3537
2. Bruce Morrow (Sage Forestry Ltd.)
8504 Barnhartvale Road
Kamloops, BC V2C 2J3
Phone: (250) 573-2952
3. Daryl Ketter (Integrated Wood Services Ltd.)
1425 Hugh Allan Drive
Kamloops, BC V1Z 1J3
Phone: (250) 828-7977
Fax: (250) 828-2183
4. Barry Rehbein (Aspect Forest Services Ltd.)
P.O. Box 2043, Strn. R
Kelowna, BC V1X 4K5
Phone: (250) 765-0435
5. Dave Field, RFP (Field Forestry Services Inc.)
1085 Lindsay Drive
Kelowna, BC V1V 1T5
Phone: (250) 860-3411
Fax: (250) 717-0055
e-mail: dave.field@shaw.ca
6. Richard Swanson, RFP
754 South Crest Dr.
Kelowna, BC V1W 4W7
Phone: (250) 764-2820
Fax: (250) 764-0306
Email: rswans@silkenet.net
7. Bob Christie Forest Consulting Ltd.
3210 Salmon Road
Westbank, BC V4T 1A7
Phone: (250) 768-4206
Cell: (250) 212-8732
Fax: (250) 768-4206
email: bobchristie@telus.net
8. Stephen Wallis/Howard Madde (Fire Wise Management)
17171 Coral Beach
Lake Country, BC V4T 1B1
Phone: (250) 766-2044
Email: swallis@cablelan.net