

## DPA 1 – Wildfire Protection Development Permit Area

### 2.3 DPA 1 Guidelines

The applicant shall provide a site plan that locates the proposed development relative to the adjacent forest edge.

Development permits issued in DPA 1 shall be in accordance with the following guidelines and as supported in the [FireSmart: Protecting your community from Wildfire manual, Chapter 3 – Solutions and Mitigations](#):

		Compliant?	Comment
<b>2.3.1</b>	The land within 10m of the forest edge will be a fire-resistant area with the following characteristics:		
<i>i</i>	Landscaping shall be fire resistant plantings, free of all materials that can ignite. Wood and Pine needle mulches shall be avoided. A maintained lawn is considered fire-resistant;		
<i>ii</i>	Fire wood storage areas are to be located, and fire wood is to be stored away from houses; and		
<i>iii</i>	Combustible are to be separated from houses with non-combustible metal gates.		
<b>2.3.2</b>	All buildings within 10m of the forest edge will be “fire-resistant” with the following characteristics:		
<i>i</i>	Roofing material shall be fire-resistant or fire-retardant. Metal, asphalt, clay and composite rubber are acceptable materials. No wood shakes are permitted;		
<i>ii</i>	Chimneys are to have spark arrestors;		
<i>iii</i>	Gutters are to be screened to prevent accumulation of combustible debris;		
<i>iv.</i>	Eaves and vents shall be screened with maximum 3mm wire mesh;		
<i>v</i>	Exterior cladding shall be non-combustible and include stucco, metal, brick, concrete, fibre-cement and logs and/or heavy timbers. No untreated wood or vinyl siding shall be permitted;		
<i>vi.</i>	Windows are to be thermally broken, double pane windows;		
<i>vii.</i>	Exterior doors shall be non-combustible; and,		
<i>viii.</i>	Decks shall not be inaccessible, unmaintained spaced below the deck surface.		
<b>2.3.3</b>	The land between 10m and 100m of the forest edge will have the following characteristics:		
<i>i</i>	Coniferous are thinned so that spacing of each tree is at least 3m apart and pruned to remove branches within 2m of the ground; and,		
<i>ii</i>	Combustible materials are removed (small trees that could be a “ladder” for the fire to move into the treetops) and the ground is cleared of woody debris.		
<b>2.3.4</b>	Any additional standards developed by the Province in the future, may supersede these Guidelines through legislation and will be in addition to the Guidelines.	N/A	

## VI. DEVELOPMENT PERMIT AREAS



### DPA 1 - WILDFIRE PROTECTION

#### 2 DPA 1 - Wildfire Protection Development Permit Area

##### 2.1 Area Designation

This area is designated in accordance with the provisions of Section 488(1)(b) (protection of development from hazardous conditions) of the *Local Government Act*. All development within those areas designated as Wildfire Protection DPA on the Development Permit Map (Schedule B of this Plan), shall be subject to approval for Development Permit in accordance with the following Guidelines (2.3 DPA 1 Guidelines).

##### 2.2 Justification

The Town of Creston is located in a region of the Province susceptible to both lightning and human caused fires. Additionally, an ongoing Provincial Mountain Pine Beetle outbreak has the potential to significantly impact the forest fire hazard adjacent to the community over the next twenty years. The Town of Creston Community Wildfire



*Tour of Wildfire Fuel Mitigation treatment area at Forest Lawn Cemetery*

Protection Plan (2006) has identified that overall, the community is classified with a fire risk profile described by a moderate to high fire probability and high consequence based on the values at risk. The wildfire risk is primarily located along the urban interface with Arrow Mountain.

The objective of DPA 1 is to protect the property located within that interface area and thus to protect the Town from wildfire spreading from this fringe area.

##### 2.3 DPA 1 Guidelines

The applicant shall provide a site plan that locates the proposed development relative to the adjacent forest edge.

Development Permits issued in DPA 1 shall be in accordance with the following Guidelines and as supported in the FireSmart; Protecting Your Community from Wildfire manual, Chapter 3 - Solutions and Mitigations:

- 2.3.1 The land within 10m of the forest edge will be a fire-resistant area with the following characteristics:
  - i. Landscaping shall be fire resistant plantings, free of all materials that could easily ignite. Wood and pine needle mulches shall be avoided. A maintained lawn is considered fire-resistant;
  - ii. Firewood storage areas are to be located, and firewood is to be stored away from houses; and
  - iii. Combustible fences are to be separated from houses with non-combustible metal gates.
- 2.3.2 All buildings within 10m of the forest edge will be "fire-resistant" with the following characteristics:

## OCP - FRESHLY PICKED FUTURE

## VI. DEVELOPMENT PERMIT AREAS



### DPA 1 - WILDFIRE PROTECTION

- i. Roofing material shall be fire resistant or fire-retardant. Metal, asphalt, clay and composite rubber are acceptable materials. No wood shakes are permitted;
- ii. Chimneys are to have spark arrestors;
- iii. Gutters are to be screened to prevent accumulation of combustible debris;
- iv. Eaves and vents shall be screened with maximum 3 mm wire mesh;
- v. Exterior cladding shall be non-combustible and include stucco, metal, brick, concrete, fibre-cement and logs and/or heavy timbers. No untreated wood or vinyl siding shall be permitted;
- vi. Windows are to be thermally broken, double pane windows;



After  
Source: Partners in Protection - FireSmart; Protecting Your Community From Wildfire manual



- vii. Exterior doors shall be non-combustible; and,
  - viii. Decks shall not have inaccessible, unmaintained spaces below the deck surface.
- 2.3.3 The land between 10m and 100m of the forest edge will have the following characteristics:
- i. Coniferous trees are thinned so that spacing of each tree is at least 3m apart and pruned to remove branches within 2m of the ground; and,
  - ii. Combustible materials are removed (small trees that could be a "ladder" for fire to move into the treetops) and the ground is clear of woody debris.
- 2.3.4 Any additional standards developed by the Province in the future, may supersede these Guidelines through legislation and will be in addition to these Guidelines.

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