

- ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
    - iii. surface & subsurface water flows & drainage;
    - iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
    - v. recommended setbacks from the toe and top of the slope;
    - vi. recommended mitigation measures; and
    - vii. recommended 'no-build' areas.
  - d. Development in steep slopes should avoid:
    - i. cutting into a slope without providing adequate mechanical support;
    - ii. adding water to a slope that would cause decreased stability;
    - iii. adding weight to the top of a slope, including fill or waste;
    - iv. removing vegetation from a slope;
    - v. creating steeper slopes; and
    - vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
  - e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
2. Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

- a. Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.

### **5.5.5 Greeley Hazardous Lands Development Permit Area 3 (Interface Fire)**

#### 5.5.5.1 Designation

The Greeley Hazardous Lands Development Permit Area 2 (GHLDP2) is designated under Section 488(1)(b) of the Local Government Act and applicable provisions of the Community Charter for the protection of development from hazardous conditions.

#### 5.5.5.2 Area

The Greeley Hazardous Lands Development Permit Area 2 pertains to interface fire within the Greeley area as shown on Figure 5.5.2.1.

### 5.5.5.3 Justification

Whereas interface fire poses a risk to life and property, a Hazardous Lands Development Permit Area is justified to:

1. protect against the loss of life; and,
2. plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.

### 5.5.5.4 Guidelines

#### **Wildfire Interface**

These guidelines have been developed using the BC FireSmart Manual and represent minimum (Priority zone in FireSmart Manual) preventative site preparation and building construction measures to increase fire protection.

1. Roofing – The roof covering shall conform to Class A, B or C fire resistance as defined in the BC Building Code.
2. Exterior Wall Finishes – Any material used for exterior wall finishes should be fire resistant such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, logs or heavy timbers as defined in the BC Building Code, and rock.
3. Chimneys – All chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh openings of less than 12 millimetres.
4. Eaves, vents, and openings – All eaves, attic and under floor openings should be screened with corrosion-resistant, 3-millimetre non-combustible wire mesh (as a minimum).
5. Windows and glazing – All windows must be double paned or tempered.
6. Balconies, decks and porches – Decks should be constructed of heavy timber as defined in the BC Building Code, or, with 1-hour fire resistant rated assemblies or non-combustible construction as defined by the BC Building Code.
7. Manufactured homes should be skirted with a fire resistant material as outlined in Guideline 2. Exterior Wall Finishes.
8. Landscaping on the property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building shall not include coniferous evergreen shrubs such as junipers, mugo pines, or coniferous evergreen hedges. Instead, deciduous shrubs (shrubs that lose their leaves in the winter), broadleaved evergreen shrubs (such as bearberry, Oregon grape, cotoneaster, rhododendrons, etc.), perennials, annuals and trimmed grass are preferred.
9. No firewood or similar piles of wood shall be located within property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building used for habitation. Combustible mulches, such as bark mulch, are discouraged.
10. No additional or new coniferous evergreen trees are to be planted within 10 m (32.8 ft) of the building.
11. It is not advisable to retain previously existing mature coniferous evergreen trees within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building. Any coniferous evergreen trees that are to be retained on the property that lie within 10m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building must:
  - a. Have limbs pruned such that they are at least 2 m (6.6 ft) above the ground;

- b. Be spaced so that they have 3 m (9.8 ft) between crowns. (In other words, the tips of the branches of a tree are no closer than 3 m (9.8 ft) to the tips of the branches of another); and
  - c. No limbs should be within 3 m (9.8 ft) of the building or attachments such as balconies.
- 12. Fire breaks may be constructed to protect neighbouring properties from interface fires originating in the Greeley area.
  - 13. Fire breaks will also be constructed around lift lines to protect infrastructure from fire damage.
  - 14. A Covenant may be registered on title identifying the hazard and remedial requirements for the benefit and safe use of future owners.

### **Alternative Guidelines**

Where a development permit is required, and a development or construction is proposed to vary from these guidelines, a report by a registered professional forester or a professional engineer with experience in fire safety will be required indicating that the susceptibility to wildfire has not increased.

#### **5.5.5.5 Exemptions**

A development permit will not be required:

- 1. where building permit plans submitted show compliance with these guidelines;
- 2. where a Fire Interface Development Permit was previously issued and the guidelines below have been satisfied; or,
- 3. where the construction of, addition to or alteration of a building or other structure is 50 m<sup>2</sup> (538.2 ft<sup>2</sup>) or less.

#### **5.5.6 Greeley Form and Character Development Permit Area 4**

##### **5.5.6.1 Designation**

The Greeley Form and Character Development Permit Area (GFCDP3) is designated under Section 488(1)(f) of the Local Government Act and applicable provisions of the Community Charter for the establishment of objectives for the form and character for intensive commercial and recreational development.

##### **5.5.6.2 Justification**

The form, character, appearance and landscaping of commercial and recreational development are an important part of what makes a place attractive and liveable. The commercial and recreational development areas in Greeley are located in areas that are visible from Highway 1, Revelstoke Mountain Resort, and Mount Revelstoke National Park. Attention to details will ensure that a high development standard is maintained for commercial and recreational areas.