

## CITY OF MAPLE RIDGE PLANNING DEPARTMENT

### Wildfire Hazard Assessment Guidelines

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A Wildfire Hazard Assessment is required for a Wildfire Development Permit. These guidelines have been created to assist you with obtaining the information required for the Wildfire Hazard Assessment.

A Wildfire Hazard Assessment must be prepared by a Registered Professional Forester, qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia. The Wildfire Hazard Assessment will address the following:

1. Identification of hazardous C2, C3, and C4 fuels at the wildland-urban interface edges of the planned subdivision and map these edges based on the drip-line of the trees at the wildland edge.
2. Recommendations for fuel removal, reduction, and management within the development itself and the three Priority Zones (Priority Zone 1: within 10 metres of the building; Priority Zone 2: from 10 metres to 30 metres from the building; and Priority Zone 3: from 30 metres to 100 metres of the building) to be completed for the whole development prior to Development Permit approval.
3. Recommendations for access points and access routes serving the development.
4. Recommendations for the type and placement of trees and other vegetation within the development and the three Priority Zones.
5. Recommendations for potential community fire guards with respect to fuel breaks and fire breaks.
6. Recommendations for the removal and disposal of combustible material remaining from construction as soon as construction is complete.
7. Recommendations for mitigation of wildfire hazard on any wildland/green spaces to be dedicated to the City, including trails and areas accessible to the public (parks).
8. Recommendations for the removal and proper disposal of dead trees and continued efforts to keep the land free of accumulation of dead trees.
9. Recommendations for removal and proper disposal of all tree limbs and shrubs that may overhang roofs or grow under building eaves and to continually maintain this condition.
10. Recommendations for the removal and disposal of all needles, dead twigs and branches, and to maintain the lands free of such accumulation.
11. Recommendations and a summary of proposed building materials for the development, including a schedule of elevations adjacent to the wildfire interface for each proposed lot.
12. Recommendations for ongoing homeowner maintenance.
13. A Landscaping Plan indicating the following, must be provided:
  - a) proposed modifications to existing landscaping and new plantings;
  - b) proposed enhancement planting works for adjacent park land;
  - c) trees to be retained and protected;
  - d) trails on or adjacent to the site;

- e) a cost estimate for the proposed initial works;
  - f) recommendations for ongoing maintenance; and
  - g) a cost estimate for the ongoing maintenance works within Park land.
14. A description of the methodology, criteria and assumptions used to undertake the assessment;
  15. A FireSmart Structure and Hazard Assessment form based on future conditions, should all the recommendations be followed, providing a summary of the hazard level for each of the proposed lots.
  16. A written summary demonstrating that the proposed development is consistent with the Wildfire Development Permit Guidelines, and identifying any mitigation or compensation measures that may be specified as Development Permit or Rezoning conditions.
    - a) If alternative solutions are being proposed for the consideration of the City, the alternative solutions must be provided by either a Fire Protection Engineer and/or a Registered Professional Forester registered with the Association of BC Forest Professionals and other professionals as deemed necessary by the City.
    - b) The Registered Professional Forester must have at least two years of experience with assessment and mitigation of wildfire hazards in BC. The qualifications of the Registered Professional Forester must be acceptable to the City;
    - c) Alternative solutions must be accompanied by supporting rationale. The City may solicit a peer review by another qualified professional and/or ask for additional information that the City deems necessary.

#### FURTHER CONSIDERATIONS:

1. All wood, vegetation and construction debris identified in the Wildfire Hazard Assessment should be removed within three months of Development Permit issuance, or immediately during high fire risk seasons; and the City may require a security in connection with such removal.
2. A Letter of Inspection from the Registered Professional Forester will be required in order to return the security provided to ensure the recommendations in the Wildfire Hazard Assessment have been completed (see Appendix A).
3. Coordination amongst all relevant consultants of record is recommended for wildfire interface mitigation measures. Mitigation measures for wildfire areas must take place outside of approved environmental protection areas and geotechnical setback areas where possible, unless approved by the City. A Coordinated Assessment Strategy Statement (CASS) must be provided for the Wildfire Development Permit application (see Appendix B).
4. All reports and information shall be submitted in a digital format compatible with municipal GIS mapping program, as well as three paper copies and provided at the applicant's cost. All reports, opinions and plans shall be signed, sealed, and dated by the appropriate qualified professional.

#### Reference Documents:

- BC Wildfire Service: <http://bcwildfire.ca/prevention/firesmart.htm>
- FireSmart Homeowner's Manual – FireSmart Begins at Home
- FireSmart – Protecting Your Community From Wildfire
- National Fire Protection Association 1141 - Standard for Fire Protection Infrastructure for Land Developments in Suburban and Rural Areas
- National Fire Protection Association 1144 - Standard for Reducing Structure Ignition Hazards from Wildland Fire

## **APPENDIX A**

### **Letter of Inspection from the Registered Professional Forester**

To: The City of Maple Ridge

From: \_\_\_\_\_  
(insert name and company of Registered Professional Forester)

RE: Final Inspection for Development located at \_\_\_\_\_  
(insert address)

This is to certify that, in accordance with Official Community Plan, Section 8.12 Wildfire Development Permit Guidelines, and the recommendations of the Wildfire Hazard Assessment report dated \_\_\_\_\_, and prepared by \_\_\_\_\_, I have:

1. Completed an inspection of the Development on \_\_\_\_\_ (date); and
2. Certify that the recommendations summarized in the Wildfire Hazard Assessment report have been completed to the standards acceptable of a Registered Professional Forester.

The undersigned professional may be contacted at:

\_\_\_\_\_  
(insert business telephone number)

CERTIFIED AS OF \_\_\_\_\_(date)

\_\_\_\_\_  
Registered Professional Forester Signature

## **APPENDIX B**

### **Coordinated Assessment Strategy Statement (CASS)**

All applications for a Rezoning, Subdivision, or Development Permit must include the assignment of one member of the development team to act as a Project Coordinator. The Project Coordinator must be identified when the supporting applications and detailed submissions are made prior to second reading of the rezoning application, or with the Subdivision or Development Permit application.

The role of the Project Coordinator is to ensure that the work of the consultants involved in the development is coordinated in all aspects of the proposal, and that reports, plans, and sign-offs, etc. do not conflict, but are coordinated. The expectation is that a consultant does not make a recommendation for a design or activity that will negatively impact another consultant's recommendations for the development. Such conflicts, when identified and brought to the applicant's attention by staff, often result in delays in the approval process because key sign-offs cannot be given, or revised reports and plans need to be submitted.

The types of consultants to be coordinated include, but are not limited to: environmental consultants, architects, landscape architects, foresters/arborists, heritage consultants, agrologists, engineers, and geologists/hydrogeologists. If you are unsure if one of your consultants should be part of your coordinated team, please consult your File Manager in the Planning Department.

### **Required Components of a CASS**

The CASS should be in a letter format, written and signed by the Project Coordinator, and addressed to the Manager of Development and Environmental Services, and include the following:

1. A summary of the project that includes a list of the professional consultants who are part of the coordinated team;
2. An assurance from the Project Coordinator that he/she has reviewed all of the consultant reports and that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants;
3. A brief statement that confirms that the final lot layout, environmental standards, project design details, etc., meet or exceed compliance with federal and provincial regulations, municipal bylaws and policies, and municipal guidelines; and
4. The letter is to be copied to the professional consultants who are part of the coordinated team, and submitted as part of the detailed submission of consultant reports, plans and other supporting materials when detailed information is submitted with required applications prior to second reading, or with the Subdivision or Development Permit application.

Note: Failure to prepare a CASS as described above may result in delays in processing your development application.