

WILDFIRE DEVELOPMENT PERMIT AREA SUMMARY REPORT

REGIONAL DISTRICT OF CENTRAL KOOTENAY

January 5, 2023

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1.0 PROJECT BACKGROUND

The Regional District of Central Kootenay (RDCK) has recently completed Community Wildfire Protection Plans for each Electoral Area. The Plans identify that many areas within the RDCK have moderate-high to high-extreme wildfire threat. One of the high priority recommendations from the Community Wildfire Protection Plans is to consider implementing a Wildfire Development Permit Area (DPA) to mitigate the effects of wildfire in the region.

The RDCK retained Urban Systems Ltd. to develop a range of Wildfire DPA Guideline Options and Official Community Plan (OCP) Policy Options for the Board and staff to use as a resource when considering the implementation of a Wildfire DPA in each Electoral Area. The Wildfire DPA Guideline Options (Appendix A) and OCP Policy Options (Appendix B) are attached to this summary report and provide options for the Electoral Areas to implement FireSmart™ best practices and wildfire mitigation guidelines.

The Wildfire DPA Guideline Options were developed through best practice research in comparable jurisdictions across British Columbia, a review of the provincial FireSmart™ materials, discussions with the RDCK Board and member municipalities, RDCK staff, interviews with Advisory Planning and Heritage Commissions, calls with building centres and Registered Professional Foresters, and a series of engagement activities with RDCK residents and the development community.

What is a DPA?

A Wildfire DPA is a set of development policies and guidelines that specify things such as subdivision design, fire resistive building materials, and landscaping guidelines to help build wildfire resilience by ensuring new development in wildfire interface areas are less susceptible to wildfire hazards.

The Development Permit Guidelines, if adopted by Electoral Areas, are contained within Official Community Plans.

Purpose of the Project

Goal - Increase the community's resilience to wildfire hazards and climate change by reducing wildfire impacts as part of the land development process.

Project Deliverable – Provide Wildfire DPA guideline options and policy options that can be customized to each Electoral Area's Official Community Plan, should one be implemented.

FireSmart™ in the RDCK

Wildfire management requires a multilayered approach to reducing the risk associated with wildfires to homes, communities, critical infrastructure and other vital resources. FireSmart™ is one of the tools that the Regional District has promoted and successfully used to mitigate the effects of wildfire threat to existing homes and properties. The RDCK conducts a range of FireSmart programs including FireSmart™ home assessments, FireSmart™ rebates, Neighbourhood Recognition Program, and Neighbourhood Champion Grants. Since 2018, there have been:

- 1,699 FireSmart™ home assessments completed within the boundaries of the Regional District;
- 192 \$500 FireSmart™ rebates received;
- 29 neighbourhoods covered under the Neighbourhood Recognition Program;
- \$77,738 received in Neighbourhood Champion Grants by recognized and established FireSmart™ neighbourhoods in 2021-2022.

Figure 1 below shows the number of FireSmart™ home assessments completed in each Electoral Area and member municipality as well as the percentage of properties assessed per jurisdiction. The FireSmart™ program represents a valuable tool in the array of options at the RDCK’s disposal to mitigate wildfire risk in the region. The Wildfire DPA is another resource that the Regional District can use to address wildfire risk to new development and to complement the FireSmart programs.

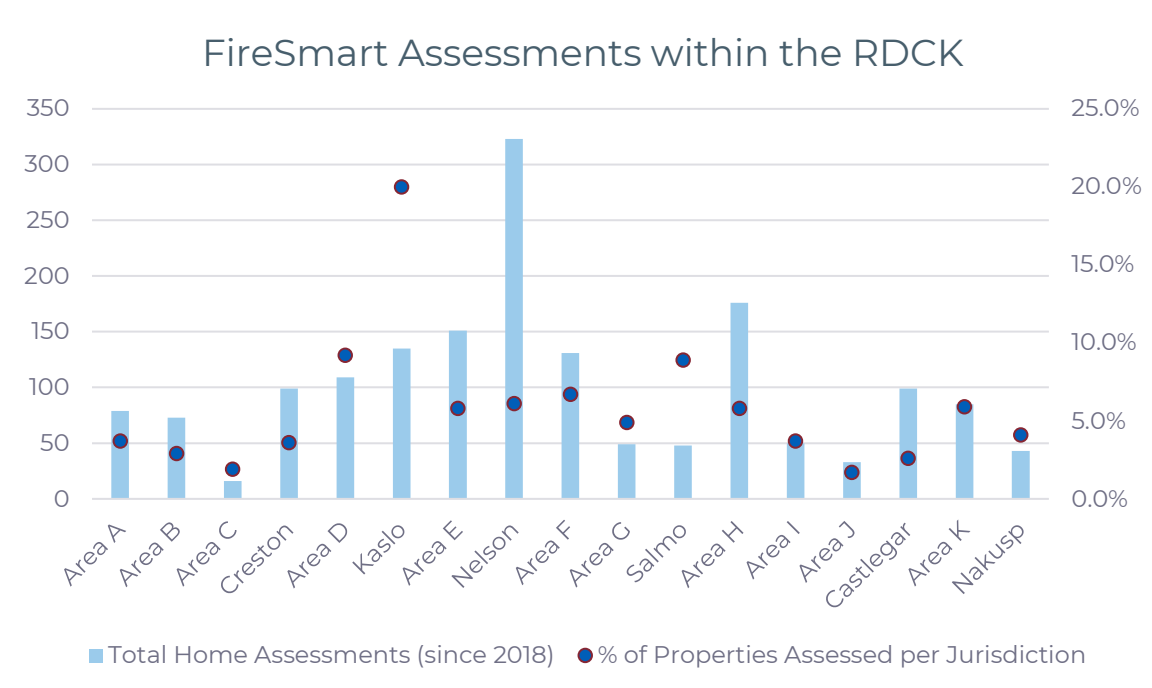


Figure 1 – FireSmart™ Assessments within the RDCK

2.0 PROCESS

The process undertaken in the development of the Wildfire DPA Guideline Options involved a combination of research and engagement in coordination with RDCK staff, the RDCK Board, and stakeholders. The resulting Wildfire DPA Guideline and OCP Policy Options are based on the context of the communities within the region.

To frame the process, a Public Engagement Strategy was developed in alignment with International Association for Public Participation (IAP2) framework that aimed to include stakeholders at all levels through targeted communication techniques (see Appendix C). The highest priority was to ensure that RDCK residents had a chance to participate in the process. To summarize the results of the engagement techniques, a Public Engagement Summary or “What We Heard” Report was developed and presented to the RDCK Board in September 2022 (see Appendix D).

Community feedback and the research findings were woven into the list of regulatory options with input from RDCK staff. As a result of this process, the Wildfire DPA Guideline Options and OCP Policy Options were compiled with community input, best practice, and regional context. Figure 2 below details the process and timeframes that contributed to the development of the Wildfire DPA Guideline Options and OCP Policy Options (Appendix A and B). The following sections in this report provide a summary of the engagement and research that was conducted to support the creation of the Wildfire DPA Guideline Options and OCP Policy Options.



Figure 2 - Wildfire DPA Project Timeline

2.1 ENGAGEMENT/RESPONSE

Engagement was an integral and ongoing element of the process to develop a set of regionally specific Wildfire DPA Guideline Options. The Engagement Plan provided an outline to execute a strategy that incorporated a set of both digital and analog communication engagement methods. The purpose of the engagement was to gain a better understanding of the level of support for implementing a WDFPA in the RDCK's eleven Electoral Areas. Guided by the IAP2 framework, the range of engagement included:

- An online survey open from August 8th to September 5th, 2022;
- Two virtual workshops focused on seeking feedback from local developers and the greater community were held in August 2022;
- Four interviews with Advisory Planning and Heritage Commissions to further gauge community feedback were held in August 2022;
- Outreach to Indigenous governments;
- RDCK Board presentation on the engagement results in October 2022;
- Consultation with RDCK member municipalities with Wildfire DPAs (City of Nelson & Town of Creston);
- Consultation with wildfire mitigation specialists;
- Internal RDCK staff meetings with representatives from Planning, Emergency Management, and Wildfire Mitigation Specialists; and
- RDCK Board & member municipality staff workshop.

2.1.1 WHAT WE HEARD

Summarized below are a portion of the engagement activities that contributed to the development of the Wildfire DPA Guideline Options. A full report of the engagement results including verbatim comments from the public can be found in the What We Heard Report in Appendix D.

Survey Results



A total of 159 respondents participated in the survey



The majority of respondents (91%) reside in the RDCK and nearly three quarters of respondents are property owners (72%)



A quarter of the respondents indicated that they reside in Electoral Area H (26%), with the least amount of respondents residing in D and G



Over half of the respondents (63%) agree that wildfires are a natural process and part of our ecosystem, and it is important that the RDCK adapt to living with wildfires to avoid their potential negative impacts

85%

of respondents felt they had enough background information on WFDPA's to participate in a meaningful way

77%

of respondents found the information in the survey was easy to understand

Figure 3 - Survey Results

Advisory Planning and Heritage Commission (APHC) Interviews

Area C



Feel that it is important to adapt to living with wildfires



Generally support implementing wildfire mitigation measures

Area D



Concern that a WFDPA would be cost prohibitive



Would like to see awareness raised through education rather than regulations

Area E



Feel that it is important to adapt to living with wildfires



Support implementing a WFDPA and wildfire mitigation measures

Area J



Do not support additional regulations



Concerned about the additional costs to homeowners

Summary of Engagement

The following summary outlines the overarching themes that were observed through engagement with the public, APHC's, RDCK and member municipality staff, and the RDCK Board:

- **Moderate community support** for adapting to living with wildfires.
- **Diverging opinions** on implementing a wildfire DPA. **Some support** for regulations with pragmatic exemptions but also **strong opposition** to regulation and perceived imposition and overreach by government on private property.
- Many residents are **already taking measures** to reduce impacts of wildfire.
- Respondents generally felt that **education** would be a more valuable tool than **regulation**.
- Out of the respondents that did support regulation, **roofing materials and landscaping** were the **most supported regulations** while building materials and location of buildings on property had much lower support.
- The RDCK Board highlighted that understanding the **procedure and next steps** are important to determine if a Wildfire DPA would be appropriate for their residents, and in doing so to determine the degree of regulation in a DPA.
- Due to the relatively low amount of new development in the region, the **full value** of a Wildfire DPA may not be seen for many years.
- The RDCK has been **leading the conversation** around mitigating the effects of wildfire for many years, and a DPA is just one of the tools available to the region.

2.2 RESEARCH

2.2.1 WILDFIRE DPA RESEARCH

Comparable Communities & Guiding Documents

The Wildfire DPA Guideline Options and OCP Policy Options were developed based on comprehensive research of wildfire resiliency documents and a review of BC local governments' OCPs to facilitate comparison and identify standard and best practices. OCPs from Regional Districts with existing Wildfire Development Permit Areas and similar rural and remote contexts were reviewed as part of the research. Early adopters of wildfire regulations, such as the local governments in the Okanagan and local governments with similar topography and geographies in larger urban centers, were also included in the research because of their experience with implementing and processing Wildfire DPAs over an extended period of time. The research was undertaken through the lens of best practice and tailored to the Regional District based on the feedback from the Electoral Area Directors, staff, community engagement and the existing bylaws and practices.



Figure 4 - Jurisdictions & Guiding Documents Researched

The intent of the Wildfire DPA Guideline Options and OCP Policy Options is to allow each Electoral Area to customize regulations to meet the context of their region. The research of these comparable communities and guiding documents was undertaken through the lens of best practice and the level of applicability to the RDCK based on the feedback received during the engagement process.

During the research process it was noted that FireSmart™ recommendations made up the core of DPAs in many jurisdictions and the consistencies that were most notable in regulations focused on building materials. Landscaping guidelines varied between jurisdictions based on local context. Workshops with RDCK staff and engagement with the development community highlighted a similar desire to focus on building material regulations when drafting the Wildfire DPA Guideline Options and Template.

The research also shows that approaches to Wildfire DPA coverage ranged between jurisdictions. Some jurisdictions conducted wildland urban interface mapping while other jurisdictions conducted fuel type and fire behaviour modeling similar to the modeling that was done in the Community Wildfire Protection Plans. More rural jurisdictions applied the Wildfire DPA to all land within the Official Community Plan area.

The findings from the research and corresponding engagement influenced the content of the Wildfire DPA Template as well as the varying levels of regulation for guidelines options available to the Electoral Areas.

RDCK Member Municipalities

Wildfire DPA research also included analysis of the existing regulations in RDCK member municipalities. Just under half of the member municipalities in the region have an existing Wildfire DPA as shown in Figure 4 below. The contents of each DPA were analyzed and considered during the composition process of the Wildfire DPA Guideline Options and Template found in Appendix A. The intent of this research was to determine what level of regulation was deemed acceptable to the residents of these member municipalities and ensure that the Wildfire DPA Guideline Options and Template provided options that were complementary to the approaches taken by adjacent municipalities. Engagement with staff in the Town of Creston and City of Nelson indicated that the Wildfire DPA process was not an overly onerous process for applicants and in many cases, development permits and building permits could be submitted and processed concurrently. Staff indicated that providing the rationale and intent for the Wildfire DPA improved applicant support and compliance. Further, staff noted that some materials required by Wildfire DPA guidelines, such as fire-resistant roofing and cladding materials, are already common materials used in new home construction.

Figure 4 - Jurisdictions & Guiding Documents Researched

Member Municipalities	Existing WFDPA	DPA Update in Progress	No WFDPA
Town of Creston	X		
City of Nelson	X		
Village of Salmo	X		
Village of Kaslo	X		
City of Castlegar		X	
Village of Nakusp			X
Village of New Denver			X
Village of Silverton			X
Village of Slocan			X

* Several municipalities that currently do not have WFDPA's are exploring options for implementing a WFDPA in future OCP amendments.

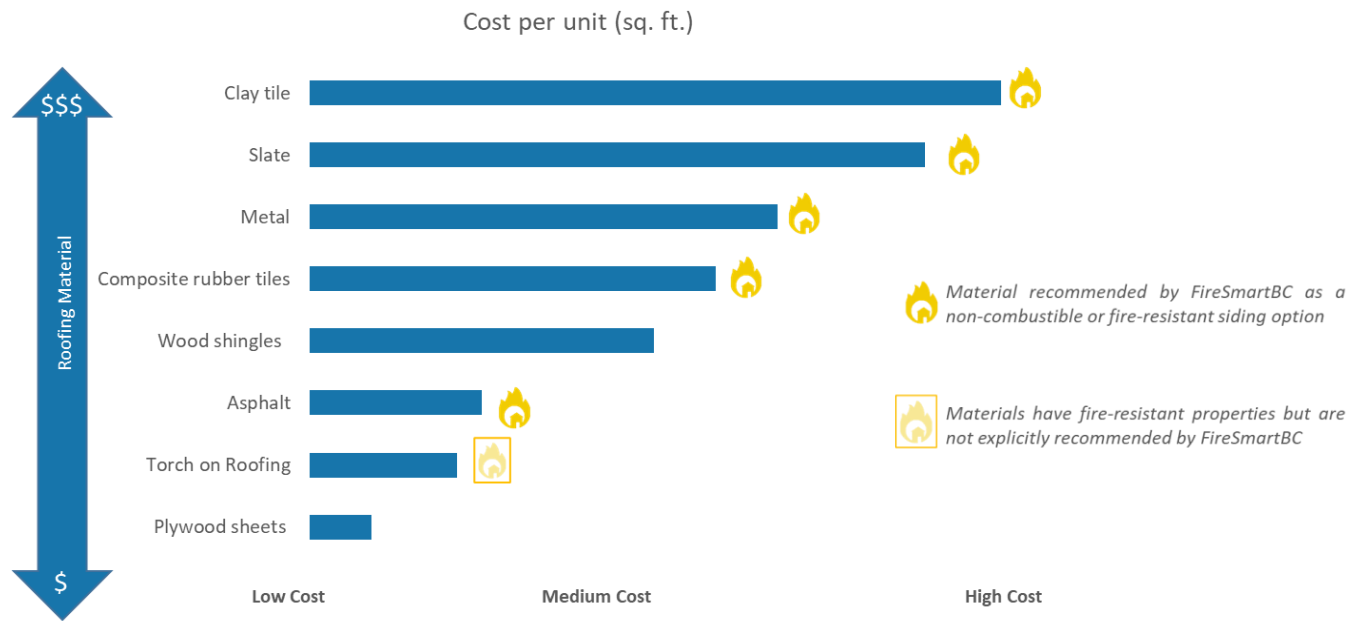
Cost of Building with Fire-Resistant Materials

The cost of implementing wildfire resistant building materials to new development was raised as a concern during the public engagement process and based on this concern, a review of the short-term versus long-term cost of wildfire, market demand, and costs of home insurance were explored.

Research shows that generally, a new home can be constructed with fire-resistant materials for roughly the same cost as a home with lesser standards of fire-resistance. Fire-resistant materials can range in cost with some fire-resistant materials such as asphalt shingles and stucco having comparable or lower unit costs than non-fire-resistant materials (see Figure 6). More variation in costs is seen when retrofitting an existing home because of the requirement to remove or update existing materials and replace with fire-resistant materials. When short-term costs are compared to the potential long-term costs of property and structure damage, the cost of rebuilding or replacing will be much more significant than the cost of using fire-resistant building materials.

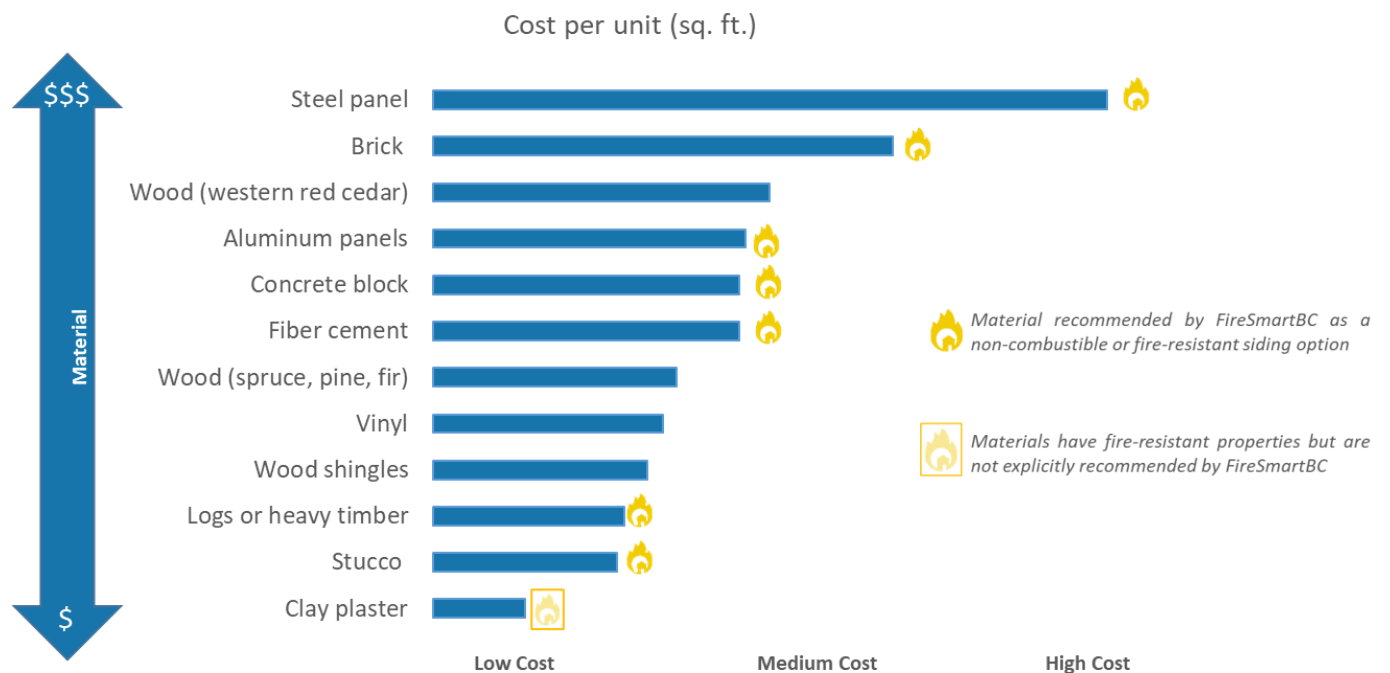
Discussions with the local development community, communication with building centers, and comments received from the public survey indicates that there is general market demand for using fire rated materials in the construction of new homes. It was also noted that many fire-resistant materials are generally affordable, have a longer lifespan, and have reduced maintenance when compared to standard materials (i.e. cedar siding or vinyl). Sourcing and supplying commonly used fire-resistant materials were not identified as an issue by local building centres.

Figures 5 and 6 show a high level comparison of costs for roofing and cladding materials and also indicate if the material is recommended by BC FireSmart™, or has fire-resistant properties but is not explicitly recommended by BC FireSmart™.



*Unit costs do not include the cost associated with installation

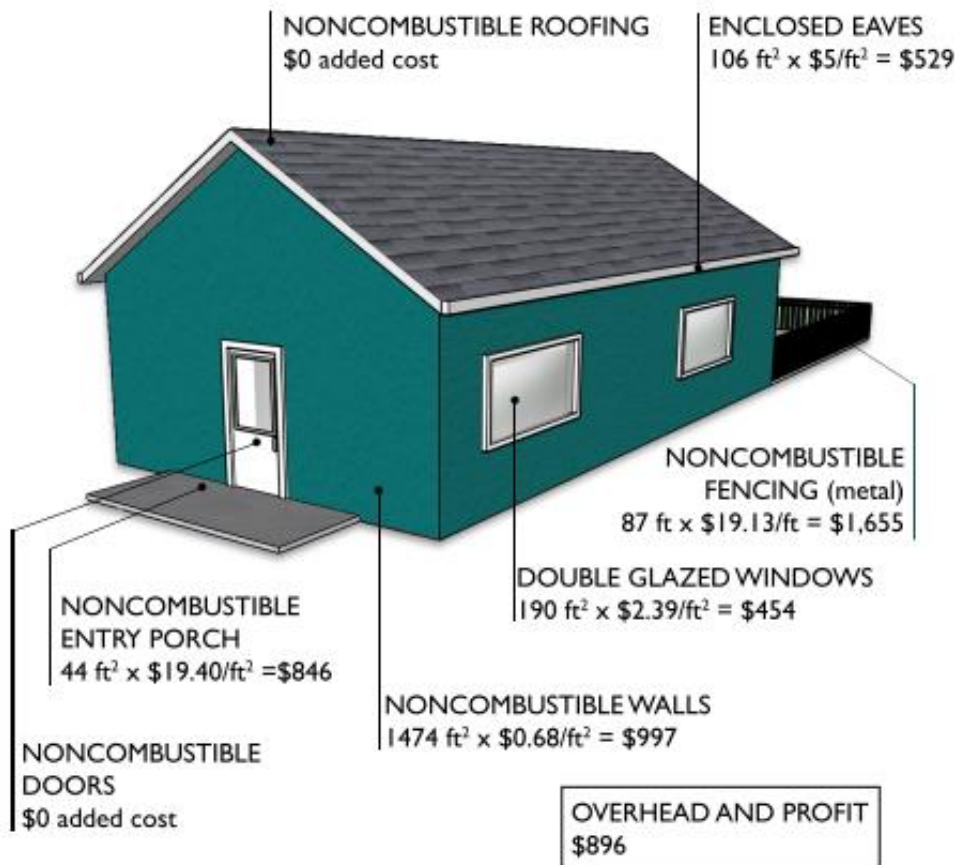
Figure 5 - Roofing Material Cost per unit (sq. ft.)



*Unit costs do not include the cost associated with installation

Figure 6 - Cladding Material Cost per unit (sq. ft.)

A recent regional example that demonstrates the comparable cost of development is the decision by the Village of Lytton to require a higher level of fire protection through their proposed Building Bylaw update. A study by the Institute for Catastrophic Loss Reduction found that compared with Lytton's pre-fire constructions that burned down in 2021, the proposed Building Bylaw will add an average of \$5,000 in construction cost, with benefits 10-20 times greater than the initial cost as seen in Figure 7.



Institute for Catastrophic
Loss Reduction
Building resilient communities

Institut de prévention
des sinistres catastrophiques
Bâtir des communautés résilientes

Source: https://lytton.ca/wp-content/uploads/2022/05/FireResilienceBylawCost_LyttonFlyer.pdf

Figure 7 – Village of Lytton – Wildfire Resilient Home Costs and Benefits Flyer

Another consideration that factors into the cost of home construction is home insurance. The cost of insurance has a large impact on homeowners, and research was conducted to determine how steps taken by homeowners to make dwellings and property more resilient to wildfire could impact insurance costs. During the research stage, Fire mitigation specialists indicated that the insurance market is moving towards greater recognition and incentives for homeowner efforts to mitigate the impacts of wildfire on their property. Currently, an insurance provider in the Okanagan provides cost reductions for homeowners if they have their home FireSmart™ certified. This input played a role in the development of Wildfire DPA Guideline Options through the provision of options more focused on building and roofing materials.

2.2.2 KEY RESEARCH TAKEAWAYS

- All jurisdictions across the province are grappling with how to address and mitigate the risks associated with wildfire. **Many jurisdictions have adopted wildfire DPAs, amongst other strategies**, to make communities and homes resilient to wildfire.
- Municipalities with Wildfire DPAs reported **minimal staff burden** associated with processing Wildfire DPA applications.
- Strength of Wildfire DPA regulations **can vary widely** from city-to-city/region-to-region.
- Many communities have **adapted FireSmart™ guidelines** to meet their needs.
- **FireSmart™** categories (roofing, cladding material, landscaping, and location/siting) are the **core** of the majority of Wildfire DPAs.
- There is market **demand for fire resistant building materials** such as roofing and cladding materials. Some fire-resistant building materials have higher cost however, when longevity and maintenance is considered, the **cost can be commensurate**.
- There are many regulations that are **standard across the province**, primarily related to fire resistant building materials.
- In the future, complying with FireSmart™ guidelines could make it **easier and cheaper for homeowners** to get home insurance.
- Jurisdictions have a **mix of DPA coverage options** including blanket and evidence-based coverage. More populous regions typically **engage qualified professionals** to determine areas of DPA coverage.

3.0 WILDFIRE DPA GUIDELINE OPTIONS & TEMPLATE

Based on the research and engagement outlined above, a menu of Wildfire DPA Guideline Options and a DPA Template have been provided (Appendix A). The guideline options presented in the template are informed by BC FireSmart™ guidelines, research, and engagement feedback and aim to reduce the risks associated with wildfire for new development as a part of the land development process. The Wildfire DPA Guideline Options and Template is as a comprehensive list that each Electoral Area can adapt to their unique local context. The range of guideline options are representative of the desire for the DPA to support wildfire resilience at a degree that does not become overly onerous to residents pursuing new development. The guidelines options have been organized into 'low to moderate' level of regulation and 'high' level of regulation to demonstrate the varying levels of guidelines that the Electoral Areas can choose from.

The format of the Wildfire DPA Guideline Options and DPA draft template is organized into the following categories:

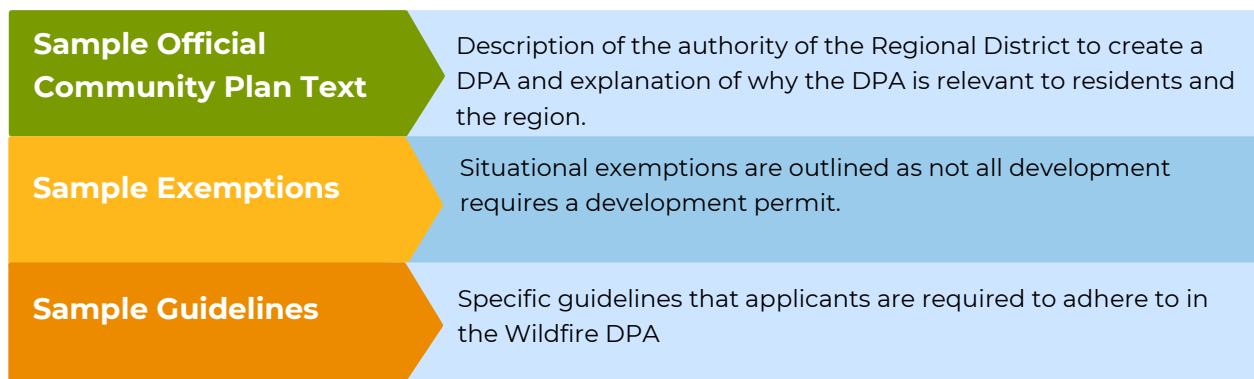


Figure 8 - Wildfire DPA Guideline Options Format

The intent of the Wildfire DPA Guideline Options is to provide Electoral Areas with the tools needed to create a DPA, not that the entire set of regulations be adopted. Further input from the Regional District Board is required to determine what level of regulation is needed and desired for each Electoral Area.

The Guidelines section of the DPA is categorized into the elements of a property and structures that have the potential increase wildfire resilience through targeted regulations. The full set of sample regulations can be seen in Appendix A. The table below is a brief sample of the types of regulation and the aspects of a property or structure that might be influenced.

Landscaping	Tree pruning, landscaping materials, and vegetation/combustible debris removal
Roofing Materials	Fire resistant or fire-retardant roofing materials, metal or screened gutters
Building Materials	Non-combustible deck/porch materials, double paned glass for exterior windows and doors
Building Location	Locating buildings away from combustible materials and gullies that accumulate fuel and funnel wind

Figure 9 - Sample of types of regulation in Wildfire DPA Guideline Options

4.0 OCP POLICY OPTIONS

It is best practice to present OCP policies related to reducing wildfire risk in a community outside of the DPA guidelines to support the integration of a Wildfire DPA into the OCP. Based on a review of best practices and the Regional District’s Community Wildfire Protection Plans, a menu of OCP Policy Options has been provided (Appendix B). The intent of the OCP Policy Options is to provide Electoral Areas with the objectives and policies needed to integrate DPA guidelines into the OCP. We do not suggest that the entire set of policies be adopted, rather, the objectives and policies should be customized to meet the context of each Electoral Area.

The OCP Policy Options are organized into the following categories:

Objectives	Clear objectives that the community seeks to achieve in respect to reducing wildfire risk.
Policies	Specific policies and actions to implement to meet the desired objectives.

Figure 10 – OCP Policy Options Format

5.0 RECOMMENDATIONS

Based on the research and engagement outlined above, the following section outlines recommendations:

- **Multifaceted Approach** - Successful strategies for mitigating the adverse impacts from wildfire are often multi-layered. The Regional District has been leading the conversation on wildfire mitigation through Community Wildfire Protection Plans, vegetation and fuel management on public land, and FireSmart™ programs. A Wildfire DPA is another tool to complement the work the Regional District is already conducting.

A Wildfire DPA is an effective tool for addressing wildfire risk to new construction on private land at the time of development. While implementing a Wildfire DPA will contribute to the mitigation of the adverse impacts of wildfire at the time of development, other tools and incentives should be explored for on-going management and maintenance of structures and vegetation on private properties such as FireSmart™ grants and rebates, zoning bylaws, subdivision, covenants, property maintenance bylaws, and building bylaws.

- **Wildfire DPA Coverage** – Clear rationale for the extent and boundaries of a Wildfire DPA is important for successful implementation. Many homes and communities within the Regional District interface with densely forested areas and because of this, wildfire is an ever-present threat. This situation is similar to many Regional Districts throughout the province and for this reason, some less densely populated jurisdictions apply a DPA to all of the land within the Official Community Plan area for the DPA. Flexibility can be built into this approach through exemptions. This approach is recommended for areas that are sparsely populated.

A more precise approach to DPA coverage involves the engagement of Qualified Professionals to provide contextual Wildfire DPA boundaries based on factors such as topography, access/egress, and vegetation/fuel and fire behaviour modeling. This approach would result in DPA coverage based on analysis of wildfire conditions resulting in mapping that presents risk levels across an Electoral Area and may exclude portions of an Electoral Area from the DPA. This approach is recommended for Electoral Areas that are more densely populated and is dependent on funding availability.

- **Wildfire DPA Implementation** – Before considering the implications of a Wildfire DPA in their respective Electoral Areas, elected officials should have the opportunity to discuss the benefits and limitations of a Wildfire DPA with RDCK staff. In the event that Wildfire DPA implementation be considered by the elected official, a public information and communication campaign should be the next step. It is recommended that that information and communication campaign discuss the Wildfire DPA in the larger context of all the tools and strategies that the Regional District is employing to reduce the adverse impacts of wildfire and how the Wildfire DPA complements these efforts. Sharing the benefits and rationale of the Wildfire DPA can support the buy-in and compliance.

6.0 NEXT STEPS

Implementation of the Wildfire DPA can be an incremental process. It may not be necessary to apply the highest level of regulation at the outset. All of the guidelines that have been included in the Wildfire DPA Guideline menu are able to provide a degree of wildfire protection. The DPA template is laid out in a manner that will allow each Electoral Area to choose the requirements and exceptions that suit the realities in their communities. The following steps represent the process if the Electoral Area Directors choose to implement a Wildfire DPA.

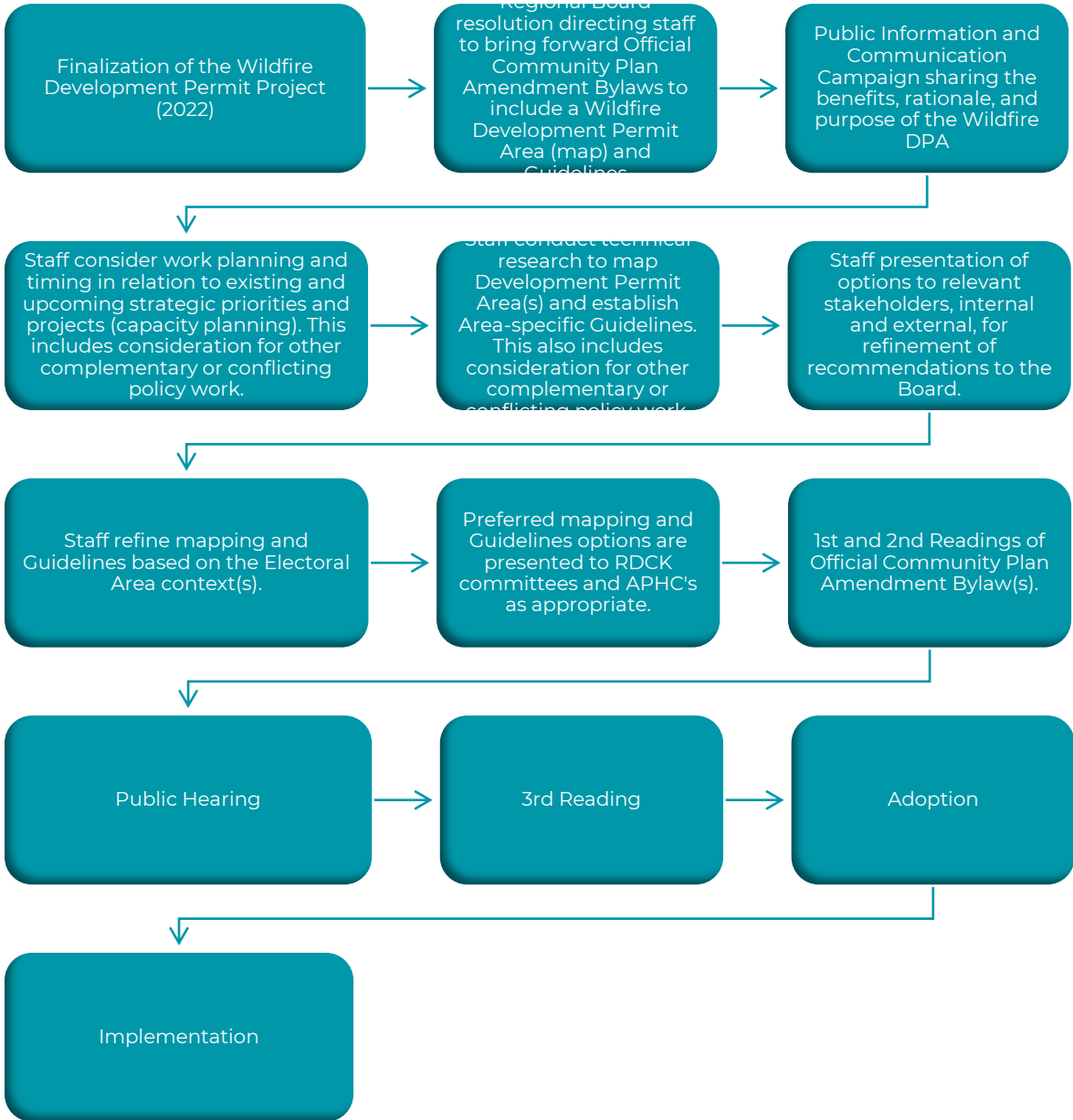
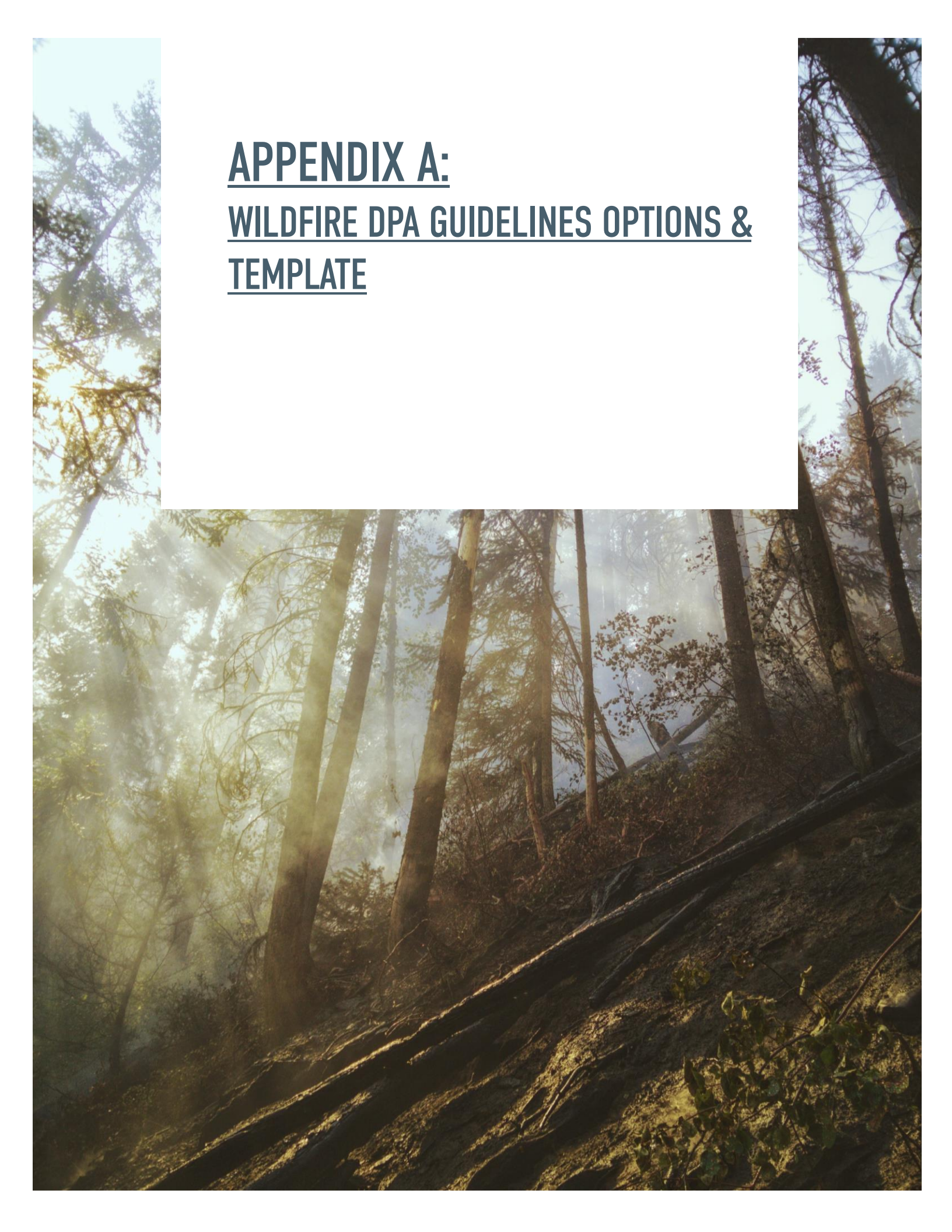
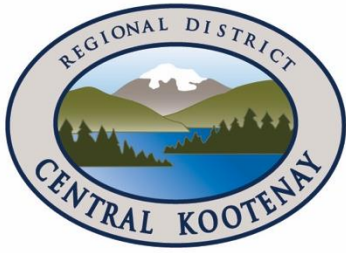


Figure 11 - Recommended Next Steps for Wildfire DPA Implementation



APPENDIX A:
WILDFIRE DPA GUIDELINES OPTIONS &
TEMPLATE



DRAFT Development Permit Guideline Options & Template

Wildfire Development
Permit Area

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SAMPLE OFFICIAL COMMUNITY PLAN TEXT

Authority Granted under the *Local Government Act*

The Wildfire Development Permit area is designated to establish guidelines for the protection of development from hazardous conditions pursuant to section 488(1)(b) of the *Local Government Act*.

Justification

The Regional District of Central Kootenay (RDCK) is home to many communities that interface with densely forested areas and because of this, wildfire is an ever-present threat. Wildfire can spread quickly and burning debris can be thrown up to two kilometers ahead of a wildfire and ignite materials and structures. Community Wildfire Protection Plans were prepared for the RDCK in 2019 to address wildfire threat and identified most of the Regional District as having moderate-high to high-extreme wildfire hazard ratings.

The adverse impact that wildfire poses to the environment, people, and property can be managed and mitigated through appropriate development policy and continual management efforts. Successful strategies for mitigating the adverse impacts from wildfire are often multi-layered, with requirements for new development at the time of rezoning, subdivision, or building permit playing a key role in building wildfire resilience for new development. This Wildfire Development Permit Area and its guidelines are considered a minimum in relation to subdivision, construction of new homes, and certain property modifications. The accumulation of guidelines will contribute to the mitigation of the adverse impacts of wildfire. This Development Permit Area is only one of the tools necessary to address wildfire risk in the RDCK. Hazard mitigation guides such as FireSmart BC Homeowner's Manual should also be utilized.

Objectives

- Prevent personal injury and property loss, protect structures from damage, and ensure stable and accessible building sites.
- Increase the community's resilience to wildfire hazards and climate change by reducing wildfire impacts as part of the land development process.

Designation of Applicable Area

Lands designated as Wildfire Development Permit Area are shown on Map X of the Official Community Plan, applying to [...]

Definitions

The following definitions are used for the purpose of defining the development permit area above:

'Development' means any activity referred to in section 489 of the *Local Government Act* and includes alteration or development of land for residential, commercial, industrial, institutional, service or utility uses or activities, to the extent that these uses or activities are subject to local government powers under the *Local Government Act*.

'Forest Professional' means a professional forester or a registered forest technologist as defined in the *Foresters Act*.

SAMPLE EXEMPTIONS

Not every development within a Wildfire Development Permit Area will require a Development Permit. The following section provides options for exemptions from the Development Permit process.

A person must obtain a development permit for development on land within the Wildfire Development Permit Area prior to undertaking or permitting or acquiescing in the undertaking of development, unless one of the following exemptions applies:

Exemption Options

- An applicant for a Building Permit has submitted plans for construction that show compliance with these guidelines, and the owner has entered into a restrictive covenant for compliance with the plans submitted which has been registered on the title of the property.
- The construction of or alterations to accessory buildings or structures that are not in excess of 55 square meters.
- Additions to existing approved buildings that are not in excess of 25% of the existing gross floor area.
- Technical subdivision for road widening, parcel line adjustment, or consolidation of parcel.
- Subdivision, where both of the following conditions are met:
 - the owner agrees to register a Section 219 Covenant on the titles of all new and remainder lots created through subdivision, to ensure compliance with Section X of these guidelines which regulate building materials and landscaping; and,
 - that a Forest Professional, specializing in wildfire risk and fuel hazard assessments and fuel management, has submitted a report that indicates that the subdivided properties have a low wildfire hazard rating.
- Interior renovations to existing buildings.
- A new roof or a complete roof replacement using material that conforms to Class A, B or C fire resistance as defined in the BC Building Code.
- Any development comprised entirely of non-flammable materials such as metal, stone or concrete.
- New accessory buildings and decks will not trigger landscaping requirements noted in Section X, except for carriage houses.
- Addition of rooftop equipment (e.g. HVAC).
- Addition of canopies or other decorative roof structures.
- The activity proposed on the site relates solely to normal farm practices in accordance with the Farm Practices Protection Act and the landowner follows other regulations listed in the Act.

- Other minor works, as determined by the General Manager of Development & Community Sustainability Services or their designate, which may include landscape maintenance, installation, internal alterations, and renovations.

DRAFT

SAMPLE OFFICIAL COMMUNITY PLAN GUIDELINE OPTIONS

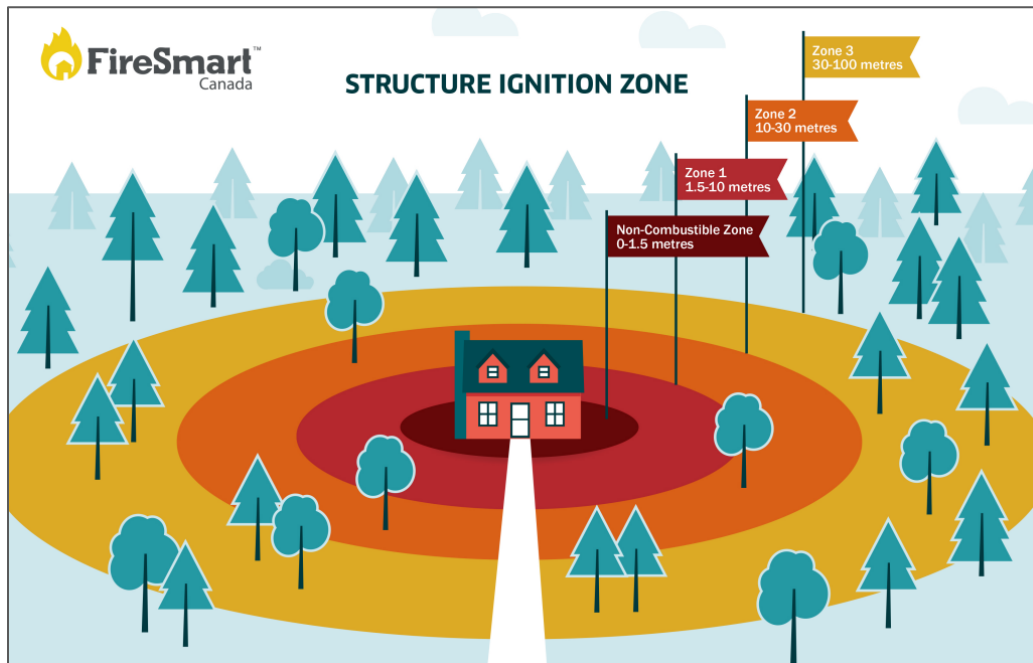
The following section provides guideline options for the development of a Wildfire Development Permit Area that each Electoral Area can tailor to meet the needs and requirements of their respective community and region. The layout of this section follows the format of a Wildfire Development Permit Area as found in a typical Official Community Plan. Each heading will have a brief italicized description and its relevance to the creation of a Development Permit Area.

Guidelines

The following sections have been divided as per the FireSmart guidelines.

Landscaping

Using recommendations from the FireSmart Structure Ignition Zones is the best practices approach in relation to Landscaping guidelines. Regulations and distances from buildings are derived from the FireSmart Structure Ignition Zones as seen below:



Source: Province of BC, FireSmart Begins at Home Manual

Options have been organized to demonstrate and compare the varying levels of landscaping guidelines that Electoral Areas can choose from.

The goal of landscaping requirements and vegetation management is to create a fuel-reduced buffer between structures and flammable vegetation to reduce the intensity and rate of spread of wildfire approaching or the spread of hot embers from a nearby wildfire. Landscaping regulations vary widely across communities.

Low to Moderate Level of Regulation	Higher level of Regulation
All areas within 1.5 metres of principal buildings should be free of coniferous vegetation.	All areas within 1.5 metres of principal buildings should be free of coniferous vegetation
X	Exterior building surfaces, including deck surfacing, roofing and cladding, that is situated under, or within 6 metres of, coniferous vegetation should be non-flammable materials such as stone, metal, concrete, masonry or fiber-cement.
Individual coniferous trees may be located within 1.5 metres of a building, provided: <ol style="list-style-type: none"> 1. no other conifers are within 3 metres (measured from trunk to trunk) of the conifer; 2. exterior portions of the building fronting the tree's existing and eventual canopy are clad in fire resistant materials such as stucco, metal siding, brick, cement shingles or boards, concrete block, poured concrete, logs or heavy timbers and rock as defined in the BC Building Code; and 3. building roofing is comprised of metal, clay tile, fiber-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable. 	Individual coniferous trees may be located within 3 metres of a building, provided: <ol style="list-style-type: none"> 1. no other conifers are within 6 metres (measured from trunk to trunk) of the conifer; 2. exterior portions of the building fronting the tree's existing and eventual canopy are clad in fire resistant materials such as stucco, metal siding, brick, cement shingles or boards, concrete block, poured concrete, logs or heavy timbers and rock as defined in the BC Building Code; and 3. building roofing is comprised of metal, clay tile, fiber-cement, asphalt shingle or similar material; wood shakes of any kind are not acceptable.
No bark, mulch, or any other combustible material should be located within 1.5 metres of the outer edge of any building structure.	No bark, mulch, or any other combustible material should be located within 10 metres of the outer edge of any building structure.
Separate any fencing built with combustible materials to be at least 1.5 metres from any dwellings.	Separate any fencing built with combustible materials to be at least 1.5 metres from any dwellings.
X	Firewood piles, stored trailers/recreational vehicles, and other combustible materials must be a minimum of 10 metres from any dwelling.
X	Lower tree branches must be removed to a minimum height of 2.5 meters within 10 metres of any dwelling units or principal building.

X	The following fire-prone coniferous plants should not be used in landscaping: Juniper, Cedar and Yew.
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Building Materials

Options have been organized to demonstrate and compare the varying levels of building guidelines that Electoral Areas can choose from.

Roofing Materials

Roofs catching fire are the number one cause of building losses during a wildfire event. Sparks and burning embers from a wildfire can travel long distances and quickly ignite flammable roofing material and/or combustible debris on the roof or in the gutters. Roofing material has several classifications with Class A being the most fire resistant. Some materials that either fall within the rating system or, can be obtained in forms that meet Class A, B or C requirements, include composite (asphalt and fibreglass) shingles, concrete or clay tile, metal roofing, and factory treated wood shake roofing.

Low to Moderate Level of Regulation	Higher level of Regulation
The roof covering shall conform to Class A, B or C fire resistance as defined in the BC Building Code.	The roof covering shall conform to Class A or B fire resistance as defined in the BC Building Code.
X	Gutters should be made of metal.
X	Screen or close gutters to prevent the accumulation of leaves or needles using 3mm noncombustible wire mesh
X	The following landscaping guidelines apply to green roofs: 1. grasses that will grow over 20 cm are not supported; and 2. juniper, cedar or yew are not supported.

Exterior Cladding

Second only to the roof material, siding material is the part of the building most prone to ignite in a wildfire event. The intense heat of the fire itself, fire embers, and burning vegetation at the base of the wall, can individually or all together cause the side of a building to catch fire.

Low to Moderate Level of Regulation	Higher level of Regulation
Untreated flammable materials should make up less than 20% of the surface area of an exterior elevation. Window and door trim, fascia, eaves, soffits, the underside of decks, siding and cladding are included in the determination of 20% flammable surface area per elevation. Roofing is excluded in the determination.	Any materials used for exterior wall finishes shall be fire-resistant such as stucco, metal siding, brick, cement shingles or boards, concrete block, poured concrete, logs or heavy timbers and rock as defined in the BC Building Code. Untreated wood and vinyl siding are not permitted. Wood trim and architectural features are exempt from this requirement.
X	Skirt manufactured homes with fire-resistant material

Overhanging Projections

Many homes have attached decks, which can spread fire directly to the home when ignited during a wildfire. The materials used to build the deck, combustible materials stored on and under the deck, and the vegetation around it all contribute to how vulnerable a deck will be to ignition during a wildfire.

Low to Moderate Level of Regulation	Higher level of Regulation
Sheath balconies, decks, and porches (no exposed joists) with fire-resistant materials.	Balconies, decks, and porches should be sheathed in (no exposed joists) and made of an ignition-resistant material (non-combustible, Class A, or Class B fire resistance as referenced in the current BC Building Code).
X	Structural components (post & beam) of decks, balconies and porches should be heavy timber construction as defined in the current BC Building Code, or should be clad with fire-resistant material (non-combustible, Class A, or Class B fire resistance as referenced in the current BC Building Code).

Exterior Doors and Windows

Glass can be shattered by the heat of a fire and exterior doors can ignite and create openings for fire and burning debris to enter the building. It is highly unlikely that an interior will ignite from thermal radiation through intact glass. A single pane thickness of glass is most susceptible to collapse.

Low to Moderate Level of Regulation	Higher level of Regulation
Use double-paned or tempered exterior windows and glazing.	Use double or triple-paned glass or tempered exterior windows and glazing.
X	Use exterior doors and garage doors constructed of non-combustible materials.

Eaves, Soffits, and Vents

Vents are important for the healthy air exchange and moisture escape required in a building. They also are ready-made accesses into a building. Unprotected eaves can allow burning embers to enter and also allow flames that are spreading up a wall to penetrate into the roof structure.

Low to Moderate Level of Regulation	Higher level of Regulation
Close eaves and soffits so no joists are exposed.	Close eaves and soffits so no joists are exposed.
Cover ventilation openings in exterior walls, roofs, eaves, and soffits with corrosion-resistant 3 mm non-combustible wire mesh. Wall-mounted exterior vents are exempt from having wire mesh with 3 mm openings if vents with mobile flaps are used (subject to venting requirements in the BC Building Code).	Cover ventilation openings in exterior walls, roofs, eaves, and soffits with corrosion-resistant 3 mm non-combustible wire mesh. Wall-mounted exterior vents are exempt from having wire mesh with 3 mm openings if vents with mobile flaps are used (subject to venting requirements in the BC Building Code).

Chimneys

Chimneys can present a serious hazard as a source of sparks that can start fires, and as a way for burning embers to enter a building.

Low to Moderate Level of Regulation	Higher level of Regulation
Chimneys for wood burning fireplaces should have spark arrestors.	Construct chimneys for wood burning fire appliances with spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.

Site Considerations & Building Location

If site considerations and building location were included within a local government's DPA guidelines, they were found to reflect FireSmart guidelines and be fairly universal during across communities. As such, the options provided for site considerations and building location do not vary in level of regulation.

- Design subdivisions so building sites are located on the flattest areas of the property. Avoid gullies or draws that accumulate fuel and funnel winds.
- Buildings shall be sited, and road accesses designed in order to accommodate fire fighting vehicles and equipment.
- A fire-resistant zone of at least 10 metres, where practical, should be managed around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire and reducing the potential for building fires to spread to the forest.
- Auxiliary buildings and fuel tanks should be located as far away from principal buildings as possible. A distance of 15 metres or more is ideal. Where a distance of 15 metres or more is impractical, guidelines in this section that apply to principal buildings should be applied to accessory buildings.

Subdivision

Based on provincial research several local governments included specific guidelines related to subdivision. The following guideline is presented as an option.

As part of the subdivision process, the RDCK should receive a Wildfire Hazard Assessment prepared in accordance with the Regional District's Terms of Reference for Wildfire Hazard Assessments. The Wildfire Hazard Assessment and plan of subdivision should address the following guidelines:

- Provide firefighting and emergency access to adjacent forested areas (such as through an access encircling the development, periodic access to the forest edge, or by placing access adjacent to forested areas). Consider, where the subdivision abuts forested areas, placing accesses so that they act as fuel breaks to protect the development and buildings;
- Provide a minimum of two means of access points with road systems capable of supporting evacuation and the movement of fire suppression equipment. The number of access points and their capacity should be determined during subdivision design and be based on threshold densities of houses and vehicles within the subdivision. Single access may be considered where the development contributes to a future road network with multiple access points or where an emergency access route can be constructed;
- Set back development a minimum of 10 m from the top of ridgelines, cliffs, ravines, or the top of slopes exceeding a 20% grade for a minimum horizontal distance of 10 m. Variation of the setback may be considered if a Wildfire Hazard Assessment can justify a change in the setback;
- Where wildfire hazard levels are high, as determined by a Forest Professional in a Wildfire Hazard Assessment, mitigation measures should be taken as recommended by the Forest Professional to reduce the wildfire hazard rating to moderate or low.

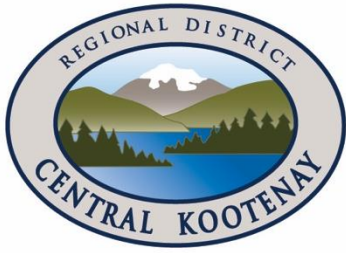
Alternatives

Providing alternatives allows for flexibility for applicants and alternative methods for reducing wildfire hazard. The following section provides options for alternative methods of addressing wildfire hazard risk for new development.

- Where a Forest Professional, specializing in wildfire risk and fuel hazard assessments and fuel management, has completed a report on the property or building in question that: indicates there is a low fuel hazard; and has provided recommendations for mitigating any existing or potential risk associated with the new development, the requirements noted in Section X [Landscaping Requirements] may be relaxed at the discretion of the Fire Chief or their designate.
- Proposed deviations from the guidelines outlined in Section X [Building, Landscaping, Site Considerations, Subdivision Requirements] can be submitted to the Regional District as an alternative solution and will be considered if the applicant can verify that the expected level of performance meets or exceeds the level of fire safety conferred by the guidelines outlined in the Wildfire Development Permit Area.



APPENDIX B:
OFFICIAL COMMUNITY PLAN POLICY
OPTIONS



DRAFT Official Community Plan Policy Options

Wildfire Development
Permit Area

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INTRODUCTION

Local governments with Official Community Plans (OCPs) typically have additional policy wording integrated into a Natural Hazards section of the bylaw to address and identify policies for reducing risk associated with natural hazards, including wildfire. A Natural Hazards section in an OCP includes context statements, objectives, and policy language that informs the Board, staff, and the community with respect to mitigating slope stability, erosion, floods, and wildfires. General context, objectives, and policy statements are presented outside of Development Permit Area (DPA) guideline sections of OCPs.

Context statements in OCPs should be tailored to each specific geography. In the case of the RDCK, each context statement should be customized to the Electoral Areas and their realities (e.g. susceptibility to wildfire; uptake in FireSmart™ practices; geology; water availability; vegetation). Often times, each Electoral Area's Community Wildfire Protection Plan will inform not only the context statements for an Official Community Plan, but also the objectives and policies.

In the case of the RDCK, the OCPs in Areas E, F, H and K have existing Hazards Lands sections with Fire Management Policies. If these Electoral Areas choose to implement a Wildfire DPA, the Hazard Lands sections in these OCPs can be updated with the objectives and policies that align with the needs and values of each Electoral Area. If the Electoral Areas OCPs in Electoral Areas without Hazard Lands section and Fire Management Polices choose to implement a Wildfire DPA, a new section in the OCP will have to be drafted to include objectives and policies to address wildfire risk.

Options for revised or new OCP objectives and policies are included in the sections below.

OBJECTIVES

The following list reflects a range of OCP objectives that address wildfire risk.

Sample Wildfire Objectives

- Reduce wildfire risk to health and safety of the public, property, and infrastructure.
- Protect life and property by mitigating natural hazards where feasible and discouraging development in areas subject to immitigable natural hazards.
- Ensure that appropriate measures are in place for emergency prevention, response, and mitigation.
- Support ecosystem restoration initiatives on Crown and private land to mitigate the risk of wildfire.
- Encourage adoption and implementation of FireSmart™ principles and wildfire mitigation measures by property owners, occupiers, and developers.

POLICIES

The following list reflects some a range OCP policies that address wildfire risk.

Sample Policies

- Properties subject to development within Map X of the Official Community Plan must apply for and receive either a Wildfire Hazard Development Permit or Development Permit Exemption.
- Wildfire Hazard Development Permits will be utilized to mitigate wildfire hazards with respect to: landscaping; subdivision layout; building materials; and, siting.

- Notwithstanding Map X of the Official Community Plan, the susceptibility of a property to wildfire hazard may be assessed at the time of development application.
 - A rezoning application may require overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC. Further details may be required resulting from the assessment.
 - A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) and ways to reduce that hazard. The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the Province of BC Ministry responsible for forestry. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.
 - Responding to the referral of an application for a lease on Crown Land the Regional District may require a detailed wildfire hazard report for the site and development in areas neighbouring the site, including recommendations that reduce the hazard.
 - A professional engineer's report may be required to evaluate road access, road loads in an emergency, water pressures, and other factors pertaining to wildfire response.
- Encourage provincial agencies to update mapping for the [Electoral Area] in order to clearly indicate areas that are susceptible to wildfire.
- Investigate and implement methods of wildfire hazard abatement to a moderate level from both a Regional and local perspective.
- Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits. Review and update current practices on a regular cycle.
- Determine methods that will ensure that wildfire hazard reduction works are maintained in the long term. Investigate methods such as covenants, zoning bylaws, subdivision and development bylaws, building bylaws, and specified area taxation.
- Consider developing an outdoor burning bylaw to restrict burning during high fire hazard.
- Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Wildfire hazard reduction, done responsibly, can be compatible with habitat conservation and restoration.
- Ensure the design of new community water systems take into consideration the water volumes required for adequate fire protection.
- Encourage property owners to use FireSmart™ principles to mitigate fire risk on their properties.
- Maintain FireSmart™ programs and coordinate activities between the RDCK and municipalities.
- Coordinate wildfire risk mitigation efforts with other agencies, organizations, and across Electoral Area boundaries.
- Manage forest fuels using a combination of emerging technologies, and where appropriate, in collaboration with Indigenous community partners utilize traditional methods of reducing wildfire risk.
- When a property is within Map X Wildfire Hazard Development Permit Area in the Official Community Plan, and it is to be transferred, dedicated, or sold to the RDCK, it shall be assessed under the OCP's Development Permit Guidelines and wildfire risk shall be mitigated prior to the registration at the Land Titles Office.

APPENDIX C: ENGAGEMENT PLAN



WILDFIRE DEVELOPMENT PERMIT AREA COMMUNICATIONS + ENGAGEMENT PLAN

REGIONAL DISTRICT OF CENTRAL KOOTENAY

May 2022

PURPOSE

The purpose of this communications and engagement plan is to ensure that meaningful and effective tactics to engage with various community stakeholders are employed during this study. Specific strategies for communicating and engaging with identified stakeholders are discussed in this document.

BACKGROUND

The Regional District of Central Kootenay (RDCK) has retained Urban Systems Ltd. to develop recommendations for the creation of a Wildfire Hazard Development Permit Area for the RDCK's eleven Electoral Areas. Community Wildfire Protection Plans updated by the RDCK from 2015-2019 identified many of these areas as having moderate-high to high-extreme wildfire threat/probability. As part of this project, the RDCK is seeking to engage with various community stakeholders across the electoral areas and provide education on FireSmart Principles.

USING COMMUNITY INPUT

Managing expectations and implementing a transparent process is critical to any communication and engagement process. Community members will want to know how, and to what extent, their input will be used in the decision-making process.

The International Association of Public Participation (IAP2) refers to five levels of public participation defined as:

- **Inform:** To provide balanced, accurate information to increase participants' understanding of the project.
- **Consult:** To obtain, listen and acknowledge participant feedback and concerns.
- **Involve:** To work with participants to ensure their concerns and expectations are clearly understood.
- **Collaborate:** To partner with participants to identify alternatives and solutions to be used in the decision-making process.
- **Empower:** To place the final decision-making in the hands of the participants.

KEY AUDIENCES

A list of stakeholders identified for this project is shown in **Table 1**. Using the IAP2 five levels of public participation, levels of engagement have been identified for each stakeholder group according to their involvement in the decision-making process. As the decision-makers, the RDCK Board of Directors will be involved to ensure their concerns and expectations are clearly understood and they will be empowered to make the final decisions. We will collaborate with RDCK staff throughout the project on the technical nature of the DPA. Members of the public, including landowners, developers and the local business community, will be consulted with to ensure they are informed of the project and have opportunities to provide feedback.

Overview of Regional District of Central Kootenay¹

- › Population: 59,517
- › Households: 27,015
- › Median total income of households: \$55,532
- › Average household size 2.2
- › Median age: 49.3
- › 55.5% of residents have post-secondary education
- › Labour force participation: 58.5%
- › Low level of visible minorities: 3.4%²
- › Few immigrants: 11.8%

Table 1. List of Stakeholders

Stakeholder	Primary or secondary	Interest / Issue / Concern	Level of engagement	Suggested Engagement Tactic
RDCK Board of Directors	Primary	Implementation, enforcement, costs to landowners	Involve / Empower	Information Sessions
Regional District Staff & Fire Department Representatives	Primary	Policy development, implementation, monitoring and regulating, enforcement Fire response and safety	Collaborate	Ongoing Meetings
RDCK Advisory Planning and Heritage Commissions (APHC)	Primary	Overall emergency management	Consult	Virtual Workshop, Targeted Outreach, Survey
Development Community	Primary	Future constraints on land development, sourcing supplies (many FireSmart materials are not manufactured locally)	Consult	Virtual Workshop, Survey

¹ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5903&Geo2=PR&Code2=59&SearchText=Central%20Kootenay&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5903&TABID=1&type=0>

² "Visible minority refers to whether a person belongs to a visible minority group as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs. The Employment Equity Act defines visible minorities as 'persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.' The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Latin American, Arab, Southeast Asian, West Asian, Korean and Japanese." (Statistics Canada, 2022)

Landowners	Primary	New property development / renovation constraints, increased costs, access to building supplies and sourcing supplies (many FireSmart materials are not manufactured locally)	Consult	Virtual Workshop, Survey
Local Business Community	Primary	New property development / renovation constraints, access to building supplies and sourcing supplies (many FireSmart materials are not manufactured locally)	Consult	Virtual Workshop, Survey
First Nations Communities › FNESS › Ktunaxa Nation Council › Okanagan Nation Alliance › Shuswap Nation Tribal Council › Sinixt	Primary	Cultural perspectives and practices on wildfire risk management and mitigation	Consult	Outreach letters and ongoing meetings/updates as requested
Community Forests Associations › Harrop Proctor Community Co-op (HPCC) › Slocan Integral Forestry Cooperative (SIFCO) › Nakusp and Area Community Forest (NACFOR)	Primary	Forestry protection and sustainability, wildfire risk management and mitigation	Consult	Targeted outreach through RDCK Staff
Wider Community	Secondary	New property development and wildfire safety	Inform	Survey

VULNERABILITIES & OPPORTUNITIES

Table 2. Vulnerabilities and opportunities scan.

Vulnerabilities		Opportunities	
› Concern due to the raising costs of building materials	› Ensuring that the interests of all 11 electoral areas are met	› Public education process, communicating the value of public engagement	› Combine traditional and digital forms of communications

- › Differing values on wildfire mitigation and regulations across electoral areas
- › Unclear messaging has the potential to lead to misunderstanding
- › Concern about existing gaps in fire response service and areas where there is low availability of water
- › Clearly communicating the benefits and value of DP guidelines, “what’s in it for you” approach
- › Collaborate with RDCK Wildfire Mitigation Specialists on communicating on various FireSmart initiatives
- › Raising awareness of being FireSmart in the RDCK

COMMUNICATIONS OBJECTIVES + MEASURES OF SUCCESS

Table 3. Communication objectives and measures of success.

Objective	Measure of success
› Build awareness amongst residents and stakeholders of Fire Smart principles and of the project	› By Fall 2022, host in-person pop ups, a total of three stakeholder workshops and a community survey
› Consult with local stakeholders and residents to understand desires and sentiments around wildfire mitigation	› Provide opportunities for residents across all electoral areas to provide feedback › Community members feel they've had the necessary information to provide informed and meaningful feedback

KEY MESSAGES

Key Messages are high-level communication points from which all subsequent communication materials, such as Facebook posts and web content, are developed. These foundational messages present a “big picture” view. They should be clear, concise, and consistent across all communication channels.

The sample key messages provided below are not final and may be refined as communications materials are developed.

- The Regional District of Central Kootenay is looking at how to reduce the potential negative impacts of wildfires in our region. Exploring how to protect our region from wildfire hazards could include creating a Wildfire Development Permit Area for your community.
- Wildfire Development Permit Areas help to protect your community from wildfire hazards by implementing regulations for new development occurring within the wildfire hazard area.
- Living near the great outdoors comes with great responsibility. You can help protect our natural environment and all it has to offer by following FireSmart principles. Learn about how the RDCK is helping to reduce the risk of wildfire to our region at [insert web link].
- Be a good neighbour. Help reduce the potential impacts from wildfires to your home and others by following FireSmart principles. Find out how you can be FireSmart at [insert web link].

ENGAGEMENT ACTIVITIES

Engagement for this project will be a mix of in-person and virtual activities to inform and solicit feedback from stakeholders and RDCK residents. There are several opportunities for stakeholders and community members to provide feedback throughout summer 2022, including three virtual stakeholder workshops, in-person pop-ups and a community survey. A description of engagement activities is shown in **Table 4**.

Table 4. List of engagement activities

<i>Tactic</i>	<i>Details</i>	<i>Responsibilities</i>	<i>Timing</i>
<i>Information Session with Board of Directors (2)</i>	<p>OVERVIEW: An initial meeting will be held to present the proposed engagement plan to the Board for feedback. A second meeting will be held to present the report with the Public Engagement Summary and draft DP guidelines.</p> <p>FORMAT: Approved virtual platform (i.e., Webex).</p> <p>TARGETED STAKEHOLDERS: RDCK Board.</p>	<p>URBAN SYSTEMS: Prepare and deliver presentation.</p> <p>RDCK: Attend and provide feedback.</p>	June/August 2022
<i>First Nations Communities Outreach Letters/Updates</i>	<p>OVERVIEW: An initial outreach letter to each First Nations community to introduce the project and seek their interest in participating in ongoing updates/meetings to discuss the project further.</p> <p>FORMAT: Email (with option to phone/schedule virtual meeting for further discussions).</p> <p>TARGETED STAKEHOLDERS: First Nations communities.</p>	<p>URBAN SYSTEMS: Draft initial outreach letter.</p> <p>RDCK: Review and approve initial outreach letter, send letter to First Nations communities. Develop and send further updates, schedule and facilitate meetings as requested.</p>	June - August 2022
<i>APHC Workshop</i>	<p>OVERVIEW: Hold a virtual workshop with APHC members to solicit feedback on the project.</p> <p>FORMAT: Approved virtual platform (i.e., Zoom).</p> <p>TARGETED STAKEHOLDERS: APHC members.</p>	<p>URBAN SYSTEMS: Prepare workbook with key project information to facilitate discussion.</p> <p>RDCK: Conduct and facilitate workshop.</p>	July/August 2022
<i>APHC Targeted Outreach</i>	<p>OVERVIEW: Provide the opportunity for APHC members who were unable to attend the workshop to meet one-on-one</p>	<p>URBAN SYSTEMS: Prepare workbook with key project information.</p> <p>RDCK: Reach out to APHC members, coordinate and</p>	July/August 2022

	<p>with RDCK staff to provide input on the project.</p> <p>FORMAT: Approved virtual platform (i.e., Zoom) or phone.</p> <p>TARGETED STAKEHOLDERS: APHC members.</p>	<p>facilitate meetings and record feedback.</p>	
<i>Development Community Workshop</i>	<p>OVERVIEW: Hold a virtual workshop with members of the development community to solicit feedback on the project.</p> <p>FORMAT: Approved virtual platform (i.e., Zoom).</p> <p>TARGETED STAKEHOLDERS: Development community.</p>	<p>URBAN SYSTEMS: Prepare facilitation guide, supporting presentation and engagement materials, provide meeting facilitation and technical support, record feedback.</p> <p>RDCK: Review materials, attend and provide support as necessary.</p>	<p>July/August 2022</p>
<i>Landowner and Local Business Workshop</i>	<p>OVERVIEW: Hold a virtual workshop with landowners and the business community to solicit feedback on the project.</p> <p>FORMAT: Approved virtual platform (i.e., Zoom).</p> <p>TARGETED STAKEHOLDERS: Landowners and business community.</p>	<p>URBAN SYSTEMS: Prepare facilitation guide, supporting presentation and engagement materials, provide meeting facilitation and technical support, record feedback.</p> <p>RDCK: Review materials, attend and provide support as necessary.</p>	<p>July/August 2022</p>
<i>In-Person Pop-Ups</i>	<p>OVERVIEW: The Wildfire Mitigation Specialists will host in-person pop-ups at key events in the RDCK. Urban Systems will provide the Wildfire Mitigation Specialists with informative materials (i.e., FAQ sheet, postcards) to pass out with their concurrent outreach.</p> <p>FORMAT: In-person pop-ups.</p> <p>TARGETED STAKEHOLDERS: Wider community and landowners.</p>	<p>URBAN SYSTEMS: Develop informative materials for the Wildfire Mitigation Specialists to pass out.</p> <p>RDCK: Coordinate and host pop-up events.</p>	<p>July/August 2022</p>
<i>Community Survey</i>	<p>OVERVIEW: A community-wide survey to gather input from residents to better understand their interests and level of support for DP guidelines. Incentives for completing the survey (i.e., gift cards to local businesses) will be offered to encourage participation.</p>	<p>URBAN SYSTEMS: Develop survey questions and upload to online platform (i.e., Survey Monkey).</p> <p>RDCK: Review and approve survey questions.</p>	<p>July/August 2022</p>

	<p>FORMAT: Online platform (i.e., Survey Monkey) with hard copies available at the in-person pop-up events.</p> <p>TARGETED STAKEHOLDERS: All stakeholders, landowners, wider community.</p>		
<p><i>Public Engagement Summary (“What We Heard Report”)</i></p>	<p>OVERVIEW: Prepare a report of what we heard during public and stakeholder engagement.</p> <p>FORMAT: Digital file.</p> <p>TARGETED STAKEHOLDERS: RDCK staff.</p>	<p>URBAN SYSTEMS: Analyze engagement results and prepare report with visuals.</p> <p>RDCK: Review report and provide feedback.</p>	<p>September 2022</p>

DELIVERABLES:

- First Nations Communities Initial Outreach Letter
- In-Person Pop-Up Communications Materials
- APHC Targeted Outreach Workbooks
- Engagement Summary (“What We Heard Report”)

COMMUNICATIONS TOOLS

Table 5. List of communications tools

<i>Tactic</i>	<i>Details</i>	<i>Responsibilities</i>	<i>Timing</i>
<p><i>Website Update</i></p>	<p>OVERVIEW: Develop content for the RDCK website including project information and opportunities to engage.</p> <p>FORMAT: Content on RDCK website.</p> <p>TARGETED STAKEHOLDERS: All.</p>	<p>URBAN SYSTEMS: Develop initial content and supporting graphics.</p> <p>RDCK: Approve and upload content to RDCK website.</p>	<p>July 2022</p>
<p><i>Social Media Posts</i></p>	<p>OVERVIEW: Social media posts published on RDCK platforms to inform residents of the project and opportunities to engage.</p> <p>FORMAT: RDCK platforms (i.e., Facebook).</p> <p>TARGETED STAKEHOLDERS: All.</p>	<p>URBAN SYSTEMS: Develop social media messaging and supporting graphics.</p> <p>RDCK: Approve messaging and upload to RDCK social media platforms.</p>	<p>July/August 2022</p>
<p><i>Informative Postcard</i></p>	<p>OVERVIEW: Postcards to provide information on the project, notify residents of upcoming</p>	<p>URBAN SYSTEMS: Develop brochures.</p>	<p>July/August 2022</p>

	<p>engagement opportunities and drive them to the online survey.</p> <p>FORMAT: Print materials distributed by the Wildfire Mitigation Specialists at in-person pop-up events and any other appropriate opportunities.</p> <p><i>*Optional: Postcards can also be available at a community mail drop.</i></p> <p>TARGETED STAKEHOLDERS: Landowners.</p>	<p>RDCK: Approve brochures and distribute.</p>	
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DELIVERABLES:

- Website Update Content
- Social Media Messaging + Graphics
- Informative Postcard

TIMELINE

The table below provides an estimated timeline of the communications and engagement tactics. Timing may be revised based on discussions with RDCK staff and Board of Directors.

Table 6. Estimated timing of communications and engagement tactics.

	<i>Tactic</i>	<i>Audience</i>	<i>Timing</i>
<i>Social Media Posts + In-Person Pop-Up Events will occur throughout July/August 2022</i>	Information Session with Board of Directors #1	RDCK Board of Directors	July 2022
	Website Content Launch	Public	July 2022
	Community Survey Launch	Public	July 2022
	First Nations Communities Initial Outreach Letter	First Nations Communities	July 2022
	APHC Workshop	APHC	July/August 2022
	APHC Targeted Outreach	APHC	July/August 2022
	Development Community Workshop	Development community	July/August 2022
	Landowner and Local Business Workshop	Landowners, business community	July/August 2022
	Information Session with Board of Directors #2	RDCK Board of Directors	August 2022
	What We Heard Report	RDCK Board of Directors	September 2022

APPENDIX D:
WHAT WE HEARD REPORT





Wildfire Development
Permit Area

What We Heard Report

September 2022

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Introduction

The Regional District of Central Kootenay (RDCK) conducted a variety of engagement events throughout the summer of 2022 to collect feedback from community members, developers and local stakeholders on the creation of a Wildfire Development Permit Area (WFDPA). The purpose of the engagement was to gain a better understanding of the level of support for implementing a WFDPA in the RDCK's eleven Electoral Areas (A, B, C, D, E, F, G, H, I, J and K).

The following report provides a summary of what we heard throughout the engagement process.

Engagement Opportunities

In August 2022, the project team delivered a variety of engagement activities for the regional district. Postcards detailing the purpose of a Wildfire DPA and advertising the engagement opportunities and in-person Fire Smart pop-up events, were dropped in various community locations across all Electoral Areas. A copy of the postcard can be found in Appendix A.

The community workshops as well as the survey were also advertised in local newspapers and on the RDCK's Wildfire Development Permit Area webpage, Facebook page, and Twitter account. Survey participants were entered to win a \$200 gift certificate to a local business of their choice. Over 60 email invitations were sent out to developers in the Regional District, inviting them to attend the virtual developer workshop. Virtual workshop participants were also entered to win \$50 gift certificate to a local business of their choice.

Letters were sent local First Nations to extend an invitation to members to determine their level of interest in participating in the project and engage in discussions on wildfire risk management and mitigation.

159

participants

Survey

The online survey was open from August 8th, 2022 to September 5, 2022 to collect feedback from community members to better understand their level of support for implementing a WFDPA in their Electoral Area.

2

workshops

Virtual Workshops

A total of two virtual workshops were held via Zoom to gather input from local developers and community members on the WFDPA.

- Developer Workshop (August 16th, 2022, 5:30-6:30 p.m.) – 2 participants
- Community Workshop (August 17th, 2022, 6-7:30 p.m.) – 4 participants

4
interviews

Advisory Planning and Heritage Commission Interviews

RDCK staff conducted interviews with the Advisory Planning and Heritage Commissions for Areas C, D, E and J. The purpose of the interviews was to share information about the WFDPA project and request members' thoughts on the project as well as their thoughts on their Electoral Area's level of interest in WFDPA regulations.

What We Heard

The following section provides an overview of the feedback collected throughout all engagement opportunities.

SURVEY

The following section summarizes the results of the survey. A full report of the survey results including verbatim comments can be found in Appendix B.

Who We Heard From



A total of 159 respondents participated in the survey



The majority of respondents (91%) reside in the RDCK and nearly three quarters of respondents are property owners (72%)



A quarter of the respondents indicated that they reside in Electoral Area H (26%), with the least amount of respondents residing in D and G



Over half of the respondents (63%) agree that wildfires are a natural process and part of our ecosystem, and it is important that the RDCK adapt to living with wildfires to avoid their potential negative impacts

85%

of respondents felt they had enough background information on WFDPA's to participate in a meaningful way

77%

of respondents found the information in the survey was easy to understand

Level of Support

Type of Regulations

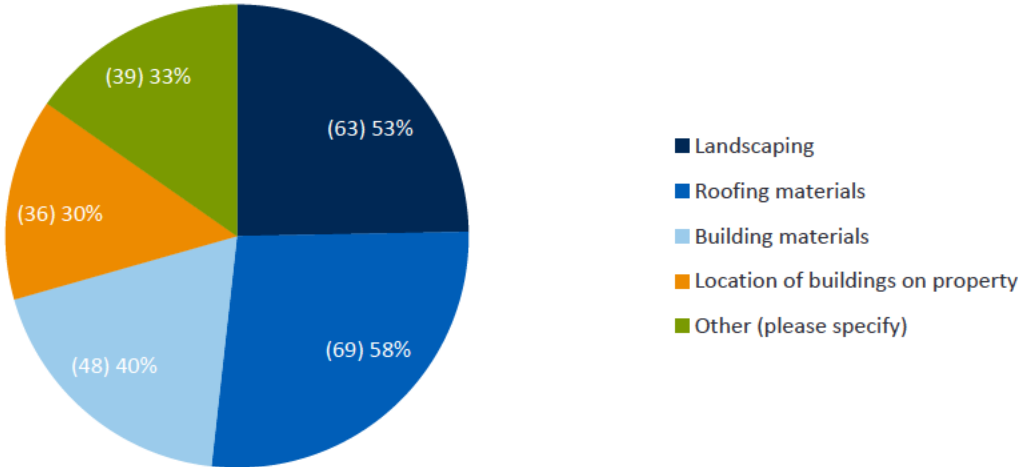
When asked about the types of regulations they would support, respondents indicated that they are most likely to support regulations for **roofing materials (58%)** and **landscaping (53%)**, followed by **building materials (40%)** and **location of buildings on property (30%)**.

The majority of respondents who selected 'other' (33%), stated that they do not support any regulations.

A sample of verbatim comments are provided below:

- *Let people make some of their own decisions with the level of risk they are willing to take.*
- *I don't think there should be regulations, only guidelines/suggestions.*
- *I am concerned by introducing additional regulations. Public education and communication will result in voluntary improvements which will improve sense of community. Regulations create animosity to the RDCK.*
- *Do not further regulate or add more policies that cost landowners.*
- *Consider incentivizing the use of FireSmart practices rather than regulation.*

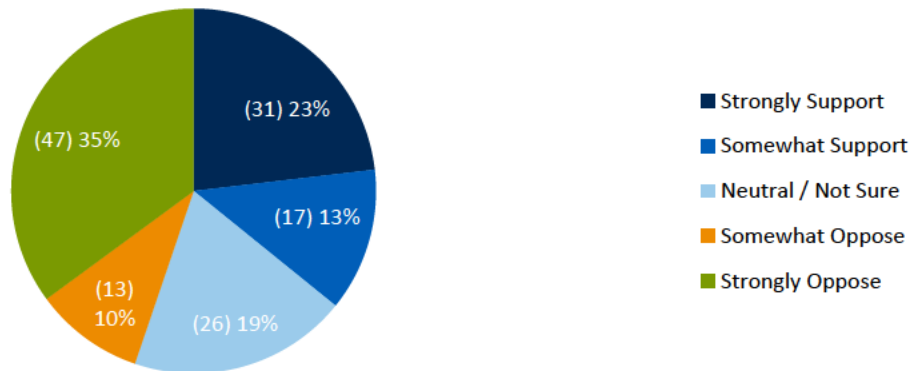
What type of regulations are you most likely to support? (n = 120)



Wildfire Development Permit Area Regulations

Thirty-five percent (35%) of respondents **strongly oppose** Wildfire Development Permit area regulations in their Electoral Area, while 23% of respondents **strongly support** them.

Please indicate your level of support for Wildfire Development Permit Area regulations in your Electoral Area: (n = 134)



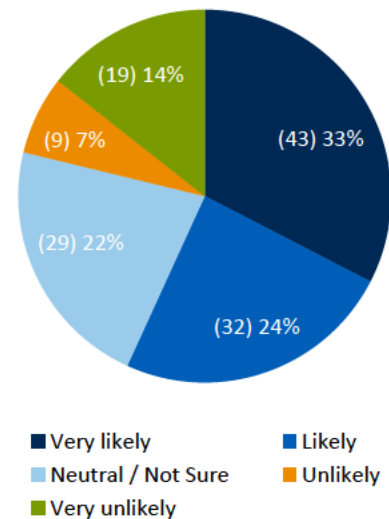
Wildfire Mitigation and Preparedness

Wildfire Mitigation Measures

Over half of respondents (57%) indicated that they are **very likely or likely to implement wildfire mitigation measures** (e.g., landscaping, fire resistant building and roofing materials) when developing, renovating, or subdividing their property.

Twenty-one percent (21%) of respondents indicated that they are **unlikely or very unlikely to implement these measures**.

Would you be willing to implement wildfire mitigation measures (e.g. landscaping, fire resistant building and roofing materials) when developing, renovating, or subdividing your property? (n = 132)

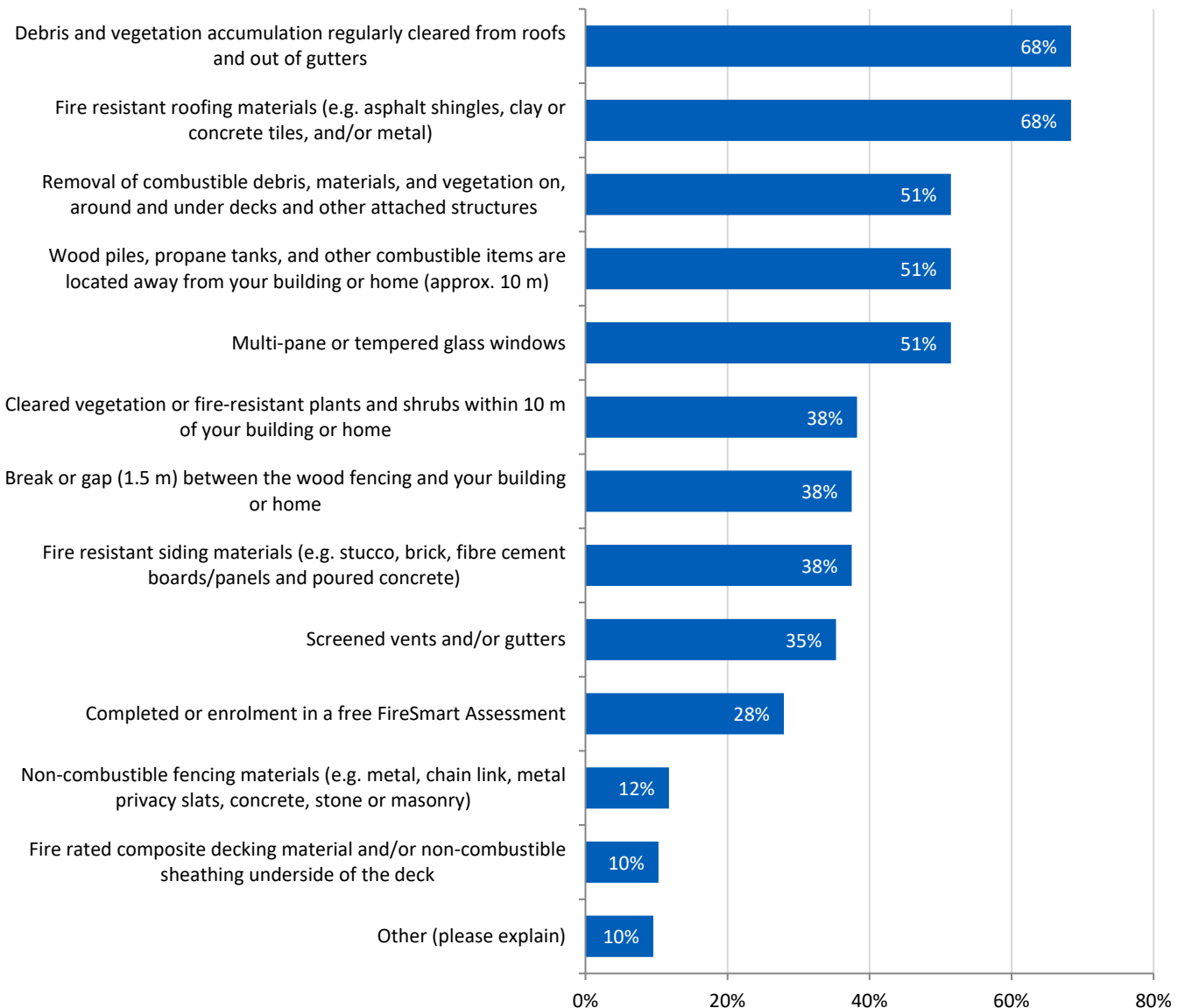


When asked what measures they are currently taking to reduce the impact of wildfire to their home or property, 68% of respondents indicated that they are **regularly clearing debris and vegetation accumulation from their roofs and gutters and using fire resistant roofing.**

Of those who selected other (10%), some noted that they clear debris on their property and in the surrounding area or have a sprinkler system in place. A sample of verbatim comments is provided below:

- *Sprinkler System in place surrounding property.*
- *Regular (daily) clearing of deadwood and debris on the property.*
- *Fuel wood mitigation in surrounding forest.*

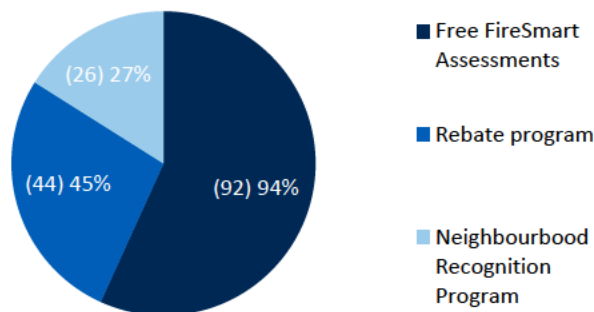
What measures are you currently taking to reduce the impact of wildfire to your home or property? Please select all that apply (n = 136)



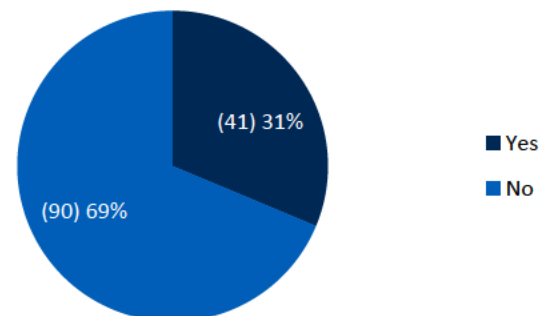
FireSmart

While nearly all respondents (94%) are aware of the RDCK's Free FireSmart Assessments, **only 31% of respondents indicated that they have had a FireSmart home assessment** completed by a RDCK Wildfire Mitigation Specialist. Nearly half of respondents (45%) are aware of the rebate program, and roughly a quarter (27%) are familiar with the Neighbourhood Recognition Program.

Are you aware of the RDCK's other wildfire mitigation programs? Please select all that apply (n = 98)



Have you had a FireSmart home assessment completed by a RDCK Wildfire Mitigation Specialist? (n = 131)



Additional Feedback

Survey respondents were provided the opportunity to leave additional feedback in an open comment box. Overall, many respondents stated that they were opposed to increased regulation on their property. Several respondents commented that additional regulations would add to the already high costs of building materials and permits, which is a barrier to home owners and developers. While some noted that they do not support additional regulations and permits, they do support increased FireSmart education and programs. It was also noted that people would like to see better communication of the DPA as they found there was limited information available.

A sample of verbatim comments is provided below:

- *I am in full support of education, but strongly opposed more permits and regulations.*
- *The Regional District should consider incentivizing the use of FireSmart practices in new home builds/developments. The barriers to builders are higher than ever, adding more regulation will only serve to exacerbate the housing shortage issues in our area ...*
- *RDCK could provide links on their website that connect reading who are looking to find information on fire mitigation programs, appropriate building materials (roofs/siding), etc. ...*
- *I believe that restrictions on a property owner are ONLY appropriate when there is a realistic concern that the property owner's choices will negatively impact neighbouring properties. It is NOT government's job to protect me from myself, it is their job to protect others from me and ONLY when absolutely necessary.*

WORKSHOPS

The following section summarizes the key themes that emerged during the developer and community workshops.

Developer Workshop

The Developer Workshop was hosted as a discussion-based workshop. Information was shared about the Wildfire Development Permit Areas (WFDPA) project and participants provided their input, thoughts and experiences with developing in the Regional District.

Participants shared that building materials and development practices that mitigate the threat of wildfire are a major consideration in their work and the demand for these materials and practices are mostly client driven. In the past when developing within a WFDPA, participants found that the regulations did not add much additional cost to building materials or require changes to their original plans. The additional costs that participants noted were the application fees, fees for additional review by registered professionals, and minor changes to building materials.

In regard to WFDPA exemptions, participants encouraged a pragmatic WFDPA and suggested that if various standards were met, properties should be exempt from the regulations. In addition, they supported having both mandatory and discretionary items in the WFDPA. It was suggested that the regulations and exemptions need to follow the building code and that the level of expertise and when it needs to be signed off on should be clarified.

It was noted that pushback should be expected from the building community regarding the WFDPA. Concerns were also raised regarding implementation and participants encouraged the project team to reach out to the member municipalities that currently have WFDPA's.

Polling Questions

Participants were prompted with two Zoom polls during the session. Results are below.

1. *To what extent do you agree with the following statement – it important the RDCK adapt to living with wildfire to avoid their potential impacts (n = 2)*
 - a. *Strongly disagree*
 - b. *Disagree*
 - c. *Agree*
 - d. *Strongly agree*

100% of participants (2) selected “Strongly agree”.

2. *What type of regulation would receive support in your electoral area? (n = 2)*
 - a. *Landscaping*
 - b. *Roofing Materials*
 - c. *Building Materials*
 - d. *Location of buildings on the property*
 - e. *All of the above*

100% of participants (2) selected “All of the above”.

3. *Please indicate your level of support for implementing Wildfire Development Permit Area regulations in your Electoral Area (n = 2)*

100% of participants (2) indicated “Strongly Support”.

Community Workshop

The Community Workshop included a presentation and an open forum discussion with the workshop participants. Information was shared about the WFDPA project and participants provided their input on the project and their level of interest in implementing WFDPA regulations. At the beginning of the session, participants were asked what measures they are currently taking to reduce the impact of wildfire to their home or property. Participants stated:

- Fire pumps and sprinklers for residential houses
- Removing shrubs around their property

Given the use of sprinklers as a fire response, concern was raised over the availability of water.

Polling Questions

Participants were prompted with two Zoom polls during the session. Results are provided below.

1. *To what extent do you agree with the following statement – it important the RDCK adapt to living with wildfire to avoid their potential impacts (n = 4)*
 - a. *Strongly disagree*
 - b. *Disagree*
 - c. *Agree*
 - d. *Strongly agree*

100% of participants (4) selected “Strongly agree”.

2. *What type of regulation would receive support in your electoral area? (n = 2)*
 - a. *Landscaping*
 - b. *Roofing Materials*
 - c. *Building Materials*
 - d. *Location of buildings on the property*
 - e. *All of the above*

100% of participants (2) selected “All of the above”. It was noted that there should include a “None of the above” option for those who do not support regulations.

ADVISORY PLANNING AND HERITAGE COMMISSIONS (APHC) INTERVIEWS

RDCK staff conducted interviews with the Advisory Planning and Heritage Commissions (APHCs) for Areas C, D, E and J. The remaining Advisory Planning and Heritage Commissions were unable to meet during the project's engagement period. The following section includes a summary of the feedback received during the APHC interviews. Interviews were guided by a set of discussion questions developed by the project team. The workbook template can be found in Appendix C.

Area C

Overall, members agreed that it is important to adapt to living with wildfires. There was a general willingness to complete landscaping work and use roofing and building materials to increase wildfire resilience. While the community is likely open to implementing wildfire mitigation measures (as this could lead to lower home insurance), it is anticipated that there will be resistance to regulations that for example, restrict the siting of structures. It was noted that participants were in favour of all exemptions except accessory buildings, and any structures requiring a building permit should not be exempt. Members recommended that any regulations should be phased in to ease resistance.



Feel that it is important to adapt to living with wildfires



Generally support implementing wildfire mitigation measures

Area D

While there was a general agreement that a Wildfire Development Permit Area (WFDPA) would be beneficial for the community, there was concern that it would be cost prohibitive. Members showed a high level of support for landscaping regulations as they are the most affordable. It was proposed that landscape regulations should be implemented now, and other regulations be phased in over time. Overall, members agreed that the best way to influence residents is through education and raising awareness, rather than introducing new regulations.



Concern that a WFDPA would be cost prohibitive



Would like to see awareness raised through education rather than regulations

Area E

Members strongly agreed that it is important that the RDCK adapt to living with wildfires to avoid their potential negative impacts. A high level of support was voiced for implementing a WFDPA, with members suggesting that it is likely that Electoral Area E would be willing to implement wildfire mitigation measures. There was general support for all exemptions presented except for exterior building alterations and accessory buildings.



Feel that it is important to adapt to living with wildfires



Support implementing a WFDPA and wildfire mitigation measures

Area J

General opposition to a WFDPA was voiced by members, noting that they do not support additional regulations of any kind as they feel it will cost homeowners money to implement on their property. Members were neutral about the importance of adapting to living with wildfires but agree that the public should be made aware of wildfire hazards to avoid negative impacts.



Do not support additional regulations



Concerned about the additional costs to homeowners

Appendix A: Community Engagement Postcard



The Regional District of Central Kootenay (RDCK)

is exploring the creation of a Wildfire Development Permit Area (DPA) for the RDCK's eleven Electoral Areas (A, B, C, D, E, F, G, H, I, J and K) to help build wildfire resilience in our communities.



what is
A WILDFIRE DPA

A Wildfire DPA is a set of development policies and guidelines that can help build wildfire resilience by ensuring new development in wildfire interface areas are less susceptible to wildfire hazards.

A Wildfire DPA can help to:



Reduce the risks associated with wildfire for new development



Increase resilience to wildfire hazards and climate change by reducing wildfire impacts as part of the land development process

GET INVOLVED!

The RDCK is seeking input from residents to help determine the next steps towards creating a wildfire DPA.

Community Survey

A community survey is open from August 8th to September 5th to collect feedback from Electoral Area residents.



QR code

Participate for a chance to win a \$200 gift certificate to a local business of your choice.

Scan or go to rdck.ca/XXX

In-Person FireSmart Pop-Up Events

Wildfire Mitigation Specialists will be hosting a variety of pop-up events throughout the RDCK this summer to provide information on FireSmart initiatives and share information about the Wildfire DPA project

Community Workshop

A virtual workshop with landowners and local businesses will be held to collect feedback on the Wildfire DPA project. August 17th 6:00-7:30 PM

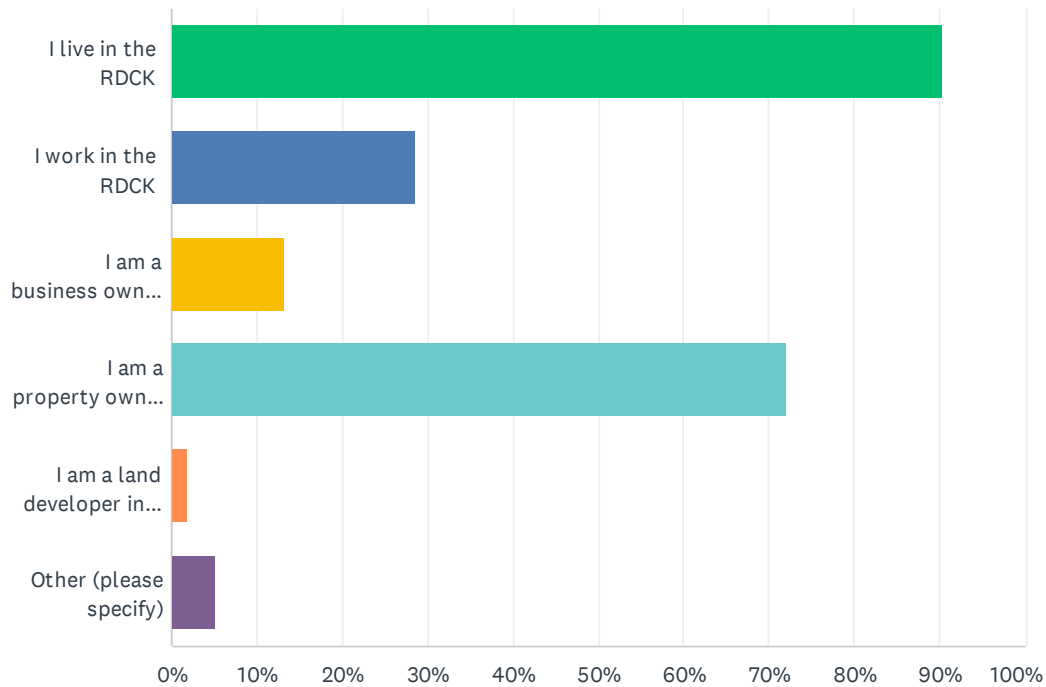
Participate in the workshop for a chance to win a \$50 gift certificates to a local business of your choice.

Feedback from community engagement and analysis of best management practices will inform the proposed Wildfire DPA guidelines.

Appendix B: Survey Results

Q1 What is your connection to the RDCK? Please select all that apply.

Answered: 158 Skipped: 1

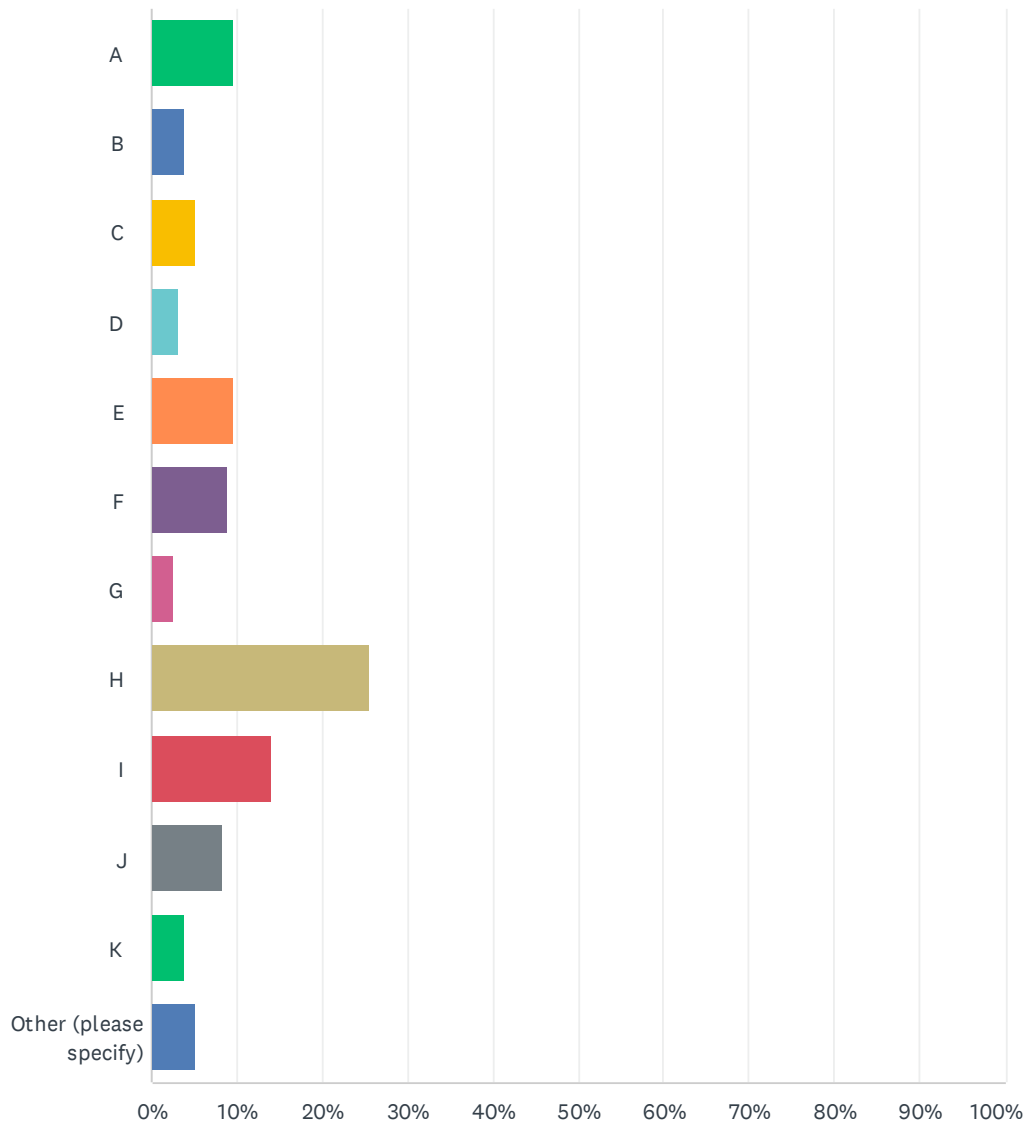


ANSWER CHOICES	RESPONSES
I live in the RDCK	90.51% 143
I work in the RDCK	28.48% 45
I am a business owner in the RDCK	13.29% 21
I am a property owner in the RDCK	72.15% 114
I am a land developer in the RDCK	1.90% 3
Other (please specify)	5.06% 8
Total Respondents: 158	

#	OTHER (PLEASE SPECIFY)	DATE
1	I recreate in the rock	9/2/2022 6:31 AM
2	Stakeholder in land and development projects in the RDCK	8/27/2022 10:56 AM
3	?	8/26/2022 10:13 PM
4	I am an investor in the RDCK	8/26/2022 8:26 PM
5	I am the executor for someone who owned a mobile home in the RDCK	8/22/2022 10:33 AM
6	Recreation facility manager	8/9/2022 10:44 AM
7	I work as a contractor for the RDCK	8/5/2022 10:49 PM
8	Retired RPF	8/5/2022 8:04 PM

Q2 What Electoral Area within the RDCK do you reside in?

Answered: 156 Skipped: 3



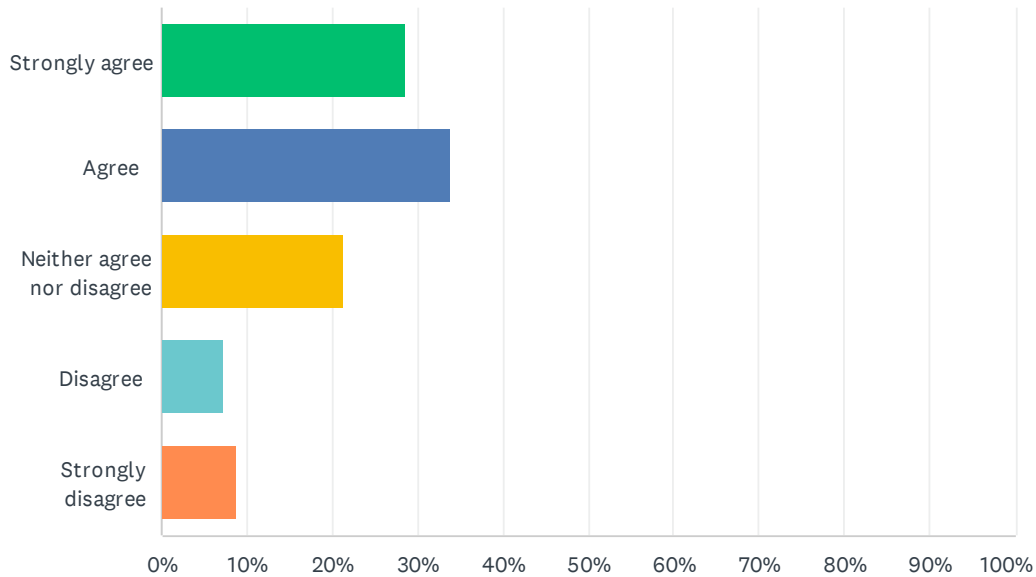
Wildfire Development Permit Area

ANSWER CHOICES	RESPONSES	
A	9.62%	15
B	3.85%	6
C	5.13%	8
D	3.21%	5
E	9.62%	15
F	8.97%	14
G	2.56%	4
H	25.64%	40
I	14.10%	22
J	8.33%	13
K	3.85%	6
Other (please specify)	5.13%	8
TOTAL		156

#	OTHER (PLEASE SPECIFY)	DATE
1	City of Nelson	8/31/2022 7:44 PM
2	Passcreek	8/30/2022 9:05 AM
3	H and I both	8/29/2022 3:43 PM
4	Unsure	8/26/2022 10:54 PM
5	? not sure	8/26/2022 10:13 PM
6	Kaslo	8/16/2022 1:27 PM
7	unknown	8/10/2022 10:10 AM
8	seasonal resident	8/9/2022 10:34 PM

Q3 To what extent do you agree with the following statement – Wildfires are a natural process and part of our ecosystem, and it is important that the RDCK adapt to living with wildfires to avoid their potential negative impacts.

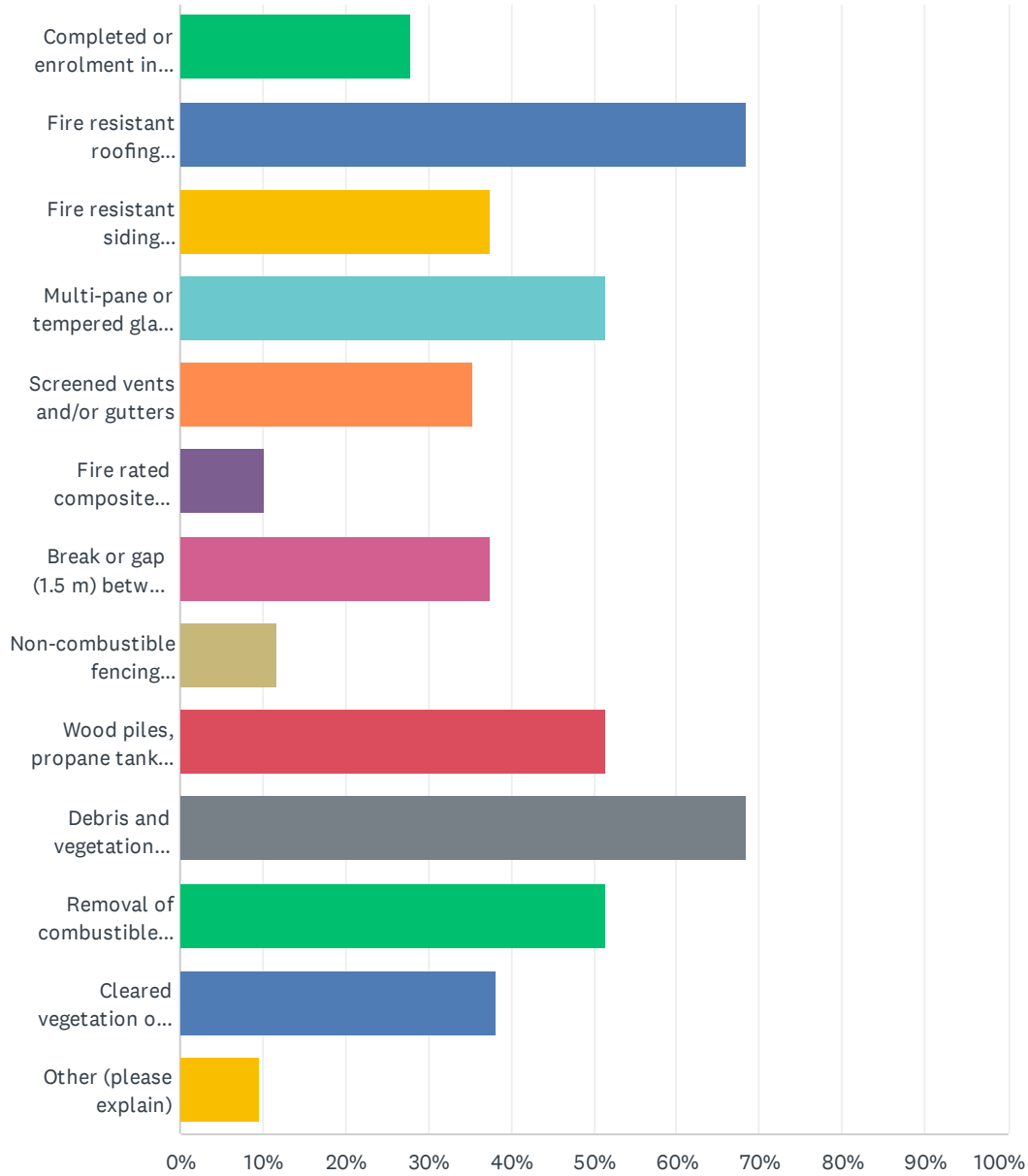
Answered: 136 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly agree	28.68%	39
Agree	33.82%	46
Neither agree nor disagree	21.32%	29
Disagree	7.35%	10
Strongly disagree	8.82%	12
TOTAL		136

Q4 What measures are you currently taking to reduce the impact of wildfire to your home or property? (Please select all that apply).

Answered: 136 Skipped: 23



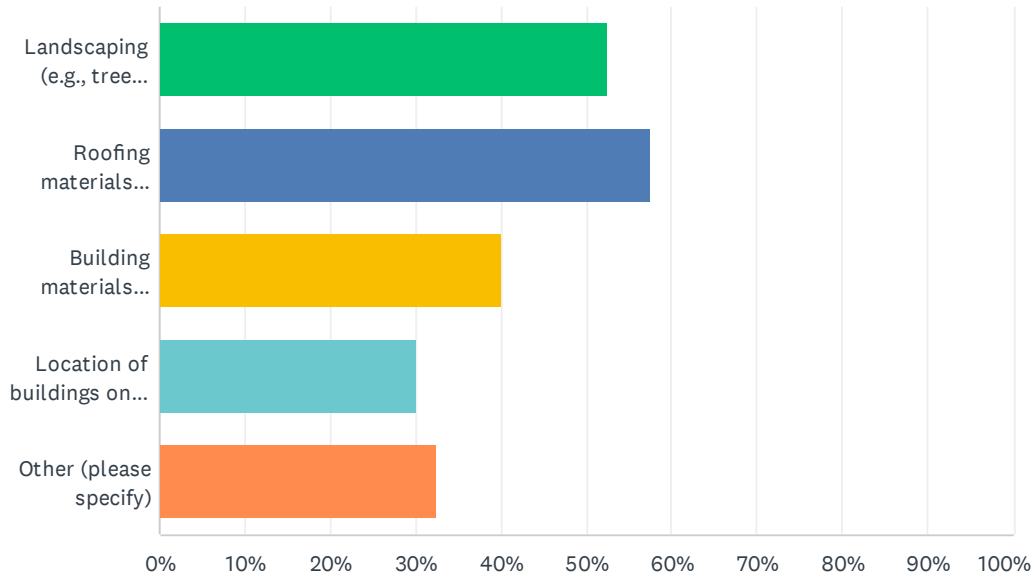
Wildfire Development Permit Area

ANSWER CHOICES	RESPONSES	
Completed or enrolment in a free FireSmart Assessment	27.94%	38
Fire resistant roofing materials (e.g. asphalt shingles, clay or concrete tiles, and/or metal)	68.38%	93
Fire resistant siding materials (e.g. stucco, brick, fibre cement boards/panels and poured concrete)	37.50%	51
Multi-pane or tempered glass windows	51.47%	70
Screened vents and/or gutters	35.29%	48
Fire rated composite decking material and/or non-combustible sheathing underside of the deck	10.29%	14
Break or gap (1.5 m) between the wood fencing and your building or home	37.50%	51
Non-combustible fencing materials (e.g. metal, chain link, metal privacy slats, concrete, stone or masonry)	11.76%	16
Wood piles, propane tanks, and other combustible items are located away from your building or home (approx. 10 m)	51.47%	70
Debris and vegetation accumulation regularly cleared from roofs and out of gutters	68.38%	93
Removal of combustible debris, materials, and vegetation on, around and under decks and other attached structures	51.47%	70
Cleared vegetation or fire-resistant plants and shrubs within 10 m of your building or home	38.24%	52
Other (please explain)	9.56%	13
Total Respondents: 136		

#	OTHER (PLEASE EXPLAIN)	DATE
1	regular (daily) clearing of deadwood and debris on the property	9/2/2022 7:23 AM
2	Variety of the above list.	9/1/2022 9:37 PM
3	Doing all of the above, however, your statement above is a 'leading' statement that is blatantly false. All wildfires are not always "natural". Wildfire threat has increased substantially due to poor logging practices, not by individual home-owners. Focus on the source of the problem, not the symptoms and the effects of the problem. Don't need another level of inefficient and inappropriate government interfering with our lives.	8/29/2022 4:27 PM
4	Fuel wood mitigation in surrounding forest	8/27/2022 6:40 PM
5	really, we are not idiots and don't need more control from rdck	8/27/2022 2:35 PM
6	No of rdck's business how I prepare my property	8/27/2022 7:20 AM
7	None ... creeks and pumps	8/27/2022 12:45 AM
8	?	8/26/2022 10:15 PM
9	Seriously.... we live on 2 acres and to do what you are proposing would cost hundreds of thousands of dollars.	8/26/2022 7:07 PM
10	Nothing	8/19/2022 6:57 PM
11	Plumbed in roof sprinklers at three locations on our house roof. Purchased a gasoline pump to bring water from Kootenay Lake (live on the water) in the event of a fire and power is cut to the house.	8/19/2022 11:30 AM
12	Keepin it cool g	8/12/2022 1:07 PM
13	Sprinkler System in place surrounding property	8/5/2022 8:13 PM

Q5 What type of regulations are you most likely to support? (Please select all that apply).

Answered: 120 Skipped: 39



ANSWER CHOICES	RESPONSES
Landscaping (e.g., tree pruning, landscaping materials, and vegetation/combustible debris removal)	52.50% 63
Roofing materials (e.g., fire resistant or fire-retardant roofing materials, metal or screened gutters)	57.50% 69
Building materials (e.g., non-combustible deck/porch materials, double paned or tempered glass for exterior windows and doors)	40.00% 48
Location of buildings on property (e.g., located away from combustible materials and gullies that accumulate fuel and funnel wind)	30.00% 36
Other (please specify)	32.50% 39
Total Respondents: 120	

#	OTHER (PLEASE SPECIFY)	DATE
1	I am concerned by introducing additional regulations. Public education and communication will result in voluntary improvements which will improve sense of community. Regulations create animosity to the RDCK	9/3/2022 8:47 PM
2	None	9/3/2022 10:21 AM
3	locating yard hydrants in proximity to buildings	9/2/2022 7:23 AM
4	No regulations are needed nor supported by my neighbors or myself. Common sense prevails.	9/1/2022 9:37 PM
5	None.	9/1/2022 8:17 AM
6	I don't think there should be regulations, only guidelines/suggestions.	8/30/2022 3:15 PM
7	Enough's enough. Another RDCK money grab. I would not support any more regulations. I'm already doing the best I can with the funds I have.	8/29/2022 10:39 PM

Wildfire Development Permit Area

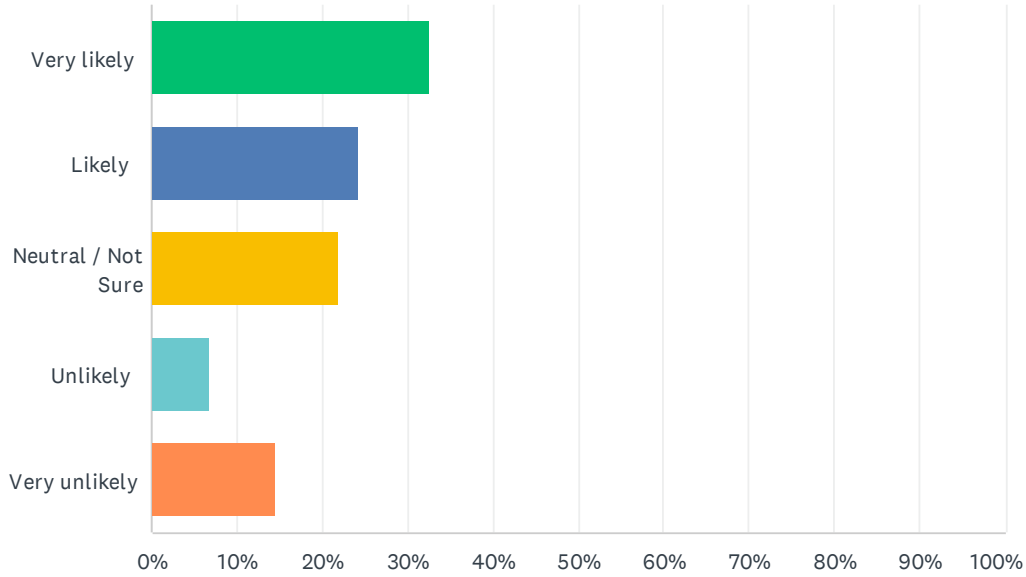
8	NONE. Will not support any increase in regulations that do not directly mitigate the SOURCE of the majority of wildfires. (hint: homeowners are not the source. However, they are often the victims.) Why regulate the victim? Regulate the industry that causes most of the damage and is weakening our forests through the harvesting and replanting of only certain high-dollar species and treating the rest as weeds...through the defoliating and de-forestation of so-called 'weed species'...leading to the devastation and annihilation of many song birds, bats, and ground species through the application of glyphosates. FIX THIS FIRST. Our forests HAVE to return to healthy diversity first. Targeting home-owners with your ridiculous and ineffective regulations is not going to help as long as the logging and timber industry are allowed to continue their 'profit first' policies. Look to Norway as an example of how to do this right. Wake up!	8/29/2022 4:27 PM
9	let people make some of their own decisions with the level of risk they are willing to take.	8/29/2022 4:05 PM
10	None of the above	8/28/2022 7:51 PM
11	Apply the law against forestry monoculture that is responsible for decimating water retaining trees like poplar, for greed, exposing us to rampant wildfires and floods. Promote "asbestos forests". Leave tax payers alone. We're struggling here.	8/28/2022 8:00 AM
12	common sense not regulations required	8/27/2022 10:28 PM
13	The regional district already is money grabbing with building. They take NO LIABILITY anyway, just dictating.	8/27/2022 6:40 PM
14	If you don't live in a city you are basically living in a forest. All the above measures may be good but a raging forest fire with fly embers are uncontrollable. Building codes should be the go to for fire smart building materials and the other measures should be a recommendations. RDCK permits are just a money grab they tell you what to do but if things go sideways they are not responsible.	8/27/2022 6:38 PM
15	none, we have enough regulations already!	8/27/2022 2:35 PM
16	None	8/27/2022 2:08 PM
17	Not your business	8/27/2022 10:16 AM
18	None. Consider incentivizing the use of FireSmart practices rather than regulation.	8/27/2022 8:50 AM
19	I'm not in support of regulatory requirements.	8/27/2022 7:48 AM
20	None	8/27/2022 7:20 AM
21	None	8/27/2022 7:11 AM
22	Landscaping by homeowners which we do	8/27/2022 7:10 AM
23	Don't big us down with more laws . Stay in the city where you belong	8/27/2022 12:45 AM
24	\\W	8/26/2022 10:15 PM
25	Mitigation measures on crown land.	8/26/2022 8:42 PM
26	None	8/26/2022 8:33 PM
27	I'm not supportive of any more regulations the rdck want to put into place.	8/26/2022 7:48 PM
28	honestly none, should be a insurance issue with the property owner	8/26/2022 7:46 PM
29	Do not support any of the above. We use common sense on our property and I'm tired of being taxed	8/26/2022 7:07 PM
30	None. While advice and information should be available to the homeowner, the decision of whether or not it is implemented must be theirs.	8/26/2022 3:06 PM
31	people are struggling to even find housing, where are people going to find the additional funds to even fulfill these requirements when there can barely meet their basic needs. I think you are implementing another level of governance that will impose barriers to people securing affordable housing. This will impact the middle to lower class. There has been no consideration for the land impacts from clearing all the trees who also help with moisture controls and ground coverage that help with soil erosion.	8/26/2022 9:49 AM

Wildfire Development Permit Area

32	Do not further regulate or add more policies that cost land owners	8/16/2022 3:24 PM
33	I'm not sure we need more "regulations"	8/15/2022 1:43 PM
34	Ye	8/12/2022 1:07 PM
35	Is this not already in the building code?	8/11/2022 4:28 PM
36	No more regulations. Make it optional.	8/10/2022 6:45 AM
37	None. There should be no regulation, it should be the responsibility of the land/home owner to ensure their investment is Firesmart.	8/9/2022 3:43 PM
38	Access and egress to ensure fire fighters can action fires.	8/5/2022 10:52 PM
39	Lawn grass established surrounding structure	8/5/2022 8:13 PM

Q6 Would you be willing to implement wildfire mitigation measures (e.g. landscaping, fire resistant building and roofing materials) when developing, renovating, or subdividing your property?

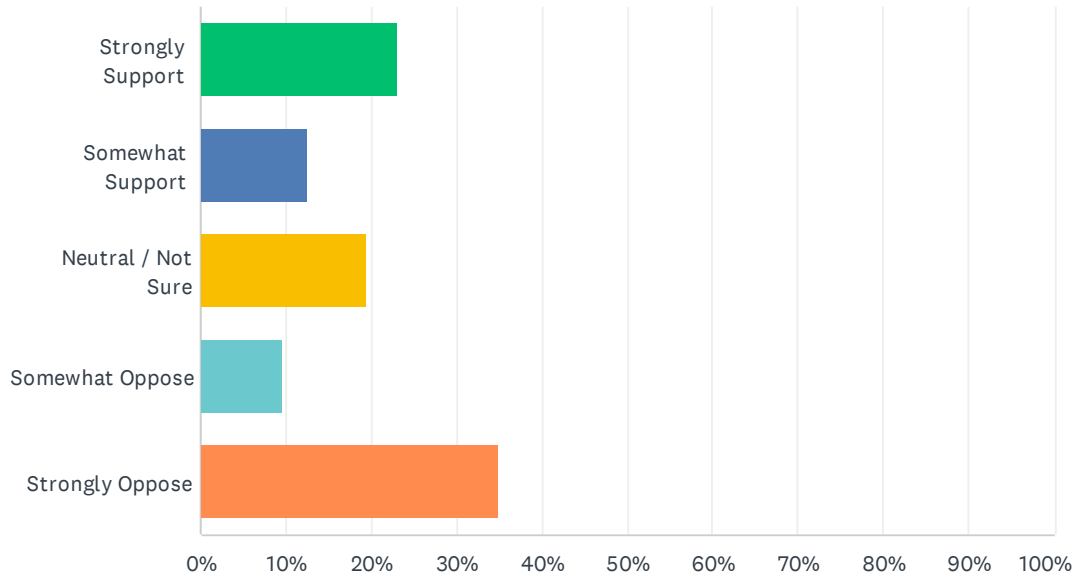
Answered: 132 Skipped: 27



ANSWER CHOICES	RESPONSES
Very likely	32.58% 43
Likely	24.24% 32
Neutral / Not Sure	21.97% 29
Unlikely	6.82% 9
Very unlikely	14.39% 19
TOTAL	132

Q7 Please indicate your level of support for Wildfire Development Permit Area regulations in your Electoral Area:

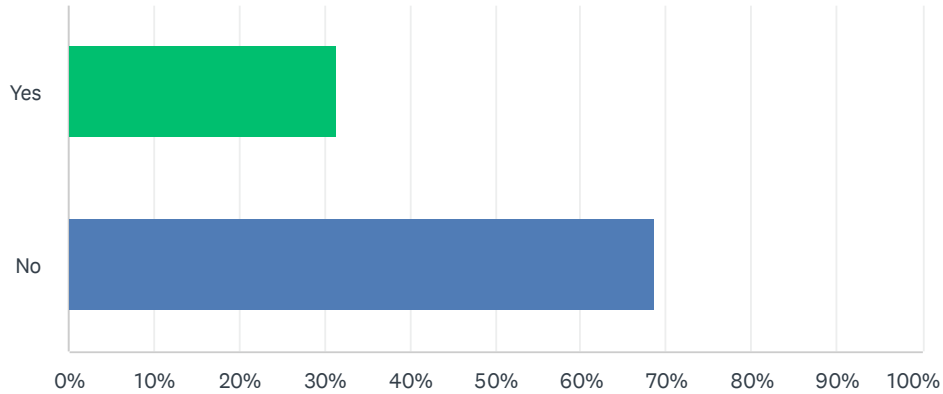
Answered: 134 Skipped: 25



ANSWER CHOICES	RESPONSES	
Strongly Support	23.13%	31
Somewhat Support	12.69%	17
Neutral / Not Sure	19.40%	26
Somewhat Oppose	9.70%	13
Strongly Oppose	35.07%	47
TOTAL		134

Q8 Have you had a FireSmart home assessment completed by a RDCK Wildfire Mitigation Specialist? If you're interested in booking a FireSmart home assessment in the RDCK, visit: www.firesmartapp.ca/application/F5041B

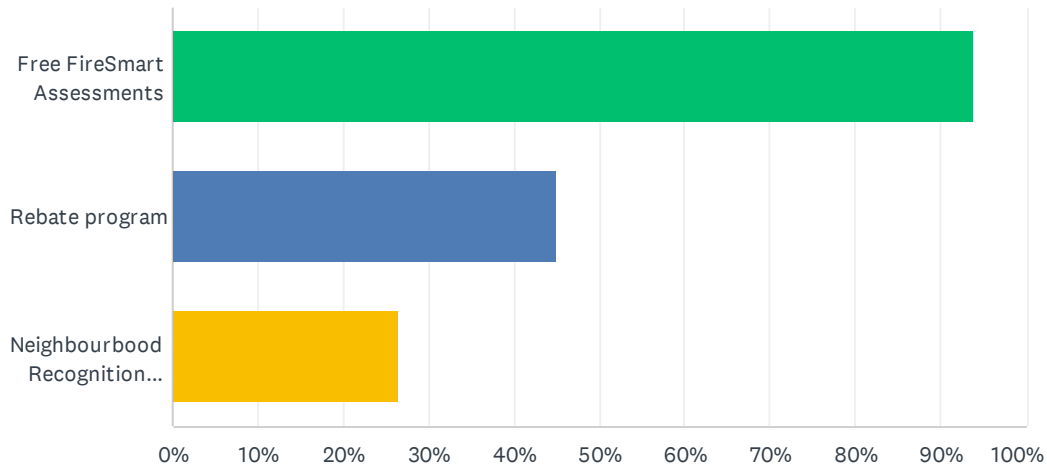
Answered: 131 Skipped: 28



ANSWER CHOICES	RESPONSES
Yes	31.30% 41
No	68.70% 90
TOTAL	131

Q9 Are you aware of the RDCK’s other wildfire mitigation programs?
 Please select all that apply. To learn more about the RDCK’s wildfire mitigation programs, visit: www.rdck.ca/EN/main/services/emergency-management/wildfires/firesmart.html

Answered: 98 Skipped: 61



ANSWER CHOICES	RESPONSES	
Free FireSmart Assessments	93.88%	92
Rebate program	44.90%	44
Neighbourhood Recognition Program	26.53%	26
Total Respondents: 98		

Q10 Do you have any additional feedback?

Answered: 59 Skipped: 100

#	RESPONSES	DATE
1	Once again, as a fire manager I think communication and education will result in better community support. RDCK has a bad rap in the communities and mandating changes will not truly help improve the situation. If people are educated, a true culture shift can be developed rather than creating the animosity additional regulations create.	9/3/2022 8:51 PM
2	I would like to know what involvement the insurance industry has in this WDPA	9/2/2022 7:58 AM
3	No	8/30/2022 10:55 PM
4	firesmart assessment very easy to access and good information. Found useful for updating our property for fire mitigation.	8/30/2022 8:12 PM
5	I don't want anyone forced into re-doing or changing their property or having strict limitations on what and where they can build just because the government wants to try and control a potential wildfire. Wildfires are just that. They are wild and no matter what type of regulations and codes you have, if it comes through, it will damage anything and everything. It's an Act of God under all insurance policies and is covered accordingly.	8/30/2022 3:19 PM
6	Home owners or developers should not have to pay the price for permits, building materials, etc, that comply to new regulations for a problem that was created by the logging industry, and government, in suppressing natural wildfires. Consequently a ticking time bomb has resulted and now we have to pay the price!? Fuck that.	8/30/2022 9:12 AM
7	While we appreciate all the work being done in wildfire mitigation, we are very concerned with the many slash piles left by Anderson Creek Timber after logging Mtn. Station last year. This logging occurred about 2.5k from Nelson city hall - and 1.5k from our home. Although private land, the RDCK must work with the owner/manager to ensure these slash piles - surely a major fire hazard - are cleaned up.	8/30/2022 7:39 AM
8	I'm just shaking my head. Surely the residents in this area have the smarts to see thru this? You are going to kill our economy and our life style.	8/29/2022 10:43 PM
9	Do not over regulate	8/29/2022 6:38 PM
10	make this more exposed hiding this in the website is inexcusable. This information should be out for all to know about(both those that are on computers and those that are not) I have not seen anything about this until it was brought to may attention on FB. there shouldn't be any decisions made unless a certain percentage has been met in each Electoral area.	8/29/2022 4:39 PM
11	This is a leading survey that does not come close to addressing the issues that should be addressed. it is only to fool the public to thinking they have a say in something when it is quite obvious we don't. The survey is only to allow the RDCK to open the door to more regulation and control of the regions populace when it is not needed. Worse, it already pre-assumes that what the RDCK is doing is a good thing and the right thing. This is a survey to push an agenda, not to find out and to act upon the public's best interests,	8/29/2022 4:33 PM
12	Stop meddling in land owners business. There are enough regulations, permits, and hurdles to jump through as it is. We we need less regulations, not more.	8/29/2022 6:41 AM
13	We do not need more government control of our lives.	8/28/2022 7:54 PM
14	The free compost pile at the transfer station is a good program.	8/28/2022 8:01 AM
15	Building codes should implement fire smart building material. When apply for a building permit fire smart mitigation should be recommended. The addition of the WDPA permit is another money grab and more red tape for land owners to deal with. One question is the home insurance underwriters pushing for this type of permitting so they can determine insurance coverage?	8/27/2022 6:54 PM

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16	Too much too fast. Start small - landscaping, vegetation, yard maintenance, debris removal, tree trimming - all great and should be done. There are already building codes for how a House can be built - why double that effort?	8/27/2022 3:43 PM
17	This really is just another money grab for the RDCK	8/27/2022 3:27 PM
18	again, please stop increasing regulations on how and where we build on our land. It is ridiculous that the forestry industry can remove large tracts of water holding, environment stabilizing trees without recourse and of course the small homeowner is pressured with more regulations while the big corps carry on. enough!	8/27/2022 2:37 PM
19	This is not needed	8/27/2022 2:09 PM
20	The first question makes me feel like it's loaded. For example if I agree with your question does this mean I'm giving you permission to tell me to cut down all my trees? I think a fire remediation plan needs to be balanced with climate change and the need for shade. There are huge differences between plants and trees when we're talking about landscaping. Thank you for the survey but I need more information. Which by the way it's not always easy to find on your website	8/27/2022 1:53 PM
21	Enforcement of any executive order or policy with no representative culpability or democratic referendum is not Canadian.	8/27/2022 12:24 PM
22	Thanks for considering implementation of a more fireproof approach to buildings	8/27/2022 8:56 AM
23	The Regional District should consider incentivizing the use of FireSmart practices in new home builds/developments. The barriers to builders are higher than ever, adding more regulation will only serve to exacerbate the housing shortage issues in our area. The wait times for building permits are already completely unacceptable with no plan to deal with this.	8/27/2022 8:55 AM
24	There is a housing crisis here. This addition permitting sounds like it would only increase costs and result in less people being able to build. Why not develop an incentive program for these items - reduced Building permit costs etc.	8/27/2022 8:46 AM
25	I am in full support of education, but strongly opposed more permits and regulations.	8/27/2022 7:49 AM
26	While in general I support wildfire mitigation measures and do as much as reasonably possible, I take significant issue with the RDCK mandating additional requirements above and beyond the BC building code. It is an important concern to address, adding additional costs and barriers to be born by those of us trying to build and responsibly develop in our region is the WRONG approach. The RDCK is currently struggling to review permits and provide basic building inspection services. Implimenting a new series of permits, especially ones that reduce the ability of homeowners, developers, and farmers, to come up solutions that meet their own specific needs, is counterproductive. A ramped up firesmart program, or set of voluntary guidelines would be a much better approach.	8/27/2022 7:29 AM
27	The rdck is a joke, leave landowners alone and stop trying to micro manage peoples private land use	8/27/2022 7:21 AM
28	No	8/27/2022 7:13 AM
29	Regional district couldn't run their a wet paper gag let alone run a region. Stay away city scum bags !	8/27/2022 12:47 AM
30	North	8/26/2022 11:00 PM
31	Nope	8/26/2022 10:59 PM
32	??	8/26/2022 10:16 PM
33	Don't need more government interference, taxes, permits on an already heavily burdened community.	8/26/2022 8:44 PM
34	Negative	8/26/2022 8:33 PM
35	I'd like to place any new building as close to, or as far from any trees/ vegetation as to my liking, I would however agree with using building materials that align with the fire smart designation.	8/26/2022 8:02 PM
36	I am greatly apposed to more regulations and interference in the lives of kootenay residents.	8/26/2022 7:52 PM

Wildfire Development Permit Area

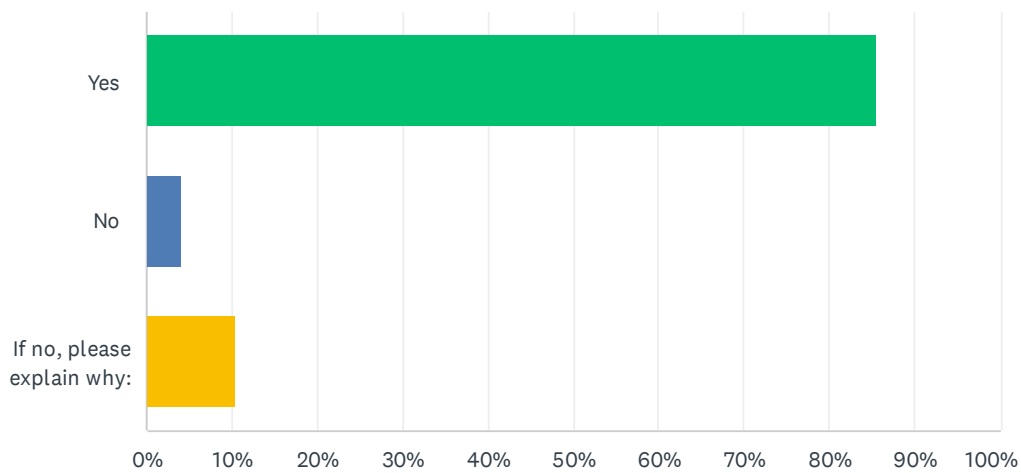
37	permits and additional rules effectively prevents new familys and middle class people from moving to the area and building property, only favors high income folks or people to contravene the rules, adding barriers for people purchasing lands and building home will only lead to further barrier in having a sustainable west kootenay's	8/26/2022 7:47 PM
38	STOP USING TERM WILDFIRE. This is fear mongering at its finest. It's a FOREST FIRE and that's what it is. Just like the fear bs for covid now you are saying wildfire... good grief stop the fear train.	8/26/2022 7:08 PM
39	I believe that restrictions on a property owner are ONLY appropriate when there is a realistic concern that the property owner's choices will negatively impact neighbouring properties. It is NOT government's job to protect me from myself, it is their job to protect others from me and ONLY when absolutely necessary.	8/26/2022 3:10 PM
40	Yes Think the WDPA should be made consistent and implemented equally across each electoral area and not be at the decision of each director. The cost to our home and property were minimal if not the same to make it compliant to the proposed plans. Think it would also take the pressure off directors and make more Fire Smart communities.	8/26/2022 10:15 AM
41	I would like to see the people exploring these plans to also be looking at the environmental impacts of requiring all trees to be removed, the requirement to keep lawns short, etc. All these impact the earths ability to absorb the water and return it back into the process. I see a large disconnect between those who want to prevent fires and those trying to conserve the land. The RDCK has already put so many road blocks in the way of people finding/building housing in the rural area. This is just another opportunity to control and collect money. There is no consideration made for those of us who are barely making it by on what we have. Just imposing more hierarchical perspectives. Trees help keep our houses cool. Cut the trees down they say to prevent fires, so now you turn the air conditioner on more which draws power which in turn causes more fires. Where will this stop!	8/26/2022 9:53 AM
42	I would support reasonable measures. However, to date, I find that the Fire Smart emphasis on vegetation removal to be too drastic and negatively affecting the needs of some birds. I am interested in seeing that a balanced approach that considers all aspects of ecosystem management be developed.	8/26/2022 7:15 AM
43	RDCK could provide links on their website that connect reading who are looking to find information on fire mitigation programs, appropriate building materials (roofs/siding), etc. We found several sites from California that provided very useful information of appropriate building materials. This may save time for those people looing for information but may have limited time to seek out or hunt for information on the internet.	8/19/2022 11:51 AM
44	No	8/18/2022 2:25 PM
45	No	8/17/2022 7:05 PM
46	None	8/17/2022 6:09 AM
47	The survey questions were slanted to Provide RDCK with justification to do what they will do anyway RDCK HAS NEVER been there to help provide the people with solutions or help- just slam with orders /penalties/title penalties without any single solution to solve the situation :	8/16/2022 3:30 PM
48	Nothing for now	8/15/2022 5:57 PM
49	Maybe explain further what the dpa would entail, how would it be enforced?	8/15/2022 1:45 PM
50	no	8/15/2022 10:57 AM
51	Make this shorter	8/12/2022 1:08 PM
52	Any of these proposed regulations should be included in the development permit for each new development on an individual unique basis since each development is different. More permits and bureaucracy will not stop fires. How about just apply common sense?	8/11/2022 4:35 PM
53	I would like to see significant tree clearing efforts around my subdivision, along the highways, and long the powerlines.	8/10/2022 10:14 AM
54	no	8/9/2022 10:36 PM
55	The cost of mitigation work on existing buildings is a barrier. Please require all new development to follow FireSmart guidelines but don't impose costly requirements on existing	8/9/2022 10:02 PM

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	structures.	
56	Personally I believe this is government over reach. Governments are not a tool to to police ignorance or stupidity. Ignorance or stupidity should not cost rate payers and before anyone tells me there will be no cost associated with this, there is always a cost associated when it comes es to government policy. Always. I strongly believe that of one chooses to live in fire prone areas one should be 100% responsible for their own level of adaption to the surrounding. Again, it's not the job of government to govern ignorance or stupidity.	8/9/2022 3:48 PM
57	The changing climate has lead to many dead pine trees due to not only the pine bark beetle attacks in the last 20 years, but also the hot dry summers. I would like to see a wildfire hazard reduction by the removal of these trees in park lands within the RDCK - for example, in the elk reserve above Marsden Road to the Sproule Creek area where houes are. Removal of the standing dead (established wildlife trees notwithstanding), will also allow a reguvenation of shrubs and greens that provide food and habitat for other animals while also being naturally fire resistant.	8/9/2022 1:44 PM
58	Every community in Area A would benefit from a LFR. Would likely get more uptake on the program	8/9/2022 10:49 AM
59	Looking south we know we need to do this and more. How do we avoid the criticism id government over reach as just occurred in Oregon?	8/5/2022 10:55 PM

Q11 Was the information in this survey easy to understand?

Answered: 124 Skipped: 35



ANSWER CHOICES	RESPONSES
Yes	85.48% 106
No	4.03% 5
If no, please explain why:	10.48% 13
TOTAL	124

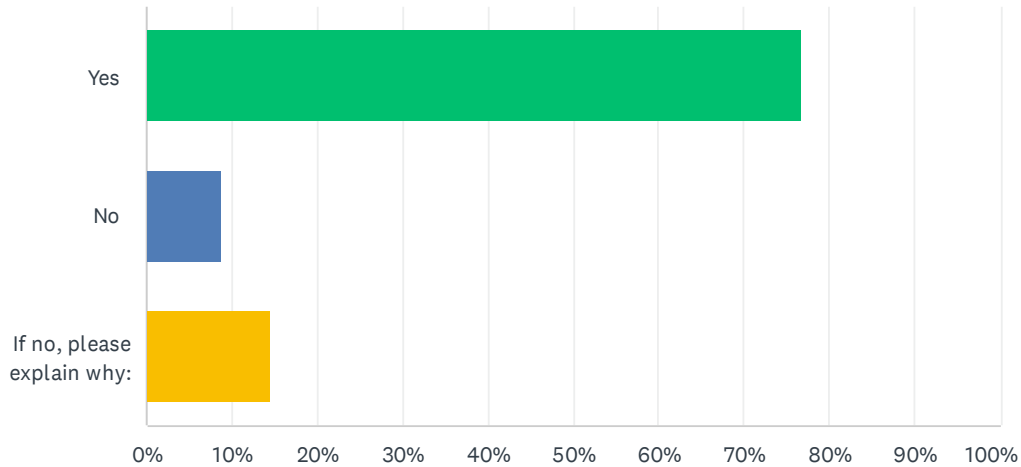
#	IF NO, PLEASE EXPLAIN WHY:	DATE
1	The survey and wording appeared as presented with bias towards responses favouring the RDCK preference to impose additional reules.	9/3/2022 8:51 PM
2	Questions very slanted as has become the custom	9/3/2022 10:22 AM
3	Statement number 1 was skewed. We live in an area where wildfires happen. Regulating isn't going to make them go away and the level of fire fighting, where local knowledge is ignored, is garbage. I've watched it for years and cringed at the unnecessary stupidity of "book trained" so-called "specialists"	8/29/2022 10:43 PM
4	Far too simplistic. Questions often don't apply. Assumes an urban setting rather than a rural or farm setting.	8/29/2022 4:33 PM
5	Several of the questions utilized wording that seemed to force the direction of your answers.	8/28/2022 7:54 PM
6	It appears that the rdck is pushing rules irregardless	8/27/2022 10:17 AM
7	not enough information about what is meant by 'regulations' and how they'd enforced	8/27/2022 8:39 AM
8	Waste of my 3 minutes	8/27/2022 12:47 AM
9	\?	8/26/2022 10:16 PM
10	You have slanted yet another survey to do whatever you want like that recreation center that had you actual listened to what we wanted- instead you voted and did what urban people wanted WE are NOT urban	8/16/2022 3:30 PM
11	I feel the questions are leading.	8/15/2022 9:15 PM

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12	Becuz	8/12/2022 1:08 PM
13	One question I had to read several times	8/9/2022 1:08 PM

Q12 Do you feel you had enough background information on Wildfire DPA's to participate in a meaningful way?

Answered: 125 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	76.80%	96
No	8.80%	11
If no, please explain why:	14.40%	18
TOTAL		125

#	IF NO, PLEASE EXPLAIN WHY:	DATE
1	first time hearing about this	9/5/2022 3:29 PM
2	I do not think there was enough effort to garner input from residents and land owners in the RDCK on this matter. The survey and limited coverage appears intended to complete a checklist of things do before a project or change with out genuine interest in getting input from those in RDCK	9/3/2022 8:51 PM
3	new to me, never heard of WDPA, or how they developed.	9/2/2022 7:58 AM
4	This sneaky pysh to regulate has not at all been advertised as it is.	9/1/2022 9:39 PM
5	will need more reading on this	8/31/2022 6:35 PM
6	have not see any info on this survey anywhere until today on FB	8/29/2022 4:39 PM
7	Being this is the first time hearing of this process it seems to be a little shady.	8/27/2022 6:54 PM
8	What are you proposing? Would be helpful.	8/27/2022 1:53 PM
9	no public awareness campaign, no public discussion	8/27/2022 8:39 AM
10	I found out about this survey from another persons post. RDCK is not doing a good job making people aware of this survey or the impact of the permit. I think it's ridiculous to force people to build a certain way. Why not educate and let them decide.	8/27/2022 7:13 AM
11	I feel there is more I could learn	8/17/2022 6:09 AM

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12	Never seen the geo/engineering actual reports just the word of RDCK which means little	8/16/2022 3:30 PM
13	I'm still not totally sure what the DPA is. It seems like implementing new rules and regulations with new builds/renovations. And like I stated earlier in the survey, we don't need more regulations... we need information and ways of helping each other to fire smart.	8/15/2022 1:45 PM
14	Cheeseburgers uuhhhhhh	8/12/2022 1:08 PM
15	need more information on exactly what makes this different from say, a fire smart assessment	8/9/2022 10:36 PM
16	What will the rules be? Will they apply to existing development?	8/9/2022 10:02 PM
17	Would need more information	8/9/2022 1:08 PM
18	Some of the terminology or references to other programmes or initiatives I would need to look up or read up on before answering	8/9/2022 12:25 PM

Q13 Provide your contact information for a chance to be entered in a draw to win a \$200 gift certificate to a local business of your choice (Optional):

Answered: 82 Skipped: 77

ANSWER CHOICES	RESPONSES	
Name:	98.78%	81
Phone Number:	90.24%	74
Email:	92.68%	76

#	NAME:	DATE
1	[REDACTED]	9/5/2022 3:30 PM
2	[REDACTED]	9/3/2022 8:52 PM
3	[REDACTED]	9/1/2022 9:40 PM
4	[REDACTED]	8/31/2022 6:36 PM
5	[REDACTED]	8/30/2022 10:56 PM
6	[REDACTED]	8/30/2022 8:12 PM
7	[REDACTED]	8/30/2022 3:19 PM
8	[REDACTED]	8/30/2022 7:40 AM
9	[REDACTED]	8/29/2022 10:09 PM
10	[REDACTED]	8/29/2022 8:11 PM
11	[REDACTED]	8/29/2022 6:39 PM
12	[REDACTED]	8/29/2022 5:43 PM
13	[REDACTED]	8/29/2022 4:39 PM
14	Do you think I'm stupid?! More coercion. Right up there with running a lottery to get a jabbed. (Alberta) . No. I don't want your stupid gift certificate.	8/29/2022 4:38 PM
15	[REDACTED]	8/29/2022 4:06 PM
16	[REDACTED]	8/29/2022 1:21 PM
17	[REDACTED]	8/28/2022 7:19 PM
18	[REDACTED]	8/28/2022 8:02 AM
19	[REDACTED]	8/27/2022 6:56 PM
20	[REDACTED]	8/27/2022 6:40 PM
21	[REDACTED]	8/27/2022 1:54 PM
22	[REDACTED]	8/27/2022 1:52 PM
23	[REDACTED]	8/27/2022 12:48 PM
24	[REDACTED]	8/27/2022 11:34 AM
25	[REDACTED]	8/27/2022 11:20 AM
26	[REDACTED]	8/27/2022 11:03 AM

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27	██████████	8/27/2022 9:04 AM
28	██████████	8/27/2022 8:57 AM
29	██	8/27/2022 8:39 AM
30	██████████████	8/27/2022 6:38 AM
31	██████████	8/27/2022 6:30 AM
32	██	8/27/2022 12:47 AM
33	██████████	8/26/2022 11:01 PM
34	████████████	8/26/2022 11:00 PM
35	██████████	8/26/2022 10:16 PM
36	██████	8/26/2022 8:44 PM
37	████	8/26/2022 8:34 PM
38	██████████	8/26/2022 8:03 PM
39	██	8/26/2022 7:53 PM
40	██████████	8/26/2022 7:47 PM
41	██████████	8/26/2022 3:11 PM
42	████████████	8/26/2022 10:16 AM
43	██████████	8/26/2022 8:05 AM
44	██████████	8/26/2022 7:15 AM
45	██████████	8/24/2022 10:39 PM
46	██████████	8/22/2022 2:02 PM
47	██████████	8/22/2022 12:27 PM
48	██████████	8/22/2022 11:36 AM
49	██████████	8/22/2022 11:02 AM
50	████████████	8/19/2022 6:57 PM
51	██████████	8/19/2022 11:52 AM
52	██████████	8/18/2022 2:30 PM
53	██████████	8/18/2022 2:25 PM
54	██████████	8/18/2022 10:20 AM
55	██████████	8/17/2022 7:10 PM
56	██████████	8/17/2022 7:02 PM
57	██████████	8/17/2022 4:53 PM
58	██████████	8/17/2022 6:09 AM
59	██████████	8/15/2022 9:44 PM
60	██████	8/15/2022 9:35 PM
61	██████████	8/15/2022 5:58 PM
62	██	8/15/2022 1:46 PM
63	██████████	8/15/2022 10:58 AM
64	██	8/12/2022 1:14 PM

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65	[REDACTED]	8/12/2022 8:57 AM
66	[REDACTED]	8/12/2022 7:11 AM
67	[REDACTED]	8/11/2022 11:02 PM
68	[REDACTED]	8/11/2022 7:03 PM
69	[REDACTED]	8/10/2022 10:14 AM
70	[REDACTED]	8/10/2022 6:47 AM
71	[REDACTED]	8/9/2022 10:37 PM
72	[REDACTED]	8/9/2022 7:52 PM
73	[REDACTED]	8/9/2022 4:44 PM
74	[REDACTED]	8/9/2022 3:48 PM
75	[REDACTED]	8/9/2022 1:44 PM
76	[REDACTED]	8/9/2022 1:09 PM
77	[REDACTED]	8/9/2022 12:26 PM
78	[REDACTED]	8/9/2022 11:11 AM
79	[REDACTED]	8/9/2022 10:19 AM
80	[REDACTED]	8/5/2022 10:55 PM
81	[REDACTED]	8/5/2022 8:16 PM
#	PHONE NUMBER:	DATE
1	[REDACTED]	9/5/2022 3:30 PM
2	[REDACTED]	9/1/2022 9:40 PM
3	[REDACTED]	8/31/2022 6:36 PM
4	[REDACTED]	8/30/2022 10:56 PM
5	[REDACTED]	8/30/2022 8:12 PM
6	[REDACTED]	8/30/2022 3:19 PM
7	[REDACTED]	8/30/2022 7:40 AM
8	[REDACTED]	8/29/2022 10:09 PM
9	[REDACTED]	8/29/2022 8:11 PM
10	[REDACTED]	8/29/2022 6:39 PM
11	[REDACTED]	8/29/2022 5:43 PM
12	[REDACTED]	8/29/2022 4:39 PM
13	[REDACTED]	8/29/2022 4:06 PM
14	[REDACTED]	8/29/2022 1:21 PM
15	[REDACTED]	8/28/2022 7:19 PM
16	[REDACTED]	8/28/2022 8:02 AM
17	[REDACTED]	8/27/2022 6:56 PM
18	[REDACTED]	8/27/2022 6:40 PM
19	[REDACTED]	8/27/2022 1:54 PM
20	[REDACTED]	8/27/2022 1:52 PM

Wildfire Development Permit Area

21	[REDACTED]	8/27/2022 12:48 PM
22	[REDACTED]	8/27/2022 11:34 AM
23	[REDACTED]	8/27/2022 11:20 AM
24	[REDACTED]	8/27/2022 11:03 AM
25	[REDACTED]	8/27/2022 9:04 AM
26	[REDACTED]	8/27/2022 8:57 AM
27	[REDACTED]	8/27/2022 8:39 AM
28	[REDACTED]	8/27/2022 6:38 AM
29	[REDACTED]	8/27/2022 6:30 AM
30	[REDACTED]	8/26/2022 11:01 PM
31	Na	8/26/2022 11:00 PM
32	[REDACTED]	8/26/2022 8:44 PM
33	[REDACTED]	8/26/2022 8:03 PM
34	[REDACTED]	8/26/2022 7:53 PM
35	[REDACTED]	8/26/2022 7:47 PM
36	[REDACTED]	8/26/2022 3:11 PM
37	[REDACTED]	8/26/2022 10:16 AM
38	[REDACTED]	8/26/2022 8:05 AM
39	[REDACTED]	8/26/2022 7:15 AM
40	[REDACTED]	8/24/2022 10:39 PM
41	[REDACTED]	8/22/2022 2:02 PM
42	[REDACTED]	8/22/2022 12:27 PM
43	[REDACTED]	8/22/2022 11:36 AM
44	[REDACTED]	8/22/2022 11:02 AM
45	[REDACTED]	8/19/2022 6:57 PM
46	[REDACTED]	8/19/2022 11:52 AM
47	[REDACTED]	8/18/2022 2:30 PM
48	[REDACTED]	8/18/2022 2:25 PM
49	[REDACTED]	8/18/2022 10:20 AM
50	[REDACTED]	8/17/2022 7:10 PM
51	[REDACTED]	8/17/2022 7:02 PM
52	[REDACTED]	8/17/2022 4:53 PM
53	[REDACTED]	8/17/2022 6:09 AM
54	[REDACTED]	8/15/2022 9:44 PM
55	[REDACTED]	8/15/2022 9:35 PM
56	[REDACTED]	8/15/2022 5:58 PM
57	[REDACTED]	8/15/2022 1:46 PM
58	[REDACTED]	8/15/2022 10:58 AM

Wildfire Development Permit Area

59		8/12/2022 1:14 PM
60		8/12/2022 8:57 AM
61		8/12/2022 7:11 AM
62		8/11/2022 11:02 PM
63		8/11/2022 7:03 PM
64		8/10/2022 10:14 AM
65		8/9/2022 10:37 PM
66		8/9/2022 7:52 PM
67		8/9/2022 4:44 PM
68		8/9/2022 3:48 PM
69		8/9/2022 1:44 PM
70		8/9/2022 1:09 PM
71		8/9/2022 11:11 AM
72		8/9/2022 10:19 AM
73		8/5/2022 10:55 PM
74		8/5/2022 8:16 PM
#	EMAIL:	DATE
1		9/5/2022 3:30 PM
2		9/3/2022 8:52 PM
3		9/2/2022 7:21 AM
4		8/31/2022 6:36 PM
5		8/30/2022 10:56 PM
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29		8/27/2022 6:38 AM
30		8/27/2022 6:30 AM
31		8/27/2022 12:47 AM
32		8/26/2022 11:01 PM
33		8/26/2022 11:00 PM
34		8/26/2022 10:16 PM
35		8/26/2022 8:44 PM
36		8/26/2022 8:03 PM
37		8/26/2022 7:53 PM
38		8/26/2022 7:47 PM
39		8/26/2022 3:11 PM
40		8/26/2022 10:16 AM
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44		8/22/2022 12:27 PM
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69		8/9/2022 4:44 PM
70		8/9/2022 1:44 PM
71		8/9/2022 1:09 PM
72		8/9/2022 12:26 PM
73		8/9/2022 11:11 AM
74		8/9/2022 10:19 AM
75		8/5/2022 10:55 PM
76		8/5/2022 8:16 PM

Appendix C: APHC Workbook



Wildfire Development Permit Area: APHC Workbook

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Questions for participants.....	2



Background

The Regional District of Central Kootenay (RDCK) is exploring the creation of a Wildfire Development Permit Area (DPA) for the RDCK's eleven Electoral Areas (A, B, C, D, E, F, G, H, I, J and K) to help protect our homes and infrastructure from wildfire.

[Community Wildfire Protection Plans \(CWPPs\)](#) for the Electoral Areas in the RDCK identify many areas as having moderate-high to high-extreme wildfire threat/probability. Our communities and homes are in close proximity to large, forested areas (as well as the strong winds that can spread wildfires and embers). With longer fire seasons and more frequent extreme weather events occurring as a result of climate change, the potential of wildfire risk is increasing.

What is a Wildfire DPA?

A Wildfire DPA is a set of development policies and guidelines that specify things such as subdivision design, fire resistive building materials, and landscaping guidelines to help build wildfire resilience by ensuring new development in wildfire interface areas are less susceptible to wildfire hazards.

The RDCK is considering creating a Wildfire DPA to:

- Reduce the risks associated with wildfire for new construction
- Increase the community's resilience to wildfire hazards and climate change through the land development process

Guidelines and Implementation

Clear and transparent guidelines will be proposed for the Wildfire Development Permit Area to achieve wildfire risk mitigation. Guidelines will be proposed based on an analysis of best management practices and community feedback to meet the needs of the community and achieve the goal of reducing wildfire hazard risk to people and property.

There will be flexibility in the implementation of the Wildfire Development Permit Area. A template for a Wildfire Development Permit Area will be created with a menu of guideline options. The intent is to provide flexibility in implementation throughout the various Electoral Areas, as opposed to seeking consensus for immediate implementation in all 11 Electoral Areas.

Purpose of the Advisory Planning and Heritage Commission (APHC) Interviews

The RDCK is seeking feedback from APHC members to understand the community's ability to and interest in increasing their own wildfire resilience on their properties.

The purpose of this APHC interviews is to:

- Share information about the Wildfire DPA Project
- Inform and refresh APHC members on RDCK's current wildfire mitigation efforts
- Determine APHC members thoughts on the community/electoral areas level of interest in Wildfire DPA regulations and the type of regulations
- Determine APHC members thoughts on the level of awareness surrounding current RDCK Wildfire Mitigation efforts

Feedback from the APHC interviews and community engagement will help inform in the creation of the Wildfire DPA guidelines.

Questions for participants

1. To what extent do you agree with the following statement –It is important that the RDCK adapt to living with wildfires to avoid their potential negative impacts.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2. Discussion Question: What is your community (e.g. individuals, neighbourhoods, electoral area, regional district) already doing to protect itself against the threat of wildfire? *This question provides the opportunity for RDCK staff to discuss some of the regional district's FireSmart programs.*

3. Where do you think the community is putting itself at risk and could be doing more?

4. What type of regulations would receive support in your electoral area? Wildfire DPAs can include the following regulations:

- Landscaping (e.g., tree pruning, landscaping materials, and vegetation/combustible debris removal)
- Roofing materials (e.g fire resistant or fire-retardant roofing materials, metal or screened gutters)
- Building materials (e.g., non-combustible deck/porch materials, double paned or tempered glass for exterior windows and doors)
- Location of buildings on property (e.g located away from combustible materials and gullies that accumulate fuel and funnel wind)
- Other: _____

5. How likely would your community be willing to implement wildfire mitigation measures when developing your property?

- Very likely
- Likely
- Neutral
- Unlikely
- Very Unlikely

6. Please indicate your level of support for implementing Wildfire Development Permit Area regulations in your Electoral Area:

- Strongly Support
- Somewhat Support
- Neutral/Not Sure
- Somewhat Oppose
- Strong Oppose

7. What exemptions to the Wildfire DPA would you like to see? Wildfire DPAs can include exemptions for:

Local governments can include exemption criteria for some activities within a Wildfire DPA which means that a development permit is not required for the specified activities. However, it is important that the exemptions do not impact the overall intent of the DPA which is to reduce the negative impacts of wildfire.

- Interior renovations to existing buildings
- Exterior building alterations that do not expand existing building foundation to a certain percentage of the existing gross floor area
- Plans submitted for a building permit show compliance with the Wildfire DPA Guidelines and or a restrictive covenant is registered on the title of the property
- A Professional Forester registered in BC, specializing in wildfire risk and fuel hazard assessments and fuel management, has completed a report on the property, which indicates there is a low fuel hazard, and has completed a report on the property or building in question and provisions are in place to ensure development is carried out in accordance with recommendations
- A new roof or a complete roof replacement using non-flammable roof materials (TBD) as defined by the Wildfire DPA
- Any development comprised entirely of non-flammable materials such as metal, stone or concrete
- Accessory building accept for detached accessory residential dwelling units
- Development not requiring a building permit
- Other _____

8. Discussion Question: would your Electoral Area require any specific regulatory considerations?

9. Are you aware of the RDCK's other wildfire mitigation programs? Please select all that apply.

- Free FireSmart Assessments
- Rebate program
- Neighbourhood Recognition Program

10. Please select all that apply

- I live in Electoral Area _
- I work in the Electoral Area _
- I am a business owner in Electoral Area _
- I am a property owner in Electoral Area _
- I am a developer in Electoral Area _
- Other: _____

For further information on the Wildfire DPA, along with frequently asked questions, please visit:
[Wildfire Development Permit Area | Regional District of Central Kootenay \(rdck.ca\)](https://rdck.ca/wildfire-development-permit-area)