

Village of
Lytton

Rebuilding Guidance

Lytton Council

September 13, 2023

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This Presentation

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Background

Wildfires and WUI

- Wildfires are a natural occurrence that are now more frequent and more intense
- Historic response has focused on suppression – 10AM policy.
- Wildfire paradox
- More recently there is focus on Wildland Urban Interface (WUI) fires and hardening communities to reduce possibility of fire disasters.

Background

Hardening

In parallel with improving public infrastructure, communities are considering how the physical community can be more resistant to WUI fires becoming fire disasters.

As communities are largely made up of privately owned lands and buildings, successful resilience must necessarily encompass privately owned lands and buildings.

Approaches and Implications

Enabling Legislation - Policy

1. Local Governments can make policy statements in Official Community Plans (Part 14, Division 4, Local Government Act)
 2. Local Governments can establish Development Permit Areas and Development Permit guidelines for protection from natural hazards in OCPs
- Both policy approaches are relatively simple for a local government to implement. Development Permit guidelines would, if adopted, have short-term cost to owners and builders.

Approaches and Implications

Enabling Legislation - Regulation

- Local Governments can regulate landscape materials and management practices for fire hazard prevention purposes (s.527(c) of the *Local Government Act*)
- As much of Lytton's landscape needs to be re-established, landscape regulations are expected to be low cost for owners.
- Local Governments can vary (enhance) building regulations beyond the requirements of BC Building Code.
- Local Government initiated building regulations are challenging to prepare and implement especially for a small local government.

Approaches and Implications

Other Opportunities

- Lytton can work to ensure that property owners and builders are well-informed about risks and opportunities to build and landscape in a more fire-resistant manner.
- Preparing information for property owners and builders to assist with informed decision making is a low-cost option for Lytton. It is not known if information availability will result in different building practices.

Recommendations

A Stepwise Approach

- Recognizing the desire to balance risks, costs and timeliness of options to a more resilient Lytton, it is recommended that Council consider prioritizing five discrete actions.

Recommendations

First Priority

- a landscape and building guide written in plain language that will assist homeowners in understanding options and opportunities for making individual properties less likely to be impacted by fire events caused by wildland urban interface fires.

Recommendations

Second Priority

- a draft bylaw as enabled by section 527(c) of the *Local Government Act* that regulates landscape material and landscape management to prevent hazardous conditions related to wildfire spread

Recommendations

Third Priority

- draft amendments to the Official Community Plan Bylaw 475, 1997 (or a successor bylaw) that recognize the risk of wildland urban interface fires as a key factor in shaping the future development of Lytton.

Recommendations

Fourth* Priority

- engage with and encourage the Province of BC to consider wildfire resilience in future versions of the BC Building Code or other regulatory mechanisms coupled with incentives for property owners to build and renovate for resiliency.

Recommendations

Fifth Priority

- prepare draft zoning bylaw amendments that consider setback and building sizes for accessory buildings to reduce the risk of such buildings exacerbating a wildland interface fire.
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Recommendations

THAT the Village CAO be directed to work with the Village's advisors to bring forward for Council consideration:

1. As a first priority, a landscape and building guide written in plain language that will assist homeowners in understanding options and opportunities for making individual properties less likely to be impacted by fire events caused by wildland urban interface fires.
2. As a second priority, a draft bylaw as enabled by section 527(c) of the *Local Government Act* that regulates landscape material and landscape management to prevent hazardous conditions related to wildfire spread.
3. As a third priority, draft amendments to the Official Community Plan Bylaw 475, 1997 (or a successor bylaw) that recognize the risk of wildland urban interface fires as a key factor in shaping the future development of Lytton.
4. As a fourth priority engage with and encourage the Province of BC to consider wildfire resilience in future versions of the BC Building Code or other regulatory mechanisms coupled with incentives for property owners to build and renovate for resiliency.
5. As a fifth priority, prepare draft zoning bylaw amendments that consider setback and building sizes for accessory buildings to reduce the risk of such buildings exacerbating a wildland interface fire.

Questions