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4 March 2018

To: Erich Gerlach egerlach@ecoasis.ca
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Ecoasis Development LLP
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**Re: Bear Mountain UCB at District of Highlands
Small Structure Protocol in the Interface Zone**

Introduction. In accordance with the District of Highland's guidelines for development in the wildfire urban interface (WUI) zone, Ecoasis Development LLP requested Strathcona Forestry Consulting to provide an evaluation of the wildfire hazard associated with small structures at the sport facilities centre at Bear Mountain in Highlands.

Bear Mountain Master Development Agreement. The existing Bear Mountain MDA references the following language regarding Fire Protection:

The Owner shall not construct on the Land any building or structure or a commercial use or any residential building unless the building is equipped with sprinklers complying with NFPA standards for such buildings or structures, and shall not construct any building containing tourist accommodation units deemed to be in an area of extreme risk by a Registered Professional Forester unless the building exterior is protected by sprinklers.

Under this above MDA definition, it could be interpreted that any size building will require sprinkling, even it is not practical or necessary to do so when dealing with wildfire risk mitigation. This can be a



commercially unrealistic constraint with little risk mitigation benefit with basic/small auxiliary structures such as a golf comfort stations and the tennis kiosk.

While the wildfire threat is high in District of Highlands, the risk of auxiliary structures, may be reduced as a result of a) previous clearing in the golf course lands, b) the strategic/selective use of non-combustible exterior cladding, c) access to irrigation systems for fireflow, and d) public area supervision (as opposed to unsupervised squatter risks present at the time of the original MDA).

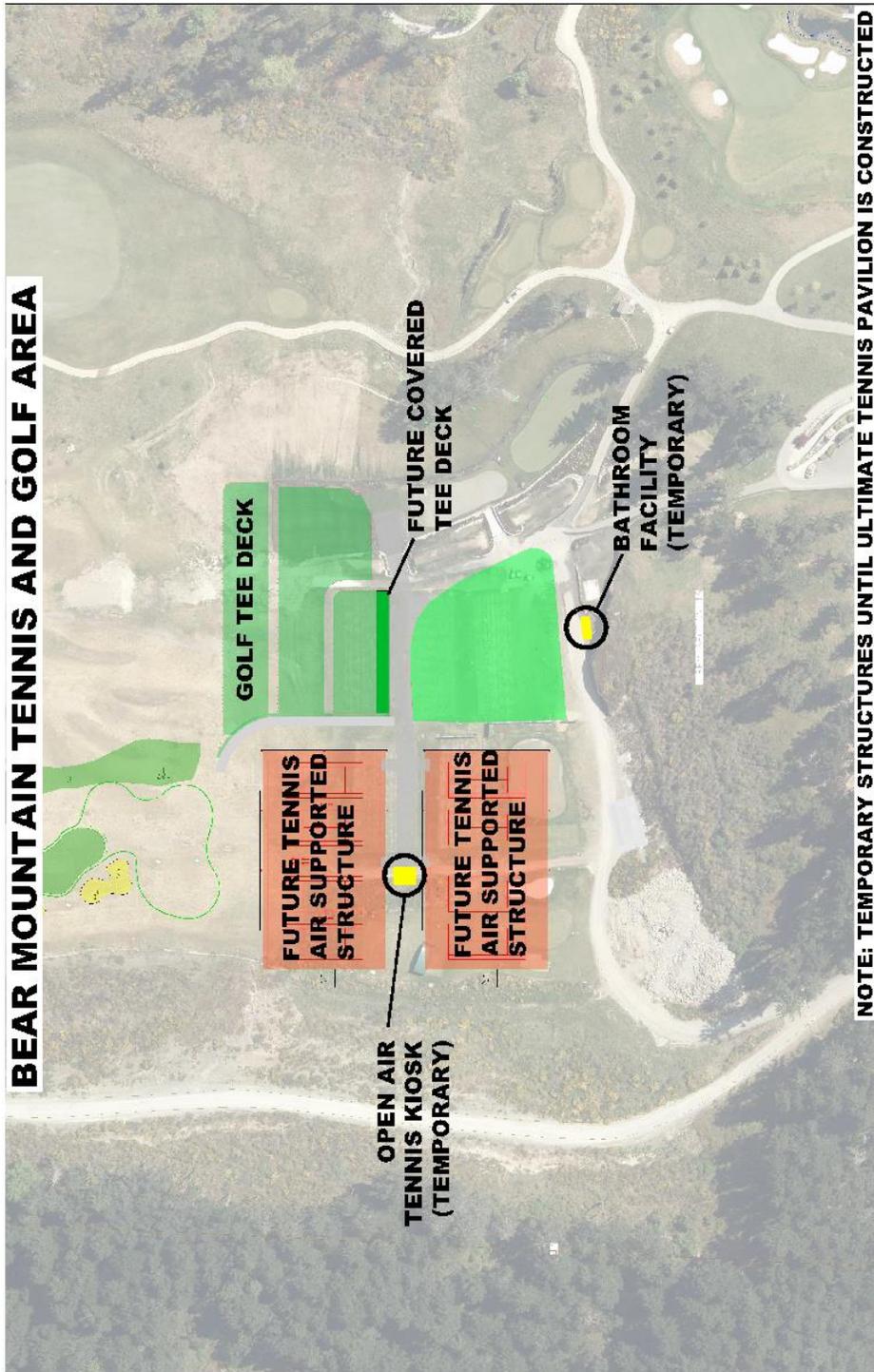
Two examples located at the Bear Mountain Tennis and Golf (TaG) Zone illustrate the need to reconsider the current MDA language for fire prevention at auxiliary structures: 1) the tennis kiosk is located in an open area surrounded by a FireSmart Priority Zone; and has a non-combustible metal roof; 2) the nearby golf comfort station, located also in an open, irrigated area with minimal fuel loading, is situated beside a non-combustible rock face (see map pg. 3 / photos pg. 4,5)

Recommendations:

- The tennis kiosk and the comfort station located at the TaG Zone do not need to be sprinklered with respects to mitigating wildfire risk. Both have the recommended metal /non combustible roofs; it is permissible to leave the wood siding application given the open area surround.
- The requirements for sprinkling at auxiliary structures should be examined on a structure by structure basis, to evaluate individual site context and building/roof materials.
- Revise the MDA with the following statement: “Auxiliary buildings and structures that support resort amenity functions (such as but not limited to comfort stations, pump stations, kiosks) do not require sprinklers should they comply with the recommendations contained in a Wildfire Hazard Assessment by a Registered Professional Forester.”

Respectfully submitted by:

Margaret Symon RPF PCP
Strathcona Forestry Consulting



Bear Mountain Tennis and Golf Area



Golf Comfort Station





Tennis Kiosk





Limitations

This report provides an assessment of WUI hazard and risk. Evaluation is based on professional judgment. The investigation involved a field observation. Recommended treatment pertains only to the particular site as disclosed at the time of inspection. The report was prepared considering site-specific circumstances and conditions. It is intended only for use by the client for the purpose for which it was commissioned and for use by local government regulating the activities to which it pertains.