



Subdivision Firebreak Criteria

1. Except as provided in Sentence 2, a firebreak shall be a single house lot, a semi-detached house block, a townhouse block or a parcel(s) of land no less than 11 metres (36 feet) in width that is vacant of all structures and buildings.
2. A firebreak may contain the following:
 - a. A substantially completed foundation and first floor platform constructed under authority of a building permit, or
 - b. A detached house or group of attached houses (such as semi-detached or townhouses) with substantially completed roofing and exterior walls including fascia, soffit, cladding, windows and doors.
3. The drywall on the interior of the exposing building face, or fire separation, as the case may be, immediately adjacent to the neighbouring firebreak shall be complete.
4. An approved firebreak plan shall be submitted to the Town prior to the issuance of any building permits.
5. A firebreak shall be maintained free of all construction material, equipment and debris.
6. In the case of single house lots and semi-detached house blocks, a firebreak shall be provided not more than every:
 - a. 7th single house lot, and
 - b. 4th semi-detached house block.
7. Combinations of adjacent single house lots and semi-detached house blocks may be provided so as not to exceed 6 dwellings in a row without the occurrence of a firebreak.
8. A firebreak shall be provided immediately adjacent to each end of a townhouse block that does not comply with sentence 2 and 3.
9. Requests to release approved fire break lots shall be in writing to the Chief Building Official.
10. As construction proceeds, the developer may submit a revised firebreak plan to the Chief Building Official for review and approval. The Chief Building Official has no obligation to approve a revised firebreak plan.
11. At the Chief Building Official's discretion, all matters may also be referred to the Chief Fire Official.
12. Notwithstanding above, the Town's Chief Building Official and the Chief Fire Official may amend these requirements or the firebreak plan to suit the site.