



**Policy No.: 2000.06**

Topic:  <p style="text-align: center;"><b>Fire Protection Requirements</b></p>	Effective Date:  September 25, 2007
	Approved By: RES 440-09-25-07
Subject Area:  Fire Services, Planning and Development	Date of Next Review:  September 25, 2012
	Date(s) Revised:

**Policy Statement:**

Yellowhead County is committed to working with landowners to facilitate orderly and efficient subdivision and development, while acknowledging that municipally operated water systems for fire protection are not available for a majority of lands being developed. In locations where a municipal water supply is not available, alternative construction methods or solutions must be implemented by the owner or developer to meet Provincial Safety Codes.

**Council Philosophy:**

- Yellowhead County does not support the widespread use of ponds with dry hydrants for water supply for fire protection as this becomes a maintenance/operational issue for the landowner and fire department.
- Yellowhead County prefers fully pressurized water supply systems for fire protection in all instances where it can be practically utilized, as this is proven to be the most reliable form of water supply for fire protection.
- Yellowhead County deems that the risk for loss due to fire is especially great in industrial or commercial subdivisions where the risk of fire spread or conflagration is higher.
- Yellowhead County deems that a possible exception to the above stated philosophy might be single use or single lot commercial or industrial developments (outside of a subdivision) where the risk of fire spread or conflagration to other properties is remote and that all applicable Safety Codes can be addressed by other means, or where a completely pressurized system is installed by the owner/developer.



**Council Guidelines:**

- 1) In order to provide complete review of Development Permit applications for buildings or development which may require fire protection measures, applicants for commercial or industrial buildings may be required to submit (as part of their application) details from an accredited Safety Codes official indicating how the development will be able to address Safety Codes requirements.
- 2) As a condition of the Development Permit approval for buildings or developments which require fire protection measures, applicants will be required to submit copies of approved Building Code permits within 90 days of Development Permit approval indicating that the requirements of the Building Code have been met, especially with respect to fire issues.
- 3) Yellowhead County may allow use of ponds for water supply only for single lot or single industrial or commercial (per quarter section) developments.
- 4) Ponds with dry hydrants will not be accepted by Yellowhead County as the form of water supply for Fire Protection on individual properties within multi-parcel industrial/commercial subdivisions.
- 5) Ponds with fully pressurized fire protection systems (i.e. pumphouse and hydrant system) may be considered as the form of water supply for Fire Protection for multi-parcel industrial/commercial subdivisions.
- 6) When accepted by Yellowhead County, on site ponds or other water supply systems must be constructed and maintained in accordance with National Fire Protection Association guidelines.
- 7) Where ponds have been accepted, the landowner must provide annual reports to Yellowhead County indicating that the pond has been inspected, maintained, repaired as needed and tested to ensure that the pond can provide the required water supply for the protection of the development, as per all applicable *Safety Codes*.
- 8) Applications for Subdivision for the purpose of creating country residential subdivisions (5 or more parcels per quarter section) shall include details of adequate water supply for fire protection purposes. This will generally consist of a static water supply established in accordance with National Fire Protection Association (NFPA) guidelines. In accordance with NFPA guidelines, the country residential subdivisions (5 or more parcels per quarter section) may have a dry hydrant(s) connected to an underground water storage facility or a water pond, of which either would have adequate water storage capacity.
- 9) Applications for Subdivisions for the purpose of creating multi-parcel subdivisions which are located adjacent to an existing municipal water system shall be required to develop a pressurized piped water distribution system within the subdivision.

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Mayor

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Date

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Chief Administrative Officer's

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Date