



Fire Protection Guide for Land Use Planning

CONSIDERATIONS DURING
COMMUNITY DEVELOPMENT



Manitoba 

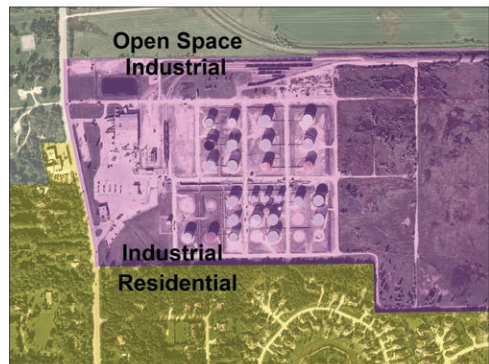
The purpose of this guide is to:

- inform planning authorities and fire departments about their role in considering all hazards during the land development planning process
- ensure planning authorities and fire departments understand the connection between land use planning and fire protection and suppression goals
- ensure risk is factored into decision-making when looking at land development, that risk measurement takes all hazards into account now and into the future
- emphasize the need for measurement of current and future emergency services capability in a planning district takes place alongside development
- provide ideas for key messages for local planning authorities and municipalities on this subject

POLICY DEVELOPMENT

Development plan by-laws

Development plan by-laws set out the goals and policies for development within a planning area. They are long range visionary documents that should include policies for protecting people and property. When development plan by-laws are reviewed and updated every five years, the policies related to protecting people and property from the threat of fire should be reviewed and updated to be consistent with the Provincial Land Use Policies and each municipality's



emergency plan. This includes taking into account all phases of emergency management – mitigation, preparation, response and recovery.

Mapping and analyzing emergency services

The current state of emergency service delivery should be reviewed concurrent with the five-year review of development plans. Locating and mapping emergency services and infrastructure can help municipalities assess fire protection for new and existing development, and highlight gaps in availability and access to services. Geographic information systems can be used to locate and plot emergency services and infrastructure such as fire stations, water supplies, response times, truck routes and heavy industry. This may help identify opportunities to work collaboratively to better manage the growing demands and the use of resources.

SUBDIVISION REVIEW

The subdivision review process provides opportunity to share information about potential development and obtain input from knowledgeable officials on ways to protect people and property.

Consultation and capacity

Have you involved individuals such as fire chiefs, inspectors and mutual aid district coordinators in reviewing proposals for new industrial development or major development near potential hazards?



Identifying hazards and risks

Residential: Have you considered the development's proximity to all hazards (for example, industrial manufacturing and warehouses, pipelines, railways, wild land-urban interface/forest fire potential)?

Medium to heavy industrial: Have you considered the development's proximity to existing or planned future residential development? Is the use, storage or production of hazardous materials identified as part of the proposal?



Roads, Routes and Infrastructure

- Have you considered the routes and response times of responders to the proposed location now, and from new fire halls in the future?
- Do road surfaces allow response by large, heavy emergency vehicles in all seasons?
- Have you taken steps to reduce possible obstacles to water shuttle operations, such as minimal road widths, lack of turnabouts and no fire lanes?

Water supply

- Does your new building/development have year-round access to a sufficient water supply?

- Will water used for firefighting decrease availability elsewhere or strain supply systems?
- Does your fire department or mutual aid district have the apparatus to bring additional water in a timely manner?
- Do you need tanker fill points within the development that can fill tankers quickly?
- If a higher risk industry grows, will the water supply grow to provide the same safeguards?



Provision of firefighting services

- Does your fire department or mutual aid district have enough staff to provide sustained fire protection services to this new building/development?
- Will your fire department need any special equipment or vehicles to put out a fire?
- Will this new building/development require training your fire department in a different type of fire suppression, hazardous materials response, or rescue?
- Are your emergency response and evacuation plans consistent within your municipality and mutual aid district?

DEVELOPMENT AGREEMENTS

Development agreements are one tool that municipalities can require as a condition of subdivision or zoning approval. These can address a range of issues related to use of the land, site design and construction, or maintenance and access to existing services. For example, development agreements can be used to specify the location of new fire hydrants and ensure new roads are built to a standard that accommodates fire apparatus.

DEVELOPMENT, BUILDING, AND OCCUPANCY PERMITTING

Development, building and occupancy permitting processes provide further opportunities for coordination between land use planning and emergency services. The following factors can be addressed in the permitting stage of the planning process:

- Have you confirmed the necessary water flow rate to the building, the future contents of building storage yards, and exposures?
- Does the municipality have the ability to fight fires in a building of this height, size and location?
- Have you considered active vs. passive fire protection measures during construction of this building and the entire development?
- Is a Fire Safety Plan developed in consultation with your fire department functional the first day the building is in use?

FIRE PROTECTION

Fire protection planning can help municipalities coordinate emergency services with land use planning to reduce risk and protect people, property and investment.

Integrating fire protection with land use planning will provide communities with long-term benefits such as:

- enhanced community protection from all hazards
- more consistent risk/benefit decision-making
- improved fire suppression activities
- improved protection grading for insurance and other purposes
- predictability for potential developers

Fire protection is a demanding service provided in partnership by provincial and municipal governments and delivered primarily by local fire departments.

Fire protection includes:

- fire suppression
- fire prevention
- fire safety education
- building and fire code applications
- inspections

PROVINCIAL LAND USE POLICIES

The Manitoba Municipal Government's Provincial Land Use Policies under the Provincial Planning Regulation set out goals to integrate police, fire and other emergency services into development decisions to ensure these services have the appropriate capacity to support development. There is a direct provincial interest in ensuring that planning and development minimizes risks to people, property and investment.



In particular, the goals and policies related to *protecting people, property and investment; ensuring compatibility between land uses; and integrating public services* have direct application to fire protection planning. These high level policies, however, must be adapted to address specific local and regional circumstances.

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