

Comparison Table – Floodplain Regulations

| Current Zoning Bylaw No. 2498, 2012 | Proposed Zoning Bylaw No. 3065, 2024 |
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| <p>Floodplain Designation and Flood Construction Level</p> <p>.1 The following land is designated as a floodplain:</p> <ol style="list-style-type: none"> the area shown as the 200 year floodplain for the Similkameen River and Tulameen River on the provincial floodplain maps attached as Schedule '3' to this Bylaw; any land not shown on the provincial floodplain maps that is less than 3.0 metres above the natural boundary of the Similkameen River and the Tulameen River; any land that is less than 1.5 metres above the natural boundary of any other watercourse. <p>.2 The flood construction level for land designated as a floodplain in section 8.1.1 is:</p> <ol style="list-style-type: none"> the 200 year flood levels shown on the provincial floodplain maps for the floodplain designated in section 8.1.1(a); 3.0 metres above the natural boundary for the floodplain designated in section 8.1.1(b); 1.5 metres above the natural boundary for the floodplain designated in section 8.1.1(c). | <p>Floodplain Designation and Flood Construction Level</p> <p>.1 The following land is designated as a <i>floodplain</i>:</p> <ol style="list-style-type: none"> the area shown as the 200 year <i>floodplain</i> for the Similkameen River and the Tulameen River on the floodplain maps attached as Schedule '3' to this Bylaw; any land not shown on the provincial floodplain maps that is less than 3.0 metres above the <i>natural boundary</i> of the Similkameen River and the Tulameen River; any land that is less than 1.5 metres above the <i>natural boundary</i> of any other <i>watercourse</i>. <p>.2 The flood construction level for land designated as a <i>floodplain</i> in section 10.1.1 is:</p> <ol style="list-style-type: none"> the 200 year flood levels shown on the provincial floodplain maps for the <i>floodplain</i> designated in section 10.1.1(a); 3.0 metres above the <i>natural boundary</i> for the <i>floodplain</i> designated in section 10.1.1(b); and 1.5 metres above the <i>natural boundary</i> for the <i>floodplain</i> designated in section 10.1.1(c). |
| <p>Siting Buildings and Structures in Floodplains</p> <p>Despite any other provisions of this Bylaw, no building or structure shall be located within:</p> <ol style="list-style-type: none"> 7.5 metres of the natural boundary of any lake, pond or marsh, or the top of bank where the bank is within 7.5 metres of the natural boundary of any lake, pond or marsh; 15.0 metres of the natural boundary of any other watercourse except the Similkameen and Tulameen Rivers; and 30.0 metres of the natural boundary of the Similkameen and Tulameen Rivers. | <p>Siting Buildings and Structures in Floodplains</p> <p>Despite any other provisions of this Bylaw, no <i>building</i> or <i>structure</i> shall be located within:</p> <ol style="list-style-type: none"> 7.5 metres of the <i>natural boundary</i> of any lake, pond or marsh, or the top of bank where the bank is within 7.5 metres of the <i>natural boundary</i> of any lake, pond or marsh; and 15.0 metres of the <i>natural boundary</i> of any other <i>watercourse</i>, except the Similkameen River and the Tulameen River; and 30.0 metres of the <i>natural boundary</i> of the Similkameen River and the Tulameen River. |
| | <p>Measurement of Flood Construction Level</p> <p>.1 the flood construction level for a building or structure under 10.1.2(c) is determined by reference to the elevation of the point at which the <i>natural boundary</i> of the relevant <i>watercourse</i> is closest to any part of the building or structure.</p> |
| <p>Floodplain Management Regulations</p> <ol style="list-style-type: none"> No person shall place any structural support for a habitable area or fill required to support a habitable area on land within a floodplain setback area under Section 8.2; No person shall construct, reconstruct, move or extend a floor system or pad which supports a habitable area, such that the underside of the wooden floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction levels specified in Section 8.1 except as provided in Sections 8.3.3 and 8.3.4; Despite Section 8.3.2, the following floodplain management regulations apply: <ol style="list-style-type: none"> For <i>Dwellings Units</i>: Dwelling units shall be located with the underside of any wooden floor system, or the top of the pad of any habitable area, or in the case of a manufactured home the top of the pad or the ground surface on which it is located, no lower than: <ol style="list-style-type: none"> 1.0 metre above the natural ground elevation taken at any point on the perimeter of the building; or flood construction levels specified in Section 8.1, whichever is greater. For <i>Closed-Sided Livestock Buildings</i>: Closed-sided livestock buildings that are not behind standard dykes shall be located with the underside of any wooden floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than: <ol style="list-style-type: none"> 1.0 metre above the natural ground elevation, taken at any point on the perimeter of the building; or the flood construction levels specified in Section 8.1, whichever is lesser. For <i>Industrial Buildings</i>: Industrial buildings, other than the main switchgear, must be located with the underside of any wooden floor system or the top of any pad of any habitable area or the ground surface on which it is located not lower than the flood construction levels specified in Section 8.1 minus freeboard. Main electrical switchgear shall not be lower than the flood construction level. The floodplain management regulations specified in Section 8.3.3 may be achieved by structural elevation of the habitable area, or by placing adequately compacted fill on which any habitable area is to be constructed or located, or by a combination of both structural elevation and fill. Where fill is used to meet the floodplain management regulations specified in Sections 8.3.2 and 8.3.3, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards. The following developments and uses are excluded from the requirements of the floodplain management regulations specified in Sections 8.3.2 and 8.3.3: <ol style="list-style-type: none"> renovations, except structural, to existing buildings or structures that do not involve additions thereto; additions to buildings or structures that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw; that portion of a building or structure to be used as a carport or garage; farm buildings other than dwelling units and closed-sided livestock housing; closed-sided livestock housing behind standard dykes; on-loading and off-loading facilities associated with water-oriented industries and portable sawmills; unenclosed decks and balconies that do not have supports located within the floodplain. | <p>Floodplain Management Regulations</p> <ol style="list-style-type: none"> No person shall place any structural support for a <i>habitable area</i> or fill required to support a <i>habitable area</i> on land within a <i>floodplain setback</i> area under Section 10.2; No person shall construct, reconstruct, move or extend a floor system or pad which supports a <i>habitable area</i>, such that the underside of the wooden floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction levels specified in Section 10.1 except as provided in Sections 10.4.3 and 10.4.4; Despite Section 10.4.2, the following <i>floodplain</i> management regulations apply: <ol style="list-style-type: none"> For <i>Dwelling Units</i> in the Agricultural Land Reserve: A <i>dwelling unit</i> on a parcel that is 8.0 hectares or greater in area and located within the Agricultural Land Reserve (ALR) shall be located with the underside of any wooden floor system, or the top of the pad of any <i>habitable area</i>, or in the case of a <i>manufactured home</i> the top of the pad or the ground surface on which it is located, no lower than: <ol style="list-style-type: none"> 1.0 metre above the natural ground elevation taken at any point on the perimeter of the <i>building</i>; or the flood construction levels specified in Section 10.1, whichever is the lesser. For <i>Closed-Sided Livestock Buildings</i>: Closed-sided <i>livestock buildings</i> that are not behind <i>standard dykes</i> shall be located with the underside of any wooden floor system, or the top of the pad of any <i>habitable area</i>, or the ground surface on which it is located, no lower than: <ol style="list-style-type: none"> metre above the natural ground elevation, taken at any point on the perimeter of the <i>building</i>; or the flood construction levels specified in Section 10.1, whichever is lesser. For <i>Industrial Buildings</i>: Industrial <i>buildings</i>, other than the main electrical power system, must be located with the underside of any wooden floor system or the top of any pad of any <i>habitable area</i> or the ground surface on which it is located not lower than the flood construction levels specified in Section 10.1 minus <i>freeboard</i>. Main electrical switchgear shall not be lower than the flood construction level. The <i>floodplain</i> management regulations specified in Section 10.4.3 may be achieved by structural elevation of the <i>habitable area</i>, or by placing adequately compacted fill on which any <i>habitable area</i> is to be constructed or located, or by a combination of both structural elevation and fill. Where fill is used to meet the <i>floodplain</i> management regulations specified in Sections 10.4.2 and 10.4.3, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards. The following <i>developments</i> and uses are excluded from the requirements of the <i>floodplain</i> management regulations specified in Sections 10.4.2 and 10.4.3: <ol style="list-style-type: none"> renovations, except structural, to existing <i>buildings</i> or <i>structures</i> that do not involve additions thereto; that portion of a <i>building</i> or <i>structure</i> to be used as a <i>carport</i> or <i>garage</i>; <i>farm buildings</i> other than <i>dwelling units</i> and closed-sided <i>livestock</i> housing; closed-sided <i>livestock</i> housing behind <i>standard dykes</i>; on-loading and off-loading facilities associated with water-oriented industries and portable sawmills. |

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for "Floodplain" are found at Section 8.0. In Draft Zoning Bylaw No. 3065, the regulations for "Floodplains" are found at Section 10.0.