

SCHEDULE B - FLOODPLAIN MANAGEMENT PROVISIONS

The Skeena-Queen Charlotte Regional District, where it is considered that flooding may occur on land, may enact a floodplain management bylaw pursuant to Section 969 of the Municipal Act;

Neither the Skeena-Queen Charlotte Regional District nor the Province of British Columbia represent to any person that any building or structure, including a Mobile Home or Unit, used, constructed, or located in accordance with the following provisions will not be damaged by flooding or erosion;

Floodplain Designation

1.1 Land lower than the following Flood Construction Levels:

- .1 1.5 metres above the Natural Boundary of the sea, any watercourse, lake, swamp, or pond;
- .2 1.5 metre above the Natural Boundary elevation of Tlell River downstream of the north boundary of DL 2375;
- .3 2.0 metres above the Natural Boundary of Masset Harbour, Masset Sound from the south boundary of the Town of Masset to Collison Point and Kumdis Slough from Hogan Point to Martin Point;
- .4 3.0 metres above the Natural Boundary of the Yakoun River and the Tlell River upstream of the north boundary of DL 2375.

whichever is the higher is designated as Floodplain.

Floodplain Setback Area Designation

1.2 Land:

- .1 within 15 metres of the Natural Boundary of the sea, any watercourse lake, swamp, or pond;
- .2 within 30 metres of the Natural Boundary of the Tlell River and the Yakoun River;

- .3 within 45 metres of the Natural Boundary of the sea from the east boundary of the Town of Masset to the north boundary of District Lots 1016 at Rose Point, and from the north boundaries of D.L.'s 1350A and 1348 to the south boundary of D.L. 466 at Skidegate Mission.
- .4 on the sea side of the highway, from the north boundary of District Lot 61 at Tlell to the south boundary of District Lot 466 at Skidegate Mission, where the distance between the highway right-of-way and the Natural Boundary of the sea is less than 75metres.

is designated as a Floodplain Setback area.

Floodplain Management Regulations

- 1.3**
- .1 No person shall place structural support for a Habitable Area or place fill on land designated as Floodplain Setback area under Section 1.2.
 - .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 in the case of a Mobile Home or Unit the top of Pad or the ground surface on which it is located) is lower than the Flood Construction Levels specified in Section 1.1 except as provided in Sections 1.3.3 and 1.3.6.
 - .3 Notwithstanding the regulation specified in Section 1.3.2 the following floodplain management regulations apply for:

a. Farm Dwelling Units

Farm dwelling units on parcel sizes 8.1 hectares, or greater, located within the Agricultural Land Reserve shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Home or Unit the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 1.1, whichever is the lesser.

b. Closed-sided Livestock Housing



Closed-sided livestock housing not behind Standard Dykes shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Unit the top of the Pad or the ground surface on which it is located) no lower than 1.0 metres above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 1.1, whichever is the lesser.

c. Industrial Uses

Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a Mobile Unit the top of Pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in Section 1.1 minus freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.

- .4 The floodplain management regulations specified in Sections 1.3.2 and 1.3.3 may be achieved by structural elevation of the Habitable Area, by adequately compacted fill on which any Habitable Area is to be constructed or located, or by a combination of both structural elevation and fill.
- .5 Where fill is used to achieve the floodplain management regulations specified in Section 1.3.2 and 1.3.3, the face of the fill slope shall be adequately protected against erosion from flood flows, wave action, and debris.
- .6 The following uses are excepted from the floodplain management regulations specified in Sections 1.3.2 and 1.3.3:
 - a. A renovation of an existing building or structure that does not involve an addition thereto;
 - b. An addition to a building or structure 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;
 - c. that portion of a building or structure to be used as a carport or garage;



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- d. farm buildings other than dwelling units and closed-sided livestock housing;
- e. on-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

Site Specific Exemption

- 1.4 An application by a property owner to the Minister of Environment for a site specific exemption shall be completed upon a Water Management Division form provided by the Regional District and submitted in accordance with the instructions of the application.