



SCHEDULE "B" FLOODPLAIN MANAGEMENT PROVISIONS

WHEREAS 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;

AND WHEREAS 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;

NOW THEREFORE, BOARD OF THE REGIONAL DISTRICT ENACTS THE FOLLOWING PROVISIONS:

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. 1.0 metre above the natural ground elevation on District Lot 163 and District Lot 2145

whichever is the greater 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 sea from the north boundary of District Lot 163 to the point on the shoreline due east of the south boundary of District Lot 939;
- .3 on the sea side of the highway, from the north boundary of District Lot 159 to the west boundary of District Lot 835, where the distance between the highway right of way and the Natural Boundary of the sea is less than 45 metres

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 less.

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.



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- .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;
 - 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.