

Application to the Regional Board for Exemption from Floodplain Regulations

Are there regulations for floodplains in the Regional District?

The Province of BC has established floodplain elevation setbacks from streams and lakes.

Regional District Zoning Bylaw #871 (and the Joe Rich Rural Land Use Bylaw which only applies to the Joe Rich area) both reflect those floodplain regulations. The regulations are in the form of setbacks and/or required construction elevations for various types of construction.



Can one apply for exemption from floodplain regulations?

Occasionally there are circumstances where a property owner determines that a building cannot be sited on a property in conformance with the floodplain regulations. An exemption application allows for the consideration of granting an exemption that would change those specific regulations for a given property.

(Note: If the proposed exemption from the floodplain regulations would result in encroachment on a protected watercourse (including lakes) or the associated riparian area then additional applications and evaluation related to environmental impact may be required.)

How is an application made?

The Development & Environmental Services Department has application packages that outline the required information, drawings and fees. It is important to make an appointment with Planning Staff before submitting a formal application. This will ensure a complete application and prevent any unnecessary delays.

What does a floodplain exemption contain?

An exemption will state a specific change in regulations for a particular property(ies). The exemption can contain text, drawings and professional reports that indicate the change in regulations along with any conditions for the exemption.

If an exemption is granted, a covenant stating the conditions for exemption is placed on the title of the affected property. The exemption conditions are also noted on the associated building permit with Inspections Staff.

Development on that property must still conform to all Regional District regulations except for the changes to floodplain regulations specifically stated in the Exemption.

Are professional reports required for an application?

Floodplain regulations have been established for the safety of people and property therefore a professional report is usually required as a part of the exemption application. The required professional is a professional engineer or geoscientist experienced in geotechnical engineering. The professional must review the proposed changes in floodplain regulations and indicate that the land may be safely used for its intended purpose. The professional may also indicate hazard mitigation measures that are required in order to ensure future safety.