



AGENDA

**Committee of the Whole
to be held on Wednesday October 7, 2020 at 7:00 p.m.
977 South Maquinna Drive in Council Chambers and by electronic means**

Remote Access **To attend this meeting remotely by Zoom/ phone:**
Join the Zoom Meeting
<https://zoom.us/j/7473599558>

Dial by your location
+1 647 374 4685 Canada
Meeting ID: 747 359 9558

Find your local number: <https://zoom.us/u/ace6MdrGMW>

Call to Order

**Introduction of
Late Items** None.

**Approval of the
Agenda**

New Business **M 1 Kevin Brooks, MPlan, RPP, McElhanney: Re: Flood Management Bylaw-
Process and Options for Consideration**

Adjournment

Village of Tahsis Floodplain Management Bylaw

Process and Options for Consideration

Kevin Brooks, MCIP, RPP



Today's Presentation

- Flood Risk Assessment
- Objectives of Floodplain management
- Floodplain Management Strategies
 - Accommodate
 - Retreat/Avoid
- Bylaw Requirements
- Bylaw Options

Objectives

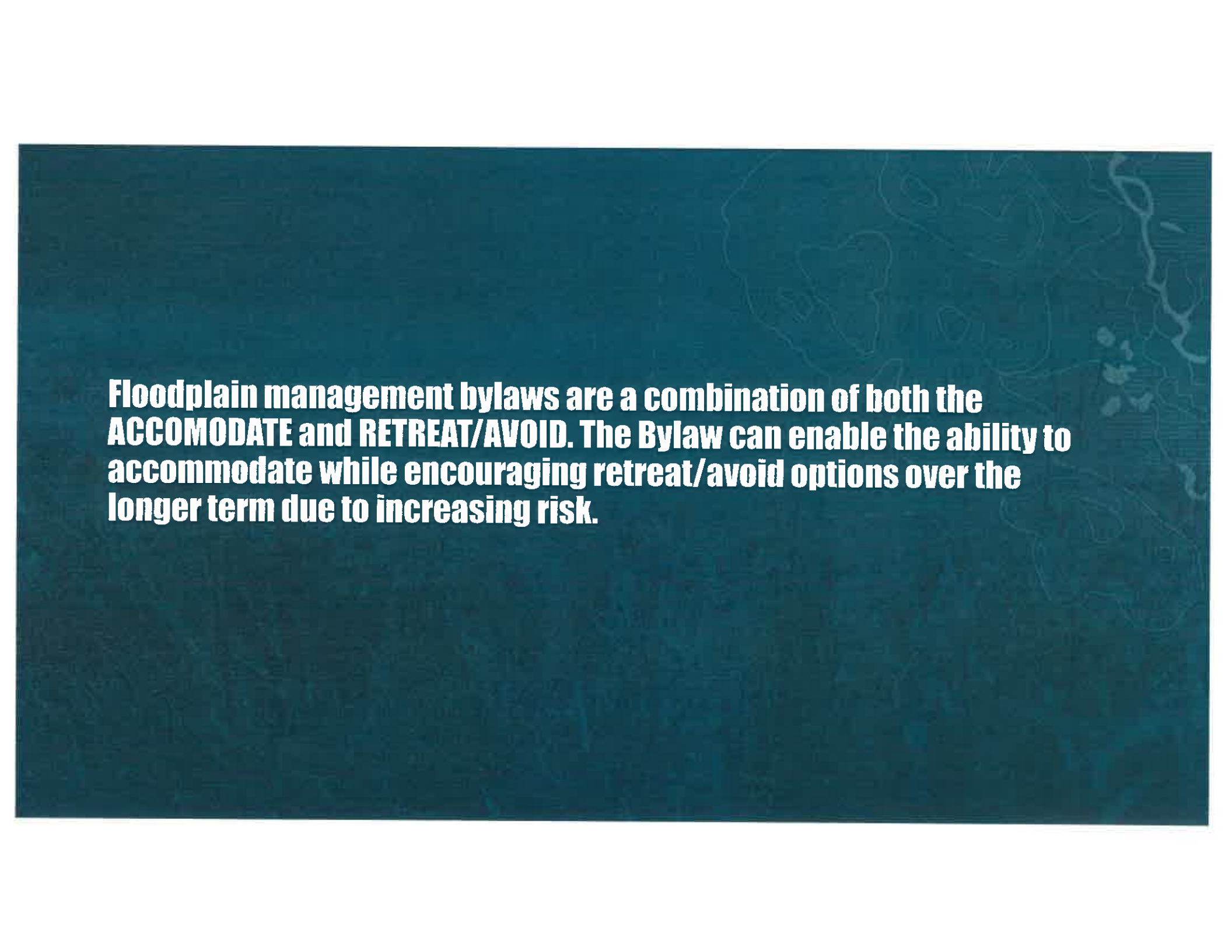
- Protect Health and Safety of Residents
- Protection of Property
- Reduce risk and liability of the Village

Strategies - Accommodate

- Flood proofing
 - Dikes and landfilling
- Minimum Flood Construction Level (FCL)

Strategies – Retreat/Avoid

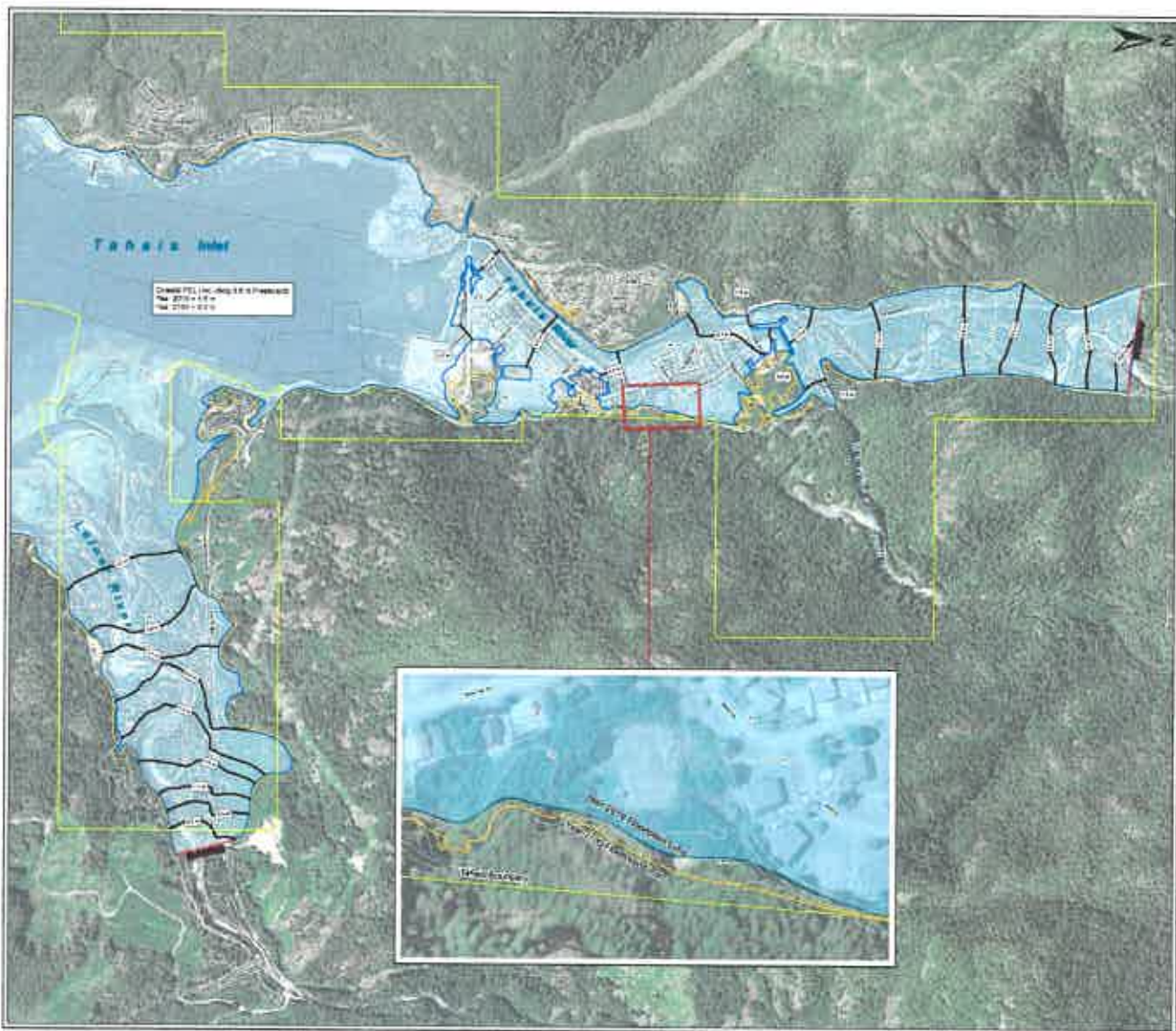
- Setbacks
- Land Use Restrictions

A dark teal background with a faint, light-colored topographic map showing contour lines and geographical features. The map is centered on the right side of the image.

Floodplain management bylaws are a combination of both the ACCOMODATE and RETREAT/AVOID. The Bylaw can enable the ability to accommodate while encouraging retreat/avoid options over the longer term due to increasing risk.

Bylaw Requirements

- Flood Plain Designation (Mapping)
- Flood Construction Level (minimum floor elevation for habitable spaces)
- Setbacks
- Exemptions



Legend

- River Flood Toak
- Contours
- Year 2008 Floodplain
- Year 2018 Floodplain
- Municipal Boundary
- Parcels



Use and Limitations of Floodplain Map

- 1 - Unless the property on the Floodplain Boundary is specifically designated as being under responsibility to provide additional flood protection, flooding, including flood insurance, within the Floodplain, is not guaranteed.
- 2 - Users must refer to the index of levels, zoning, and/or regulatory permits, and notes of mapping agencies to obtain information on the map. Users should also check with the appropriate regulatory agencies for floodplain mapping and flood insurance information.
- 3 - The purpose of this map is to provide information on floodplain mapping.
- 4 - The Floodplain Boundary is not intended to be used for regulatory purposes. It is not intended to be used for regulatory purposes. It is not intended to be used for regulatory purposes.
- 5 - Existing map data may include the year of floodplain mapping and the floodplain boundary may not be the same as the current floodplain boundary.
- 6 - The purpose of this map is to provide information on floodplain mapping.
- 7 - Floodplain mapping is based on a public map. The map is for informational purposes only and is not intended for regulatory purposes.

Notes on this Map

- A - Data Source: BC Hydro, June 2018
- B - Data Source: BC Hydro, June 2018

Key Map



Map Date: 2018-05-09

T7

Flood Construction Level

Feature	Level
River	Must be above identified flood level
Stream	1.5 m above natural boundary
Ocean	Case by case based on coastal hazards

Minimum MD5 Setbacks

Feature	Setback
River	30 m
Stream	15 m
Ocean	30 m

Exemptions

401 General Exemptions

The following types of development are exempt from the flood construction levels specified in Section 302 of Schedule 'A' of this Bylaw:

- a) A renovation of an existing building or structure that does not involve an addition thereto.
- b) An addition to a building or structure, at the original non-conforming floor elevation that would increase the size of the building or structure by less than 25% of the ground floor area (excluding decks, carports or garages) existing at the date of adoption of this Bylaw, provided that the degree of non-conformity regarding the setback is not increased (i.e. no closer to the water than existing).
- c) That portion of a building or structure to be used as a carport, garage or entrance foyer, porches, domestic greenhouses and storage buildings not used for the storage of goods damageable by floodwaters.
- d) Farm buildings, other than dwelling units and closed-sided livestock housing.
- e) Hot water tanks and furnaces behind standard dikes.
- f) Closed-sided livestock housing behind standard dikes.
- g) On-loading and off-loading facilities associated with water-oriented industry or portable sawmills.
- h) Recreation shelters, stands, campsites, washhouses and other outdoor facilities susceptible to minor marginal damage by floodwaters.

- Low risk uses
- Additions and expansion to existing where it won't increase the risk
- Uses or activities that are within flood protection areas (dikes)

403 Site Specific Exemptions

- 1) An application by a property owner to the Regional District for a site specific exemption of Floodplain Specifications shall be completed in the form provided by the Regional District and submitted in accordance with the instructions on the application. This provision is not a substitute for any requirements under Section 56 of the *Community Charter*.
- 2) As a condition of a site specific exemption, the property owner will be required at his/her own expense to commission a Professional Engineer's Report that addresses exemption precedents in the surrounding area and provides a report containing a description of the proposed development, and recommendations for conditions addressing floodproofing as applicable.
- 3) As a condition of a site specific exemption the property owner will be required at his/her expense to create and register a restrictive covenant under Section 216 of the *Land Title Act* in favour of the Regional District:

a) specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Professional Engineer's report, which will form part of the restrictive covenant;

b) requiring a dike, levee, and

c) releasing and indemnifying the Regional District from liability in the event any damage is caused by flooding or erosion.

a) specifying conditions that would enable the land to be safely used for the use intended according to the terms of the Professional Engineer's report which will form part of the restrictive covenant;

Options for Council consideration

- Flood Construction Level
 - Including Sea Level Rise?
- Setbacks
 - Province best practice or Other?
- Exemptions
 - Flood proof construction

Flood Proof Construction



Deep Floodplain

Depth of 5 feet or more

- Elevate floor to within 3 feet of 200-year base flood elevation
- No liveable space allowed below this level
- Garage and storage areas allowed below
- Flood-resistant materials used below habitable floor

Intermediate Floodplain

Depth of 3 to 5 feet

- Build-up pad or construct on raised foundation to within 3 feet of 200-year base flood elevation
- Garage may be constructed at existing grade
- Flood-resistant materials used to within 3 feet of base flood elevation

Shallow Floodplain

Depth of 3 feet or less

- No elevation required
- May be subject to shallow flooding in 200-year flood event

For more information, visit www.stocktonca.gov/200yearflood

Next Steps

Thank-you

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