



# Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Committee of the Whole</b>
<b>Date</b>	<b>October 7, 2020</b>
<b>Time</b>	<b>7:00 p.m.</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers and by electronic means</b>

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<b>Present</b>	Mayor Martin Davis	
	Councillor Bill Elder	
	Councillor Sarah Fowler	
	Councillor Lynda Llewellyn	by video
	Councillor Cheryl Northcott	by video

<b>Staff</b>	Mark Tatchell, Chief Administrative Officer	
	Amanda Knibbs, IT Coordinator	by video
	Janet StDenis, Finance and Corporate Services Manager	by video

<b>Guests</b>	Kevin Brooks, MPlan, RPP, McElhanney	by video
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**Public** None

**Call to Order**

Mayor Davis called the meeting to order at 7:00 p.m.  
Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

**Introduction of Late Items**

None.

**Approval of the Agenda**

**Fowler: COW 058/2020**

**THAT** the Agenda for the October 7, 2020 Committee of the Whole meeting be adopted as presented.

**CARRIED**

**Business Arising**

**1**

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

Kevin Brooks in his presentation to Council spoke to the process and requirements of developing a Floodplain bylaw along with the recommended options for consideration. A discussion and question period followed.

**Fowler: COW 059/2020**

**THAT** this presentation be received.

**CARRIED**

**Fowler: COW 060/2020**

**THAT** a Floodplain Bylaw be drafted taking into account the direction provided by the Committee of the Whole and be presented at a future Committee of the Whole for consideration.

**CARRIED**

1 "no vote"  
registered  
Councillor  
Elder

**Adjournment**

**Fowler : COW 061/2020**

**THAT** the meeting adjourn at 7:34 p.m.

**CARRIED**

Certified correct this  
20th Day of October, 2020



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Corporate Officer

# Village of Tahsis Floodplain Management Bylaw

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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

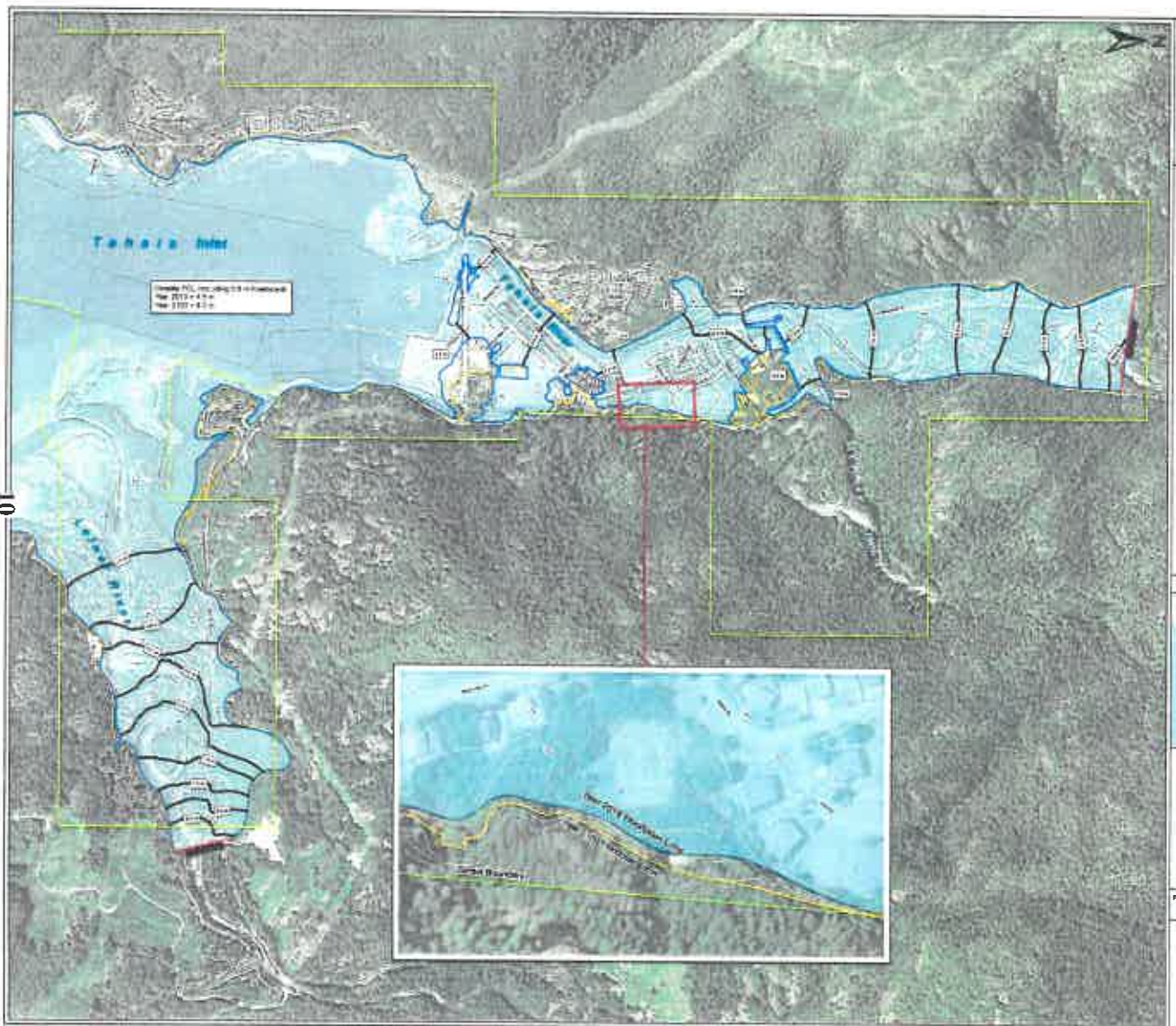


**Floodplain management bylaws are a combination of both the ACCOMMODATE and RETREAT/AVOID. The Bylaw can enable the ability to accommodate while encouraging retreat/avoid options over the longer term due to increasing risk.**



# Bylaw Requirements

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



Map Scale: 1:1000  
 Date: 2013-04-10  
 Author: [Name]

**Legend**

- River Flood Isak
- Contours
- Year 2100 Floodplain
- Year 2010 Floodplain
- Municipal Boundary
- Parcel

**Use and Limitations of Floodplain Map**

1. Under the supervision of the Flood Hazard Mapping Agency, this map is provided for general information only. It is not intended to be used as a basis for any legal action or for any other purpose. The user assumes all liability for any use of this map.
2. This map is not intended to be used as a basis for any legal action or for any other purpose. The user assumes all liability for any use of this map.
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7. Flood Hazard Mapping Agency, 2013.

Map Scale: 1:1000  
 Date: 2013-04-10  
 Author: [Name]

**Key Map**



Project No:  
 2221-01-40-2911

Tf

# **Flood Construction Level**

<b>Feature</b>	<b>Level</b>
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
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River	30 m
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Stream	15 m
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Ocean	30 m
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# Exemptions







## **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.stockton.ca.gov/200smartload](http://www.stockton.ca.gov/200smartload)

# Next Steps

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# Thank-you

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