

PART VIII - FLOODPROOFING

A. GENERAL

1. All lands located in floodplain areas are subject to the regulations as set out in this Part.

2. For the purpose of this Part, floodplain shall mean an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water; it is the area shown in Schedule AA of the Official Regional Plan for the Lower Mainland Planning Area adopted in June, 1966, as modified from time to time based on the design flood profile established under the Fraser River Flood Control Agreement of 1968.

3. Elevations for floodproofing purposes refer to the Geodetic Survey of Canada (G.S.C.) datum.

4. No reductions in floodproofing requirements as set out herein shall be permitted without written approval of the Minister of the Environment or his duly authorized representative for that purpose.

5. Where the areas are behind the two hundred (200) year standard dykes, the regulations set out in this Part shall not apply to:

(a) The renovation of an existing residential building or structure.

(b) An addition to a residential building or structure which would increase the size of the building or structure by less than ten (10) per cent of the total floor area.

(c) That portion of a residential building or structure designed or intended for use as a carport or garage, storage area, utility area, or workshop, or other non-habitable area.

(d) Non-habitable floor area created by raising an existing residential building or structure.

B. DETERMINATION OF MINIMUM FLOOR ELEVATION

1. No building, mobile home or unit, structure, or any part thereof shall be constructed, reconstructed, moved, or extended so as to have a minimum elevation less than that required for the area in which it is located.

2. The minimum elevation of a building, mobile home or unit, structure, or any part thereof shall be taken at:

(a) The underside of the floor system of any habitable area, business area, or area used for the storage of goods damageable by flood waters; or

(b) In the case of a mobile home or unit, modular home or structure, at the ground level on which such unit is located.

3. The minimum elevation required for floodproofing purposes may be achieved:

(a) By landfill, provided however that such landfill shall be adequately protected against erosion by flood waters on the face of any landfill slope; or

(b) By structurally elevating the habitable area, business area, or storage area, or

(c) By a combination of both landfill and structural elevation.

#### C. MINIMUM FLOOR ELEVATION REQUIREMENTS

1. Except for Bridgeview and South Westminster areas as hereinafter set out in sub-section C.2 and C.3 of this By-law, the minimum floor elevation for building, mobile home or unit, structure, or any part thereof located in floodplains shall be not lower than:

(a) Zero decimal six (0.6) metres [2.0 ft.] above the two hundred (200) year flood level of the Fraser River as determined by the Ministry of Environment, or

(b) Zero decimal six (0.6) metres [2.0 ft.] above the two hundred (200) year flood level of the Nicomekl and Serpentine Rivers as determined by the Ministry of Environment. Exemptions to this minimum floor elevation requirements are farm structures and non-habitable buildings or structures.

whichever is applicable.

2. Bridgeview areas:

(a) For the purpose of this sub-section "Bridgeview" is that portion of the floodplain lying between the Pattullo Bridge and the projection of 138 Street as shown on Schedule "B-1" to this By-law.

(b) The minimum floor elevation at which any floor or structure may be

constructed or placed, shall be not less than zero decimal three (0.3) metres [1.0 ft.] above the adjacent street or natural ground elevation, nor less than the minimum elevation in each floodplain area as follows:

- (i) Bridgeview Floodplain Area "A" .... 2.75 metres G.S.C. [9.0 ft.]
  - (ii) Bridgeview Floodplain Area "B" .... 2.75 metres G.S.C. [9.0 ft.]
  - (iii) Bridgeview Floodplain Area "C" .... 4.60 metres G.S.C. [15.0 ft.]
  - (iv) Bridgeview Floodplain Area "D" .... 4.70 metres G.S.C. [15.4 ft.]
  - (v) Bridgeview Floodplain Area "E" .... 4.66 metres G.S.C. [15.3 ft.]
- (c) Minimum elevation of electrical devices:

(i) In Bridgeview Floodplain Area "B", no electrical conduits, outlets, or cut-off switches in any commercial or industrial building or structure shall be installed or permitted below an elevation of four decimal six (4.6) metres G.S.C. datum; and

(ii) In Bridgeview Floodplain Areas "A", "C", "D" and "E", no electrical outlet in any commercial or industrial building or structure shall be installed or permitted below an elevation of four (4) metres [13.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevation hereinbefore set out in sub-section C.2 (b).

(iii) In Bridgeview Floodplain Areas "A", "C", "D", and "E", no electrical cut-off switch or other protective device in any commercial or industrial building, structure or other electrical installation shall be installed or permitted below an elevation of four decimal six (4.6) metres [15.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevations hereinbefore set out in the sub-section C.2 (b).

### 3. Southwestminster Areas:

(a) For the purposes of this sub-Section, "South Westminster" is that portion of the floodplain lying between the Pattullo Bridge and the projection of 96 Avenue as shown on Schedule "B-2" to this By-law.

(b) The minimum floor elevation at which any floor or structure may be constructed or placed, shall be not less than zero decimal three (0.3) metres above the adjacent street or natural ground elevation nor less than the minimum elevation in each floodplain area as follows:

- (i) South Westminster Floodplain Area "A" .... 2.75 metres [9 ft.] G.S.C.
  - (ii) South Westminster Floodplain Area "B" .... 3.50 metres [11.5 ft.] G.S.C.
  - (iii) South Westminster Floodplain Area "C" .... top of dyke level.
- (c) Minimum elevation of electrical devices:

(i) In all South Westminster Floodplain Areas no electrical outlet in any commercial or industrial building or structure shall be installed or permitted below an elevation of three decimal sixty-six (3.66) metres [12.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres [1.0 ft.] above the minimum floor elevation hereinbefore set out in Section C.3 (b).

(ii) In all South Westminster Floodplain Areas no electrical cut-off switch or other protective device in any commercial or industrial building, structure or other electrical installation shall be installed or permitted below an elevation of four decimal four (4.4) metres [14.4 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevations hereinbefore set out in Section C.3 (b).

#### D. MINIMUM SETBACK REQUIREMENTS

1. For the purposes of this section, the following definitions shall apply:

Natural Boundary - is the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

##### Section "D"

Inserted

Watercourse - is any natural or man-made depression with well-defined banks and a bed zero point six (0.6) metres

B/L 6401  
10/27/80

or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two (2) square kilometres or more, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.

2. Notwithstanding any other provisions of this by-law, no building or part thereof shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located:

- (a) Within seven point five (7.5) metres of the natural boundary of the sea, a

swamp, slough, pond or ditch;

(b) Within seven point five (7.5) metres of the inboard toe of a dyke;

(c) Within thirty (30) metres of the natural boundary of the Fraser River;

(d) Within fifteen (15) metres of the natural boundary of the Nicomekl or Serpentine Rivers or any other nearby watercourse.

provided, that with the approval of the Deputy Minister of Environment, these requirements may be reduced.