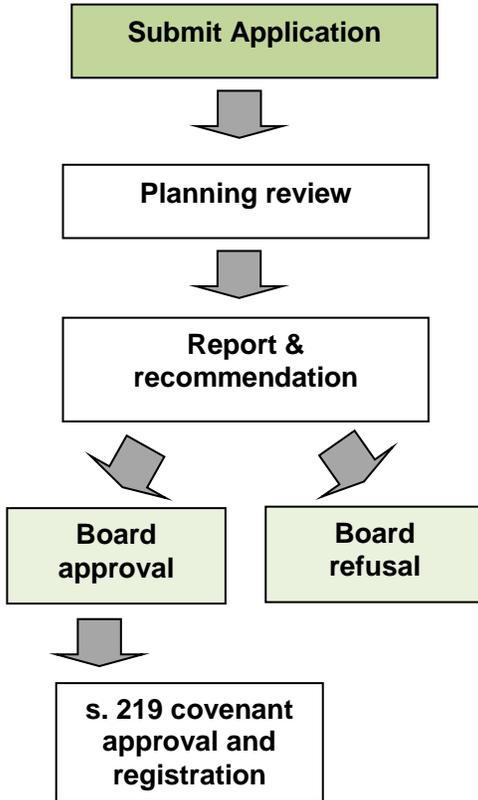




# Floodplain Exemption FAQ Sheet



Please contact Planning Services before you submit an application. We are available to discuss your proposal, details of the process involved, possible alternatives; as well as to answer your questions. An application is a process of *evaluation*; approval is not ensured. Your application will be processed in conformance with our Development Procedures Bylaw.

## *What is a Floodplain Exemption (FP)?*

Section 524 of BC's *Local Government Act* charges local government with the responsibility to consider when and if development may be allowed in a 1:200 year floodplain. Subject to provincial regulations, a local government may *exempt* a person from floodplain regulations in relation to a specific parcel, a land use, a building or other structure.

## *What are Floodplain Exemption requirements?*

An application to relax floodplain elevation and/or setback requirements must include a report by a professional engineer or geoscientist (with expertise in geotechnical engineering) certifying that the land may be used safely for the use intended. The report must assure that it was prepared with consideration of the Province's "*Flood Hazard Area Land Use Management Guidelines*," and any applicable legislation.

If the proposed development is located within 30 metres of a water body, an additional RAR Report must also be completed and filed by a Qualified Environmental Professional. This is in accordance with the Riparian Areas Regulation or RAR. (See the RAR FAQ sheet for more info.)

Additional information to support your application such as a site certificate prepared by a BC Land Surveyor, building elevations, topography or other information may be requested by Planning Services upon review of your application for it to be put before the Board.

## *Who can apply for a Floodplain Exemption?*

A property owner or agent having written authorization from the owner may submit an application.

## *How do I apply?*

An application package can be obtained from Planning Services or the TNRD website: [www.tnrd.ca](http://www.tnrd.ca) It must be submitted to Planning Services along with any applicable fees and supporting information.

## *How much will an application cost?*

There is no fee for a FP application but submissions including professional reports (engineer, surveyor, etc.) are typically required to support your application. All costs relating to these submittals are the applicant's responsibility.

## *How long does application processing take?*

An application will take approximately 3 months to complete, though processing times vary. Approval time is affected by application accuracy, completeness and compliance with regulatory requirements.

## *What happens to your application?*

The general process is outlined in the adjacent flowchart. Many applications involve more detailed procedures, correspondence and/or requirements.