



Do I require a Floodplain Exemption?

What is a Floodplain?

The Columbia Shuswap Regional District (CSR D) Board has, in its zoning and land use bylaws, designated certain land as floodplain and has established flood construction levels and floodplain setback requirements in relation to those areas. Adhering to floodplain setbacks and flood plain construction levels helps to reduce the threat of flood damage to a property and its improvements and protects the health and safety of the occupants.

What is a Floodplain Exemption?

A Floodplain Exemption is a type of permit that the CSR D Board has delegated to the Manager of Development Services to approve and issue. Subject to the provincial regulations, the Manager may grant an exemption from the floodplain requirements if they consider it advisable and if (a) the proposed exemption is consistent with Provincial Guidelines or (b) the Manager has received a report from a qualified professional advising that the land, buildings or structures may be used safely for the use intended. The exemption may be granted subject to terms and conditions the Manager considers advisable, including a requirement that the landowner enter into a Section 219 Covenant of the Land Title Act (LTA). For more information, see the floodplain regulations in the applicable zoning or land use bylaw, [P-19 Floodplain Exemption Policy](#), the [Guide to Floodplain Exemption Applications](#), and consult CSR D Development Services staff.

When is a Floodplain Exemption required?

Flood proofing protection works constructed to stabilize the shoreline or banks of a watercourse **may not** require a Floodplain Exemption.

Flood proofing protection means the installation of improvements, provided they are upland of the current natural boundary, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of riprap or other protective surfacing materials.

Please note: Although flood proofing protection works may not require a floodplain exemption, they may still require CSR D Development Permits and Provincial approvals. Please consult CSR D Development Services staff for more information.

Retaining structures and landscape retaining structures within the floodplain **do** require a Floodplain Exemption.

Landscape retaining structure means a specific type of retaining structure, the use or intended use of which is to hold back and resist, stabilize or support less than 1.2 meters of retained material, such as an earthen bank.

Retaining structure means a specific type of structure that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 meters of soil material at any point along its length, measured as the difference between the finished ground elevation at the top and bottom of the structure, and specifically excludes Landscape Retaining Structures and Retaining Structures which are part of and connected structurally to a Building.

Questions?

Contact Columbia Shuswap Regional District
Development Services Department
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May not require a Floodplain Exemption:

Flood proofing protection works:

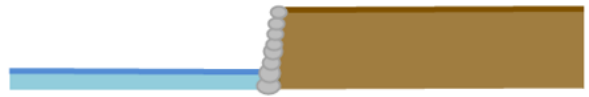


- Rip rap used to armour the natural angle of the bank
- No fill or digging to install the flood protection works



Requires a Floodplain Exemption:

Not considered flood proofing protection works:



- Not the natural angle of the bank
- Fill or digging used to create a vertical wall or near vertical wall

