



# Development

## Application Procedures

September 2018

### A Guide to **Floodplain Exemptions** in the CSR D

#### What is a Floodplain?

A floodplain is a lowland area, whether diked, flood proofed, or not, which by reasons of land elevation, is susceptible to flooding from an adjoining watercourse, lake or other body of water. 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.

#### Is my property affected?

Your property may be affected by floodplain regulations under a zoning or land use bylaw if it contains, is adjacent to or within a specified distance of a lake, river, wetland, pond, stream, creek or any other body of water that meets the definition of a watercourse. Please refer to the applicable zoning or land use bylaw that applies to your property or consult with planning staff for further information. View the CSR D Online Mapping and Property Information web application to check if your property may be affected by floodplain regulations (<http://www.csr d.bc.ca/services/maps>).

#### What is a Floodplain Exemption?

Flood construction levels and floodplain setbacks are not eligible for exemption by way of a Development Variance Permit, as set out in .498(2)(b) of the Local Government Act. Landowners, however, may make applications

for an exemption from the CSR D floodplain requirements for a particular area. For example, a landowner may wish to vary the vertical flood construction level so that a building or structure can be constructed at a lower elevation, or, a landowner may wish to apply to vary the horizontal floodplain setback requirement for a building or structure that is being constructed.

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).

#### What are Floodplain Exemption requirements?

The CSR D [Floodplain Setbacks and Exemptions Policy P -19](#) sets forth requirements to obtain an exemption. The information required to accompany the Floodplain Exemption Application form includes:

- Current Certificate of Title or Title Search (dated within the last 30 days)

- All documents listed on title (e.g. covenants and easements)
- Professional report (prepared by a qualified professional registered with the APEGBC with experience in geotechnical/hydrotechnical engineering)
- Site plan (preferably in metric. Sample site plan shown in Development Application Checklist)

**Please note:** The approval may require that certain conditions be met prior to issuance of the Floodplain Exemption (E.g. to register a Section 219 covenant).

## Timing

---

The Floodplain Exemption application process normally takes approximately **two – four months** to complete, though processing times vary. Approval time is affected by application accuracy, completeness and compliance with regulatory requirements.

## Information

---

Please direct any further inquiries to:

Columbia Shuswap Regional District  
**Development Services Department**  
PO Box 978, 555 Harbourfront Drive NE  
Salmon Arm, BC V1E 4P1

T: 250.832.8194 | F: 250.832.3375  
TF: 1.888.248.2773 | E: [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)  
[www.csrd.bc.ca](http://www.csrd.bc.ca)

\*These are simple guidelines to assist applicants with the process and do not address all potential requirements. Please address questions to the Development Services Department.