

## 8. Development Permit Area Guidelines

### 8.4 Flood Hazard

#### Exemptions

8.4.1 A flood hazard development permit is not required for the following development:

- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
- b) construction of, addition to, or alteration of a building or structure in accordance with the:
  - i) minimum flood level and setbacks from a watercourse, body of water, or dike;
  - ii) general exemptions to the minimum setback; or
  - iii) general exemption to the flood level;

as defined in the *Flood Plain Regulation Bylaw*.

- c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
- d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the Tree Protection Bylaw;
- e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments; or
- f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works.

#### Guidelines

8.4.2 Land designated as Flood Hazard development permit areas must remain free from development, except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*) in relation to an exemption to:

- a) the flood level for the flood plain, and
- b) the setback from a watercourse, body of water or dike of any landfill or structural support to elevate a floor system or pad above the flood level.

8.4.3 No septic tank, drainage or deposit fields are to be constructed in the land designated flood hazard development permit areas except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*).