



## Flood Plain Designation and Protection Bylaw 8204, Amendment Bylaw 8567

The Council of the City of Richmond enacts as follows:

1. Bylaw 8204 is amended by deleting Part One: Designation of Flood Plain and replacing with the following:

### **PART ONE: DESIGNATION OF FLOOD PLAIN**

- 1.1 All lands within the boundaries of the **City** are designated as floodplain as shown in Schedule A.
2. Bylaw 8204 is amended by deleting Part Four: General Exemptions and replacing with the following:

### **PART FOUR: GENERAL EXEMPTIONS**

- 4.1 In respect of all parcels surrounded by a **standard dike**, or within Sea Island, or within Mitchell Island, the elevation requirements of Section 3.1 do not apply to:
    - (a) the renovation of a building or structure that does not include an addition to the building or structure;
    - (b) an addition to a building or structure that would increase the size of the building or structure by less than twenty-five (25%) percent of the floor area of the building or structure as it existed on the date of adoption of this Bylaw, provided such addition does not exceed 600 m<sup>2</sup> and is constructed at an elevation not lower than the then existing building or structure;
    - (c) that portion of a building or structure to be used as a carport or garage;
    - (d) enclosed underground parking areas where an unobstructed non mechanized means of pedestrian access and egress is provided above the **flood plain construction level** and where a sign is permanently posted at all points of entry that the parking area is not protected from inundation by flood waters; and
    - (e) farm buildings other than dwelling units.

- 4.2 In respect of all parcels within **Area A**, the elevation requirements of Section 3.1 do not apply to a building or structure where the underside of the floor system, or the top of the **pad** supporting any space or room, including a **manufactured home** is located at least 0.3 metres above the highest elevation of the crown of any **road** that is adjacent to the parcel.
- 4.3 In respect of a parcel within **Area A** which is used for a commercial or industrial use, the elevation requirements of Section 3.1 do not apply to a building or structure where:
- (a) the main entrance to the building or structure is located three (3) metres or less from the boundary of a **road**; and
  - (b) the underside of the floor system, or the top of a **pad** supporting any space or room within that building or structure is at or above the same elevation as the highest elevation of any **road** that is adjacent to that parcel.
- 4.4 In respect of a parcel within the **Steveston Village Area**, the elevation requirements of Section 3.1 do not apply to a building or structure where the underside of the floor system or the top of the **pad** supporting any space or room of a building or structure, including a **manufactured home**, is at or above the elevation of the fronting **City** sidewalk existing at the time of application, (or if no sidewalk, the **road**) providing pedestrian access that is adjacent to the parcel.
- 4.5 In respect of a parcel within the **Terra Nova/West Cambie Area**, the elevation requirements of Section 3.1 do not apply to a building or structure where the underside of the floor system or the top of the **pad** supporting any space or room of a building or structure, including a **manufactured home**, is at or above 2.6 metres **GSC** elevation.
- 4.6 In respect of a residential parcel within the **Burkeville Area**, the elevation requirements of Section 3.1 do not apply to a building or structure where the underside of the floor system or the top of the **pad** supporting any space or room of a building or structure, including a **manufactured home**, is located at least 0.3 metres above the highest level of the crown of any road that is adjacent to the parcel.
3. Bylaw 8204 is amended by deleting Part Five: Site Specific Exemptions, Section 5.1 and replacing with the following:

#### **PART FIVE: SITE SPECIFIC EXEMPTIONS**

- 5.1 Subject to any applicable Provincial regulations and section 910(5) of the *Local Government Act*, an exemption from any requirement or requirements of Part 2 or Part 3 may be granted by the **Director**, subject to

any terms and conditions the **Director** considers necessary or advisable, if:

- (a) the **Director** is of the opinion that the exemption is consistent with the **Provincial Guidelines**; or
  - (b) the **Director** receives a report, certified by a **professional engineer** or **professional geoscientist** and experienced in geotechnical engineering, that:
    - (i) the land may be used safely for the use intended, and
    - (ii) protection from a flood of the magnitude used for modelling purposes in the Lower Fraser River Hydraulic Model, 2006 can be achieved through an engineered design without reliance on a **standard dike**.
4. Bylaw 8204 is amended by deleting and replacing the following definitions in Part Eight: Definitions, Section 8.1:

**Standard Dike** means a dike designated by the **City** as a standard dike, as generally identified in Schedule B, including a dike that meets the standards of design and construction approved by the Ministry of Environment;

**Steveston Village Area** means that part of the **City** shown on Schedule B of this Bylaw as being "Steveston Village";

5. Bylaw 8204 is amended by adding to Part Eight: Definitions, Section 8.1, the following:

**Burkeville Area** means that part of the **City** shown on Schedule B of this Bylaw as being "Burkeville";

**Terra Nova/West Cambie Area** means that part of the **City** shown on Schedule B of this Bylaw as being "Terra Nova/West Cambie";

6. Bylaw 8204 is amended by deleting Schedule A and substituting the attached Schedule A.
7. Bylaw 8204 is amended by deleting Schedule B and substituting the attached Schedule B.
8. This Bylaw is cited as "**Flood Plain Designation And Protection Bylaw 8204, Amendment Bylaw 8567**".

FIRST READING

JAN 25 2010

SECOND READING

JAN 25 2010

THIRD READING

JAN 25 2010

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

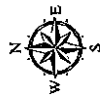
**Legend**



City of Richmond Boundary

Data Snapshot Date: January 12, 2010  
 Map Created By: spang  
 Print Date: January 12, 2010  
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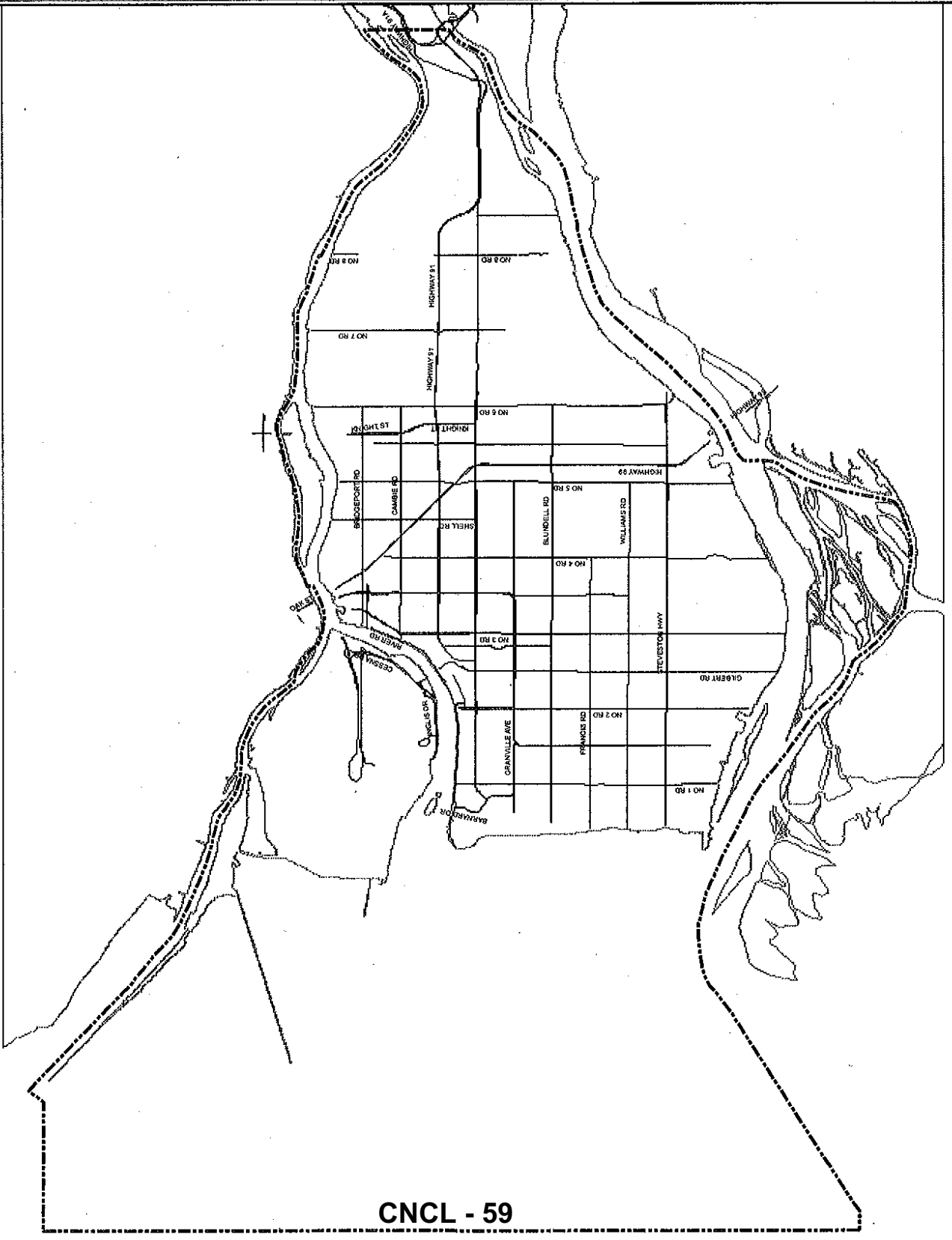
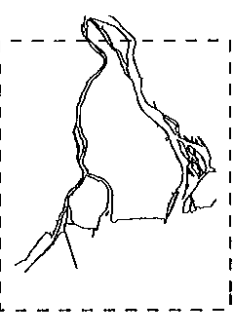
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1:125,000



City of Richmond



**Legend**

- City of Richmond Boundary
- Standard Dike
- Flood Construction Level (FCL)
  - 4.35m GSC - Burkeville
  - 2.9m GSC - Area A
  - 2.9m GSC - Steveston Village
  - 2.9m GSC - Terra Nova/West Cambie
  - 2.9m GSC
  - 3.0m GSC
  - 3.1m GSC
  - 3.5m GSC
  - 4.35m GSC

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City of Richmond  
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 0 500 1000 2000 Meters

