

What is the Flood Plain Bylaw?

The Flood Plain Bylaw identifies lands that are subject to flooding and regulates development within these lands. The Bylaw aims to protect the community against personal injury, trauma, or loss of life, as well as property damage that can occur as a result of flooding events.

What does the Flood Plain Bylaw regulate?

The Flood Plain Bylaw defines the flood level and designates lands within these areas as flood plain. The Bylaw also establishes the flood construction levels (FCLs) and setbacks for development within the flood plain. Development permits may also be required.

Is my property affected by the Flood Plain Bylaw?

There are several ways to determine if your property will be affected by the Flood Plain Bylaw, as listed below:

- Land identified as “Flood Plain Areas” by Schedule “A” as shown on page 4;
- Land within 30 m measured horizontally from the natural boundary of a watercourse other than those identified by Schedule “A”;
- Land within 15 m of a steep bluff subject to erosion and/or a bluff that is closer than 15 m to the water course.

Additionally, land identified under schedule D-5 of the Official Community Plan will require a Flood Hazard Development Permit. These areas can be identified on [PGMap](#). If you would like clarification on if your property will be affected, contact a Planner in Development Services at 250.561.7611 or devserv@princegeorge.ca.

What is the Severe Flood Hazard Area?

The Severe Flood Hazard Area is where the depth of water during a 200-year flood is expected to be greater than 1 m above the ground. No habitable development can occur in this area. The Severe Flood Hazard Area is mapped in Schedule “A”.

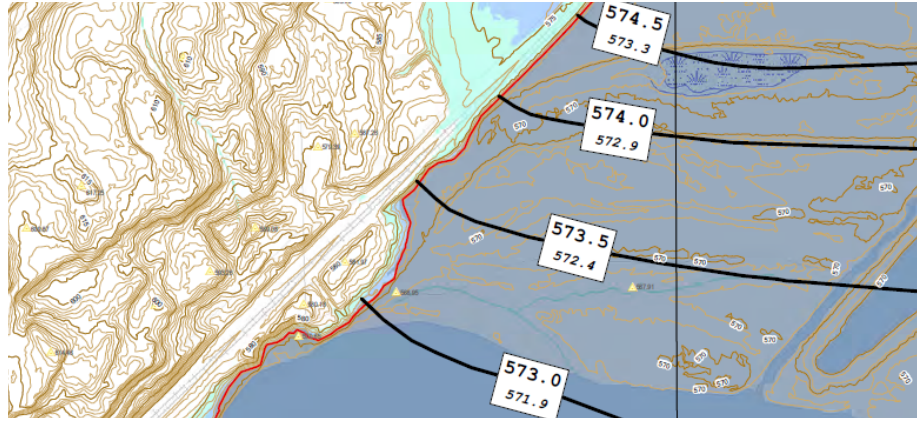
What is a Flood Construction Level (FCL)?

The Flood Construction Level (FCL) is the minimum elevation that any habitable buildings or areas must be developed to. Habitable areas include any buildings that are used for human occupancy, sales, or storage of materials that would be subject to damage from flooding. The building elevation must be equal to or greater than the FCL and is measured from either the underside of a wooden floor system (i.e. bottom of floor joists) or the top of the building’s concrete slab.



What elevations are set by the FCL?

The FCL varies across the city. FCLs are highest along the Fraser and Nechako Rivers. These areas are anticipated to flood once every 200 years (referred to as the 200-year flood), and are mapped in Schedule “A”. FCLs in these areas are defined by Schedule “A”. If the 200-year flood elevation is not mapped, the standard FCL is 3 m above a watercourse or stream, and 1.5 m above a lake, pond, swamp, or marsh. The image to the right is an example of the FCLs from Schedule “A”, with FCL values recorded in the white boxes.



Are there exemptions to the FCL?

Some types of development may be exempt from the FCL. They are listed below:

- Renovations or repairs to legally non-conforming buildings and structures
- Carports and parking areas
- Outdoor facilities
- Livestock and farm buildings that are not intended for human habitation
- Porches
- Water oriented industry and portable sawmills facilities

Can I get an exemption to the FCL if my project is not a listed exemption?

An FCL may be exempt at the approval of an Authorized Person, such as a professional engineer. This is done on a site-by-site basis and requires a completed application package to be submitted to the Authorized Person. Applications shall be completed by the applicant at the applicant’s expense.

What are the setback distances in the flood plain?

Flood Plain Regulation Bylaw No. 8285, 2010 requires different setbacks for buildings and other structures based on the nature of the flood plain area being developed. These setbacks are summarised in the table below:

Description	Setback
Nechako or Fraser River	30m from the natural boundary of the river; or Outside the Severe Flood Hazard Area as per Schedule “A” *greater distance must be used
All other watercourses	30m from the natural boundary of the watercourse
Steep bluffs subject to erosion and/or the bluff is closer than 15m to the water course	15m from the top of the bluff; or a horizontal distance equal to 3 times the height of the bluff *greater distance must be used
Bodies of water including lakes, ponds, swamps, or marsh	15m from the natural boundary of the body of water

Are there exemptions to flood plain setbacks?

Some types of development may be exempt from the flood plain setback. They are listed below:

- Renovations or repairs to legally non-conforming buildings and structures
- Outdoor facilities
- Other exceptions may apply with agreement from the City and the Province

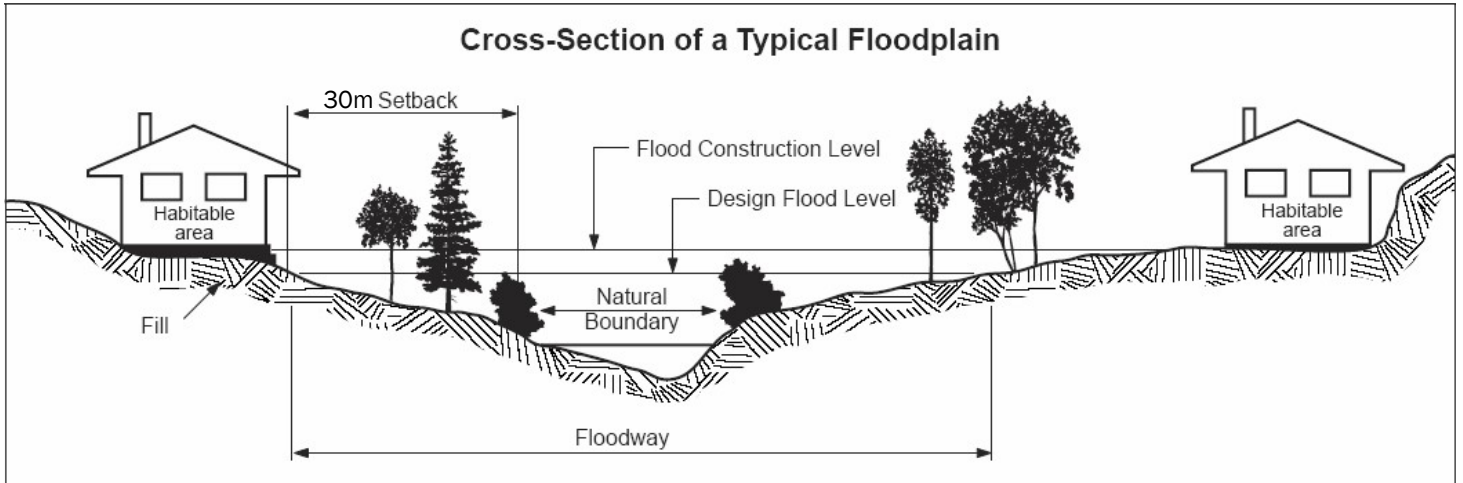
How are existing buildings in the flood plain affected?

Legally non-conforming buildings on properties in the floodplain are those that existed prior to Flood Plain Regulation Bylaw No. 8285, 2010. These buildings or structures may be renovated or repaired with the following requirements:

- The renovation or repair must not create further contradictions to Flood Plain Regulation Bylaw No. 8285, 2010; and
- The building or structure must be compliant with the City's Zoning Bylaw.

What does a flood plain look like?

Below is a cross-section of a flood plain.



What information do I need to build in the flood plain?

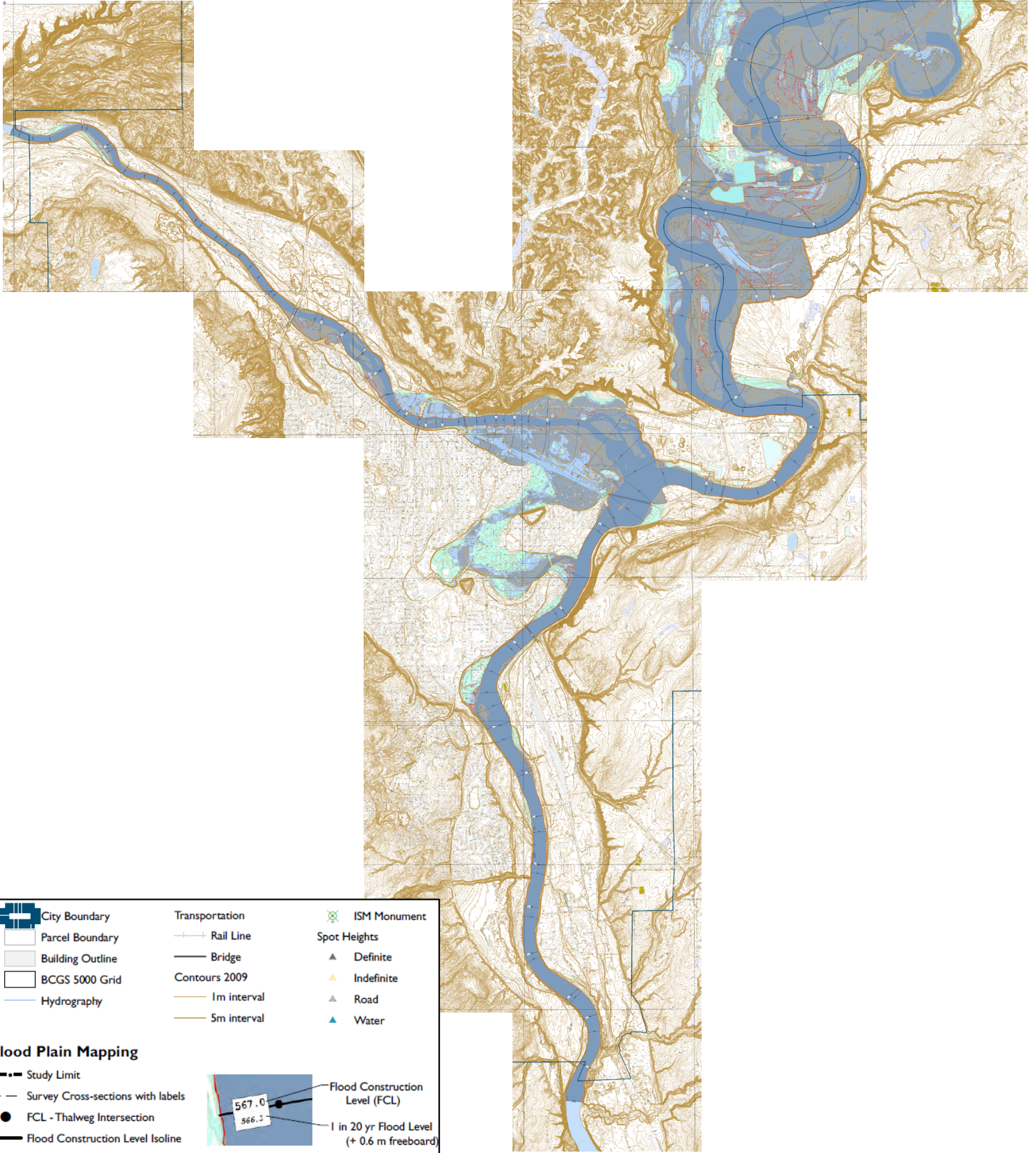
A legal survey plan submitted at the development permit and building permit stages must confirm building elevations are equal to or greater than the flood construction level, and setbacks are an appropriate distance from the watercourse, body of water, or dike. A Riparian Development permit may also apply. Please see the Riparian Development Permit on the City's website for more details. Applications can be found at <https://www.princegeorge.ca/city-services/permits-applications>.

Further Questions?

For any further questions, contact a Planner at Development Services Division at 250.561.7611 or devserv@princegeorge.ca

This guide has been prepared to provide information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Municipal Bylaws or applicable codes is found, such bylaws or codes shall be the legal authority.

Schedule A to Bylaw No. 825: Flood Plain Mapping Fraser & Nechako Rivers at Prince George



City Boundary	Transportation	ISM Monument
Parcel Boundary	Rail Line	Spot Heights
Building Outline	Bridge	Definite
BCGS 5000 Grid	Contours 2009	Indefinite
Hydrography	1m interval	Road
	5m interval	Water

Flood Plain Mapping

- Study Limit
- Survey Cross-sections with labels
- FCL - Thalweg Intersection
- Flood Construction Level Isoline

Flood Construction Level (FCL)

1 in 20 yr Flood Level (+ 0.6 m freeboard)

Flood Plain Areas:

- 1 in 200 yr Severe Flood Hazard Area
- 1 in 20 yr Flood Limit, including 0.6m freeboard
- 1 in 200 yr Flood Limit, including 0.6m freeboard (FCL)
- 1 in 200 yr Basement Restriction Area

All elevations are in metres (GSC).