

7.4. Floodplain Development Permit Area

7.4.1. Category

The Floodplain Development Permit Area is designated under Section 488 (1) (b) (protection of development from hazardous conditions) of the *Local Government Act*.

7.4.2. Area

Unless exempted, the Floodplain Development Permit Area applies to the area illustrated on Map Schedule E5.

7.4.3. Justification

The City of Quesnel has the responsibility to protect its citizens from hazardous conditions by restricting development in hazard areas. Flooding is a significant potential hazard in parts of Quesnel, especially during spring run-off, because the Quesnel River, Baker Creek, and Dragon Creek all enter the Fraser River just south of the bridge. A *Floodplain Development Permit Area* has been adopted to encourage the implementation of preventative measures prior to development to protect the public and infrastructure from damage sustained through flooding.

7.4.4. Objective

The following guidelines are necessary to encourage the implementation of preventative measures prior to development to protect the public and infrastructure from damage sustained through flooding. While development is still possible in the Floodplain Development Permit Area, future development will be subject to strict guidelines.

7.4.5. Application

A development permit is required prior to the following activities:

- (a) Subdivision (as defined in section 455 of the *Local Government Act*);
- (b) Construction of, addition to, or alteration of a building or other structure;
- (c) Alteration of land, such as the removal, disruption, or destruction of vegetation.

7.4.6. Exemptions

A Floodplain Development Permit will not be required for:

- (a) An alteration to a building that does not require the issuance of a building permit; or
- (b) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- (c) Actions and activities that are necessary to prevent immediate threats to life or property; or
- (d) Interior renovations.

7.4.7. Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

General

1. New ground-oriented residential development is discouraged in the Floodplain Development Permit Area (Schedule E5). Any new residential development must be located above ground floor units (i.e. above commercial units in mixed-use development projects).
2. No development of lands designated in Schedule E5 is permitted without a Floodplain Development Permit.
3. All development of lands within the DPA must adhere to the City of Quesnel's Flood Management Bylaw (No. 1187) and BC Ministry of Environment Flood Hazard Management Guidelines (2004).
4. No building or part thereof shall be constructed, reconstructed, moved, altered or extended, nor shall any manufactured home or structure be located within the Floodplain Setback areas as outlined in the Floodplain Management Bylaw.
5. Where the Floodplain setback renders the property totally undevelopable, the setback may be reduced provided that a geotechnical report from a professional engineer certifies that the land may be used safely for the intended use.
6. Subdivision is discouraged unless the realignment of lot lines would improve building location and lessen the impact of flooding.
7. Consider the registration of a restrictive covenant to land within the Floodplain Development Permit Area, including the floodplain setback area, to save the City of Quesnel harmless from any future flooding damage.
8. Filling of designated floodplain is discouraged, but where filling cannot be avoided, it will only be permitted if the drainage of other lands is not affected.
9. Where floodable lands are designated for other land uses, the construction and siting of buildings and mobile homes shall be flood-proofed and developed to those standards specified by the City of Quesnel Flood Management Bylaw.

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