

TITLE:			
INTERIM FLOOD CONSTRUCTION LEVEL			
Type:	Council	<input checked="" type="checkbox"/>	Administrative
Approved:	Council – April 24, 2017	#2017.11.176	Ref: DV-014
Amended:	Council - June 10, 2019	#2019.25.297	Page: 1 of 1

1. Purpose

The purpose of this policy is to establish an Interim Flood Construction Level for new construction.

2. Application of Policy

This policy applies to all new construction.

3. Interpretation

Terms used in this policy shall have the same meaning as those found in the BC Building Code, the BC Flood Hazard Area Land Use Management Guidelines, and regulations contained in the Town of Sidney’s Official Community Plan and Zoning Bylaw.

4. Interim Flood Construction Level: 5.0 m

The Town of Sidney requires all applicants for Building Permits where construction is subject to, or likely to be subject to, flooding resulting from high tides, storms and storm surges to provide a report and a Flood Assurance Statement from a qualified Professional Engineer confirming that the land may be used safely for the purpose intended.

Specifically, the Town has determined that all proposals to build structures for habitation or business below 5.0 m geodetic elevation will require a report from a qualified Professional Engineer. The report shall review local conditions and set a site-specific Flood Construction Level (FCL). Proposed ancillary floor areas for storage of goods, etc. that are below the FCL are susceptible to flood damage, and must be listed in the report along with intended usages. In order to be accepted, the report must state that these ancillary floor areas may be safely used if constructed below the FCL. The Engineer’s report shall be submitted to the Town and accepted prior to issuance of a Building Permit.

Where the property in question is located in a Development Permit Area, the Engineer’s report shall be submitted to the Town and accepted prior to issuance of a Development Permit.

As a condition of the Building Permit, a Section 219 covenant must be registered on the title of the property with the Engineer’s report attached. The covenant shall notify future owners of the property of the susceptibility to flooding, and hold the Town of Sidney harmless from future claims and damages.

5. Effective Date

This policy shall come into force on April 25, 2017.