



City of Langley
"The Place to Be!"

Floodplain Elevation Bylaw

Bylaw No. 2768

WHEREAS lands within the City of Langley are subject to flooding, and the City may enact a floodplain bylaw pursuant to Section 910 of the *Local Government Act*;

AND WHEREAS the City of Langley considers a floodplain bylaw will help to reduce exposure to risk for new development by reducing the potential for damage to structures and property due to flooding and has considered the provincial guidelines referred to in s. 910(3)(a) of the *Local Government Act*;

NOW THEREFORE, COUNCIL in open meeting enacts as follows:

1.0 DEFINITIONS:

Designated Flood Level means the observed or calculated elevation for the Designated Flood and is used in the calculation of the Flood Construction Level.

Flood Construction Level means the Designated Flood Level plus the allowance for freeboard and is used to establish the elevation of the underside of a wooden floor system or the top of a concrete slab for habitable buildings. It also establishes the minimum crest level of a standard dyke. Where the Designated Flood Level cannot be determined or where there are overriding factors, an assessed height above the natural boundary of the water body or above the natural ground elevation may be used.

Floodplain means an area which is susceptible to flooding from a watercourse, lake, or other body of water and which is designated in Section 2 of this bylaw;

Setback means the withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion.

Floodproofing means the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

Habitable Area means any room or space within a building or within a structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.

Natural Boundary means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself and includes the edge of dormant side channels of any lake, river, stream, or other body of water;

Standard Dyke means a dyke built to a minimum crest elevation equal to the relevant Flood Construction Level and meeting standards of design and construction approved by the Ministry of Environment and maintained by a local government body or similar authority;

Watercourse means any natural or man made depression with well defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration.

2.0 FLOODPLAIN DESIGNATION

The following land is designated as Floodplain for the purpose of s. 910 of the *Local Government Act*:

- (a) Land within the Flood Construction Level Boundary on Schedule A – “Designated Floodplain for the Nicomekl River, Murray Creek, Logan Creek, and Jeffries Brook”, attached hereto and forming part of this bylaw; and
- (b) Land within the Setbacks specified in Section 3b.

3.0 FLOODPLAIN SPECIFICATIONS

a) Flood Construction Levels:

The following elevations are specified as Flood Construction Levels for the purpose of s. 910(4)(a) of the *Local Government Act*, and where more than one Flood Construction Level is applicable in respect of a particular parcel of land, the higher elevation is specified as the Flood Construction Level:

- [i] The Flood Construction Level in metres above Geodetic Survey of Canada datum for a specific parcel within the Floodplain, shall be determined by interpolation between the two closest Flood Construction Levels shown on Schedule A –

“Designated Floodplain for the Nicomekl River, Murray Creek, Logan Creek and Jeffries Brook” and in Table 3.1 below:

Table 3.1

Flood Construction Levels for the Nicomekl River, Murray Creek, and Logan Creek			
Watercourse	Location*	Designated Flood Level (m)	Flood Construction Level (m)
Logan Creek	City Limit (62 Avenue)	13.61	14.21
Logan Creek	Langley Bypass (Hwy 10)	12.87	13.47
Logan Creek	Rail Spur (Upstream)	12.23	12.83
Logan Creek	Rail Spur (Downstream)	11.22	11.82
Logan Creek	Rail Crossing	11.11	11.71
Logan Creek	206 St.	10.17	10.77
Logan Creek	206A St.	10.01	10.61
Logan Creek	Glover Rd.	9.85	10.45
Logan Creek	Langley Bypass (208 St.)	8.95	9.55
Logan Creek	City Limit	8.46	9.06
Nicomekl River	City Limit	8.33	8.93
Nicomekl River	Fraser Highway	8.25	8.85
Nicomekl River	208 St.	7.98	8.58
Nicomekl River	207 St.	7.17	7.77
Nicomekl River	51B Avenue	6.77	7.37
Nicomekl River	203 St.	5.63	6.23
Nicomekl River	200 St.	4.97	5.57
Nicomekl River	City Limit (196 St)	4.06	4.66
Murray Creek	51B Avenue	8.85	9.45
Murray Creek	50A Avenue	9.78	10.38
Murray Creek	49A Avenue	10.44	11.04
Murray Creek	City Limit (48 Avenue)	12.40	13.00

* location shall be on the water course at the stated crossing (projected crossing in the case of Murray Creek).

Or where floodplain mapping is not available the Flood Construction Level shall be,

- [ii] 1.5 metres above the Natural Boundary of any other watercourse;

[iii] 1.5 metres above the Natural Boundary of any other lake, marsh, or pond.

b) Setbacks:

The following distances are specified as Setbacks for the purpose of s. 910(4)(b) of the *Local Government Act*, and where more than one Floodplain Setback is applicable in respect of a particular parcel of land, by this or other City Bylaws, the greater distance is specified as the Setback:

[i] 30 metres from the Natural Boundary of the Nicomekl River;

[ii] 15 metres from the Natural Boundary of any other watercourse;

[iii] 7.5 metres from the Natural Boundary of a lake, marsh, or pond;

[iv] 7.5 metres from any Standard Dyke right-of-way, or structure providing flood protection or seepage control.

4.0 ELEVATION REQUIREMENTS

Pursuant to section 910 (4) of the Local Government Act,

(a) the underside of any floor system, or the top of any pad supporting any space or room, including a manufactured home, that is used for

(i) Dwelling purposes,

(ii) Business, or

(iii) the storage of goods which are susceptible to damage by floodwater must be above the applicable flood level specified by this bylaw, and

(b) any landfill required to support the floor system or pad must not extend within any applicable setback specified by this bylaw.

(c) The Building Inspector, or any person appointed by the Council of the City of Langley to administer this bylaw may require that any building permit applicant provide to the City at their expense a British Columbia Land Surveyor's certificate to verify compliance with the Flood Construction Levels and Floodplain setbacks specified in section 3(a).

5.0 OTHER REQUIREMENTS

Section 4 shall not apply to;

- (i) a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of a building or structure by less than 25% of the floor area existing at the date of adoption of this bylaw.
- (ii) light or heavy industrial equipment which is required to be floodproofed to the Designated Flood Level;
- (iii) on-loading and off-loading facilities associated with water oriented industry and portable sawmills. Main electrical switchgear shall be placed above the Flood Construction Level.

6.0 APPLICATION OF FLOODPLAIN SPECIFICATIONS

The Building Inspector, or any other person appointed by the Council of the City of Langley to administer this bylaw may require that any building permit applicant provide to the City at their expense a British Columbia Land Surveyor's certificate to verify compliance with the Flood Construction Levels and Floodplain Setbacks specified in Sections 3 (a) and (b).

7.0 NO REPRESENTATION

By the enactment, administration or enforcement of this bylaw the City of Langley does not represent to any person that any building or structure, including a manufactured home, located, constructed, sited or used in accordance with the provisions of this bylaw, or in accordance with any advice, information, direction or guidance provided by the City of Langley in the course of the administration of this bylaw, will not be damaged by flooding.

This bylaw may be cited as the “Floodplain Elevation Bylaw, 2009, No. 2768”

READ A FIRST, SECOND AND THIRD TIME this twentieth day of April, 2009.

THIRD READING REPEALED, AMENDED, AND REREAD this thirty first day of May, 2010.

FINALLY ADOPTED this seventh day of June, 2010.

MAYOR

CORPORATE OFFICER

Schedule A

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