

SCHEDULE B3 FLOODPLAIN MANAGEMENT PROVISIONS

GENERAL EXEMPTIONS

1. The following types of development are exempt from the *flood construction levels* specified in Section 1.02(1) of Schedule B of this Bylaw.
 - (a) A renovation of an existing *building* or *structure* that does not involve an addition thereto;
 - (b) An addition to a *building* or structure, at the original nonconforming floor elevation, that would increase the size of the *building* or *structure* by less than 25% of the floor area existing at the date of adoption of this Bylaw, provided an exemption of up to 25% of the floor area has not been granted previously by the Minister of Environment, and provided that the degree of nonconformity regarding the setback is not increased;
 - (c) That portion of *building* or *structure* to be used as a carport, *garage*, or entrance foyer;
 - (d) Farm *buildings* other than *dwelling units* and closed-sided livestock housing;
 - (e) Hot water tanks and furnaces behind *standard dykes*;
 - (f) Closed-sided livestock housing behind *standard dykes*;
 - (g) On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

2. The following types of development are exempt from the *flood construction levels* specified in Section 1.02(1) of Schedule B of this Bylaw, subject to the following conditions:
 - (a) Farm Dwelling Units: Farm *dwelling units* on parcel sizes 8.1 ha, or greater, located within the Agricultural Land Reserve and zoned for agricultural use, shall be located with the underside of a wooden floor system or the top of the *pad* of any *habitable area* (or in the case of a *manufactured home* the top *pad* or the ground surface on which it is located) no lower than 1 m above the *natural ground elevation* taken at any point on the perimeter of the building, or no lower than the *flood construction levels* specified in Section 1.02(1) of Schedule B of this Bylaw, whichever is lesser.
 - (b) Closed-sided Livestock Housing: Closed-sided livestock housing not behind *standard dykes* shall be located with the underside of the wooden floor system or the top of the *pad* (or in the case of a *manufactured home* the top of the *pad* or the ground surface on which it is located) no lower than 1 m above the *natural ground elevation* taken at any point on the perimeter of the *building*, or no lower than the *flood construction levels* specified in Section 1.02(1) of Schedule B of this Bylaw, whichever is lesser.
 - (c) Industrial Uses: Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the *pad* (or in the case of a *manufactured home* the top of the *pad* or the ground surface on which it is located) no lower than the *flood construction levels* specified in Section 1.02(1) of Schedule B of this Bylaw, minus *freeboard*. Main electrical switchgear shall be no lower than the *flood construction level*.

This is Schedule B3 referred to in Bylaw No. 2502 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014".

"Rob Gay"

Chair

"Lee-Ann Crane"

Corporate Officer

April 4, 2014

Date