

**CITY OF MAPLE RIDGE  
BYLAW NO. 8121-2026**

A bylaw to designate land as floodplain and establish regulations regarding flood management within the City of Maple Ridge.

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The Council of the City of Maple Ridge enacts as follows:

**PART 1 — ADMINISTRATION**

**1.01 Citation**

1. This Bylaw shall be cited for all purposes as "City of Maple Ridge Floodplain Management Bylaw No. 8121-2026".

**1.02 Application and Floodplain Designation**

1. This Bylaw shall be applicable to all lands within the boundaries of the City of Maple Ridge.
2. The following areas of the *City* are designated as *Floodplain* under section 542(2) of the *Local Government Act*, as shown in Schedule A:
  - a. Any land within a *Flood Hazard Area*, *Urban Flood Hazard Area*, and/or *Groundwater Emergence Area* shown in Schedule A;
  - b. Any land within the *Connected Riverine Hazard Areas*;
  - c. Any land within the *Floodplain Setbacks* specified in Section 2.02 of this Bylaw; and
  - d. Any land that is less than 1.5 metres above the *Natural Boundary* of an adjacent *Watercourse*, lake, pond, swamp, marsh area, or reservoir.

**1.03 Transition**

1. Development applications that are complete and under review prior to adoption of this Bylaw may be considered in accordance with the regulations in effect at time of adoption, at the discretion of the *Director*.
2. Notwithstanding Section 1.03 (1) of this Bylaw, the *Director* may require an application to be revised to meet the requirements of this Bylaw where necessary to address flood risk, public safety, or inconsistencies with floodplain standards adopted through this Bylaw.
3. Building permits lawfully issued prior to the adoption of this Bylaw may proceed in accordance with the approvals granted and are not required to be revised to conform to this Bylaw.

**1.04 Definitions**

1. Where a term in this Bylaw is undefined but is defined in *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended or replaced, that definition applies; failing that, a definition in the *Interpretation Act* applies, if applicable.

2. In this Bylaw:

**Addition** means any alteration to a building or structure that increases its size, gross floor area, volume, or height.

**Approving Officer** has the meaning as defined in the *Land Title Act*.

**Alluvial Fan** means a fan-shaped deposit of a sediment formed where a stream emerges from a steep confined valley or gorge onto a plain, valley floor, or floodplain and loses its capacity to transport sediment, which may be subject to flooding, sediment deposition, channel avulsion, debris flows, debris floods.

**Chief Building Official** means the Chief Building Official of the City of Maple Ridge.

**City** means the City of Maple Ridge.

**Compensatory Storage** means flood storage or conveyance volume created or restored below the *Designated Flood Level* to offset, on an equal-volume and equal-elevation basis, fill placed below that level, calculated under the *Terms of Reference*.

**Compensatory Storage Works** means works that create or restore *Compensatory Storage*, including excavation, balanced cut-and-fill, floodplain bench lowering, side-channel reconnection, and wetland creation.

**Connected Riverine Hazard Area** means the portion of the *Floodplain* in active hydraulic connection with the Fraser River and is not protected by a dike on Schedule A.

**Council** means the Council of the City of Maple Ridge.

**Debris Fan** means a fan shaped surface, created by *Debris Flows* and debris floods and formed of coarse, bouldery to gravelly debris, carried and deposited by these processes. Fan debris is derived and reworked from mountain basins.

**Debris Flow** means rapid to extremely rapid downslope flows of cobbly and bouldery debris in slurries of mud also containing damaged trees, stumps, and finer organic matter.

**Debris Flow and Alluvial Fan Hazard Area** means an area subject to debris flow, debris flood, or alluvial fan hazards, as shown on Schedule A of this Bylaw.

**Designated Flood Event** means the flood event used to establish the Designated Flood Level and Flood Construction Level for a given watercourse: the 1 in 200 year event (0.5% annual probability) for the Alouette River systems, and the 1894 flood event (approximately 1 in 500 year event, 0.2% annual probability) for the Fraser River, consistent with the accepted flood studies identified in Schedule A of this Bylaw. Where updated flood studies are adopted by Council, the updated standard governs.

**Designated Flood Level** means the flood water surface elevation produced by the *Designated Flood Event* at the subject property, as shown on or determined under Schedule A of this Bylaw, being the base elevation from which the *Flood Construction Level* is measured.

**Development** means any subdivision, construction, reconstruction, alteration, addition, excavation, fill placement, or change of use of land or a building.

**Director** means the Director of Planning and Building or the Director of Engineering, and any person delegated to act in their capacity to carry out the administrative acts or functions under this Bylaw.

**Educational Facility** means *School* as defined in the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended or replaced.

**Flood Construction Level** means the Designated Flood Level at the subject property plus a minimum freeboard of 0.6 metres, being the minimum elevation of the underside of any wooden floor system or the top of any concrete slab used or capable of being used for habitable purposes.

**Flood Hazard Area** means a protected (diked) or unprotected area, which, by reasons of land elevation, is susceptible to flooding from a *Watercourse*, or other body of water as shown in Schedule A of this Bylaw.

**Flood Hazard Assessment** means a report, prepared by *Qualified Professional* in accordance with the *City's* Terms of Reference for Flood Hazard Assessment and Green Infrastructure and Provincial legislation. The assessment identifies flood characteristics, determines whether a development is safe for the intended use, and specifies any corresponding flood mitigation measures.

**Floodplain** means all land within the City designated as Floodplain shown on Schedule A and/or designated in Section 1.02 of this Bylaw.

**Floodplain Setback** means the required minimum horizontal distance from a reference line, point, or natural feature to any landfill, structure, obstruction, or structural support required to elevate a floor system or *Pad* above the *Flood Construction Level*, within which no landfill or structural support for a floor system may be placed. *Floodplain Setbacks* are specified to provide adequate space for dike operations and maintenance and emergency response, reduce exposure to hazards during a flood and/or allow for potential land erosion.

**Flood-Through Enclosure** means a below *Flood Construction Level* enclosure designed to allow floodwater to pass through without displacing flood storage or sustaining structural damage, per the *Terms of Reference*.

**Freeboard** means an additional vertical distance added above a Designated Flood Level to establish a Flood Construction Level.

**Garage** means a roofed accessory building or portion of a principal building with more than 60% of the perimeter enclosed by walls, doors, and windows, used exclusively for the parking and storage of motor vehicles and not qualifying as habitable space.

**Groundwater Emergence Area** means an area where groundwater rises to or near the ground surface, as shown on Schedule A of this Bylaw, within which the *Minimum Ponding Elevation* applies.

**Groundwater Flood** means inundation of land from below the surface because of rising groundwater, including seepage through or under dike structures during high river stage events, and saturation of shallow aquifers hydraulically connected to adjacent watercourses.

**Groundwater Management Plan** means a report, signed and sealed by a *Qualified Professional* in accordance with the *City's* Terms of Reference, that assesses the groundwater conditions of a site within the *Floodplain* and the effect of the proposed development on those conditions.

**Habitable Area** means any portion of a building, space, or room, including a *Mobile Home* used or capable of being used for dwelling purposes, business, or the storage of goods susceptible to damage by floodwater, and any space with a ceiling height exceeding 1.5 metres that is insulated or heated. Habitable Area does not include a *Flood-Through Enclosure* or a crawl space meeting the ceiling-height and storage limits of this Bylaw.

**Hardship** means where the physical characteristics of the lot (e.g., exposed bedrock, steep slope, the presence of a Watercourse) and size of the lot are such that building development proposals consistent with the current zoning cannot occur under the requirements of this Bylaw. The economic circumstances or design and siting preferences of the owner shall not be considered as grounds for hardship.

**Inspector of Dikes** means the Inspector of Dikes appointed under the *Dike Maintenance Act*.

**Minimum Ponding Elevation** means a minimum elevation for construction that is intended to reduce possible flood damage from the ponding of local drainage. *Minimum Ponding Elevation* is determined on a site-specific basis based on topography, road elevations, and downstream embankments using the criteria specified in Section 2.01(d) of this Bylaw.

**Minor Building** means any single-storey building or structure accessory to a residential or farm use which is less than 20 square metres in area, and which does not require a building permit under the *Maple Ridge Building Bylaw No. 8097-2026*, as amended or replaced.

**Mobile Home** means a factory-built single-unit dwelling capable of being moved from place to place on an integrated chassis.

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

**Natural Ground Elevation** means the average of the undisturbed, pre-developed ground elevations at the primary corners of a proposed building site, established by a BC Land Surveyor.

**Pad** means a surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a *Mobile Home*, or a concrete surface for the purposes of supporting a *Habitable Area*.

**Protective Works** means any landfill, embankment, dike, berm, revetment, wall, barrier, flap gate, armouring, drainage infrastructure or other structure constructed exclusively or *inter alia* for the purposes of protecting an area, structure or development from the effects of floods, debris flows, or debris floods.

**Provincial Guidelines** means the *Flood Hazard Area Land Use Management Guidelines* published by the Province of British Columbia, as amended, and the Professional Practice Guidelines — *Legislated Flood Assessments in a Changing Climate in BC* published by Engineers and Geoscientists BC, as amended.

**Qualified Professional** means a Professional Engineer or Professional Geoscientist registered and in good standing with Engineers and Geoscientists of British Columbia with demonstrated hydrotechnical competency including groundwater and hydrogeological conditions as set out in the Terms of Reference.

**Reconstruction** means the substantial rebuilding of an existing structure to an extent equal to or greater than 75% of the replacement value of the existing structure above the foundation.

**Renovation** means a minor change, repair, improvement, or alteration to an existing building or structure that does not constitute an Addition or Reconstruction, does not result in a change of occupancy or use, and does not create an additional dwelling unit. For certainty, work is not a *Renovation* if, in the opinion of the *Chief Building Official*, the work involved substantial repair, replacement, alteration, or removal of major components, including exterior walls, multiple load-

bearing walls, roof framing, floor systems, building envelope or foundation, whether or not the value of the work is below the threshold for *Reconstruction*. The *Chief Building Official* is delegated the authority to determine whether proposed work would be considered renovation for the purposes of this definition.

**Seasonal High-Water Table** means the highest elevation reached by the water table in an average year, as determined by a *Qualified Professional*.

**Standard Dike** means a dike that meets the Provincial standards administered by the Inspector of Dikes under the *Dike Maintenance Act*.

**Structure** means any construction fixed to, supported by, or sunk into land or water, including in-ground swimming pools, manufactured home pads, and accessory improvements, but excluding landscaping, screening, hot tubs, paving, and retaining walls under 1.2 metres in height.

**Terms of Reference** means the *City's Terms of Reference* adopted by Council resolution concurrently with this Bylaw and as amended by *Council* resolution.

**Urban Flood Hazard Area** means a diked urban area identified on Schedule A of this Bylaw that remains subject to residual flood risk behind a dike.

### 1.05 Status of Dikes and Protective Works

1. Status of dikes: As of date of adoption of this Bylaw, no dike within the *City* meets the provincial standard administered by the Inspector of Dikes under the *Dike Maintenance Act*, and accordingly no area is protected by a *Standard Dike* for the purposes of this Bylaw.
2. Effect on conditioned provisions: Where a provision of this Bylaw applies only where an area is protected by a *Standard Dike*, or is protected from the *Designated Flood Event* by *Protective Works*, that provision has no application until the protection is established and certified under subsection (3); until then the area is regulated as unprotected.
3. Activation on certification: A provision conditioned on protection takes effect for an area when:
  - a. a dike protecting the area is certified by the Inspector of Dikes as a *Standard Dike*; or
  - b. a *Qualified Professional* certifies that *Protective Works* protect the area from the *Designated Flood Event* over the design life of the works, accounting for overtopping, breach, seepage, and landslide inflows, and the certification is accepted by the *Director*. No amendment to this Bylaw is required for the provision to take effect on certification.
4. Mapping: Diked areas are shown on Schedule A of this Bylaw as defended areas for awareness and emergency planning only. The designation does not reduce the *Flood Construction Level* or any *Floodplain Setback*, and the *Flood Construction Level* is established from the *Designated Flood Level* as though the area was unprotected.

## PART 2 — FLOODPLAIN SPECIFICATIONS

### 2.01 Flood Construction Levels

1. Within a designated *Floodplain*, the following elevations are specified as a *Flood Construction Level*, except where more than one applies, the higher elevation shall apply:
  - a. The elevation determined by interpolation on Schedule A of this Bylaw;
  - b. 3.0 metres above the *Natural Boundary* of the nearest *Watercourse*;
  - c. 1.5 metres above the *Natural Boundary* for a *Watercourse* where the *Designated Flood* is less than 80 m<sup>3</sup>/s and there is no significant history of flooding, bank erosion, alluvial fan or debris flow, provided the floodway is not obstructed;
  - d. The *Minimum Ponding Elevation*, which is determined as the higher elevation of:
    - i. 1.5 metres above the *Natural Boundary* of any adjacent *Watercourse*, lake, pond, marsh or reservoir, whether natural or constructed; and
    - ii. 0.6 metres above the crest of any downstream road or embankment or other feature that could result in a backwater condition.
  - e. For development within 30 metres horizontal setback of a dike, the higher elevation of:
    - i. 0.3 metres above the adjacent crest of the dike; and
    - ii. A *Flood Construction Level* determined by a *Qualified Professional* based on the interaction of any overtopping flows with the proposed structure over its design life.

### 2.02 FLOODPLAIN SETBACKS

1. *Floodplain Setbacks* shall be as follows, except where more than one setback is applicable, the greater shall apply:
  - a. 30.0 metres from the *Natural Boundary* of a *Watercourse*, where the minimum drainage area is 2 km<sup>2</sup> and the *Designated Flood* is more than 80 m<sup>3</sup>/s;
  - b. 15.0 metres from the *Natural Boundary* for a *Watercourse* where the *Designated Flood* is less than 80 m<sup>3</sup>/s and there is no significant history of flooding, bank erosion, alluvial fan or debris flow, provided the floodway is not obstructed;
  - c. 15.0 metres from the toe of any existing dike that does not meet Provincial Requirements for a *Standard Dike*; and
  - d. Riparian and *Watercourse* setbacks as defined through the Official Community Plan *Watercourse Protection Development Permit Area*, *Watercourse Protection Bylaw*, and Provincial *Riparian Area Protection Regulation*, as each may be amended from time to time.

### 2.03 APPLICATION OF FLOODPLAIN SPECIFICATIONS

1. Within a designated *Floodplain*, the following regulations apply:
  - a. No *Habitable Area* shall be constructed, reconstructed, altered, moved or extended, such that the underside of its floor system or the top of its supporting *Pad* is lower than the *Flood Construction Level* including *Freeboard*;

- b. No building, structure, obstruction, *Habitable Area* or fill shall be constructed, reconstructed, altered, moved, or extended within the *Floodplain Setback*.
  - c. No building or structure is permitted to be constructed outside an area protected by a dike in the *Connected Riverine Hazard Area* as shown in Schedule A of this Bylaw, unless a site-specific exemption application is made in accordance with Section 4.04 of this Bylaw.
  - d. Enclosed underground parking is not permitted on any property located within the *Floodplain* except as permitted by Part 4 of this Bylaw;
  - e. Major fixed equipment including, but not limited to, major electrical switchgear, furnaces, ventilation systems, hot water tanks and hot water heaters that are integral to and necessary for the functioning of a building according to the *BC Building Code* must meet *Flood Construction Levels* specified in this Bylaw unless the building is exempt from meeting the *Flood Construction Level* by Part 4 of this Bylaw.
  - f. All structural support or compacted landfill supporting a building must be designed to withstand floodwater forces, scour and erosion, wave action, ice, and debris;
  - g. At time of Building Permit application, the applicant must submit a BC Land Surveyor's certificate, to verify the development's location relative to the *Flood Construction Level* and *Floodplain Setback*;
  - h. *Flood Hazard Assessment* shall be required by the *Chief Building Official* or *Approving Officer* prior to building permit or subdivision approval in accordance with the provisions of this Bylaw and applicable legislation.
  - i. As a condition of subdivision approval, the *Approving Officer* may require driveway access to a proposed lot or building site to be located at or above the *Flood Construction Level*, or otherwise demonstrate safe vehicular and emergency access during the *Designated Flood Event*, having regard to the Flood Hazard Assessment and the City's *Terms of Reference*.
2. Every building approved under the provisions of this Bylaw must have a Section 219 Covenant registered on the title of the respective lot before the building permit is issued. Where a building is under consideration for approval as a non-habitable building, the Covenant shall specifically:
- a. prohibit conversion, alteration, or use of the building for habitable residential purposes; and
  - b. prohibit installation of plumbing fixtures, mechanical systems, insulation, interior finishes, or other improvements that in the opinion of the *Chief Building Official* would make the building capable of being used for habitable residential purposes.
3. For agricultural uses involving livestock manure, pesticides, herbicides, fertilizers, or other agricultural chemicals, a demonstration that on-site treatment of contaminated agricultural runoff is achieved through engineered containment.

## **2.04 CONDITIONAL FLOODPLAIN SPECIFICATIONS**

1. Where applicable, within a *Floodplain*, a well shall not be constructed unless:
  - a. The wellhead casing and cap are installed at or above the *Flood Construction Level*;
  - b. Where geological or hydrogeological conditions preclude wellhead casing and cap installation at or above the *Flood Construction Level*, an alternative flood-proofing design prepared by a *Qualified Professional* shall be submitted. The *Director* or *Chief Building Official* may require an independent review, at the applicant's cost, when warranted by site conditions, flood risk, or potential risk to public health or the aquifer; and
  - c. The well is designed and constructed to prevent the entry of floodwater, sediment, debris, and contaminants during the *Designated Flood Event*.
2. Where applicable, within a *Floodplain*, a *Wastewater System*, including a septic tank, pump chamber, or effluent dispersal field shall be located at or above *Flood Construction Level*, floodproofed, anchored, or otherwise protected so that, during the *Designated Flood Event*, floodwater does not enter the systems, the system does not become buoyant or displace, and effluent or contaminants are not released into floodwater.

## **2.05 ALLUVIAL FAN AND DEBRIS FLOW HAZARD**

1. Where land is within an alluvial fan or debris-flow hazard area identified on Schedule A of this Bylaw, or is otherwise identified as subject to alluvial fan, debris-flow or debris-flood hazard, development shall not proceed unless a site-specific assessment by a *Qualified Professional*, per the *Terms of Reference*, demonstrates that the land may be used safely for the intended use and establishes the *Flood Construction Level*, *Floodplain Setback*, and any protective works required.
2. Where land is subject to both floodplain and alluvial fan hazards, the greater of the requirements established by this Bylaw or the site-specific geohazard assessment shall apply.
3. No *Flood Construction Level* or *Floodplain Setback* default in this Bylaw applies in the absence of an accepted assessment for areas in subsection (1).

## **2.06 EROSION AND SCOUR PROTECTION**

1. Where development is proposed on land subject to erosion or scour that is not protected by a *Standard Dike*, including a *Connected Riverine Hazard Area*, undiked river frontage, or an alluvial fan and debris flow area, erosion and scour protection shall be designed by a *Qualified Professional* appropriate to the hazard and abide by the *Terms of Reference*.
2. Protection required under this section shall not increase erosion, scour, flood level, or velocity on other land.

## **2.07 GROUNDWATER EMERGENCE AREAS**

1. For the purposes of this section, the *Flood Construction Level* and the *Minimum Ponding Elevation* address surface water flood and ponding hazards and not groundwater

emergence or infiltration. Raising a building or placing fill to these elevations does not, on its own, protect below-grade space from groundwater.

2. Within a *Groundwater Emergence Area* identified on Schedule A, habitable space below grade is not permitted, and any below-grade structure shall be designed by a *Qualified Professional* to resist hydrostatic uplift and groundwater infiltration to the *Seasonal High Groundwater Table*, in accordance with a *Groundwater Management Plan* prepared under the *Terms of Reference*.

## **PART 3 — FILL, DRAINAGE AND OVERLAND FLOW**

### **3.01 General Requirements**

1. Development shall not cause a material adverse impact to drainage conditions on adjacent lands, including increased runoff concentration, erosion, or surface ponding.
2. Existing overland flow paths within the *Floodplain* shall be maintained, unless an equivalent or improved flow path is provided that safely conveys runoff to an approved outlet without increasing risk to adjacent properties.
3. Development shall not divert, concentrate, or redirect surface water runoff onto adjacent properties in a manner inconsistent with pre-development conditions.
4. Development shall not materially increase the depth, extent, or duration of surface ponding on adjacent lands during flood or extreme rainfall events.
5. Site grading shall be designed to maintain drainage continuity and prevent blockage of sheet flow, including avoiding berming, raised pads, or other obstructions that impede overland flow.
6. Applications shall include a lot grading plan prepared by a *Qualified Professional* demonstrating positive drainage and continuity of overland flow. The plan shall include, at minimum:
  - a. Existing and proposed grades;
  - b. Property boundaries and adjacent elevations;
  - c. Overland flow routes and flow directions;
  - d. Key features including existing and proposed structures, (swales, low points, high points, and breaks in grade);
  - e. Drainage discharge points and conveyance design; and
  - f. Calculation of peak runoff rates and inlet capacity.
7. The *Director* may require a hydraulic or hydrologic analysis where, in their opinion, the proposed development may materially affect drainage patterns due to site size, grading, location in a flood-prone area, or proximity to constrained drainage infrastructure.
8. No fill shall be placed within a *Connected Riverine Hazard Area*. Any *Compensatory Storage Works* (excavation) proposed within a *Connected Riverine Hazard Area* are subject to mandatory independent peer review, retained by the City at the applicant's expense.
9. Bank stabilization, slope protection, and revegetation associated with fill, excavation, or *Compensatory Storage Works* follow the conservation hierarchy in the *BC*

*Environmental Mitigation Procedures*, current edition. Avoidance is the primary step and proceeding to a later step can only occur where a *Qualified Professional* certifies that earlier steps are inadequate for the flood or erosion hazard. Tree retention, removal, and replacement are governed by the *Tree Protection and Management Bylaw No. 8045-2026*, as amended or replaced.

10. Where fill is used to achieve *Flood Construction Level*, no portion of the fill slope shall be closer than the setback established in this Section for the natural boundary or inboard side of dike right of way, and the face of the slope shall be protected against erosion from flood flows.
11. Where fill is proposed, a Soil Deposit Permit issued under the provisions of the *Soil Deposit Regulation Bylaw No. 7412 – 2017*, as amended or replaced, is a coordinated approval. The Soil Deposit Permit's security and rectification provisions secure *Compensatory Storage Works*. An applicant must satisfy the requirements of both this Bylaw and the *Soil Deposit Regulation Bylaw*.
12. Erosion and sediment control and bank stabilization associated with works in the *Floodplain* are regulated under the *Watercourse Protection Bylaw No. 6410 – 2006*, *Watercourse Protection Development Permit Area*, *Soil Deposit Regulation Bylaw No. 7412 – 2017*, and *Subdivision and Development Servicing Bylaw No. 4800 – 1993*, as amended or replaced.
13. Green infrastructure proposed in connection with *Development* is regulated through the *Subdivision and Development Servicing Bylaw* and secured by a covenant under Section 219 of the *Land Title Act* registered on the title of the respective lot, in accordance with the *Terms of Reference*. Green infrastructure does not satisfy the requirements under this section.
14. Compliance with the Bylaw is in addition to and does not replace compliance with any other bylaw or enactment.

## **PART 4 — EXEMPTIONS**

### **4.01 GENERAL EXEMPTIONS**

1. The following types of development are exempt from meeting the *Flood Construction Level* specified in this Bylaw:
  - a. Public recreation shelters, parks, docks, piers and playgrounds susceptible to only minor damage by floodwaters;
  - b. Temporary emergency protective works required to prevent imminent flood damage;
  - c. *Minor Buildings*;
  - d. Farm buildings other than dwelling units; and
  - e. Manufactured homes must meet the same *Flood Construction Level* requirements as other residential uses. Notwithstanding, replacement or alteration of an existing manufactured home located in an existing manufactured or mobile home park below the *Flood Construction Level* may be permitted, provided that the degree of non-conformity is not increased and no additional dwelling units are created.

2. For certainty, non-residential uses with vulnerable populations, including *Daycares, Educational Facilities, Congregate Care/Assisted Living* and *Community Care Facilities*, are not eligible for exemptions from the *Flood Construction Level* specified in this Bylaw.
3. The following types of development are exempt from meeting the *Flood Construction Level* specified in this Bylaw, provided they meet the provisions of Section 2.03(3) of this Bylaw.
  - a. Domestic greenhouses; and
  - b. Manure pits.
4. The following types of development are exempt from the *Flood Construction Levels* specified in this Bylaw, subject to the conditions listed for each type of development:
  - a. A *Renovation* to an existing building or structure provided that:
    - i. it does not involve an *Addition* or *Reconstruction*; and
    - ii. The renovation does not create a new *Dwelling Unit*.
  - b. An *Addition* to an existing building or structure provided that:
    - i. The total floor area added below the *Flood Construction Level*, after the date of adoption of this Bylaw does not exceed 50 square metres or 25 percent of the floor area below *Flood Construction Level*, whichever is lower, that exists at the date of adoption of this Bylaw;
    - ii. The addition is no lower than the existing floor area below the *Flood Construction Level* or at an elevation lower than the *Minimum Ponding Elevation*;
    - iii. The degree of non-conformity regarding a *Floodplain Setback* has not increased;
    - iv. Structural support or compacted landfill below the *Flood Construction Level*, for the addition, is adequately protected from flood flows per the requirements specified in Section 2.03 (1) (f) of this Bylaw; and
    - v. It does not involve the creation of a new *Dwelling Unit*.
  - c. That portion of a building or structure to be used as a carport or garage;
  - d. That portion of a building or structure to be used as an underground parking area, provided that:
    - i. The property is protected from a *Designated Flood* Event by *Protective Works*;
    - ii. The underside of a wooden floor system or top of *Pad* is elevated above the higher of the *Seasonal High-Water Table* or 1 metre geodetic elevation unless it is accompanied by a *Groundwater Management Plan* in accordance with the *City's Terms of Reference*;
    - iii. Appropriate signage is permanently installed and maintained at all points of entry notifying users of the flood hazard;
    - iv. An unobstructed non-mechanized means of emergency access and egress is provided above the floodplain; and

- v. No goods damageable by floodwater are stored below the *Flood Construction Level*.
- 5. A person must not construct an underground parking structure, place fill, or undertake infiltration or dewatering works below the *Seasonal High-Water Table* within the *Floodplain* unless:
  - a. A *Groundwater Management Plan* for the site has been submitted to and accepted by the *Director*;
  - b. As a condition of accepting a *Groundwater Management Plan*, the *City* may require the owner to grant and register a covenant under Section 219 of the *Land Title Act*, in priority to all financial charges, incorporating the measures set out in the Plan and the ongoing monitoring and maintenance obligations; and
  - c. The development is designed and carried out in accordance with that accepted *Groundwater Management Plan*.
- 6. Outside of the Fraser Sewerage Area, that portion of a building with a ceiling height not exceeding 1.5 metres (e.g., crawl space) is exempt from the *Flood Construction Levels* specified in this Bylaw, provided that no goods damageable by floodwater are stored within the crawl space.
- 7. Electrical circuits not integral to the operation of a building's central and integral systems, are exempt from the *Flood Construction Levels* specified in this Bylaw, provided they are permitted and installed in accordance with BC Safety Authority regulations, including:
  - a. On-loading and off-loading facilities associated with water-oriented industry and portable sawmills, provided the main electrical switchgear is located above the *Flood Construction Level*; and
  - b. Municipal public washroom.

#### **4.02 CONDITIONAL EXEMPTIONS**

- 1. Within the *Urban Flood Hazard Area* identified in Schedule A, non-residential *Commercial* and *Industrial* uses may be constructed, reconstructed, moved or extended below the *Flood Construction Level*, provided that:
  - a. Major fixed equipment including major electrical switchgear, furnaces, ventilation systems, and hot water tanks that are integral to and necessary for the functioning of a building according to the *BC Building Code* are located above the *Flood Construction Level*;
  - b. Where the main entrance to the building or structure is located 3.0 metres or more from the boundary of the road, safe and accessible access and egress to the building shall be provided above the *Flood Construction Level* or otherwise protected from inundation;
  - c. The floor level is at least 0.3 metres above the crown of road and gutter of any adjacent road;
  - d. All elevators have an automatic shut-off to prevent occupants from inadvertently descending into an inundated area; and

- e. A maximum of one level of parking is located below the finished grade with clearly marked and accessible exits to the surface, subject to the parkade elevation remaining above the *Seasonal High-Water Table*.
2. Notwithstanding Section 2.01 of this Bylaw, a building or structure containing a residential use may be constructed, reconstructed, moved or extended on a lot within the *Urban Flood Hazard Area* and on Wharf Street within the *Connected Riverine Hazard Area*, as shown on Schedule A of this Bylaw, without meeting the *Flood Construction Level*, provided that all of the following conditions are met:
  - a. The lot meets the eligibility requirements below:
    - i. The lot existed prior to July 21, 2026; and
    - ii. The lot is not protected by a *Standard Dike*.
  - b. The underside of the lowest habitable floor system is no lower than 3.3 metres above the average finished grade.
  - c. All electrical service equipment, switchgear, mechanical equipment, heating and ventilation equipment, hot water tanks, and other building systems necessary for occupancy and life safety are located at or above the *Flood Construction Level*;
  - d. The building or structure contains a habitable refuge level with a floor elevation at or above the *Flood Construction Level*, including freeboard, that:
    - i. Is accessible from the lower floor without exiting the building; and
    - ii. Can accommodate occupants during a flood event.
  - e. A Flood Hazard Assessment prepared by a *Qualified Professional* in accordance with the *City's Terms of Reference* has been submitted, that certifies that the proposed development may be used safely for the intended residential use;
  - f. The *Owner* registers a restrictive covenant under the provisions of Section 219 of the *Land Title Act* registered on the title of the respective lot, that:
    - i. Identifies the residual flood risk associated with the lower floor;
    - ii. Acknowledges that the floor(s) below the *Flood Construction Level* would be subject to damage during the *Designated Flood Event*;
    - iii. Acknowledges reliance on the refuge level for life safety; and
    - iv. Prohibits alteration of the building in a manner that would eliminate or compromise the refuge level.
  - g. This section does not apply to:
    - i. Manufactured homes or single storey dwellings; or
    - ii. *Daycare, Educational Facility, Congregate Care/Assisted Living or Community Care Facility*.
3. The following types of development are exempt from the *Flood Construction Levels* required by this Bylaw, subject to the following conditions:
  - a. Closed-sided livestock housing not behind *Standard Dikes* shall be located with the underside of the wooden floor system or the top of the *Pad* no lower than 1.0 metre above the surrounding *Natural Ground Elevation* or no lower than the *Flood Construction Elevation*, whichever is lesser.
  - b. Manure storage lagoons, silage pits, and agricultural waste containment facilities are designed to resist buoyancy and overflow during the *Designated Flood Event*, certified by a *Qualified Professional* and Section 2.03 (3).

- c. *Contaminating Materials* are elevated to the *Flood Construction Level* or provided with a flood-resilient design certified by a *Qualified Professional* that prevents inundation of the livestock area and release of *Contaminating Materials* during the *Designated Flood Event*.

#### **4.04 SITE-SPECIFIC EXEMPTIONS**

1. Council may exempt an applicant from the requirements of this Bylaw per Section 524 of the *Local Government Act*, for a specific parcel of land, use, building or structure if deemed advisable, subject to the following conditions:
  - a. The City receives a *Flood Hazard Assessment* completed in accordance with the *City's Terms of Reference* and Provincial Guidelines, certifying that:
    - i. The land may be used safely for the use intended without reliance on *Protective Works*;
    - ii. A valid *Hardship* exists and no other reasonable option is available;
    - iii. The proposed *Flood Construction Level* and *Floodplain Setback* represent the minimum practicable variation from the requirements of this bylaw given the location, configuration, and intended use of the land, specifically without regard to the economic circumstances or siting preferences of the *Applicant*;
    - iv. The exemption will not result in a transfer of flood hazard to other lands;
    - v. The *Applicant* enters into a *Restrictive Covenant* with the City in a form approved by the City; and
    - vi. The building is designed to withstand the effects of flood waters.
  - b. Any proposed structural measures for flood hazard mitigation proposed are financially viable.
  - c. Any proposed mitigation measure is not relying on primarily having a refuge level in the building or structure.
  - d. Electrical circuits and mechanical systems integral to the operation of the building's central and integral systems are installed above the *Flood Construction Level* and in accordance with BC Safety Authority regulations.

#### **4.05 MINOR AND VOLUNTARY WORKS EXEMPTION**

1. Voluntary small-scale green infrastructure and minor landscaping and soil works below the soil-movement thresholds are exempt from the *Soil Deposit Regulation Bylaw* thresholds, provided they are not relied upon for *Compensatory Storage* or for a treatment or stabilization measure, and do not relieve the *Owner* of the *Watercourse Protection Bylaw*, riparian setbacks, or the *Fraser River Escarpment Policy* 6.23.

### **PART 5 — ENFORCEMENT**

#### **5.01 INSPECTION AND ORDERS**

1. The *Director* and all City employees under their direction may, at any reasonable time and with proper identification, enter and inspect any property to determine compliance with this Bylaw.

2. Where a person referred to in this section considers that a contravention to this Bylaw exists or that work is proceeding contrary to this Bylaw, the *Director* or *Chief Building Official* may issue a Stop Work Order, requiring the contravention be remedied, or setting conditions for the work to continue.
3. No person shall continue work contrary to the Stop Work Order issued under this section.
4. Where soil works are carried out in contravention of this Bylaw, the *Director* may order the owner or occupier to restore the site to a condition satisfactory to the *City*.
5. If in the event of a breach of this Bylaw, where the responsible party or property owner do not remediate the offence or submit an application within 14 days, the *Director* may approve the *City*, or its approved contractor/s, to enter the premises to carry out any remedial works, and/or repair any resultant damage to private property or public infrastructure, at the expense of the property owner or responsible person or party.
6. Where remedial works are carried out by the *City* in contravention of this Bylaw and not in association with an approved permit, the *City* will recover any outstanding costs as municipal taxes against the lot where the contravention has occurred.

### **5.03 OFFENCE AND PENALTY**

1. Every person who violates a provision of this Bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, commits an offence and is liable on summary conviction to a fine not exceeding the maximum under the *Offence Act*.
2. Ticketing and penalty amounts are set under the *City's Bylaw Notice Enforcement Bylaw*.

### **PART 6 – EFFECTIVE DATE**

This Bylaw will come into force on January 1, 2027.

### **PART 7 – SEVERABILITY**

If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid section will be severed, and the remainder of the Bylaw will be deemed valid and remain in effect.

**READ** a first time the 21<sup>st</sup> day of July, 2026.

**READ** a second time the 21<sup>st</sup> day of July, 2026.

**READ** a third time the 21<sup>st</sup> day of July, 2026.

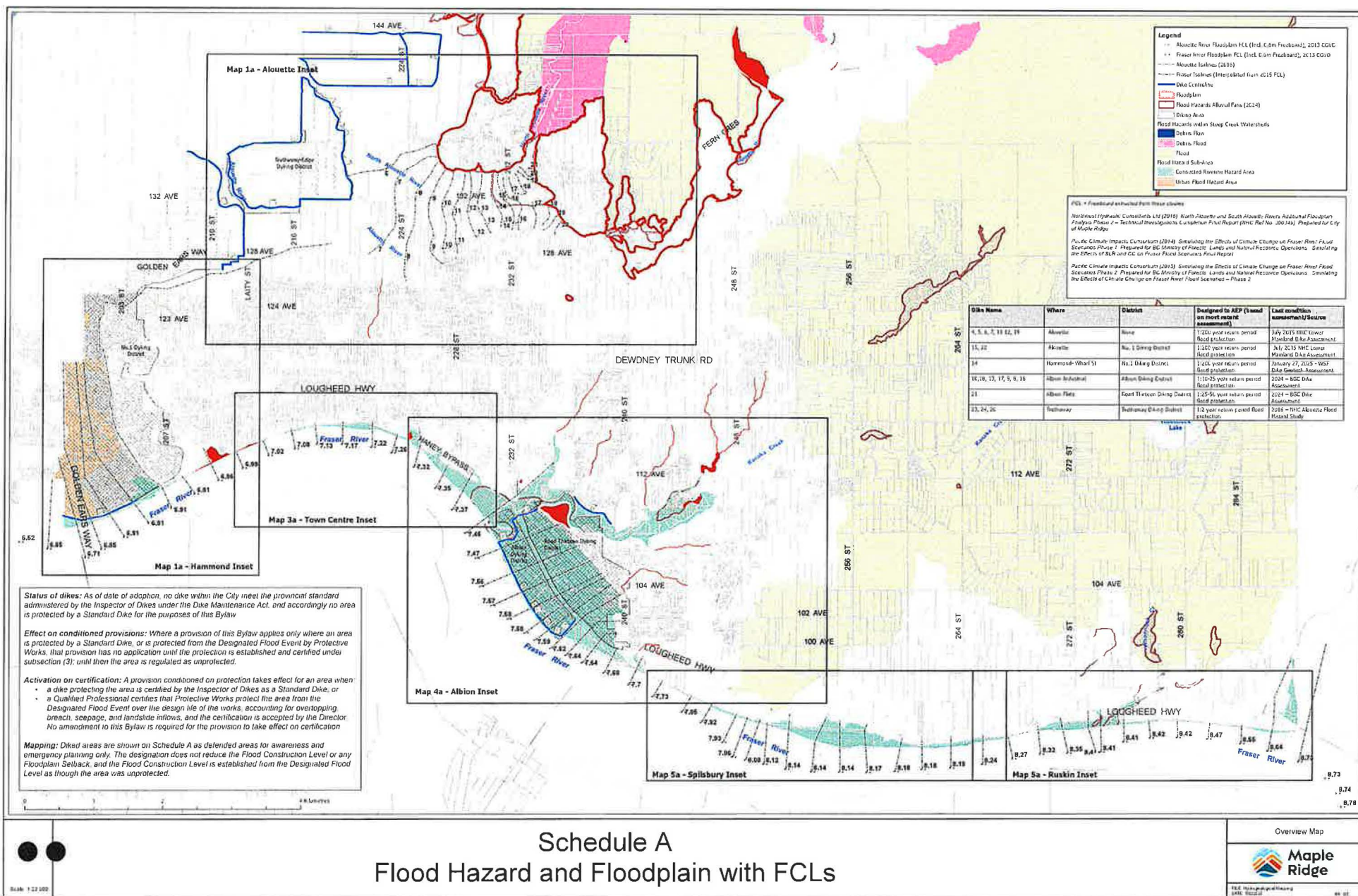
**ADOPTED** the 28<sup>th</sup> day of July, 2026



**PRESIDING MEMBER**



**CORPORATE OFFICER**

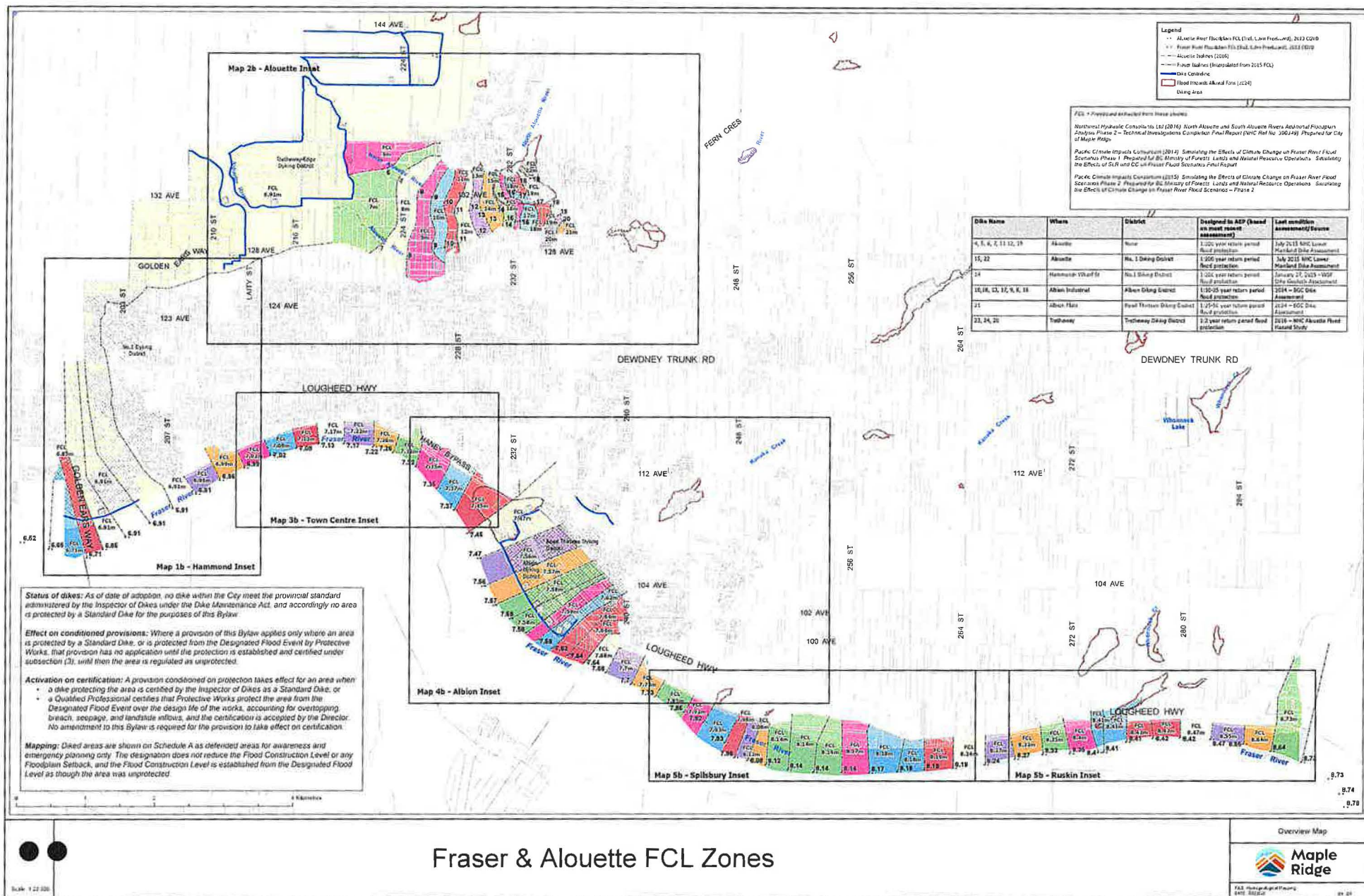


## Schedule A Flood Hazard and Floodplain with FCLs

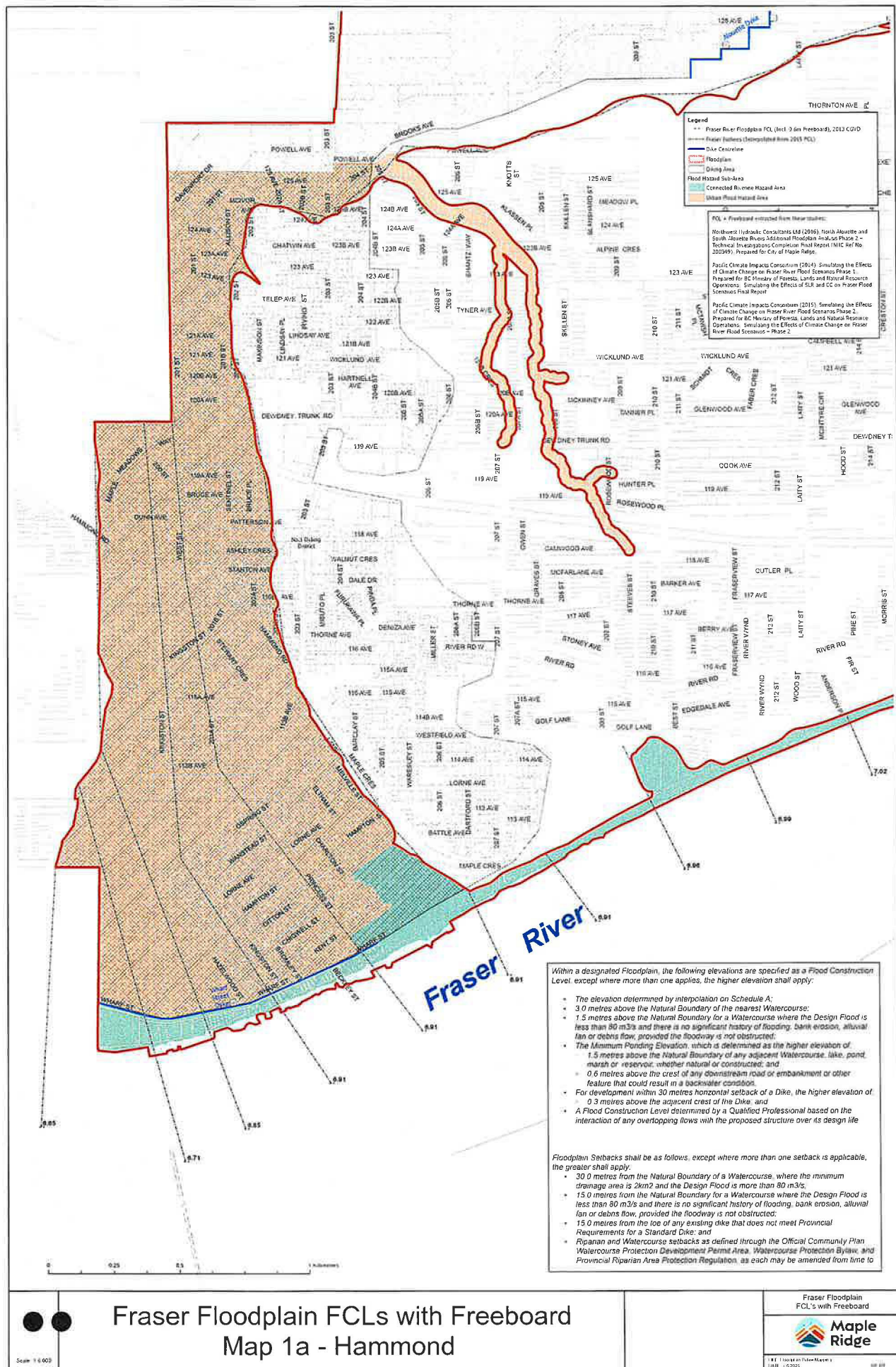
Overview Map

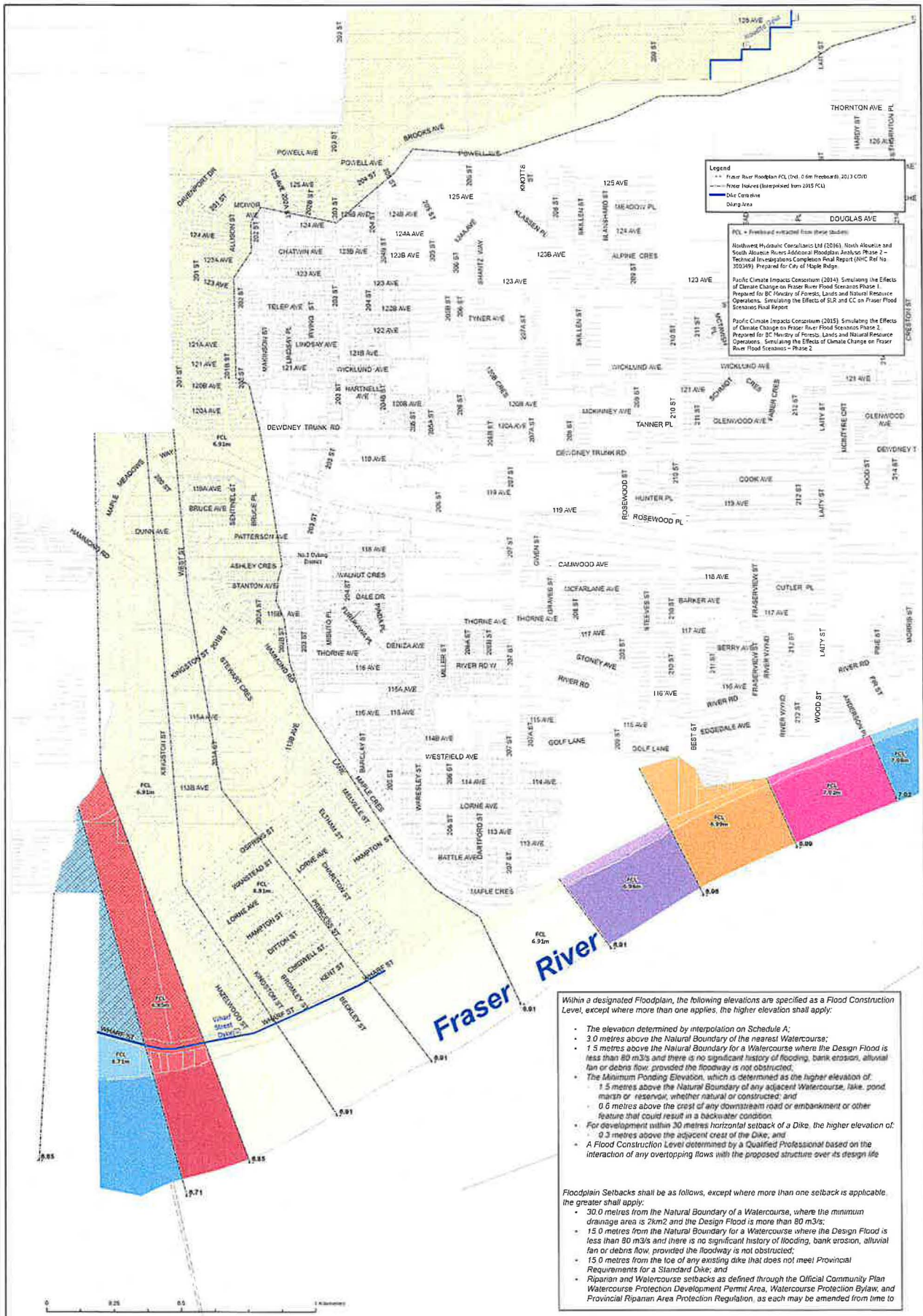


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DATE: 2025.07  
99-001









**Legend**

- Fraser River Floodplain FCL (incl. 0.6m Freeboard) 2013 CVD
- Fraser River (Interpreted from 2013 FCL)
- Dike Centerline
- Diking Area

**FCL = Freeboard + Floodplain FCL**

Northwest Hydraulic Consultants Ltd (2016). North Alouette and South Alouette Rivers Additional Floodplain Analysis Phase 2 - Technical Investigations Completion Final Report (NHC Ref No 2016-09). Prepared for City of Maple Ridge.

Pacific Climate Impacts Consortium (2014). Simulating the Effects of Climate Change on Fraser River Flood Scenarios Phase 1. Prepared for BC Ministry of Forests, Lands and Natural Resource Operations. Simulating the Effects of S-R and C-R on Fraser Flood Scenarios Final Report.

Pacific Climate Impacts Consortium (2015). Simulating the Effects of Climate Change on Fraser River Flood Scenarios Phase 2. Prepared for BC Ministry of Forests, Lands and Natural Resource Operations. Simulating the Effects of Climate Change on Fraser River Flood Scenarios - Phase 2.

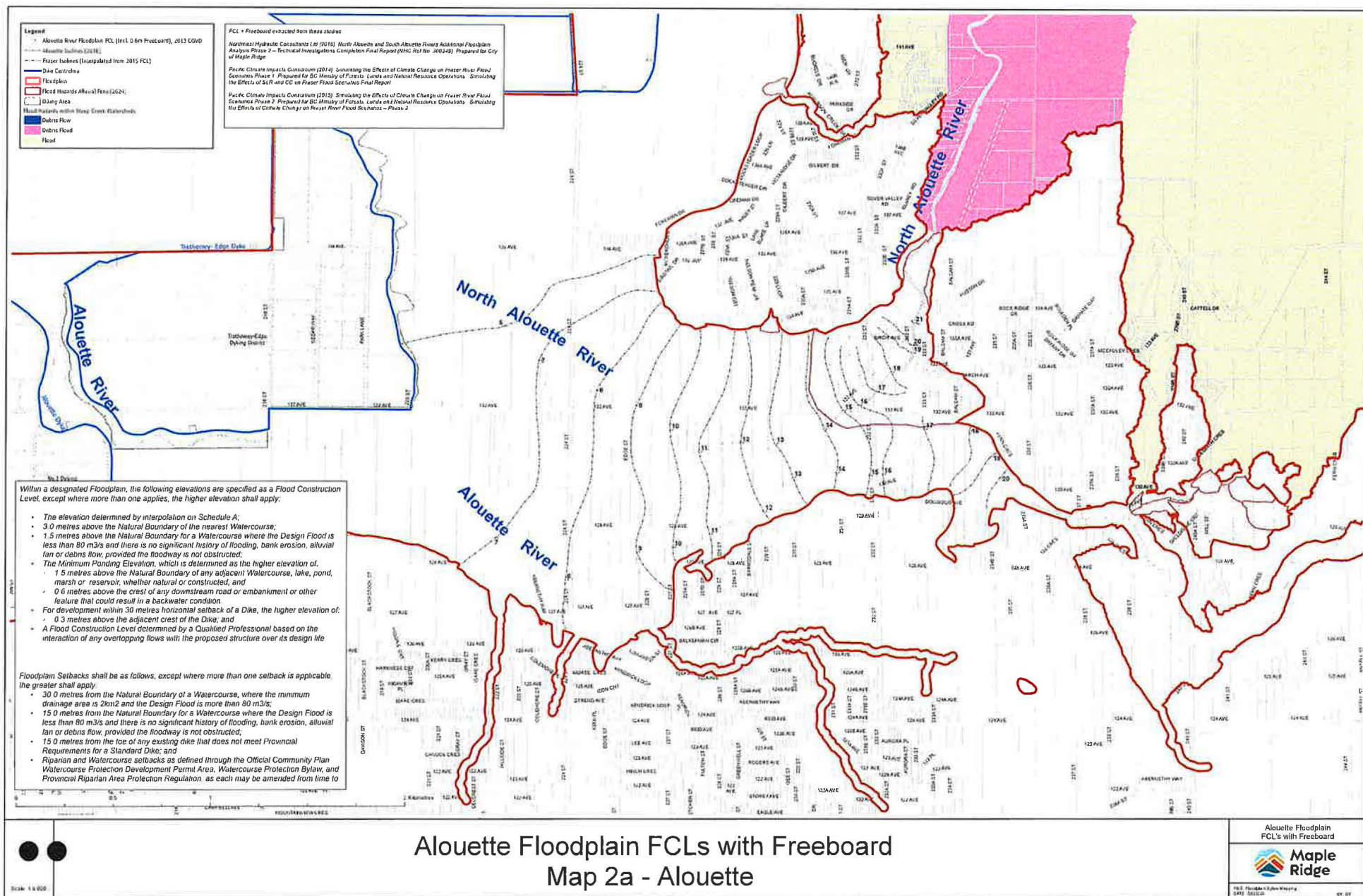
Within a designated Floodplain, the following elevations are specified as a Flood Construction Level, except where more than one applies, the higher elevation shall apply:

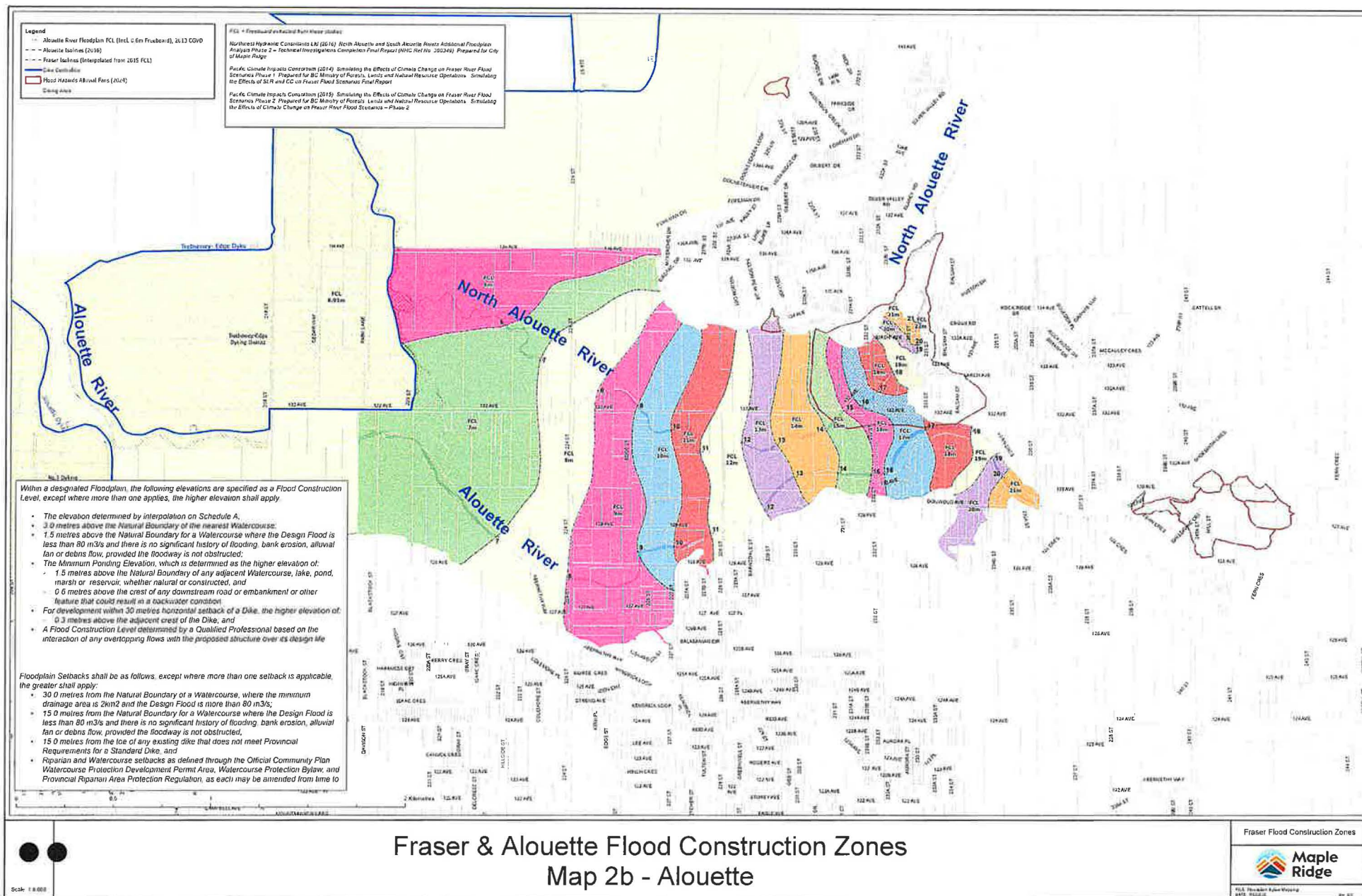
- The elevation determined by interpolation on Schedule A;
- 3.0 metres above the Natural Boundary of the nearest Watercourse;
- 1.5 metres above the Natural Boundary for a Watercourse where the Design Flood is less than 80 m<sup>3</sup>/s and there is no significant history of flooding, bank erosion, alluvial fan or debris flow, provided the floodway is not obstructed;
- The Minimum Ponding Elevation, which is determined as the higher elevation of:
  - 1.5 metres above the Natural Boundary of any adjacent Watercourse, lake, pond, marsh or reservoir, whether natural or constructed; and
  - 0.6 metres above the crest of any downstream road or embankment or other feature that could result in a backwater condition;
- For development within 30 metres horizontal setback of a Dike, the higher elevation of:
  - 0.3 metres above the adjacent crest of the Dike; and
- A Flood Construction Level determined by a Qualified Professional based on the interaction of any overtopping flows with the proposed structure over its design life.

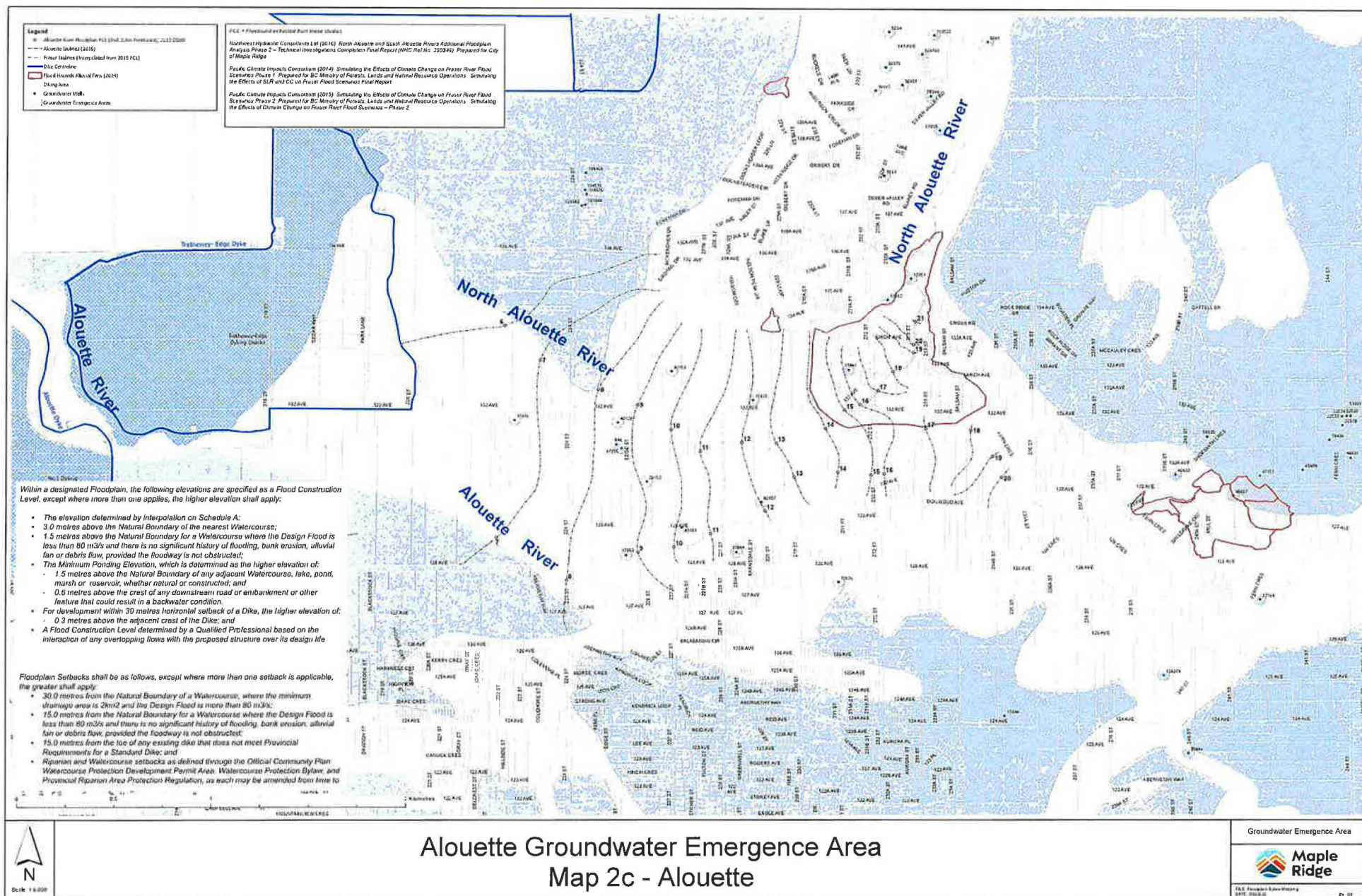
Floodplain Setbacks shall be as follows, except where more than one setback is applicable, the greater shall apply:

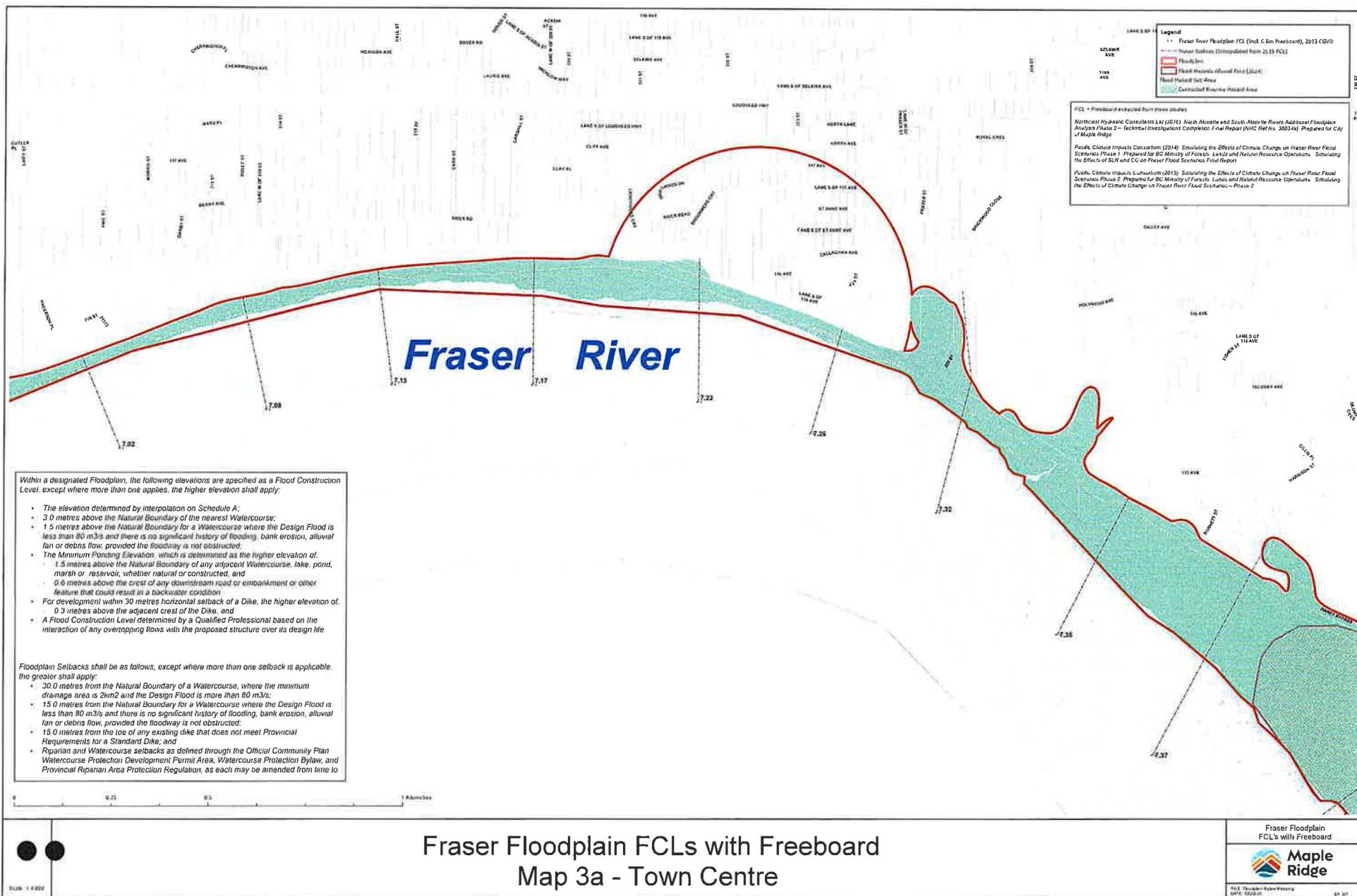
- 30.0 metres from the Natural Boundary of a Watercourse, where the minimum drainage area is 2km<sup>2</sup> and the Design Flood is more than 80 m<sup>3</sup>/s;
- 15.0 metres from the Natural Boundary for a Watercourse where the Design Flood is less than 80 m<sup>3</sup>/s and there is no significant history of flooding, bank erosion, alluvial fan or debris flow, provided the floodway is not obstructed;
- 15.0 metres from the toe of any existing dike that does not meet Provincial Requirements for a Standard Dike; and
- Riparian and Watercourse setbacks as defined through the Official Community Plan Watercourse Protection Development Permit Area, Watercourse Protection Bylaw, and Provincial Riparian Area Protection Regulation, as each may be amended from time to time.







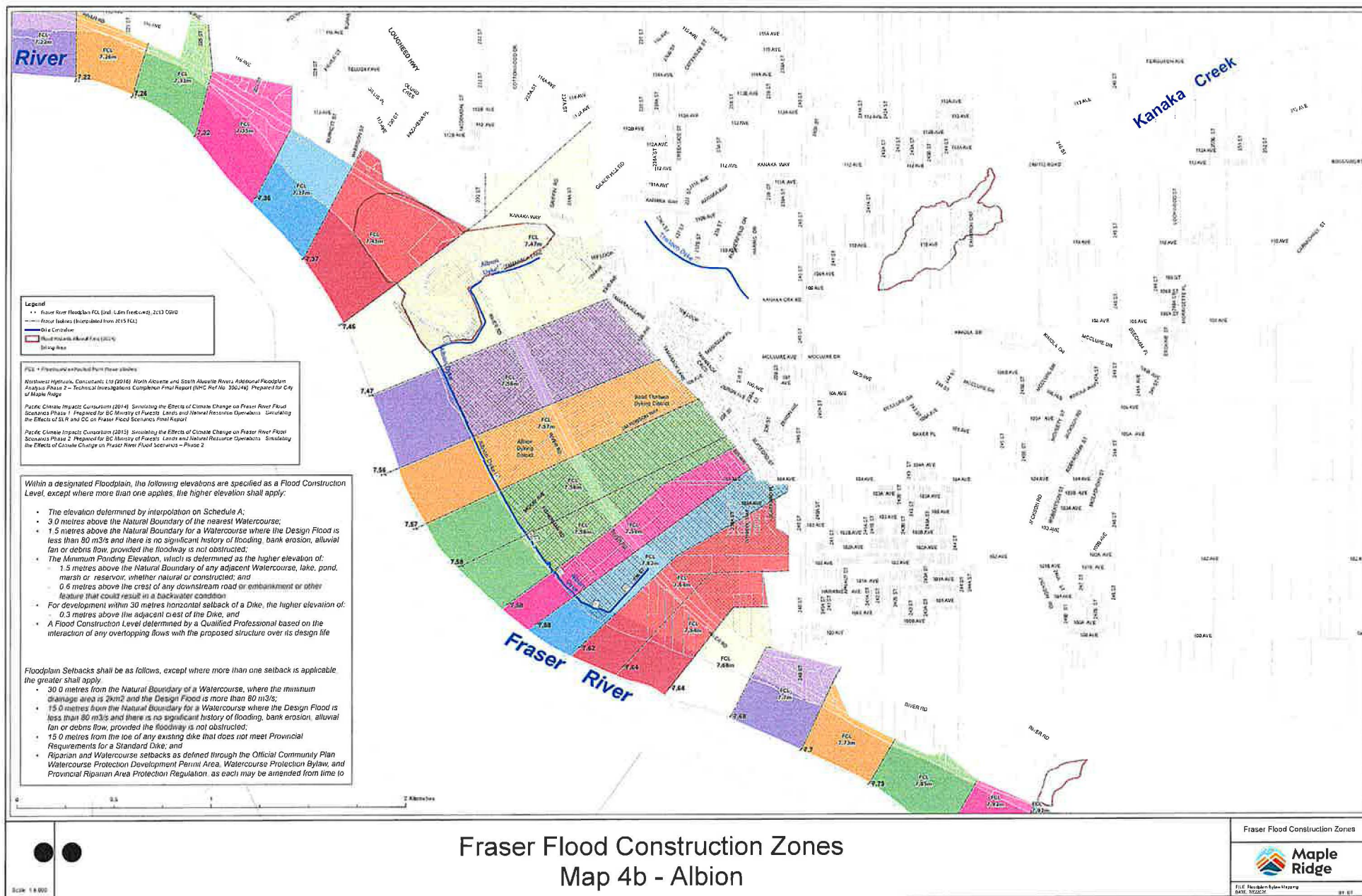













Maple Ridge