

# THE CORPORATION OF THE VILLAGE SALMO

## BYLAW #594

### A BYLAW TO AMEND THE BUILDING AND FLOOD PLAIN BYLAWS

WHEREAS Section 8 of the *COMMUNITY CHARTER* (SBC Chapter 26) authorize Council to enact regulations in relation to buildings and other structures, and

WHEREAS Council deems it in the public interest to provide limited exemptions to the floodplain building regulations,

NOW THEREFORE the Council of the Village of Salmo, in open meeting assembled, ENACTS AS FOLLOWS:

1. (1) This Bylaw may be cited as the "**FLOODPLAIN REGULATIONS AMENDMENT BYLAW.**"

#### AMENDMENT

2. (1) Building Bylaw (2005) is hereby amended by adding *Schedule "B" Floodplain Construction Level Exemptions*, attached to and forming part of this Bylaw, to Building Bylaw (2005).

#### ENACTMENT

5. (1) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.  
(2) This Bylaw shall come into full force and effect on final adoption.

READ A FIRST TIME  
READ A SECOND TIME  
READ A THIRD TIME  
RECONSIDERED AND FINALLY ADOPTED

this 13<sup>th</sup> day of November, 2007  
this 11<sup>th</sup> day of December, 2007  
this 11<sup>th</sup> day of December, 2007  
this 12<sup>th</sup> day of February, 2008

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Mayor

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Village Clerk

Certified a true copy of Bylaw #594, as adopted.

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Village Clerk

## THE CORPORATION OF THE VILLAGE SALMO

### Schedule "B"

## Floodplain Construction Level Exemptions

The following types of developments are exempted from the Flood Construction Levels specified in "Village of Salmo Floodplain Management Bylaw No. 382, 1994," subject to the following conditions:

1. A renovation of an existing building or structure that does not involve an addition thereto.
2. An addition to a building or structure at the original non-conforming floor elevation that would increase the size of the building or structure by less than twenty-five (25) percent of the ground floor area, excluding decks, carports, or garages, existing at the date of the adoption of *Village of Salmo Floodplain Management Bylaw No. 382, 1994*, provided that the degree of non-conformity regarding setback from the relevant water course is not increased.
3. That portion of a building or structure to be used as a carport, garage, or entrance foyer, porches, domestic greenhouses, and storage buildings not used for the storage of goods damageable by floodwaters.
4. Recreation shelters, stands, campsite washhouses, and other outdoor facilities susceptible to only marginal damage by floodwaters.
5. Basements may be constructed within buildings located within a flood hazard zone (Bylaw #382, section 6.1) provided that applicable engineering requirements relating to the floodplain hazard are satisfied, and
  - a) the entry points, such as windows and doors, for flood waters or debris flow materials are located above the flood construction levels specified for the applicable flood hazard zone in Bylaw #382, and
  - b) the building foundation is constructed to withstand the hydrostatic forces during an inundation up to the flood construction levels specified for the applicable flood hazard zone in Bylaw #382.