



Properties with Water Courses

For Building Permits

The District of Mission has a **Flood Plain Management Bylaw** that contains information regarding required setbacks from water course and minimum flood construction levels for certain bodies of water. The minimum setback from high water mark from a creek or pond is 15 meters (49 feet). These water courses may or may not be on neighboring properties. A survey may be required to establish the high water mark and setback from home or proposed home or building. There is also a requirement that a house with a slab on grade or the underside of the floor joists which sit on a foundation must be 1.5 meters (5 feet) above the high water mark of the water course or pond. The Flood Plain Bylaw also contains minimum flood construction levels and setbacks for certain bodies of water which are named in the Bylaw. These requirements are required to be reviewed by the applicant prior to submitting their application. The Bylaw is available on the District of Mission website www.mission.ca .

The Province also has regulations regarding setbacks from water courses and ponds which are found in the Provincial **Riparian Area Regulations**. These regulations are also applicable when a building application for a permit submission is made. The basic setback in the Riparian Area Regulation is 30 meters (100 feet) from the high water mark. This setback may be reduced if a qualified environmental professional (QEP) provides an assessment in accordance to the Riparian Area Regulation. This report must be filed with the Province establishing a new setback from the water course or pond. This process is not regulated by the District of Mission.

NOTE: The requirements for the Flood Plain Management Bylaw & Riparian Area Regulations may differ; however, the most restrictive will apply

The District adopted a new **Official Community Plan** in early January 2018, which contains Development Permit Area maps. All of Mission is included in the Development Permit area map for water courses and hazardous lands. All new Riparian Area Regulation Reports require a Development Permit with the Planning Department.

Links:

Flood Plain Management Bylaw

<https://www.mission.ca/wp-content/uploads/Floodplain-Management-4027-2007.pdf>

Riparian Area Regulations

<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/riparian-areas-regulation>

Official Community Plan

https://www.mission.ca/wp-content/uploads/2018-03-05-Mission-OCP-reduced_FINAL-1-Optimized.pdf