



Policies & Procedures Manual

Policy No. 7.5 (BP- Natural Hazards)

Natural Hazards

Mitigation

The Board of the SLRD recognizes that there are assets and values within its boundaries that are at risk of damage from natural hazards. The SLRD is prepared to plan for, respond to and recover from the impacts of these hazards as required by the Emergency Program Act and regulations, and to ensure that provisions of the Land Title Act (Section 86) are complied with in future developments.

However, hazard mitigation that involves the forecasting and monitoring of hazards and the development of engineering works to mitigate the impacts of the hazard is clearly the responsibility of the senior levels of government (see table below). This responsibility is associated with the level of professional staff required to forecast and monitor hazards and the significant investment required to develop engineering works, both of which are beyond the capacity of local government.

Based on legislative review, the SLRD holds to the position that hazard mitigation is the direct responsibility of the Province of BC. Therefore, the SLRD is not prepared to financially participate in any costs associated with minimizing risk from natural hazards through mitigation works.

Building Permits

Pursuant to section 56(2) of the Community Charter, it is within the discretion of the SLRD Building Inspector to require a building permit applicant (owner) to provide a site-specific Geotechnical Report certifying that the site may be used safely for the use intended or could be made safe by the owner through mitigation measures specified by the expert and carried out by the owner, along with any other requirements, and based on specific information pertaining to this particular site. In this situation, the SLRD requires qualified professionals to address the hazard issue to ensure that the property is "safe for intended use". This means that remediation work, if required, is undertaken under the supervision and recommendation of an Engineers & Geoscientists of BC registered engineer.

As well, prior to issuing a building permit, it is within the discretion of the SLRD Building Inspector to require the owner to sign a Save Harmless Covenant for registration at the Land Title Office against title of the property. By signing the Save Harmless Covenant, the owner indemnifies the SLRD as well as acknowledges that the owner will follow through with the mitigative measures outlined in the Geotechnical Report (if any) to ensure a safe building site. In this way, the owner takes the responsibility of building in a known hazard area and must comply with the measures outlined in the Geotechnical Report.

As part of the final inspection process, the SLRD requests follow-up and sign off by the Geotechnical Engineer to ensure that the works were completed in compliance with the Geotechnical Report.

As well, it is within the discretion of the SLRD Building Inspector to request a peer review of any geotechnical report that is submitted by an owner as part of this process.

Approving Authority: Board	Page 1 of 2
Policy Name: Natural Hazards	Policy No: 7.5
Date of Approval: November 28, 2011	Dates of Amendment: October 23, 2019
Policies Superseded: N/A	Related Enactments:

Relevant BC government legislation and programs respecting natural hazards:

BC MoE – Ministry of Environment,
 BC MoTI – Ministry of Transportation and Infrastructure,
 BC MoCSCD – Ministry of Community, Sport, and Cultural Development,
 BC MoFLNRO – Ministry of Forest, Lands, and Natural Resource Operations,
 EMBC – Emergency Management British Columbia,
 Local Government - Local Authorities, Regional District, Municipality, City, Town, etc.

	Notes	Agency	Hazard	Aspect
1.	Agreement respecting floodplain mapping in BC	BC MoE	Flooding	Identification
2.	Sect. 82–85 Land Titles Act	BC MoE	Flooding Erosion	Management
3.	Sect. 86 Land Titles Act	BC MoTI Local Government	All All	Management Management
4.	Municipality Enabling and Validating Act	BC MoCSCD	Flooding	Management
5.	Local Government Act Sect. 945, community plans Local Government Sect. 952, rural land use Local Government Sect. 970, non-conforming Local Government Sect. 976, development permit Local Government Sect. 978, tree cutting	BC MoCSCD	All All All All	Management Management Management Management
6.	Local Government Sect. 969, floodplain elevation	BC MoCSCD BC MoE	Flooding	Management
7.	Local Government. 734, geotechnical report	Building inspector	All	Management
8.	Land Act Sect. 8 (inter-agency referral)	BC MoFLNRO	All	Management
9.	Dyke Maintenance Act	BC MoE	Flooding	Mitigation
10.	Flood Protection Program River Protection Assistance Program Fraser River Flood Control Program	BC MoE	Flooding Flooding Flooding	Mitigation Mitigation Mitigation
11.	Disaster Financial Assistance Program Environment Management Act	EMBC BC MoE	Flooding/landslide All	Response/recovery Response

Approving Authority: Board	Page 2 of 2
Policy Name: Natural Hazards	Policy No: 7.5
Date of Approval: November 28, 2011	Dates of Amendment: October 23, 2019
Policies Superseded: N/A	Related Enactments: