

THE CORPORATION OF THE
CITY OF NEW WESTMINSTER
BY-LAW NO. 5095, 1978

A By-law to further regulate lands
officially designated as flood plain

WHEREAS the *Municipalities Enabling & Validating Act R.S.B.C. 1960, c. 261* requires that any municipal by-law adopting or amending a zoning by-law relating to lands described in Schedule AA--Flood Plain Map of the official regional plan of the Lower Mainland Regional Planning Board requires the approval of the Minister of Municipal Affairs & Housing;

AND WHEREAS the Minister has approved *Zoning Amendment By-law No. 5088, 1978* on the understanding that a statement of the regulations contained herein be made by by-law;

AND WHEREAS the First Capital City Development Limited is aware of and consents to the passage of this By-law;

NOW THEREFORE the City Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This By-law shall be cited for all purposes as *Flood Plain By-law No. 5095, 1978*.
2. All parcels of land which are both:
 - (a) zoned by *Zoning Amendment By-law No. 5088, 1978*; and
 - (b) described in Schedule AA--Flood Plain Map of the official regional plan of the Lower Mainland Regional Planning Board;are called herein the "Lands".
3. No building or any part thereof shall be constructed, reconstructed, moved or extended anywhere on the Lands with the underside of the floor system of any area used for habitation, business or storage of goods damageable by flood waters, lower than an elevation which would be described by an even gradient from four point one five (4.15) metres G.S.C. datum at the Queensborough Railway Bridge to four point four (4.4) metres G.S.C. datum at the Patullo Bridge.
4. If anywhere on the Lands landfill is used to achieve the required elevation, the face of the landfill slope shall be adequately protected against erosion from flood waters.

Adopted October 16, 1978