

## Proposed Amendments to the Official Community Plan and Zoning Bylaw

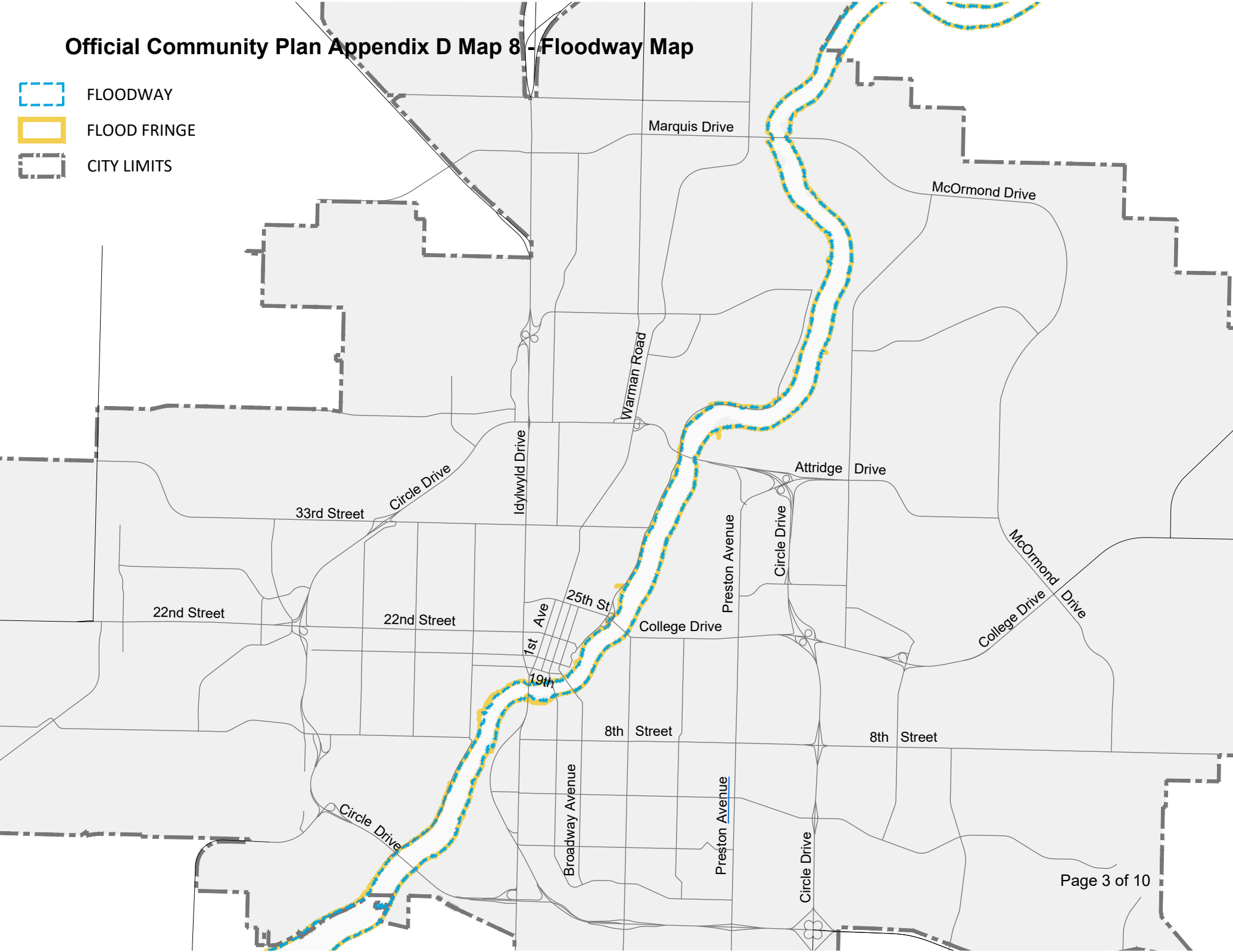
### Proposed amendments to the Official Community Plan

<b>Section J.4.4 Flood Hazard Areas</b>		
Existing	Proposed	Rationale
<p>Development within the South Saskatchewan River flood hazard area is regulated to prevent injury and loss of life, and to minimize property damage.</p> <p>(1) Flood hazard areas will be defined and regulated in accordance with the Flood Damage Reduction Program, in cooperation with the Water Security Agency.</p> <p>(2) A two-zone flood management policy will be utilized where the flood hazard area is divided into the floodway and the flood fringe. Development is prohibited within the 1:500 year flood elevation of the South Saskatchewan River, and limited development is permitted within the flood fringe zone, provided proper flood proofing to an elevation 0.5 metres above the 1:500 year flood elevation is incorporated.</p> <p>(3) The Zoning Bylaw shall contain provisions for a flood hazard area overlay zoning district, including appropriate maps delineating the floodway and the flood fringe. The Zoning Bylaw shall also establish standards for flood proofing measures.</p> <p>(4) No alterations or additions shall be performed on existing buildings or structures contained within the floodway or flood fringe zones, without incorporating</p>	<p>Replace “flood hazard areas” to “flood plain” throughout this section.</p>	<p>To reflect the definitions provided in <i>the City of Saskatoon Flood Mapping Study</i> and the <i>Statements of Provincial Interests</i>.</p>

<p>appropriate flood proofing measures, and subject to the relevant sections of The Planning and Development Act, 2007, dealing with nonconformity.</p> <p>(5) In general, lands contained within the flood hazard area are to be used for public open space.</p> <p>(6) Development may be permitted within the flood hazard area in Direct Control District 1 (South Downtown Area), subject to the approval of the provincial government and the use of appropriate flood proofing measures</p>		
<p><b>Appendix A Definitions</b></p>		
<p>flood hazard area – The area that would be covered by flood waters in a 1:500 year flood event.</p> <p>flood fringe – The area between the floodway and the flood hazard area boundary, which would be covered by flood waters during a 1:500 year flood event, but not during a 1:100 year flood event.</p> <p>floodway – The area that would be covered by flood waters during a 1:100 year flood event, within which the majority of the flood waters will flow. The flood depths and water velocities are generally higher than those experienced in the flood fringe.</p>	<p>Rename “flood hazard area” to “flood plain”</p> <p>flood fringe - means the portion of the flood plain inundated by the 1:500 year flood that is not floodway.</p> <p>flood plain – means the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.</p> <p>floodway - means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre, or meet or exceed a velocity of one metre per second.</p>	<p>To reflect the definitions provided in <i>the City of Saskatoon Flood Mapping Study</i> and the <i>Statements of Provincial Interests</i>.</p>
<p><b>Appendix D Maps</b></p>		
	<p>Add Floodway map The source of the linework is provided in the <i>City of Saskatoon Flood Mapping Study</i>.</p>	<p>To meet the conditions required by the Ministry of Government Relations</p>

# Official Community Plan Appendix D Map 8 - Floodway Map

-  FLOODWAY
-  FLOOD FRINGE
-  CITY LIMITS



Proposed Amendments to the Zoning Bylaw

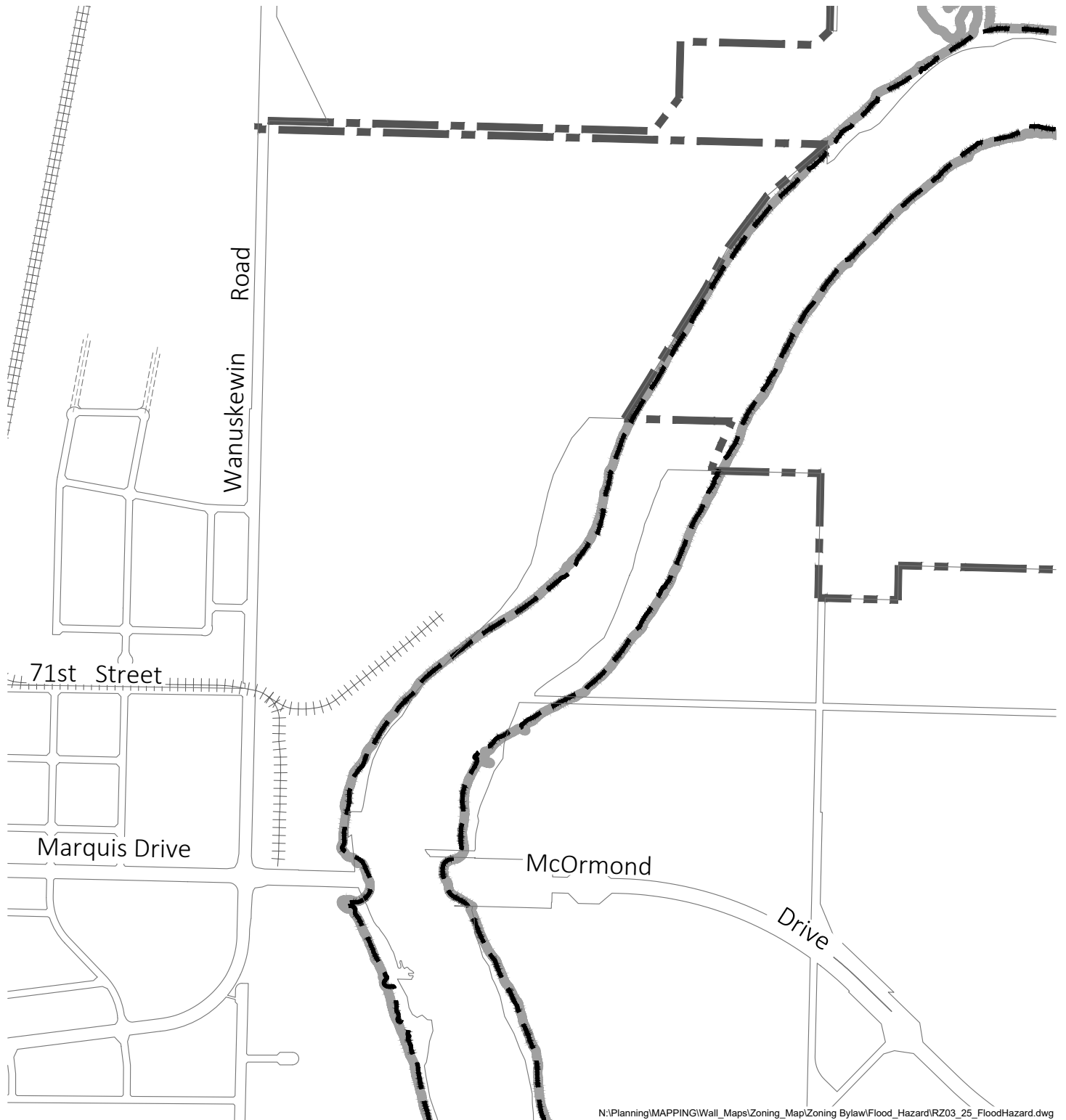
Existing	Proposed	Rationale
<b>4.3.5 Development Permit Application Process</b>		
(5) A decision of the Development Officer to deny or revoke a development permit shall be in writing and a copy of the decision shall be sent to the applicant.	4.3.5 (5) - Remove “or revoke”	To meet the conditions required by the Ministry of Government Relations
<b>4.3.6 Revocation of a Development Permit</b>		
The Development Officer may revoke a development permit where: (a) the development permit has been issued in error;  (b) an approved development is not being developed or operated in compliance with this Bylaw, or in compliance with the standards and conditions specified in the development permit.	Repeal	To meet the conditions required by the Ministry of Government Relations
<b>15.1 FP - Flood-Plain Overlay District</b>		
	Add a section for definitions for the purpose of the Floodplain Overlay District for: flood fringe, flood plain, and floodway.	To reflect the definitions provided by Water Security Agency and the <i>Statements of Provincial Interests</i> .
(4) For the purposes of this Bylaw appropriate flood proofing measures shall mean:  (a) all buildings shall be designed to prevent structural damage by floodwaters;  (b) the first floor of all buildings shall be constructed above the designated flood level;	Replace “designated flood level” in (b) and (c) with “designated safe building elevation as established and provided by the Water Security Agency”.	To reference the Water Security Agency which is the agency that establishes the safe building elevations for development in the Flood Plain Overlay District.

<p>(c) all electrical and mechanical equipment within a building shall be located above the designated flood level.</p>		
<p><b>Appendixes</b></p>		
	<p>Add Appendix F – Flood Mapping The source of the linework is provided by the Water Security Agency.</p>	<p>To meet the conditions required by the Ministry of Government Relations</p>


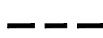

# Zoning Bylaw - Appendix F Flood Hazard Maps

## Flood Hazard Map 1

Appendix F





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-  Flood Fringe
-  Floodway
-  City Limits

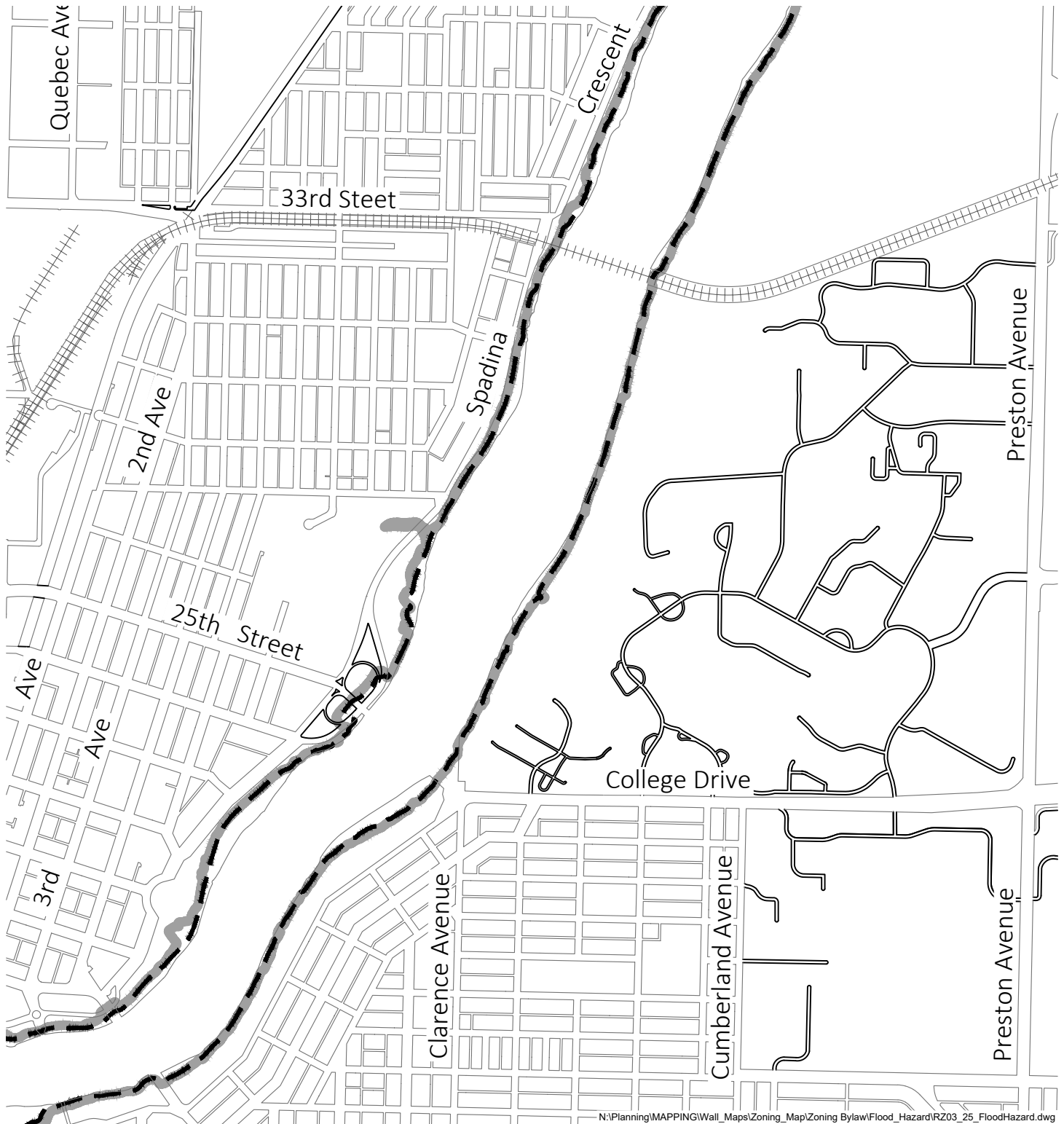
**Flood Hazard**  
**Map 2**





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-  Flood Fringe
-  Floodway

# Flood Hazard Map 3



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-  Flood Fringe
-  Floodway



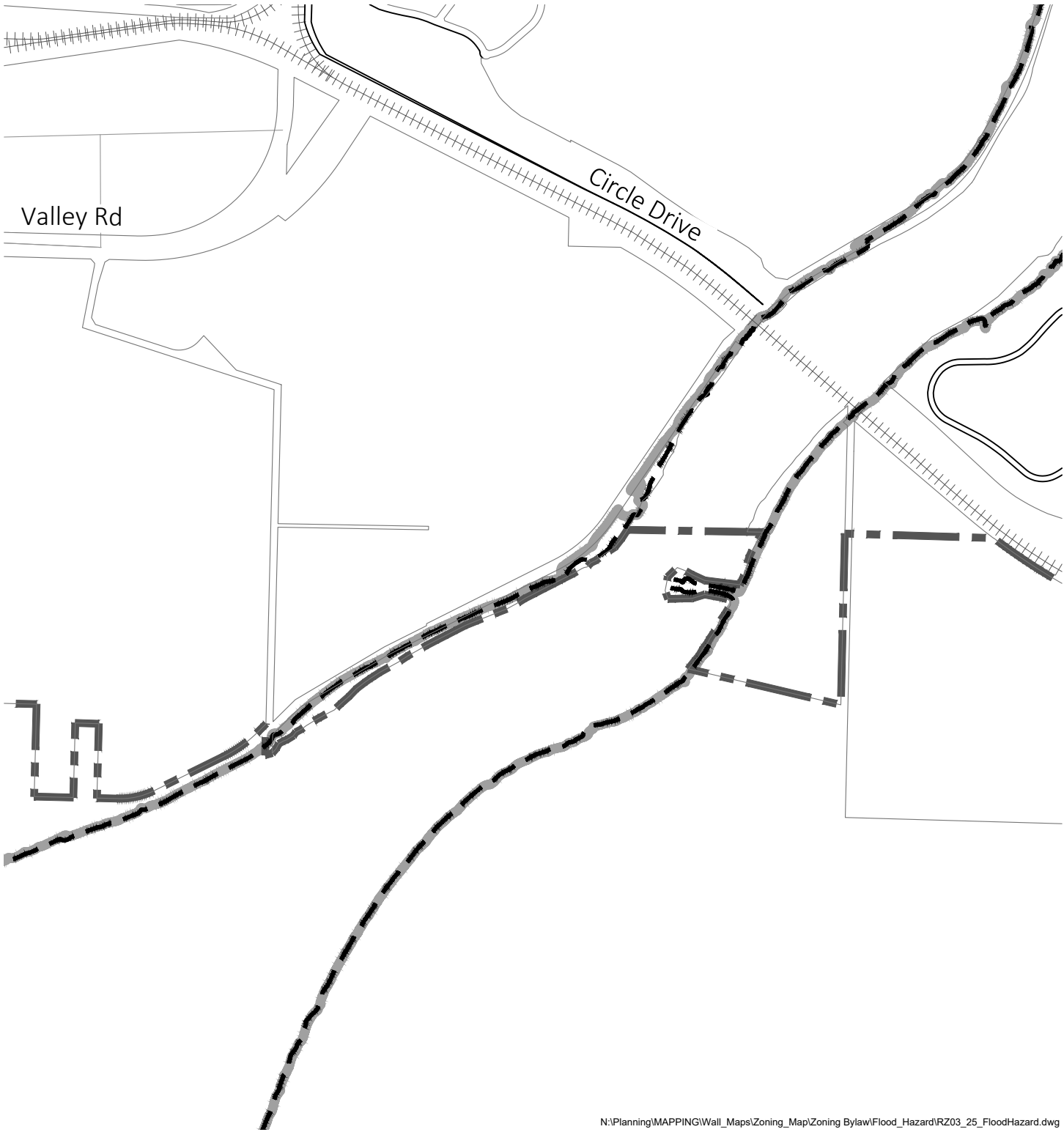
# Flood Hazard Map 4



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- Flood Fringe
- - - Floodway
- City Limits

# Flood Hazard Map 5



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- Flood Fringe
- - - Floodway
- · - City Limits