

BYLAW NO. 2019-65

THE REGINA ZONING 2019 AMENDMENT BYLAW (No. 3)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Schedule A of Bylaw 2019-19 being *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.
- 2 Chapter 8 is amended by adding the attached Part 8N FF – Floodway Fringe Overlay Zone following Part 8M – LA Lane Access Overlay Zone.
- 3 Chapter 9 – Maps is repealed and the attached Chapter 9 – Maps substituted.
- 4 This Bylaw comes into force on the date of approval by the Minister of Government Relations.

READ A FIRST TIME THIS 29th DAY OF January 2020.

READ A SECOND TIME THIS 29th DAY OF January 2020.

READ A THIRD TIME AND PASSED THIS 29th DAY OF January 2020.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2020.

Ministry of Government Relations

Approved as to form this _____ day of _____, 20____.

City Solicitor

PART 8N

FF – FLOODWAY FRINGE OVERLAY ZONE

8N.1 INTENT

- (1) The Floodway Fringe Overlay zone is intended to:
 - (a) reduce flood losses by prescribing performance regulations and special review procedures for the development of residential and non-residential structures; and
 - (b) allow development that complies with relevant flood proofing regulations.
- (2) The Floodway Fringe Overlay zone implements, in part, the floodplain concepts specified by the *Official Community Plan*.
- (3) The zone boundaries are amended from time to time subject to approval by the applicable agency of the Province of Saskatchewan. Nothing in this Bylaw shall be construed as warranting that the areas outside the Floodway and Floodway Fringe Overlay Zone boundaries, or land uses permitted within those zones, shall be free from flooding or flood damage.

8N.2 APPLICATION

- (1) The Floodway Fringe Overlay zone shall apply to all areas of the City identified under the Canada/Saskatchewan Flood Damage Reduction Program, and located within the floodway fringe of the Wascana Creek, Pilot Butte Creek, North Storm Channel, South Storm Channel and Chuka Creek.
- (2) The regulations, standards, and requirements prescribed in Part 8N apply to all land uses and developments in the Floodway Fringe Overlay zone.
- (3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.
- (4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

- (5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.
- (6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8N.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY LAND USES

- (1) Permitted uses in the underlying zone are also permitted in this zone.
- (2) Discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8N.4 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply to this zone.

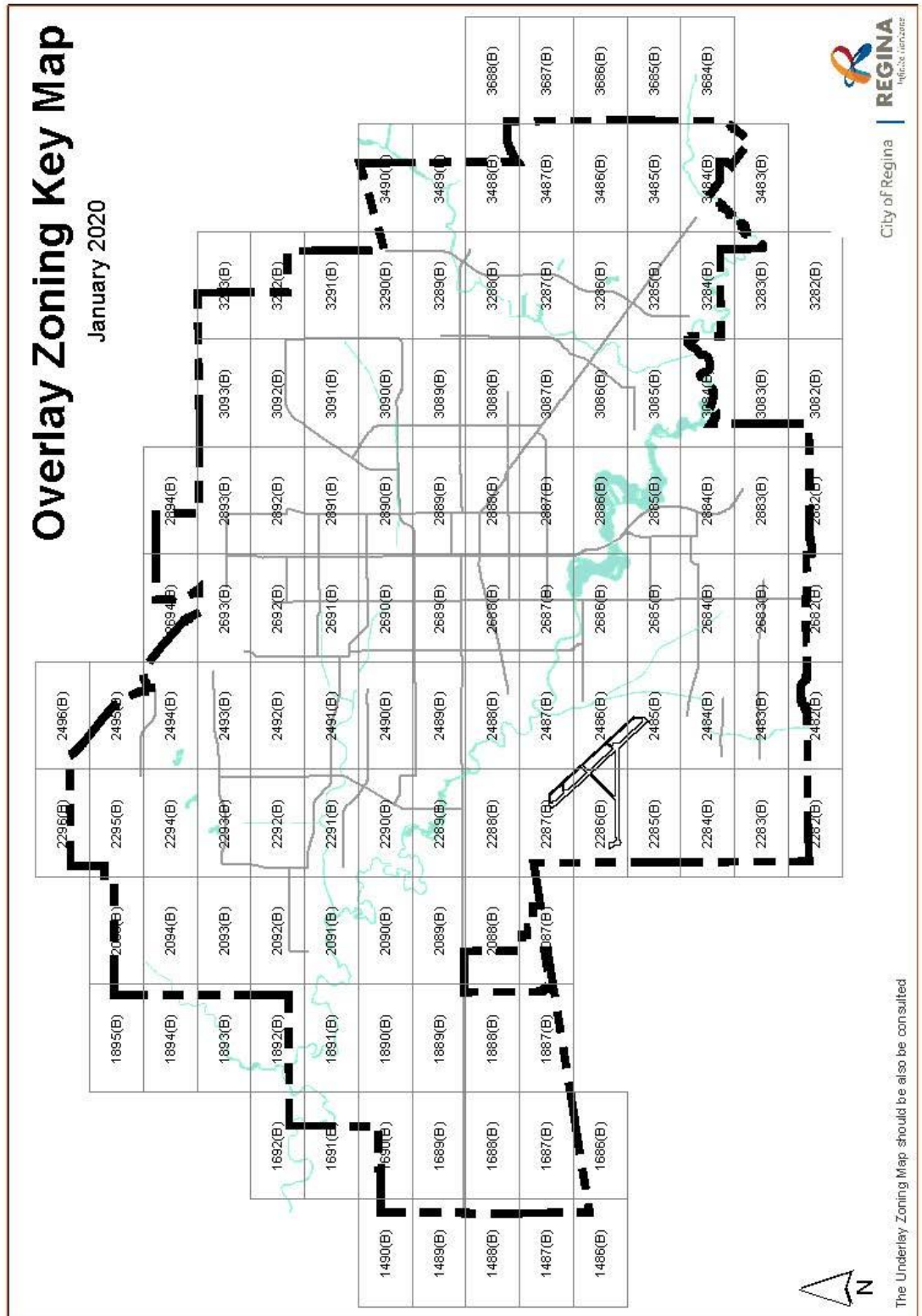
8N.5 ADDITIONAL REGULATIONS

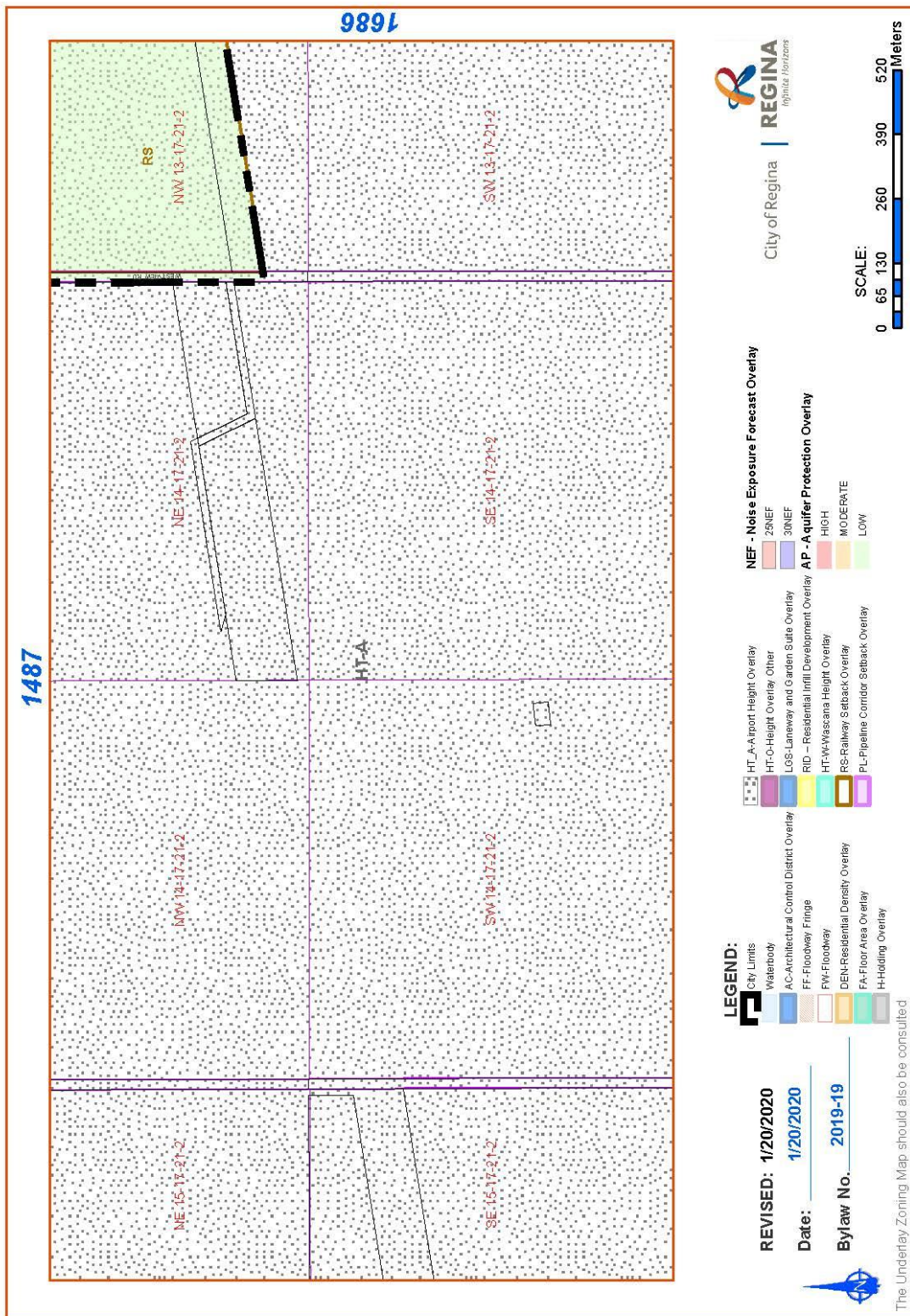
All developments in this zone shall comply with the flood proofing regulations in the Building Bylaw.

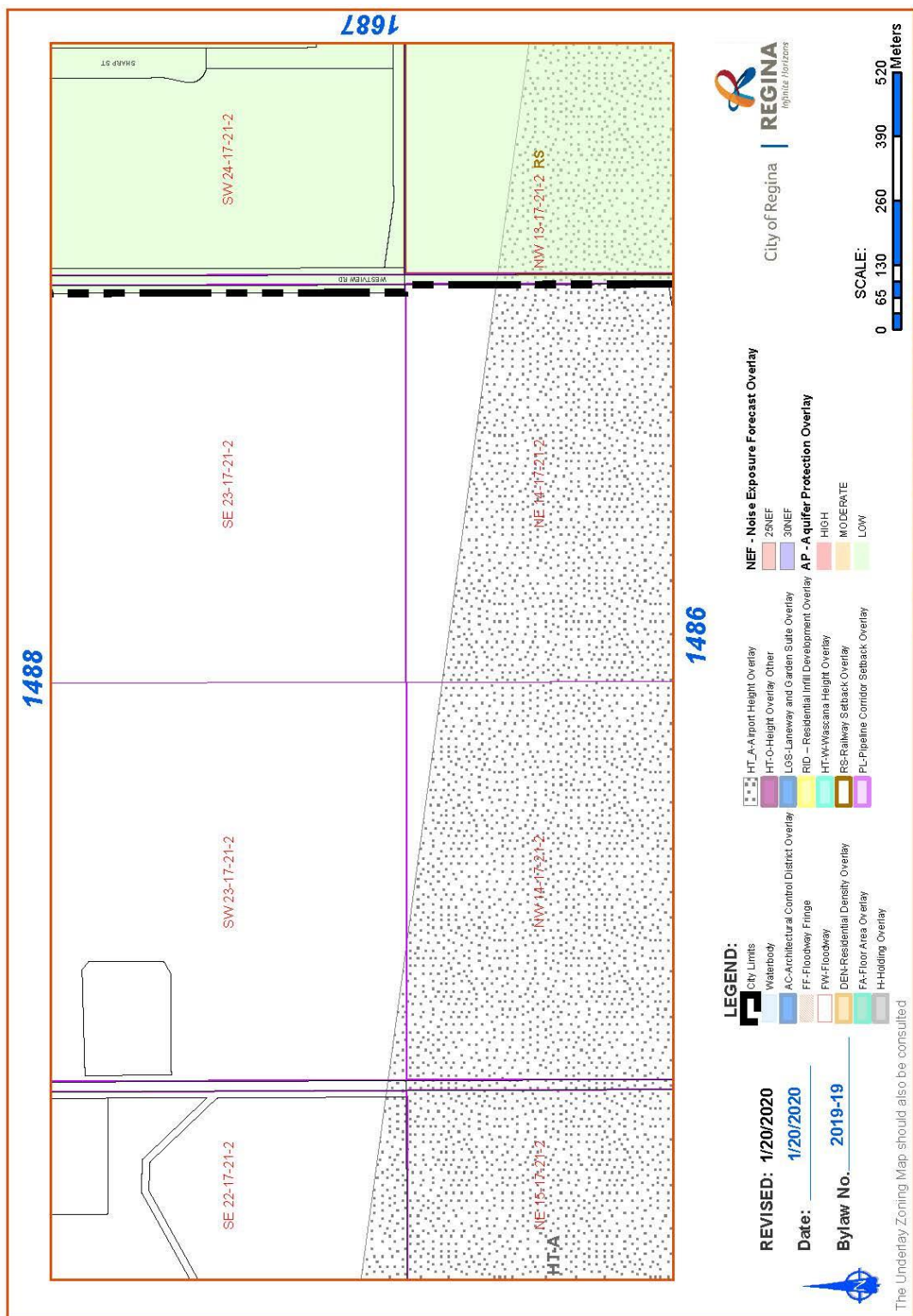
9 ZONING MAPS

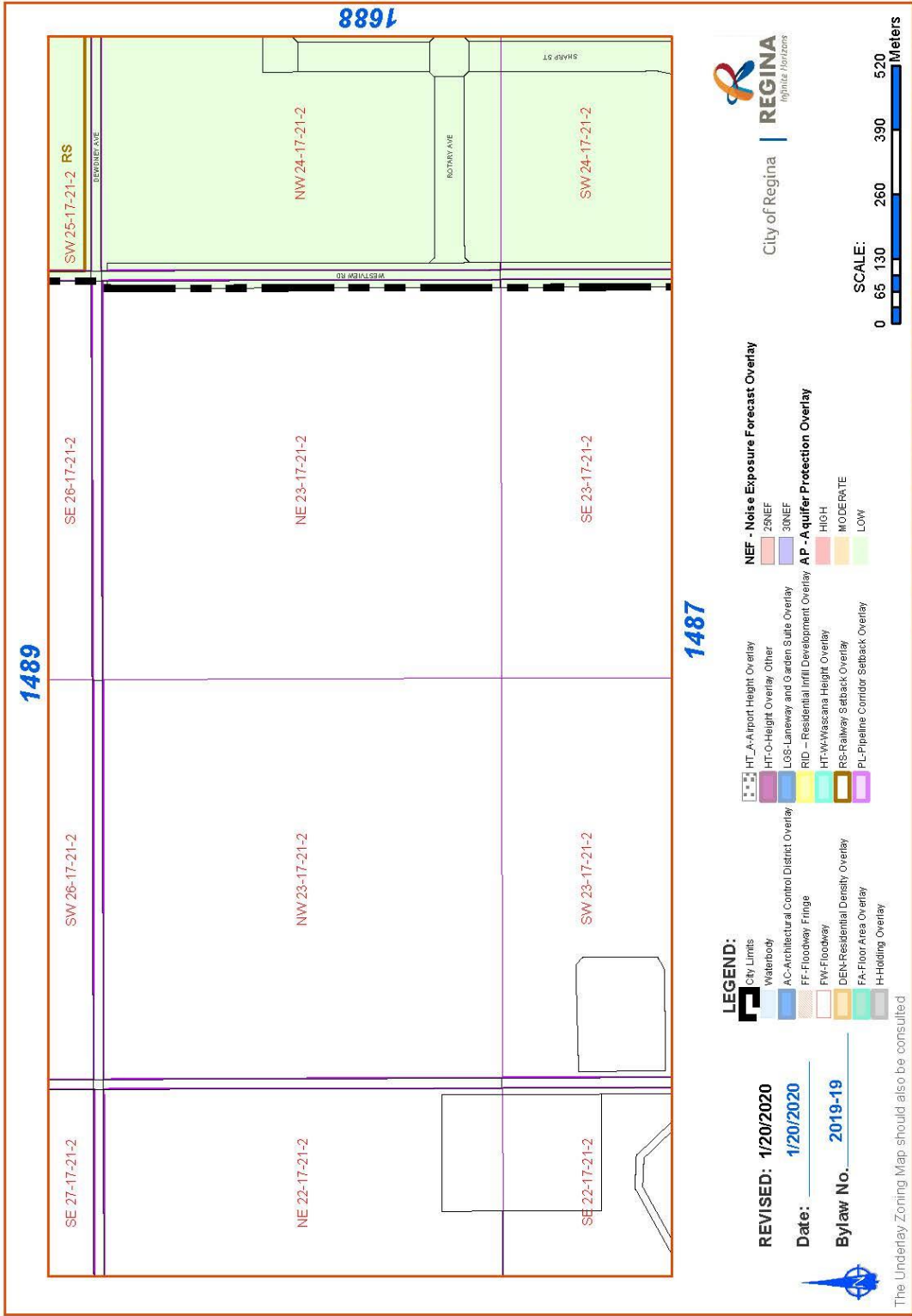
PART 9A ZONING MAPS

The land use zones established in Chapter 3 to Chapter 8 and their boundaries within the city are shown on the series of maps in this Chapter.

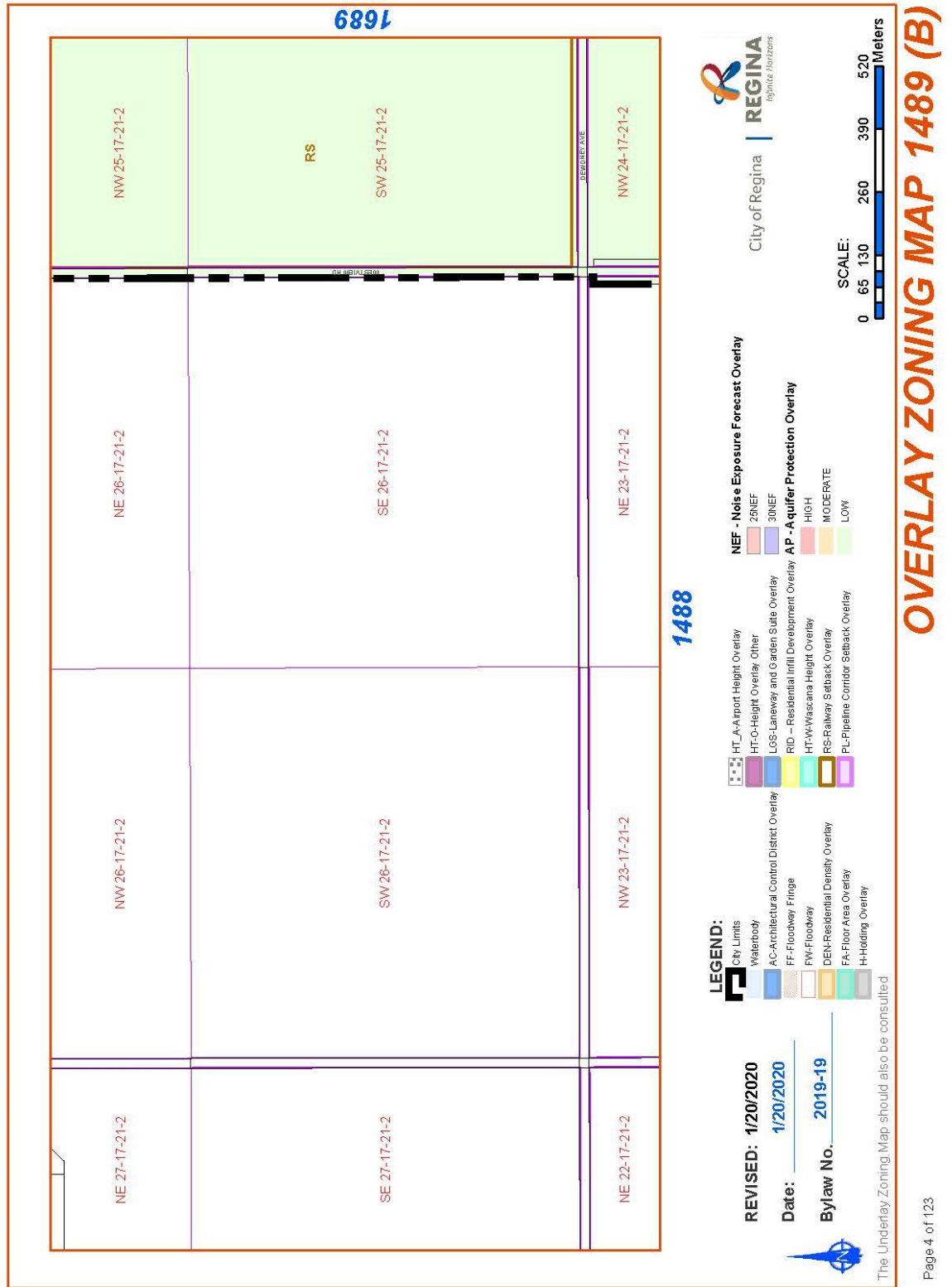


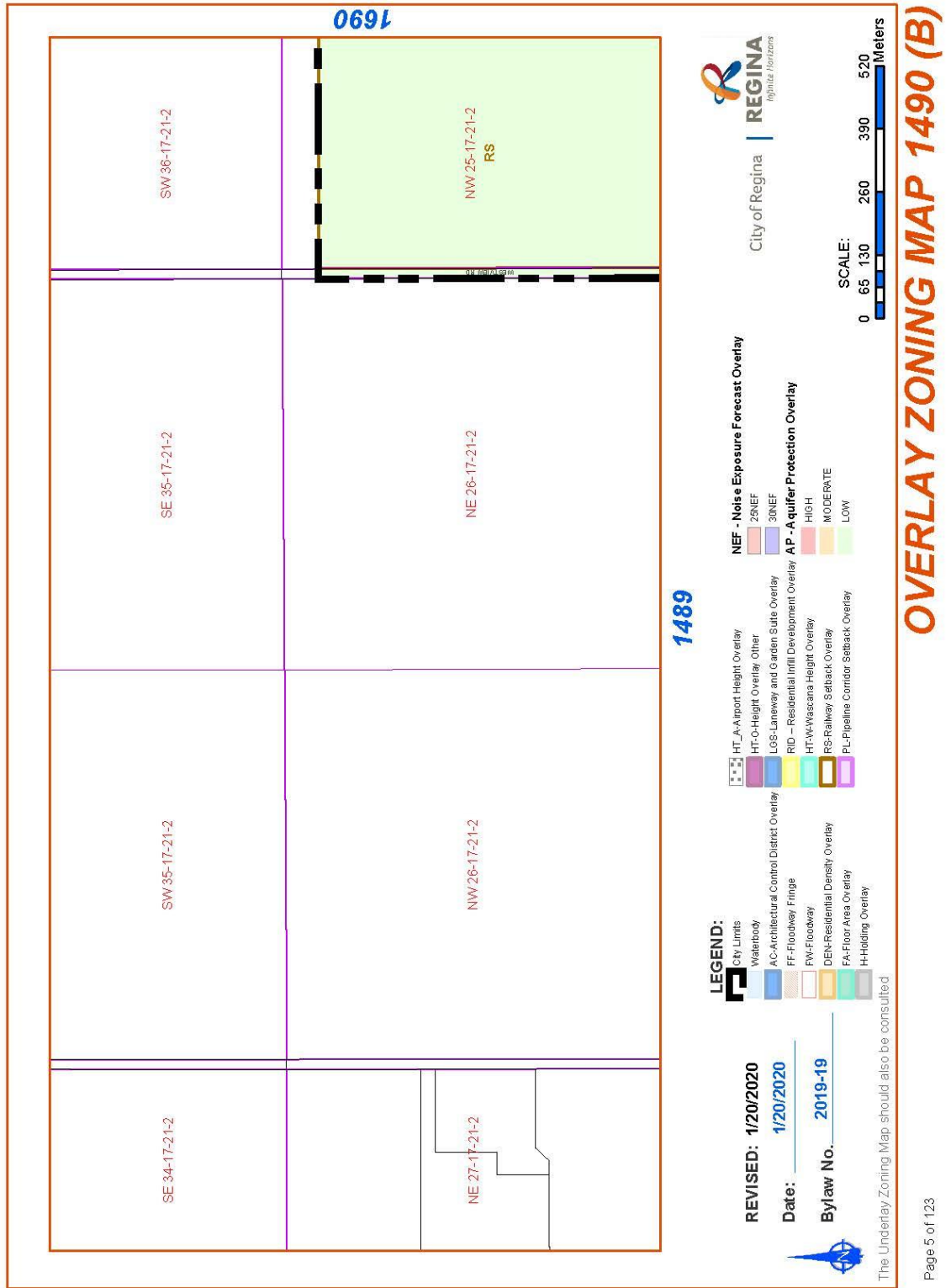


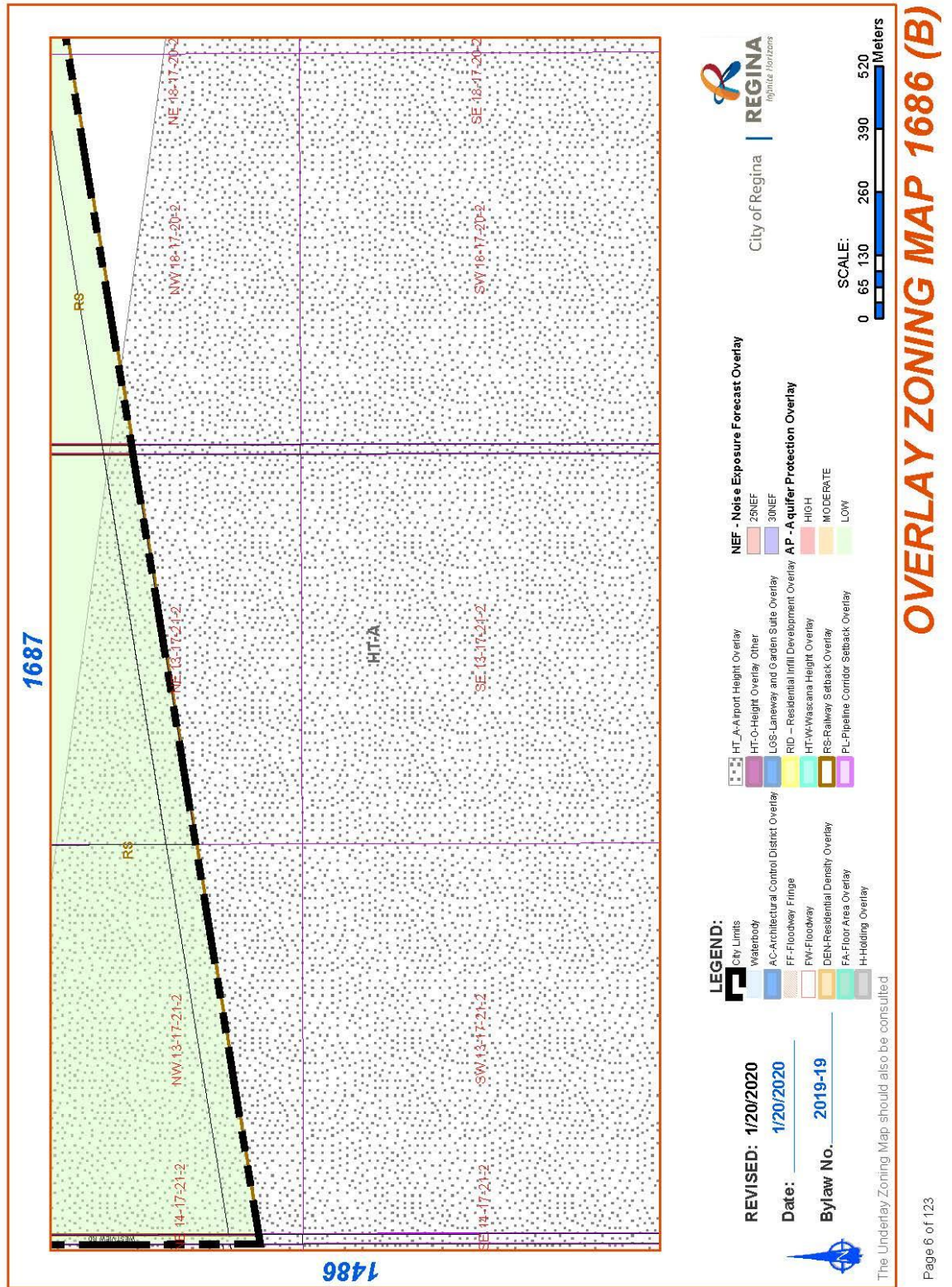




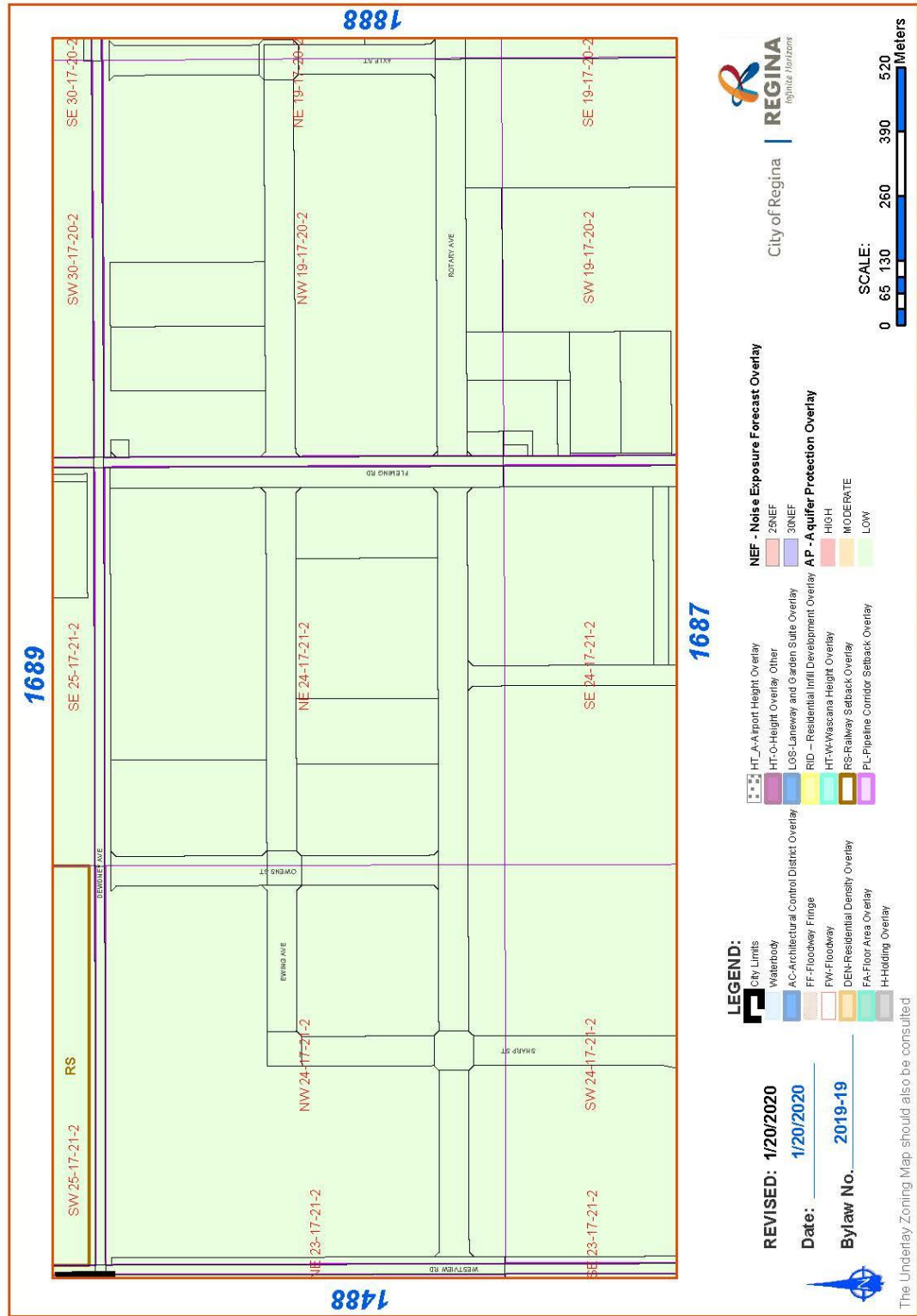
OVERLAY ZONING MAP 1488 (B)

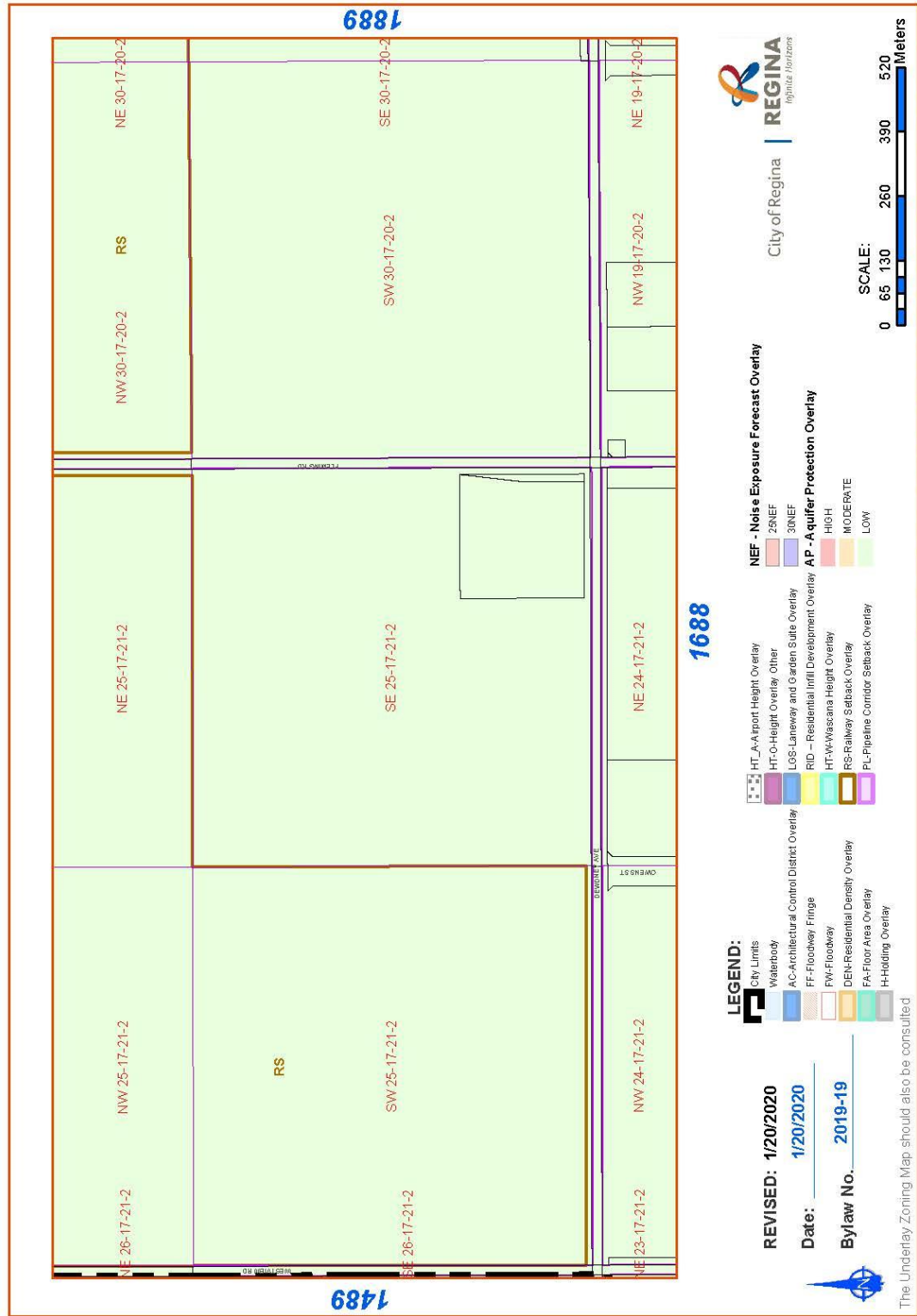


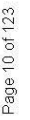


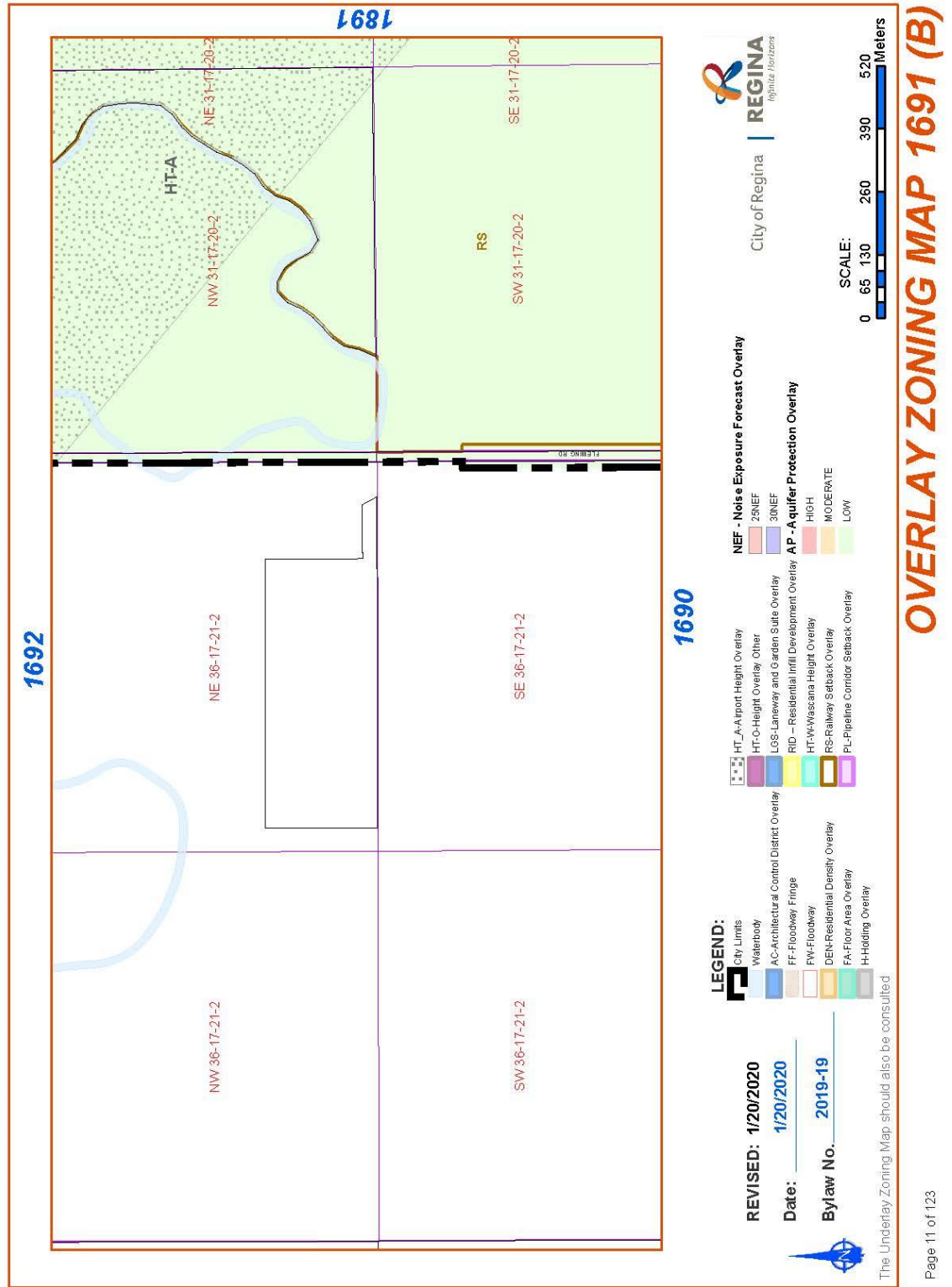


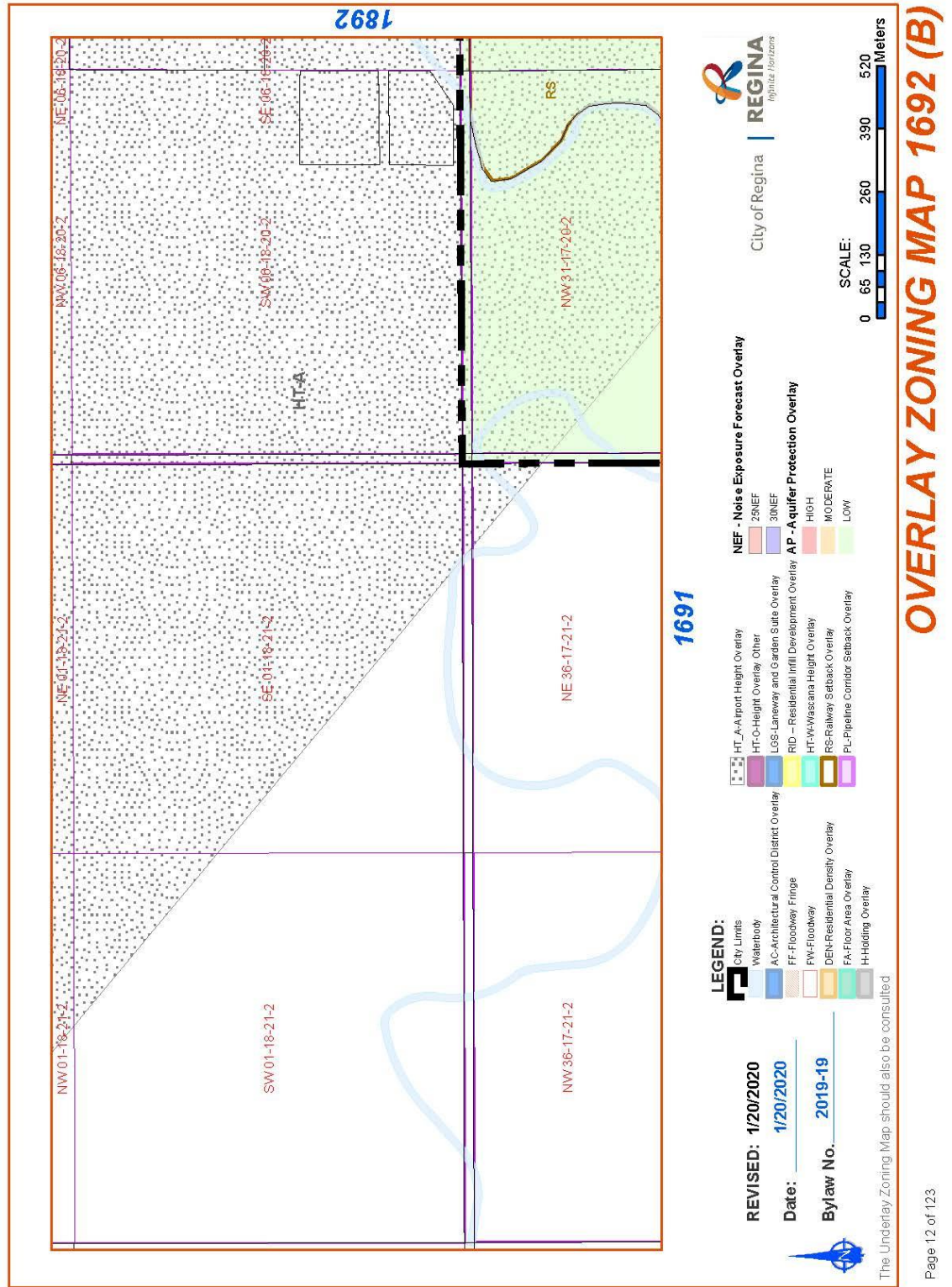


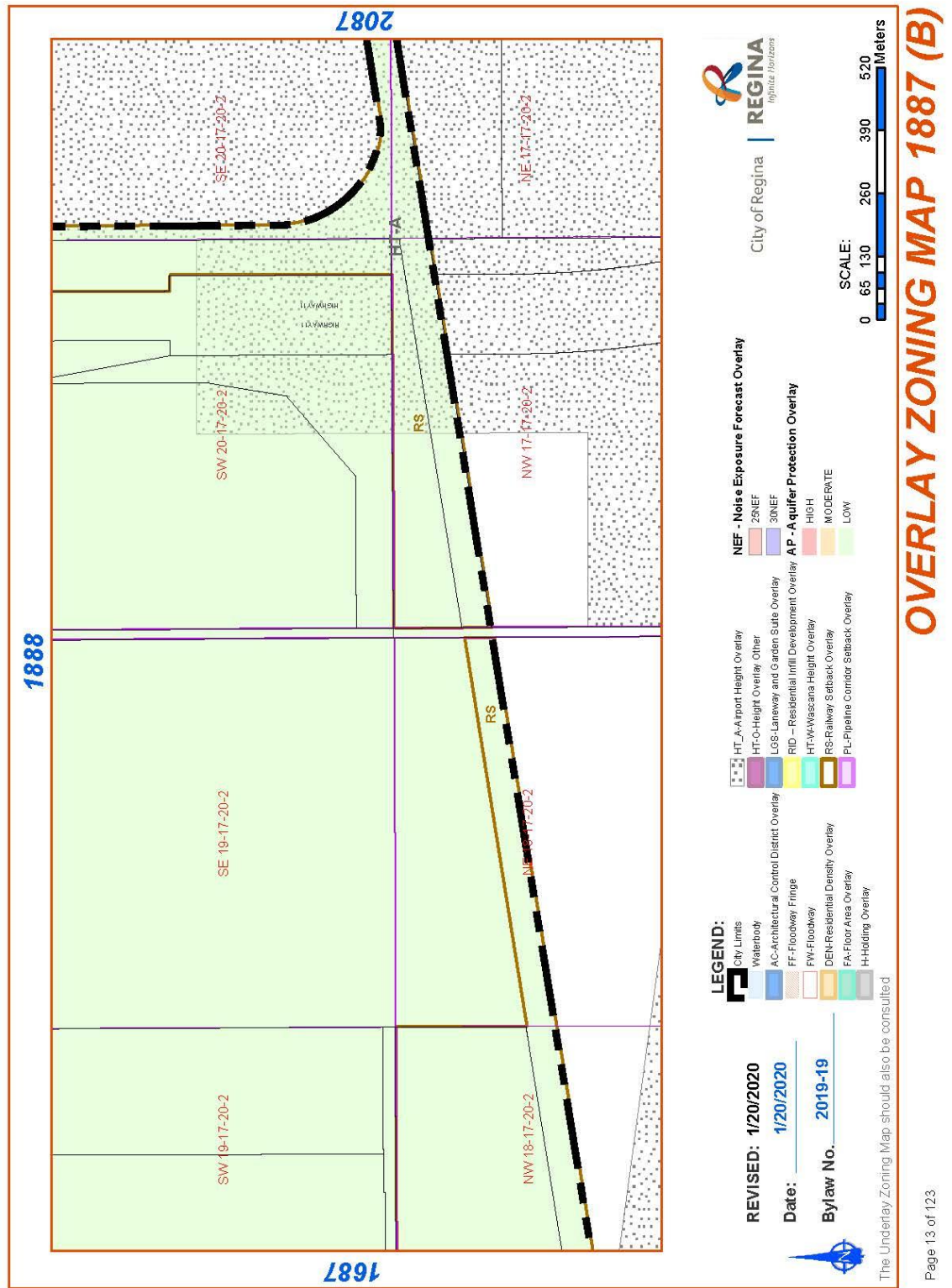


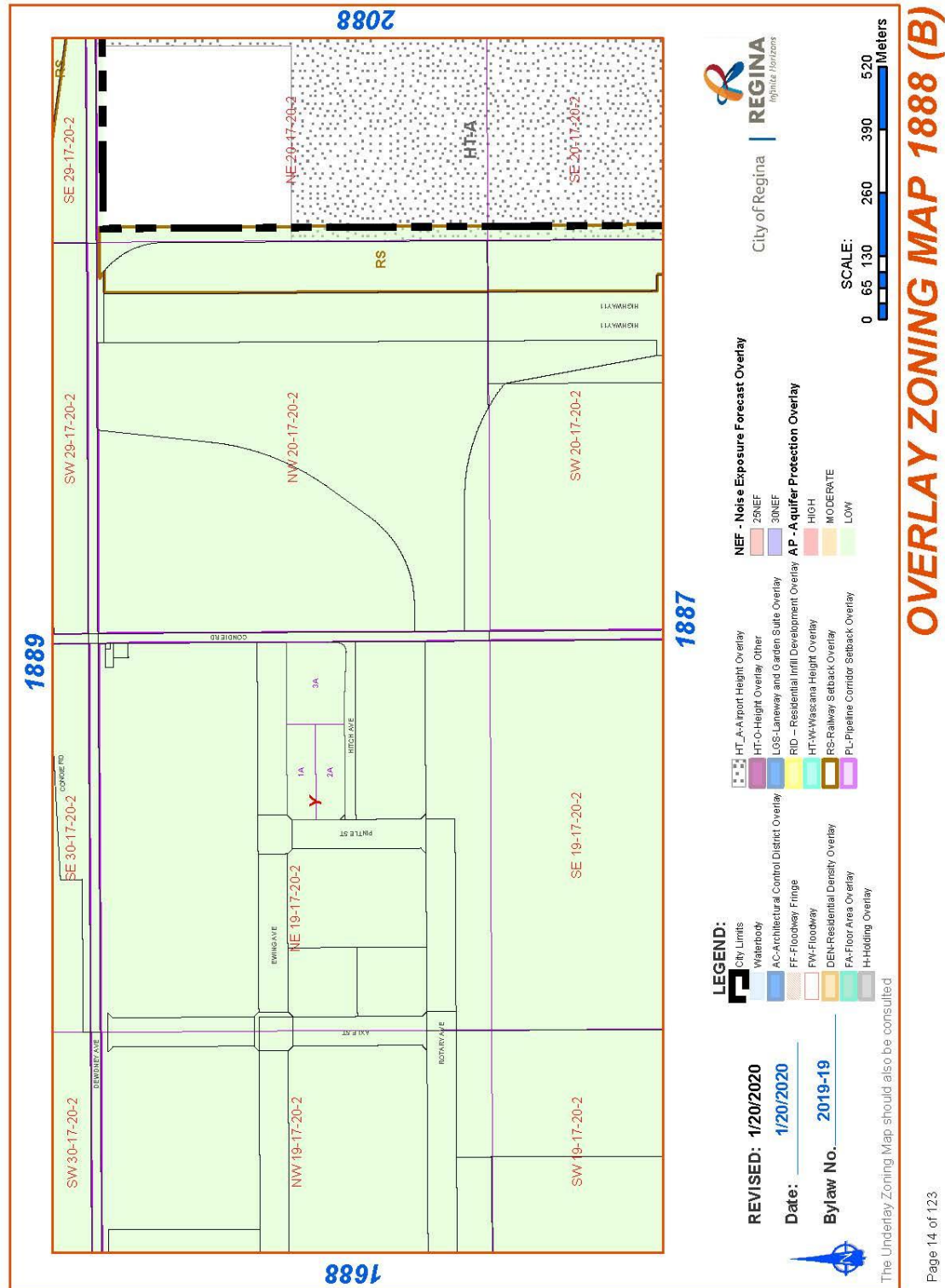




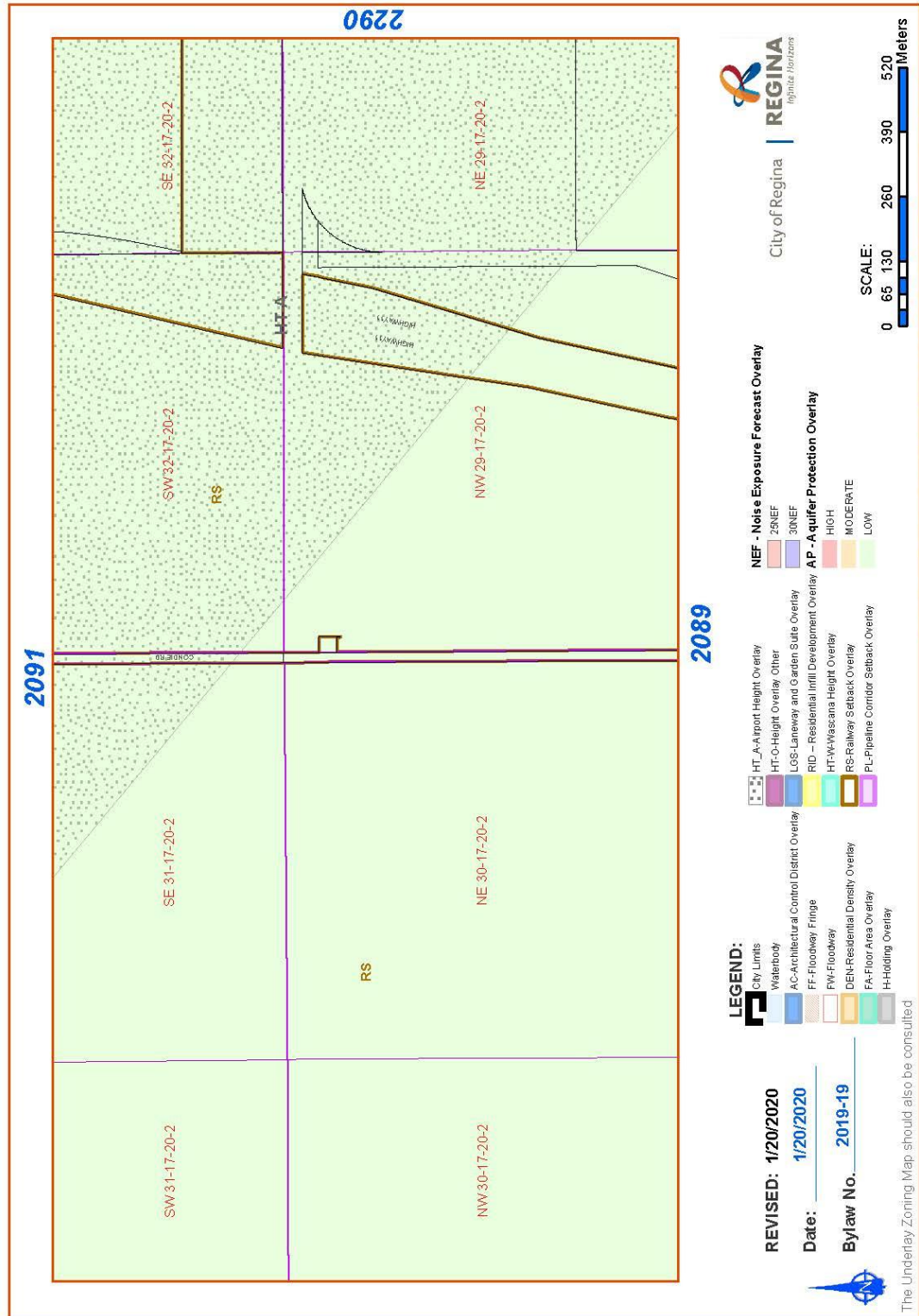


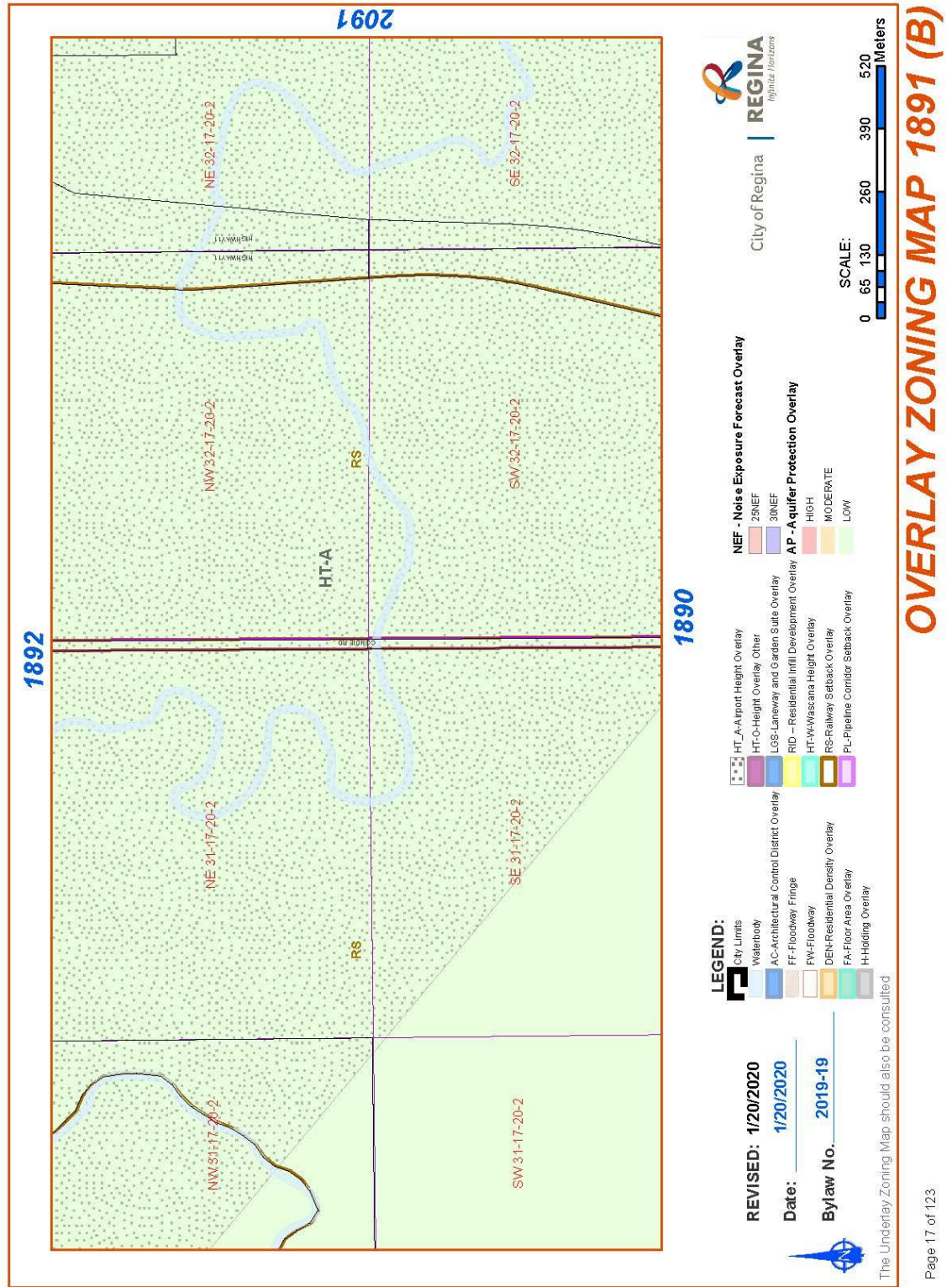


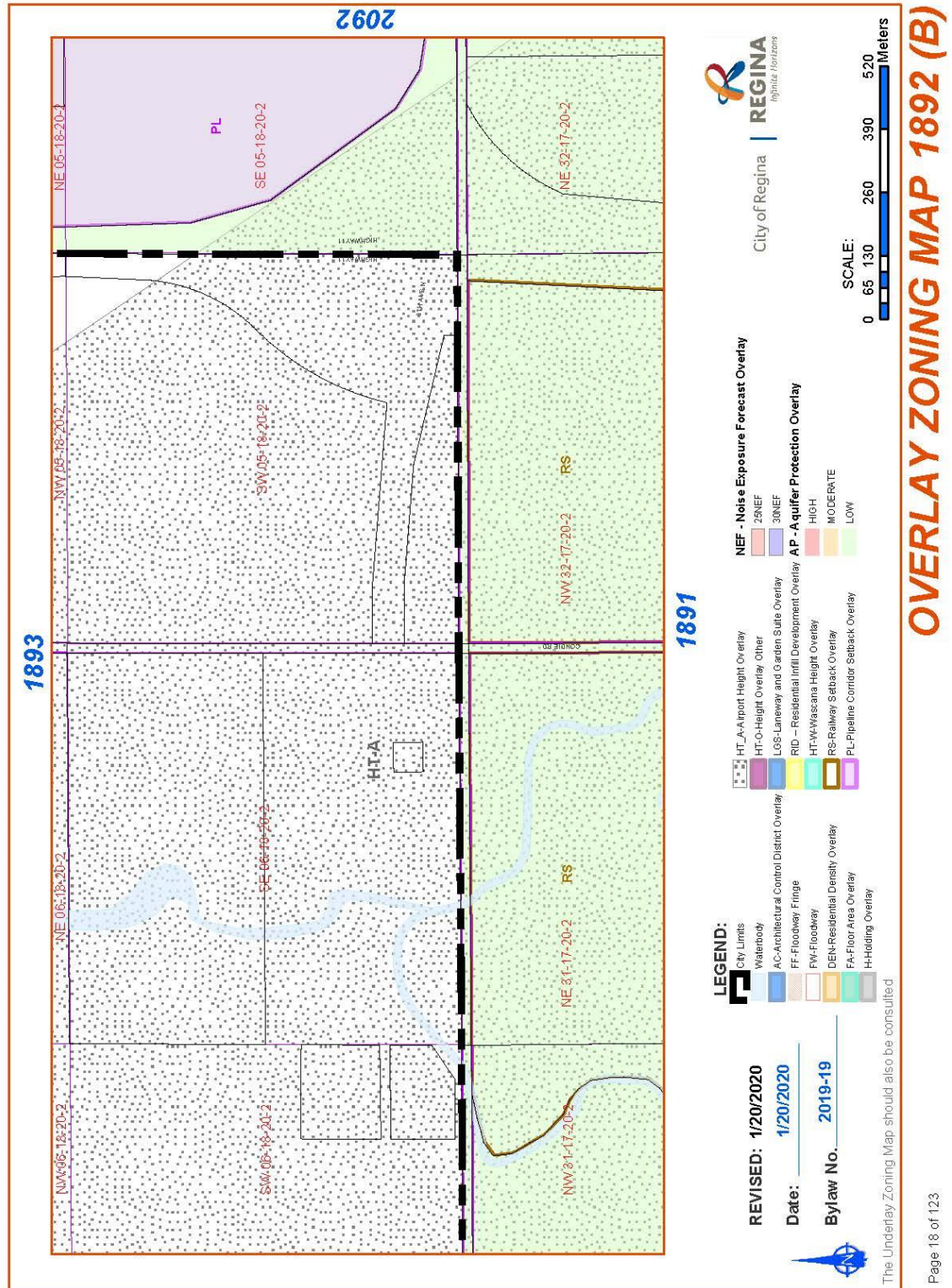


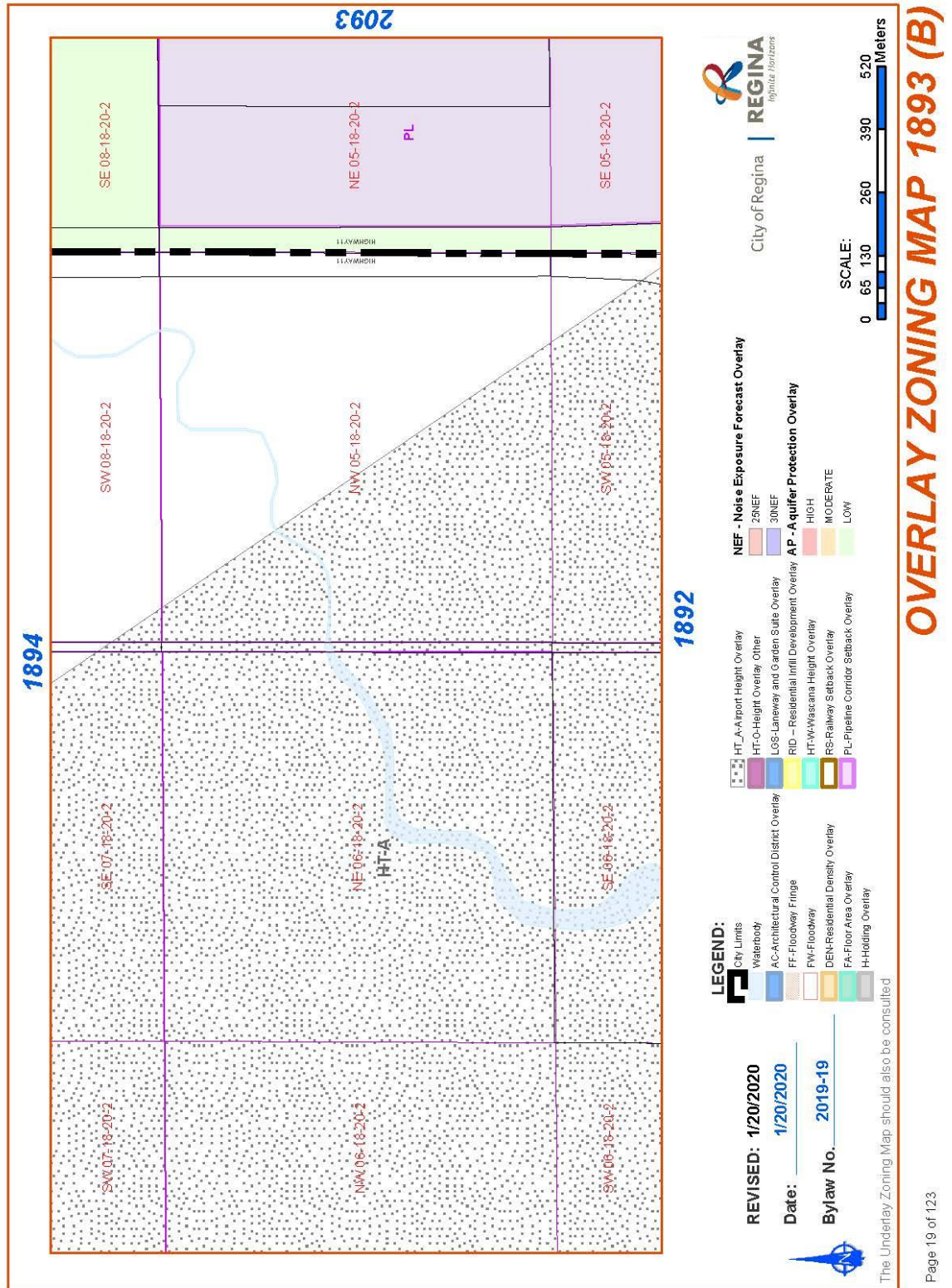


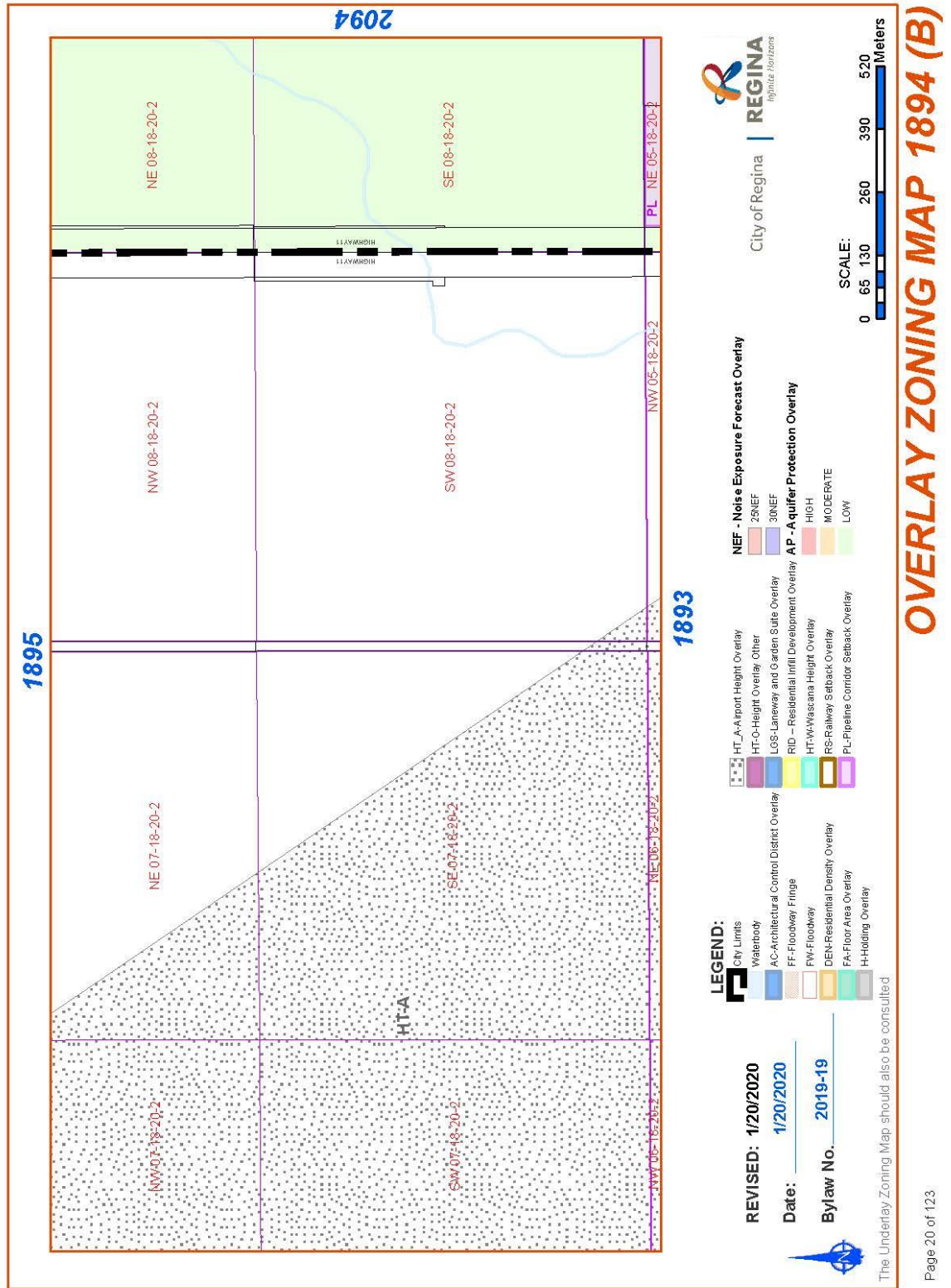


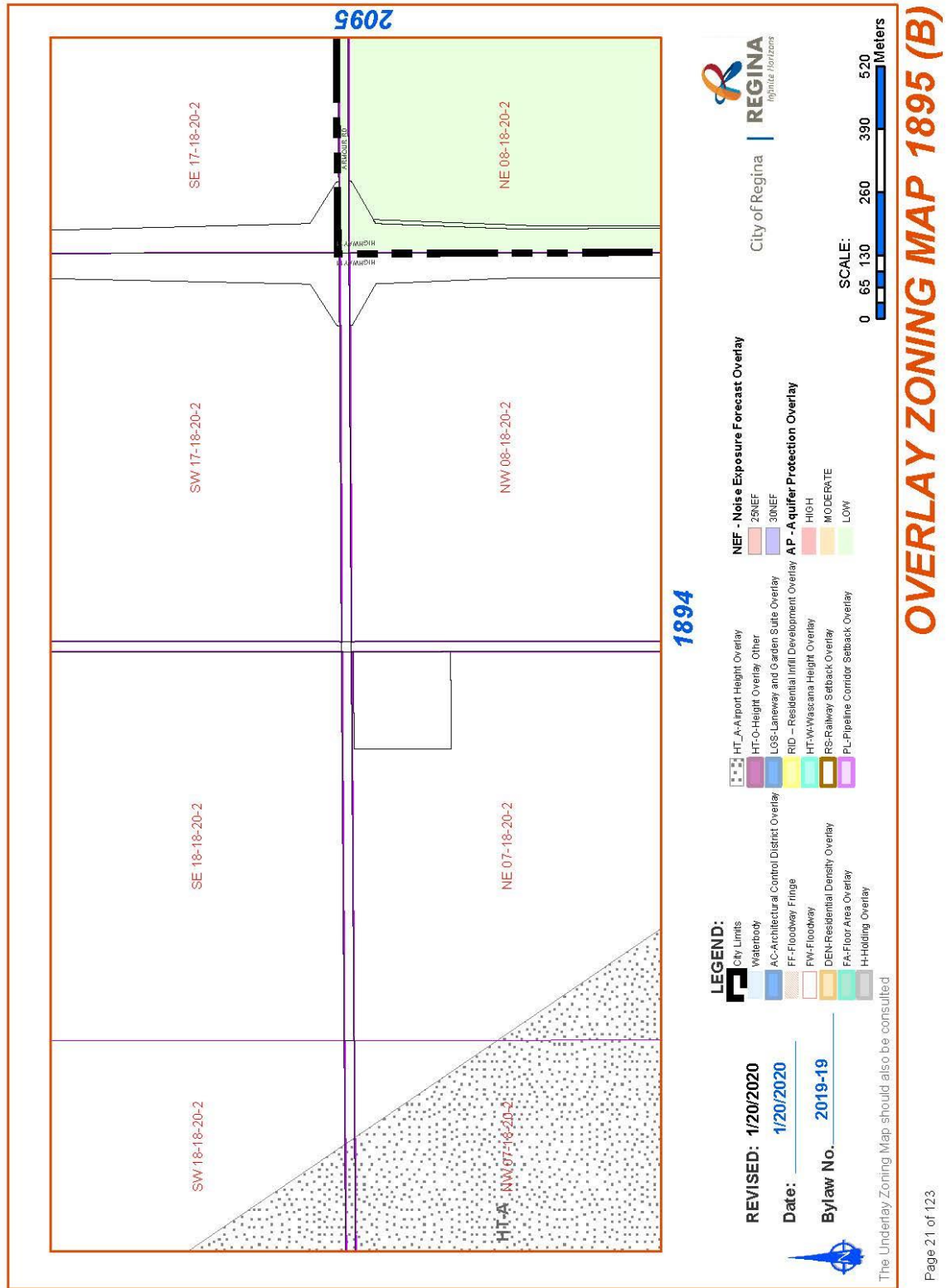


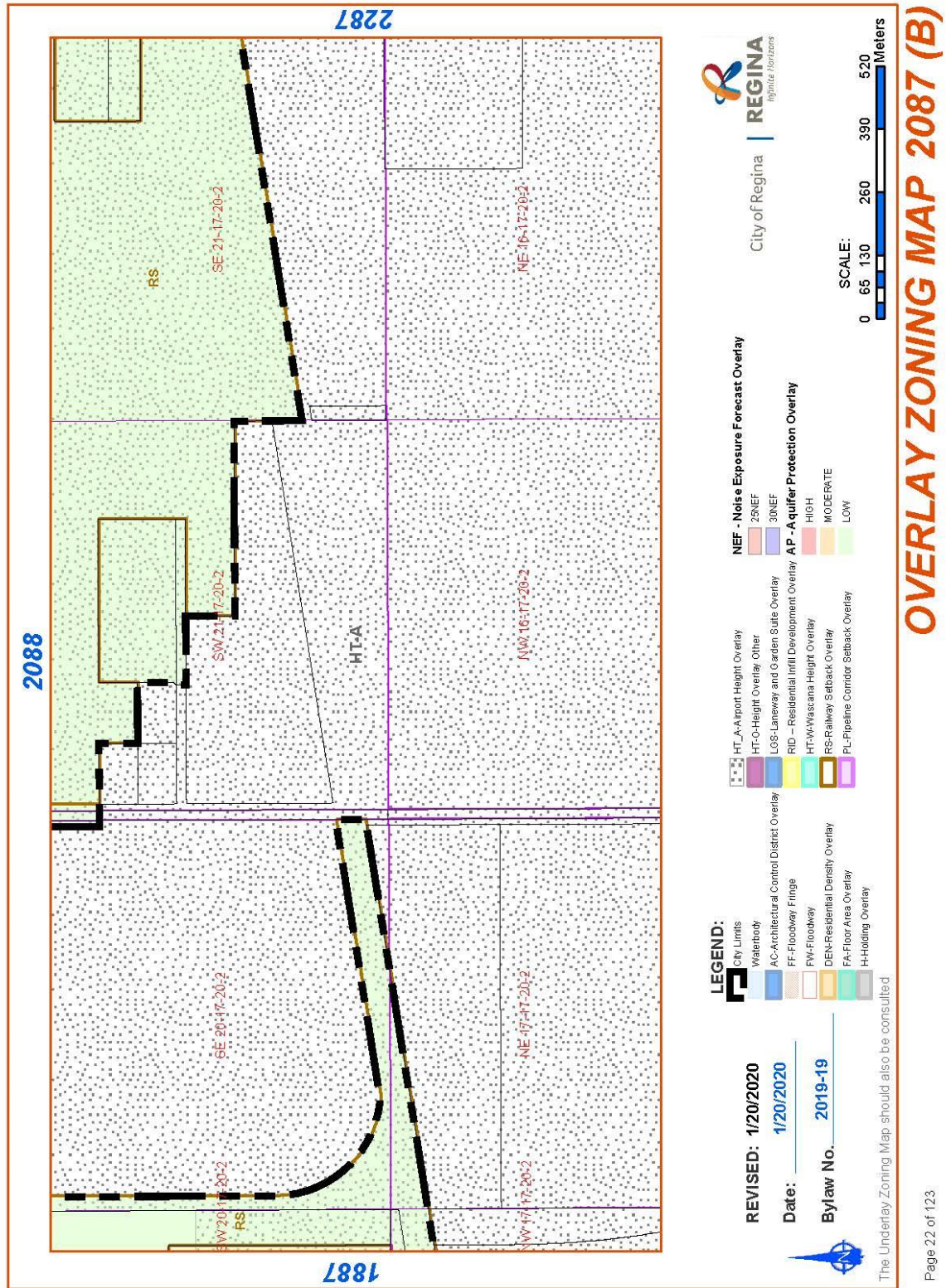


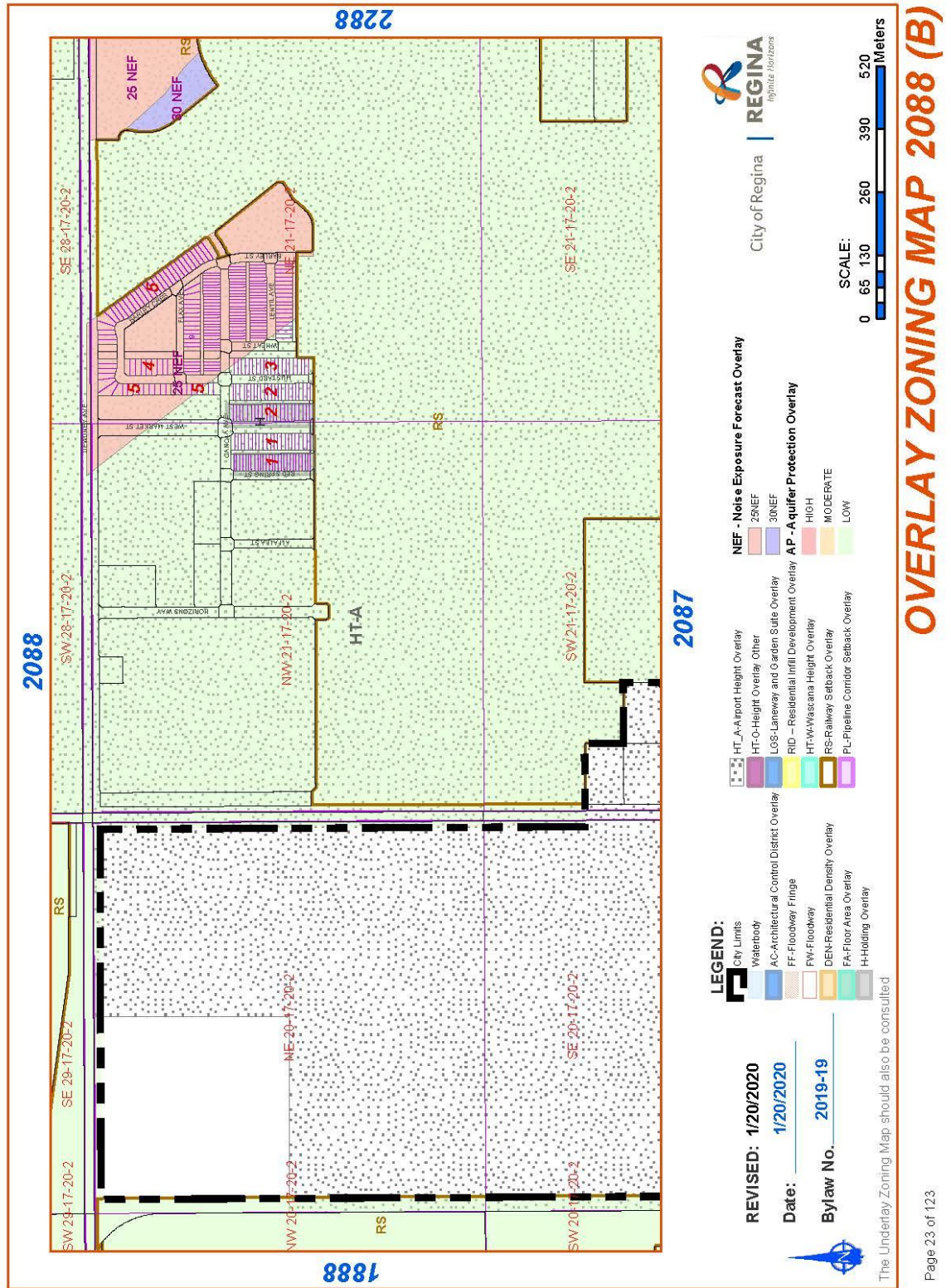


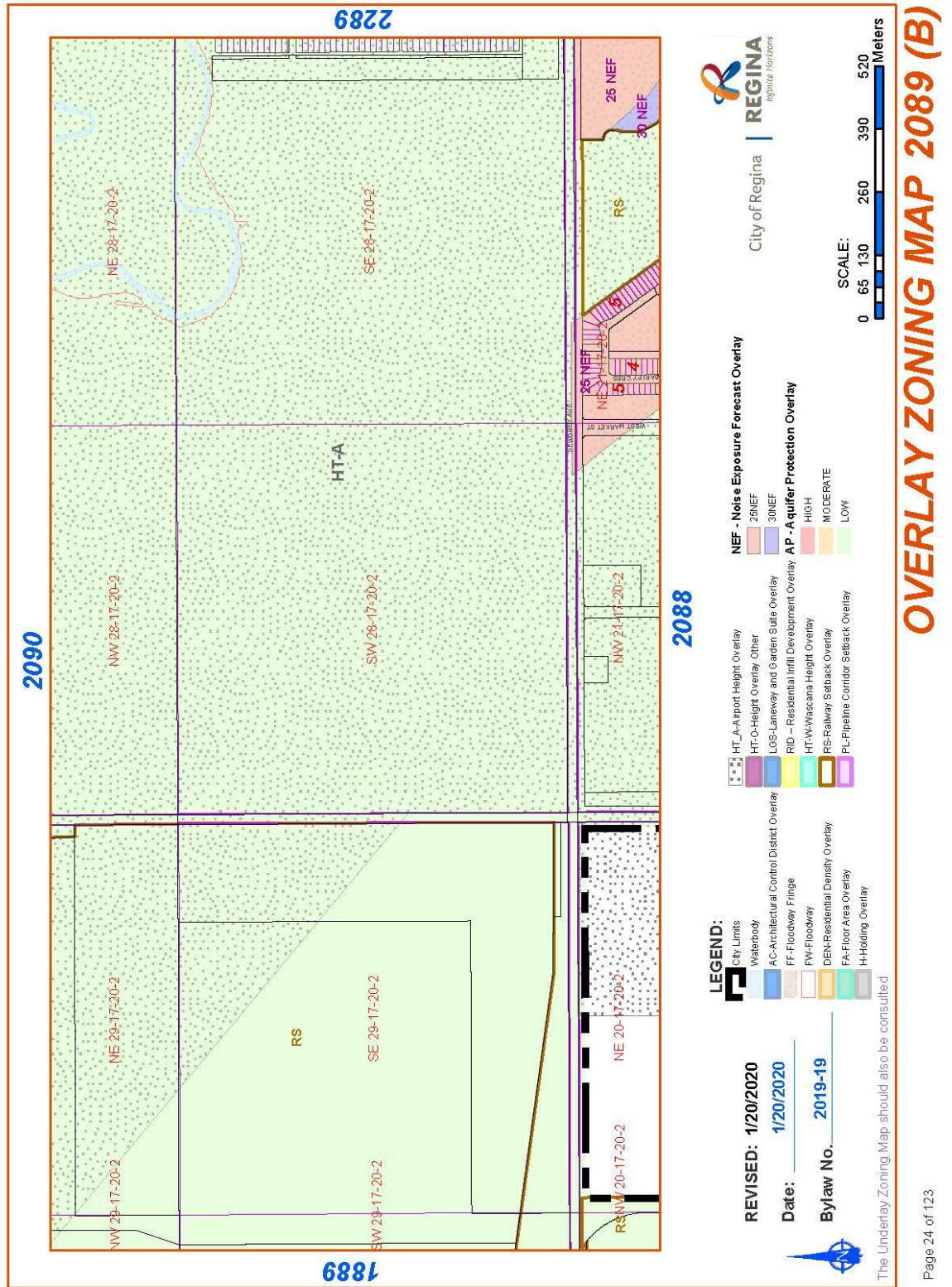


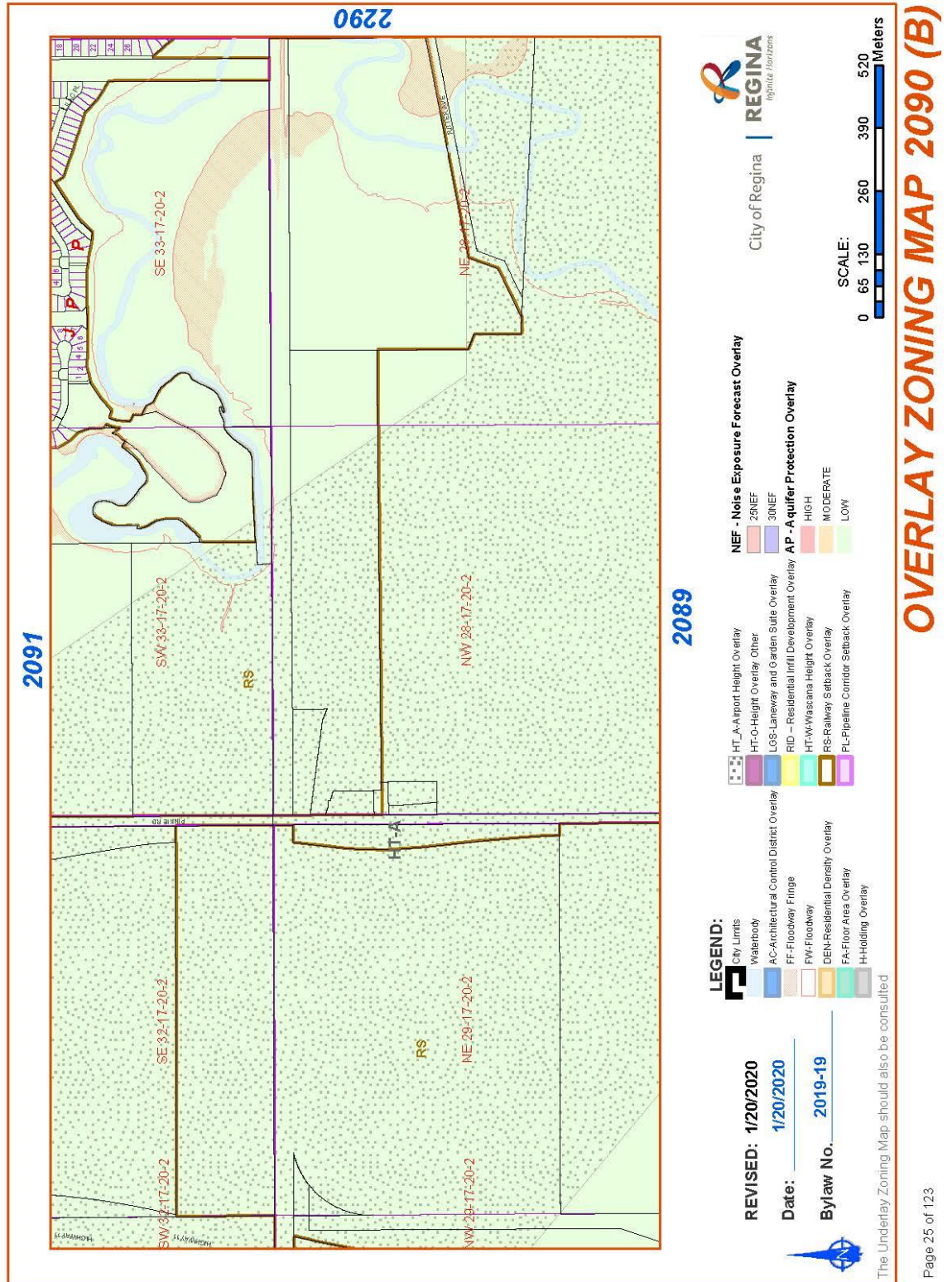


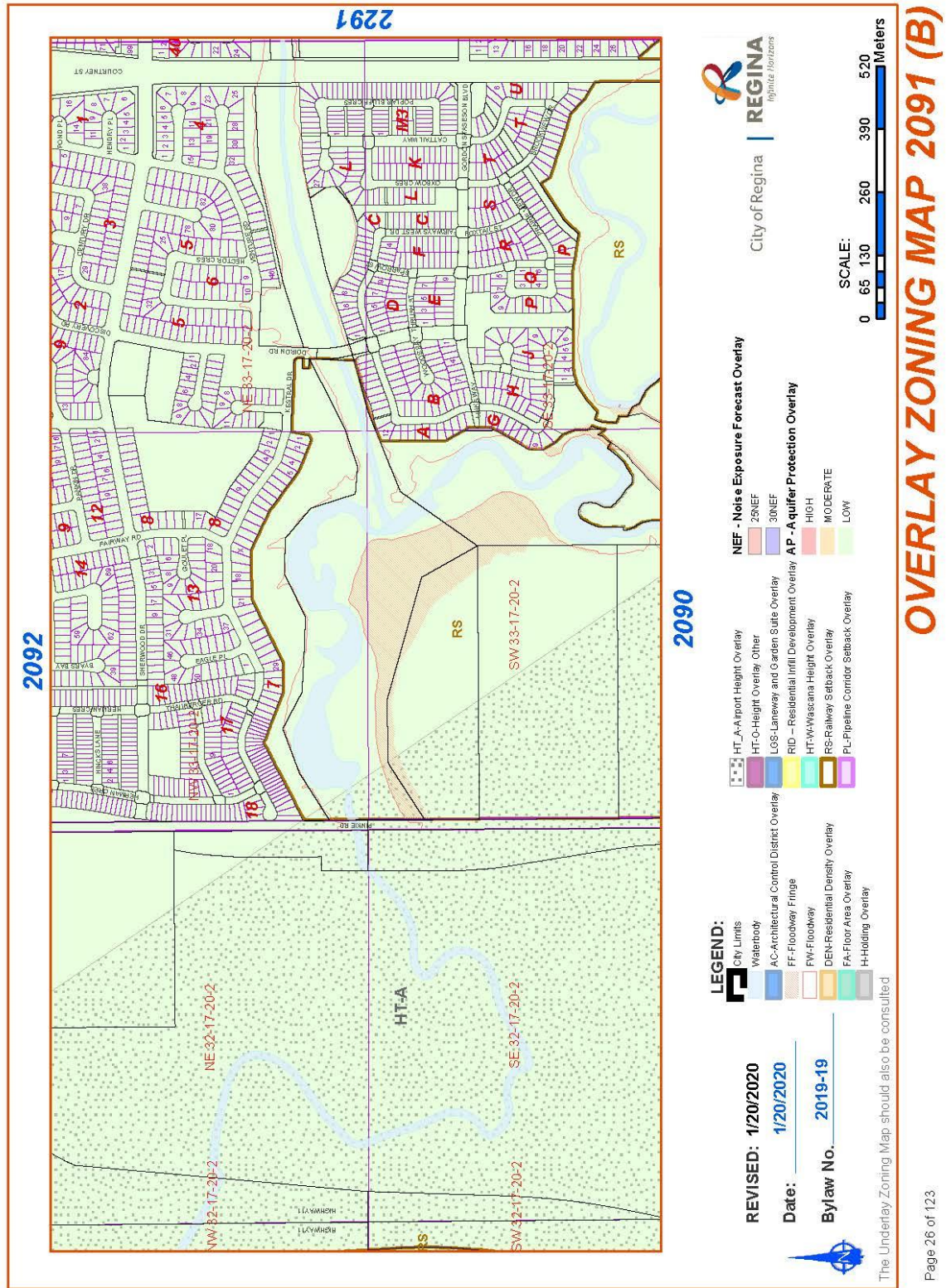


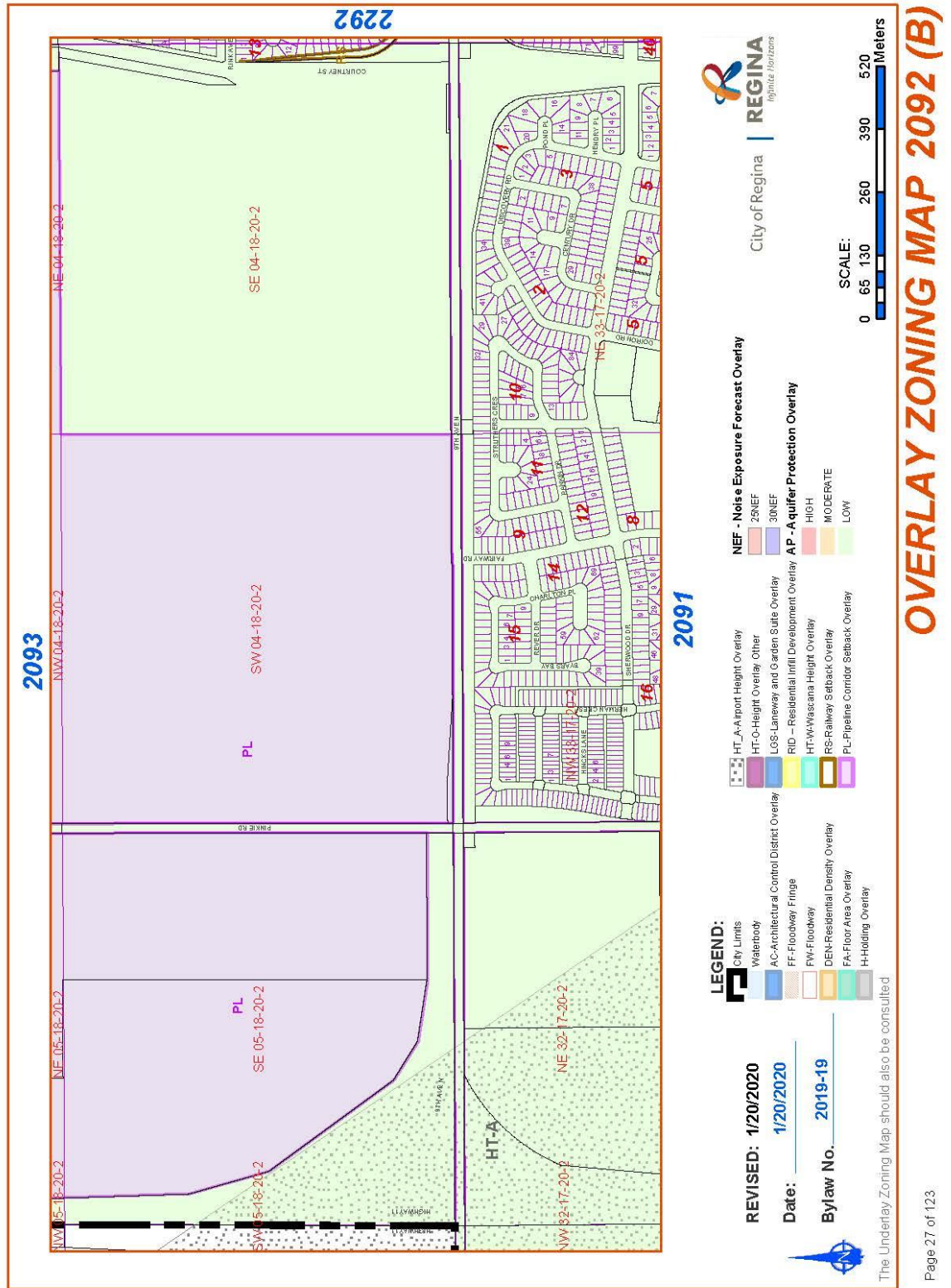


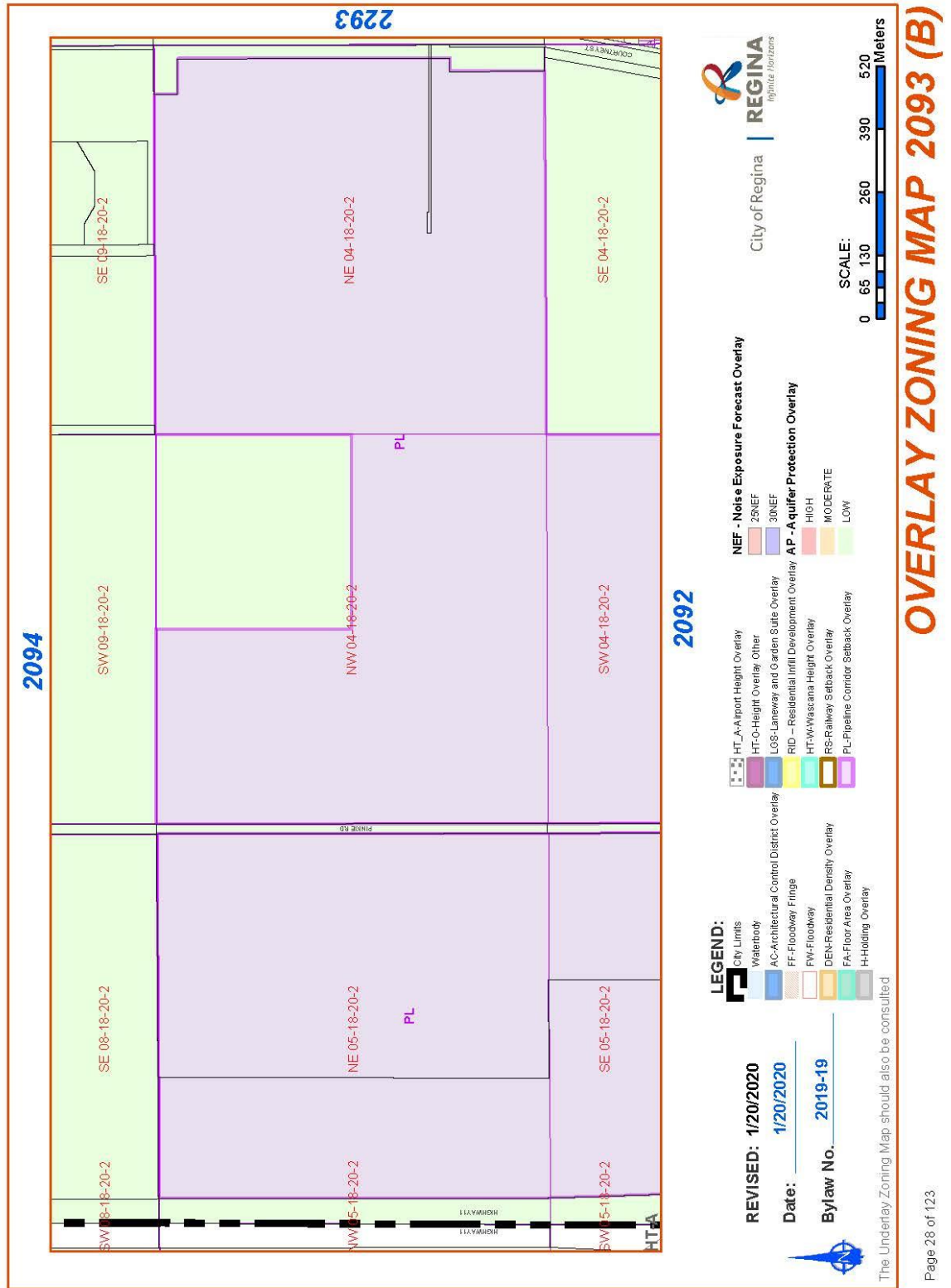


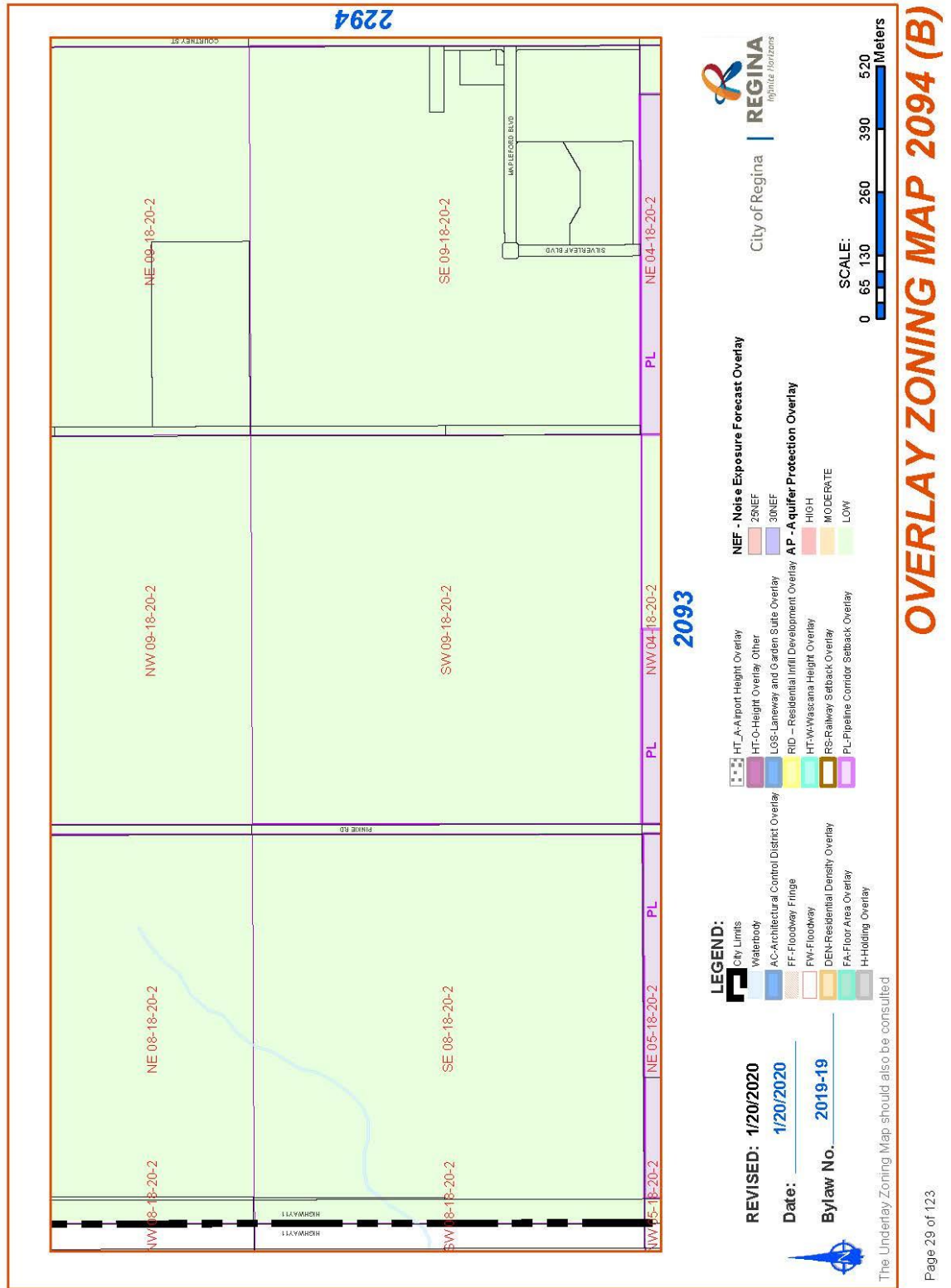


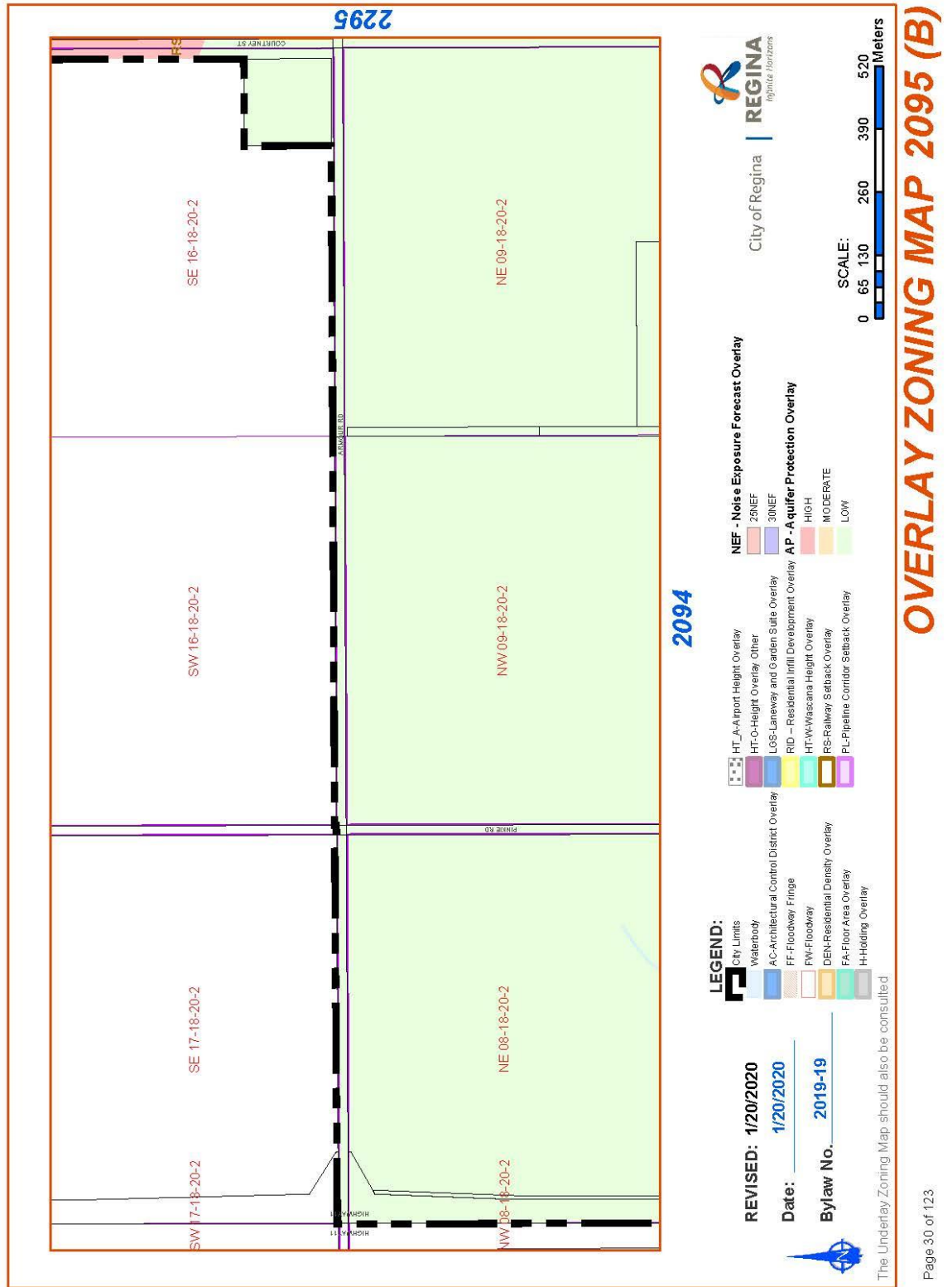


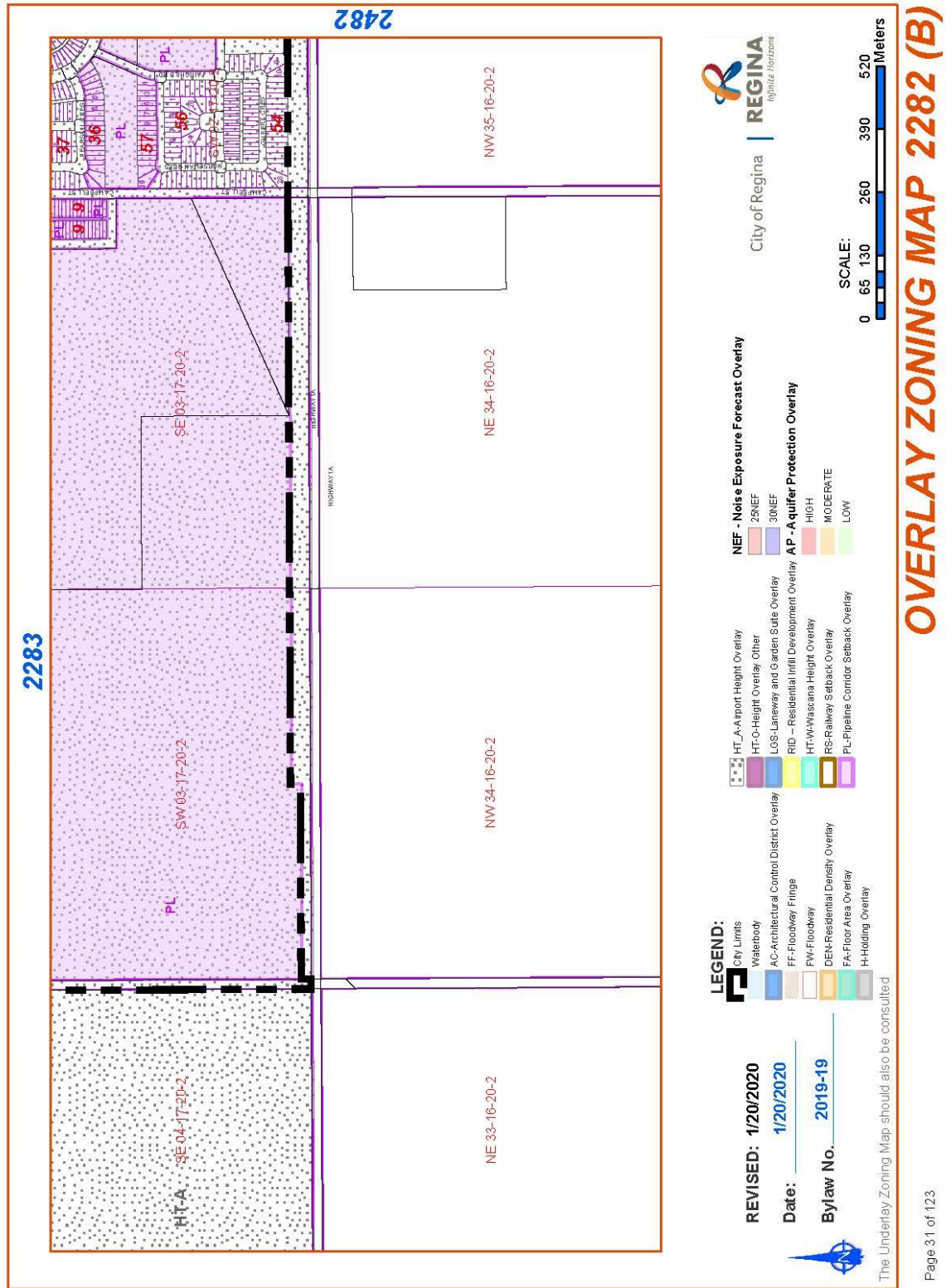


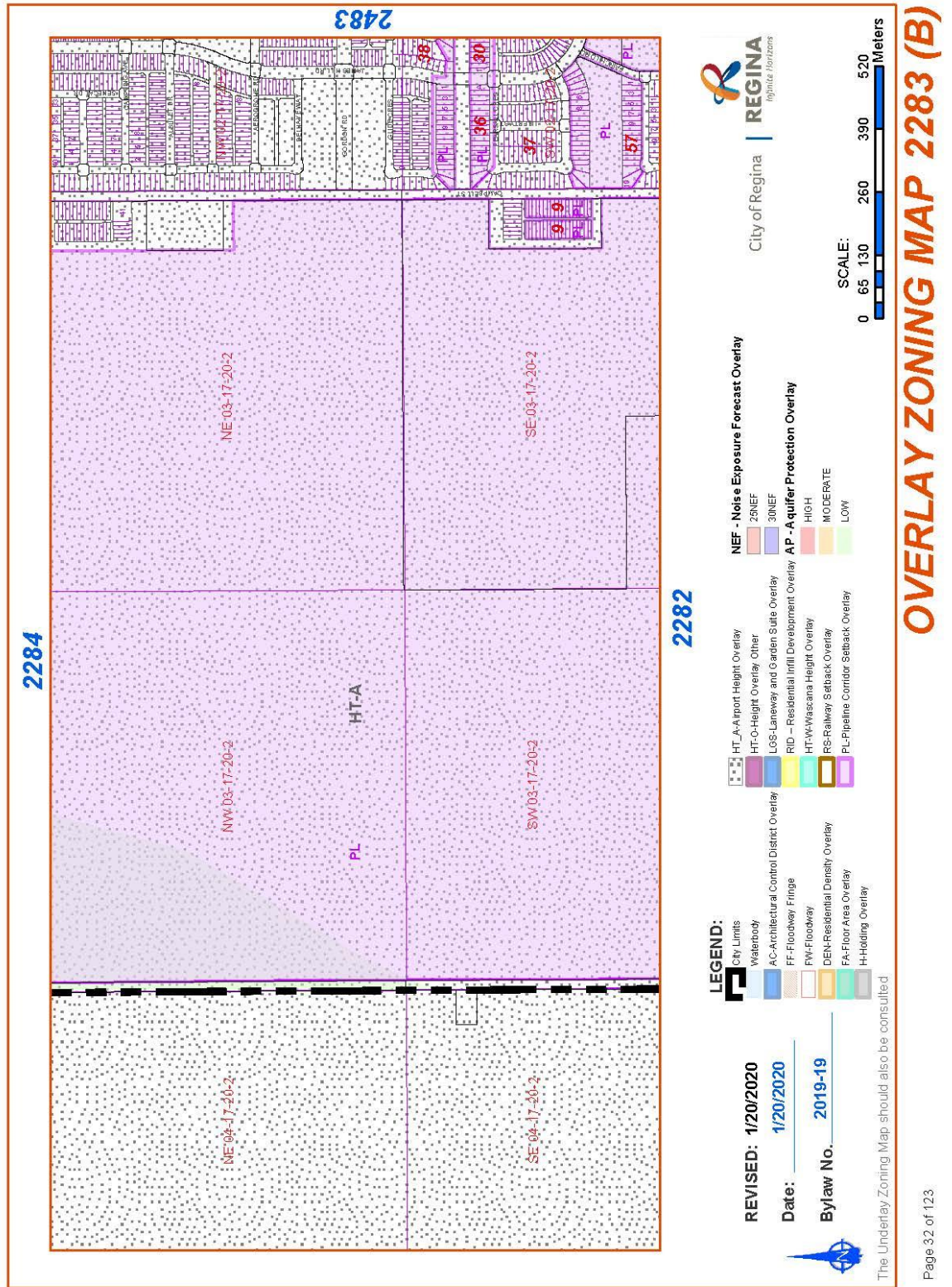


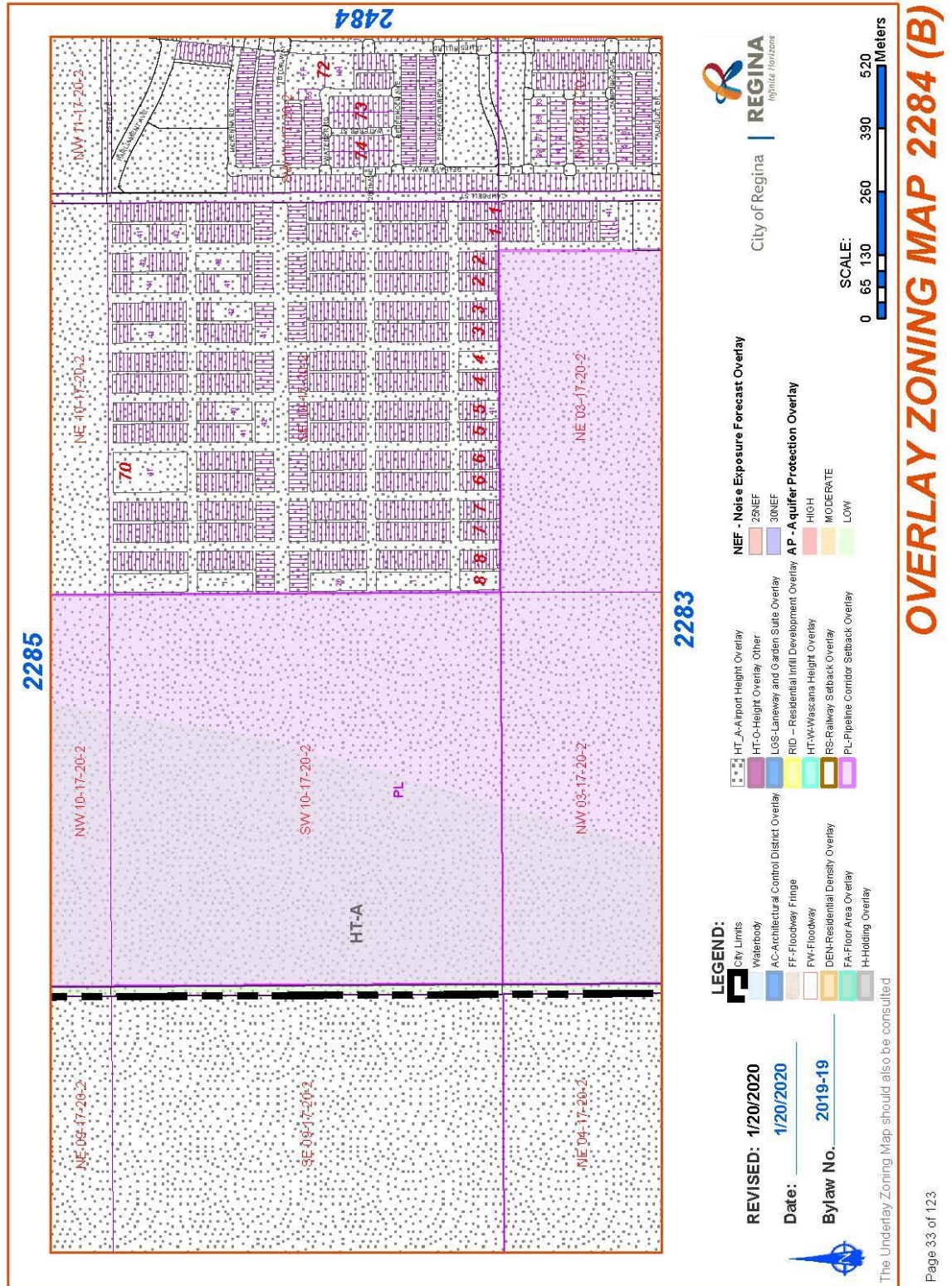


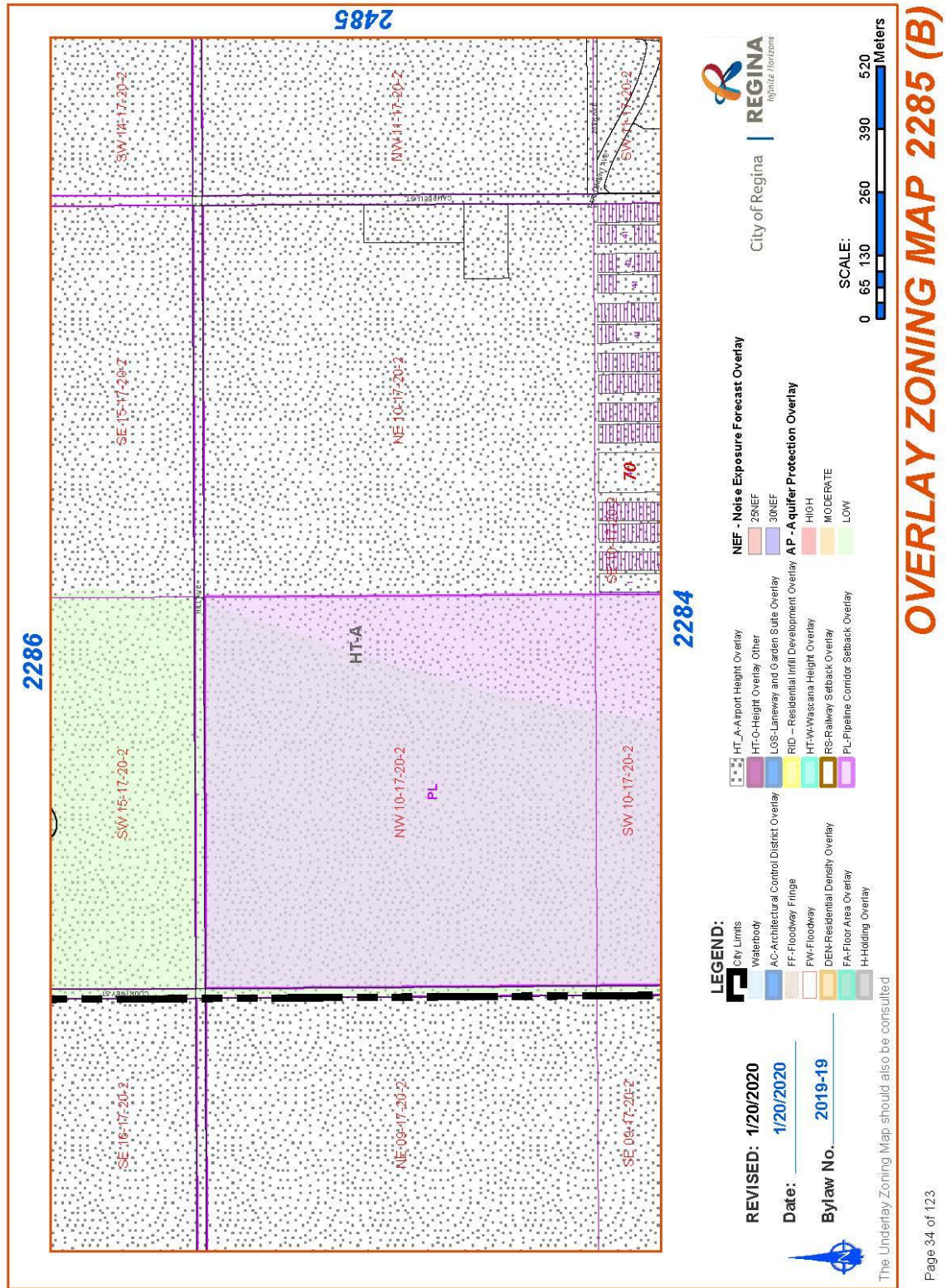


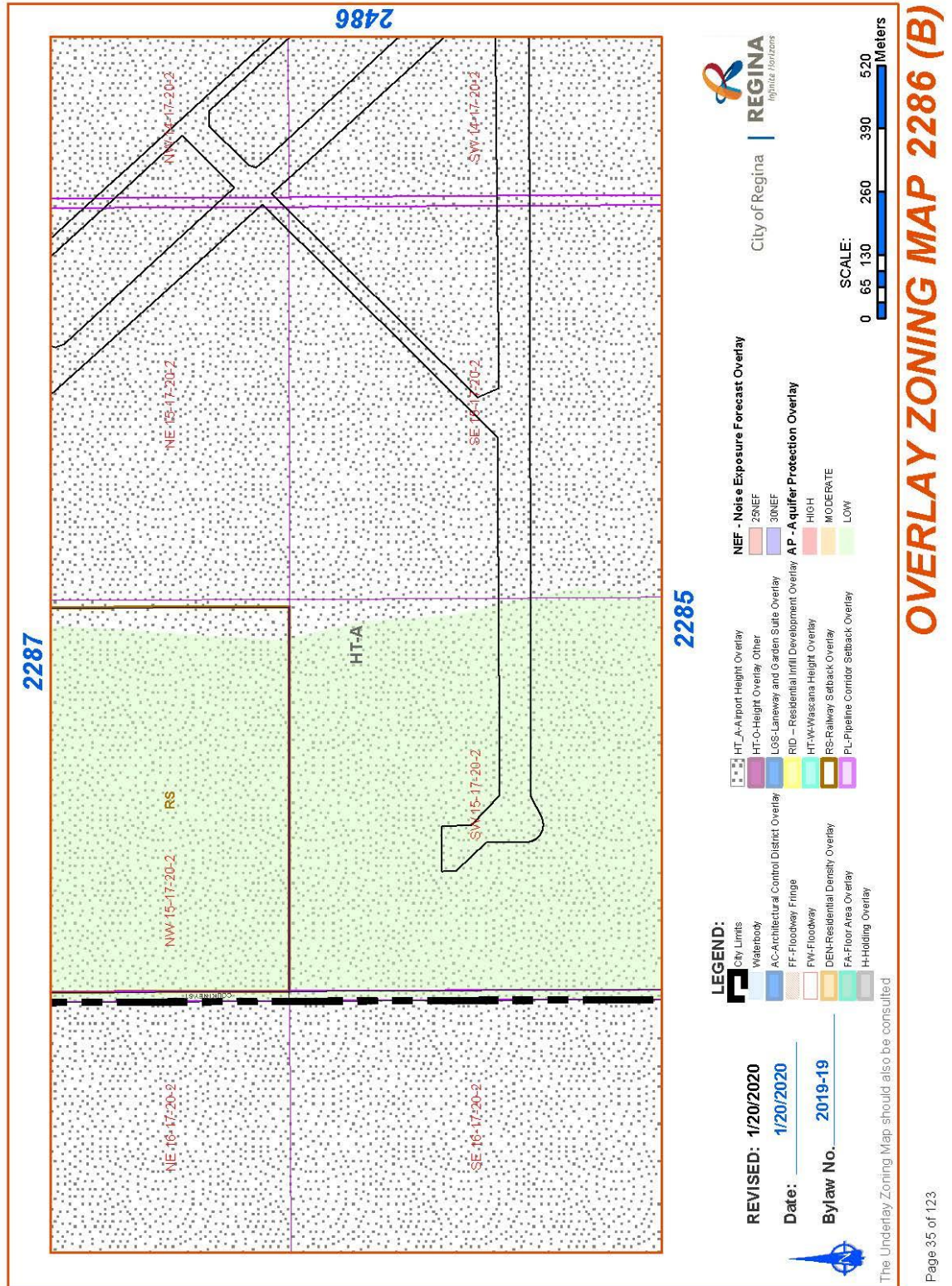


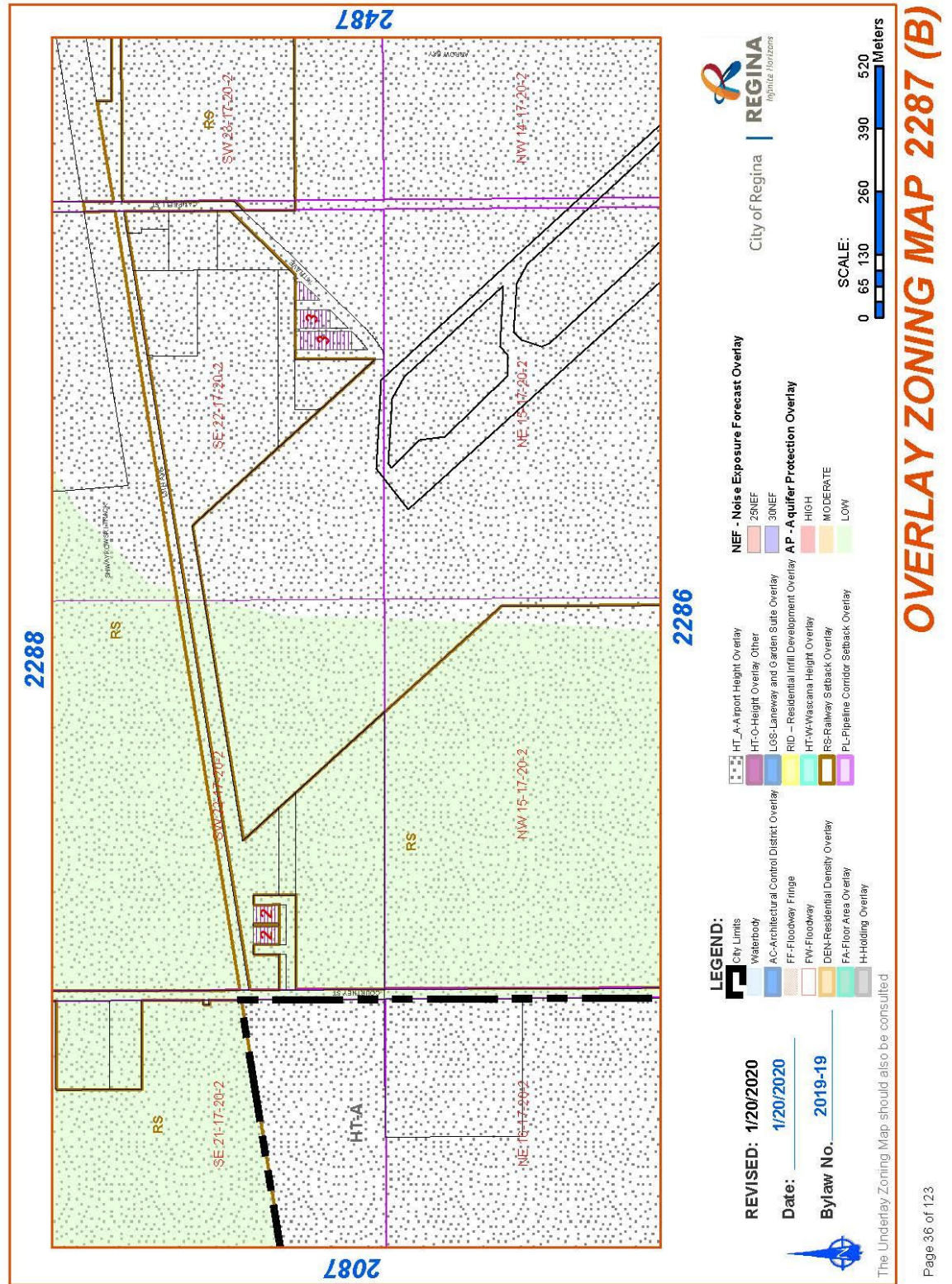


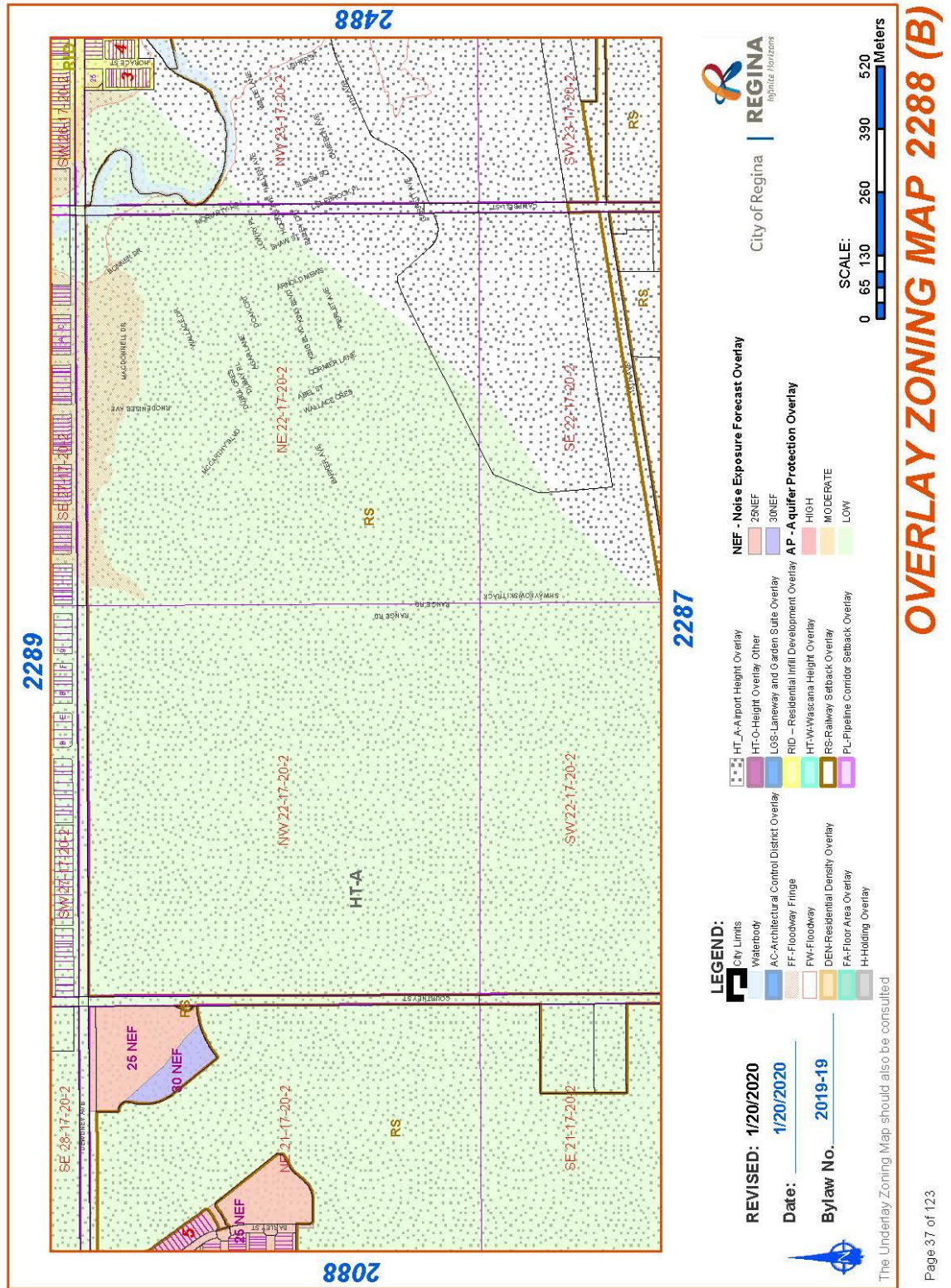


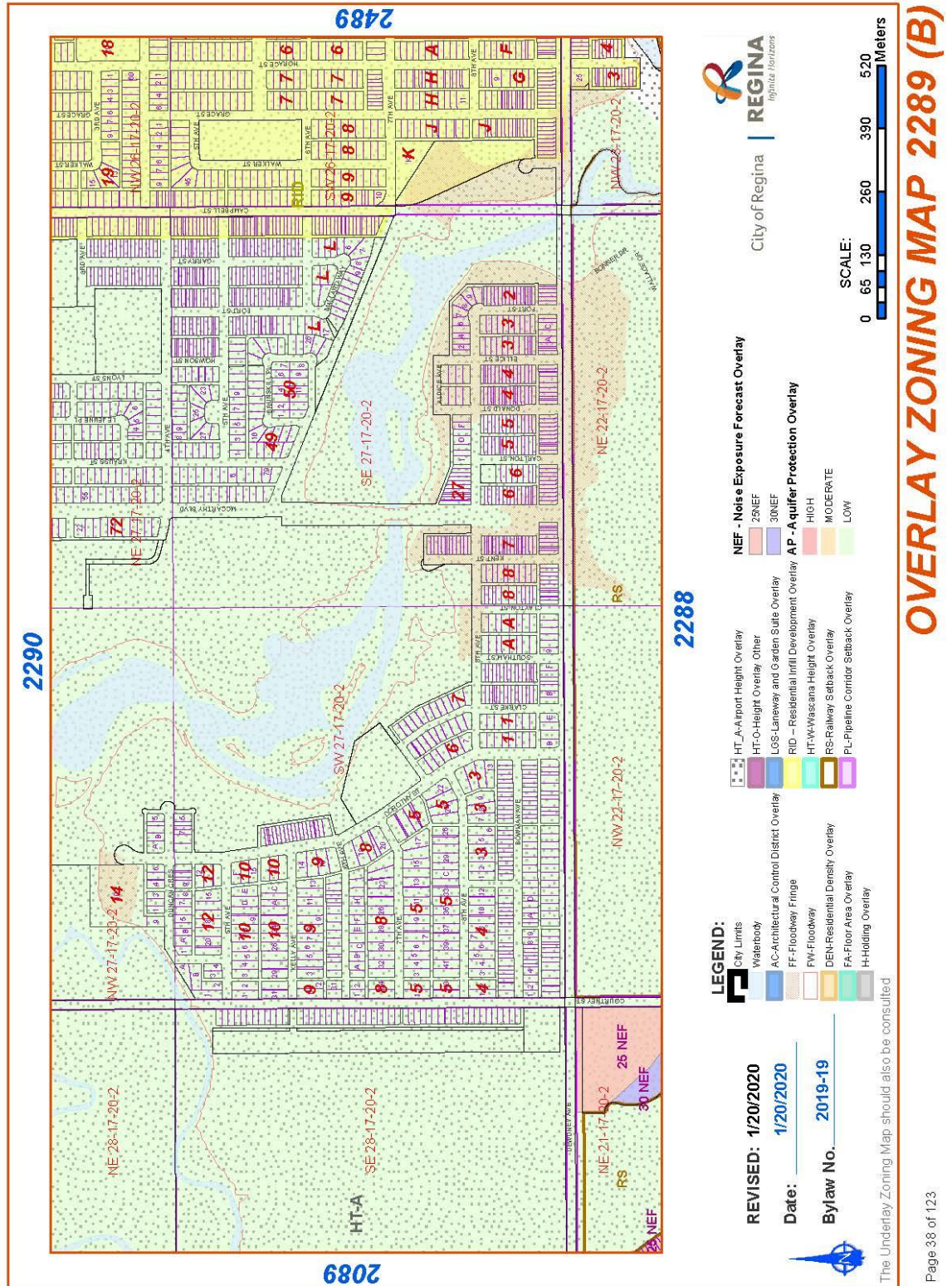


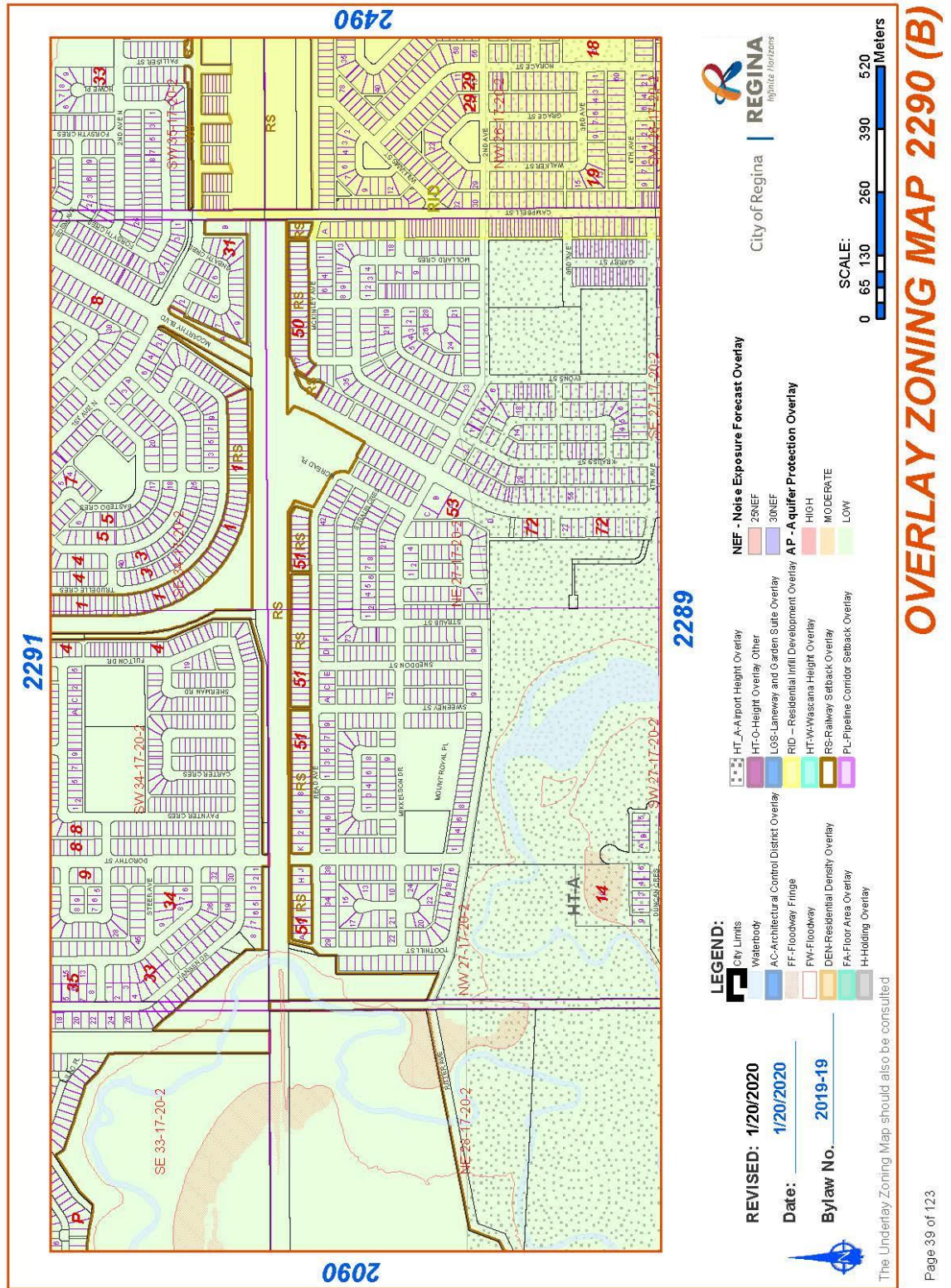


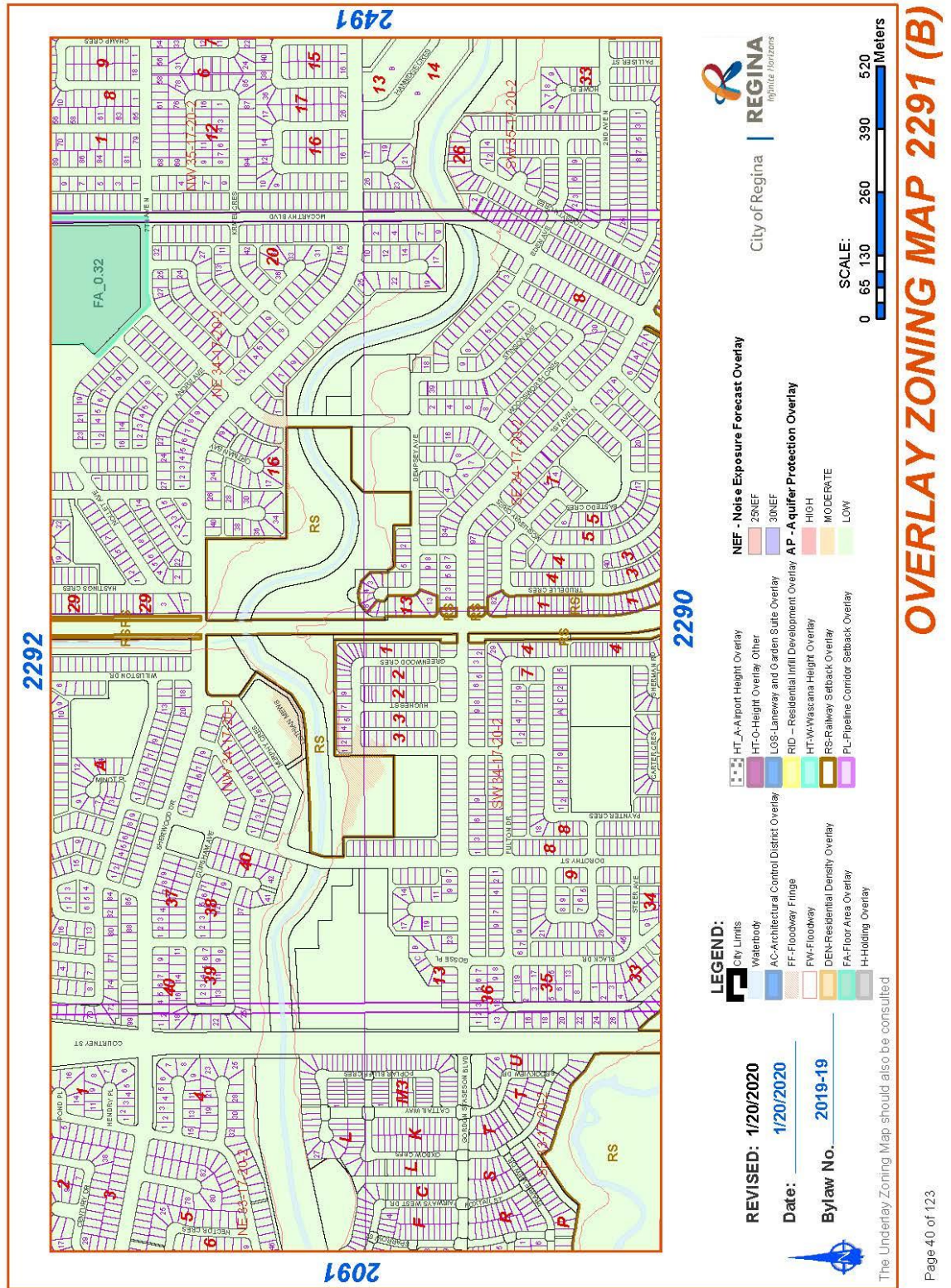


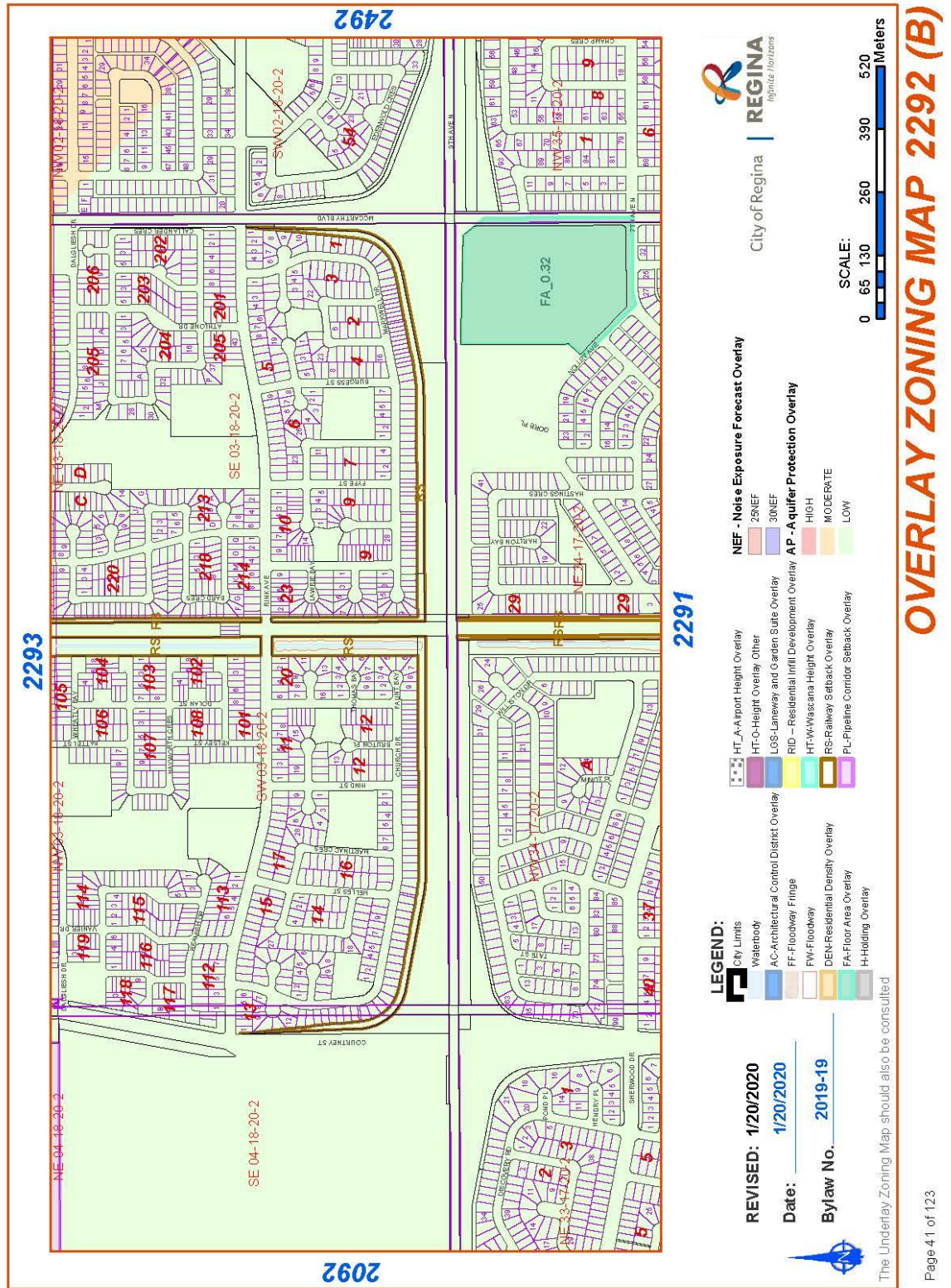


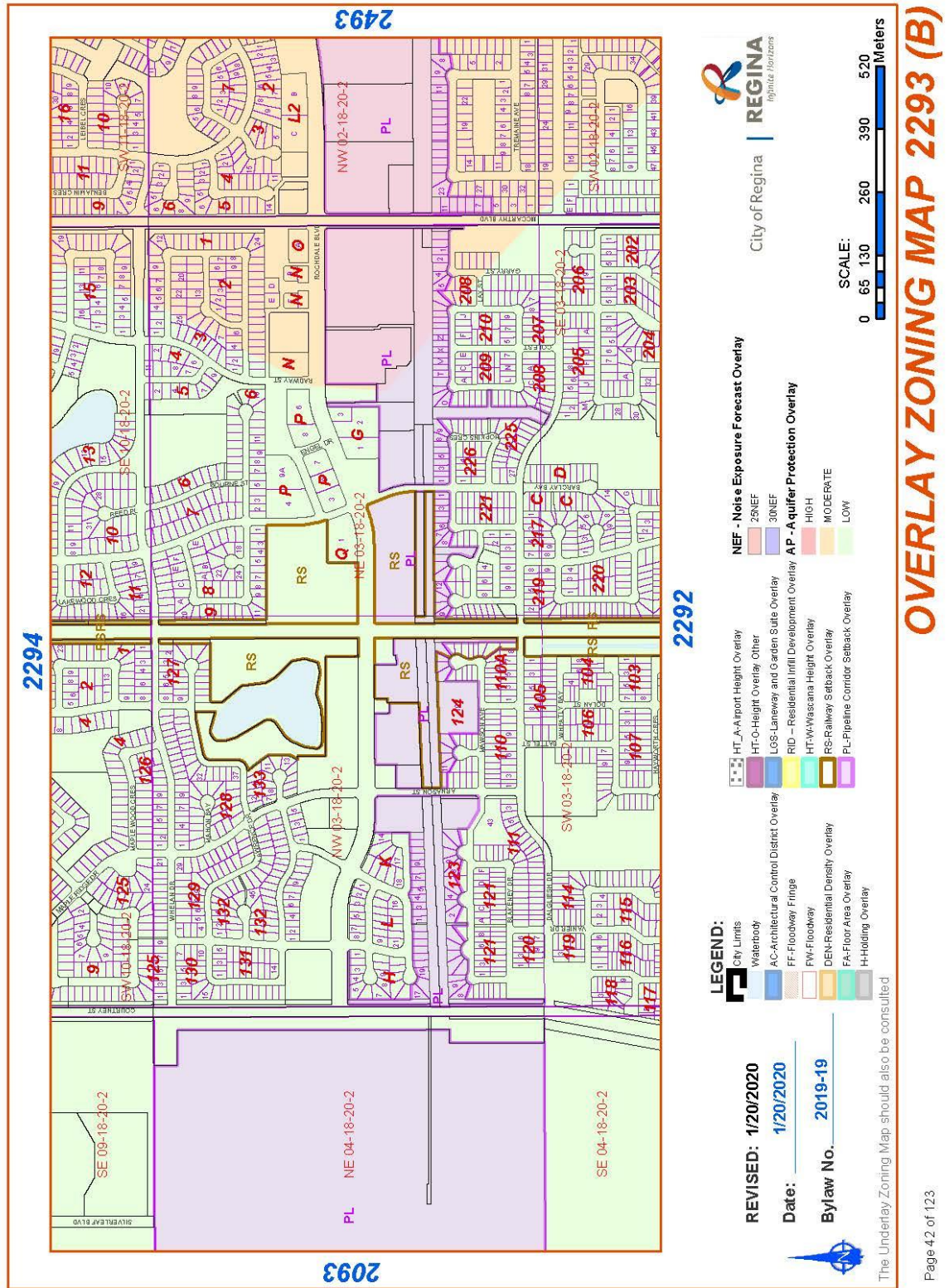


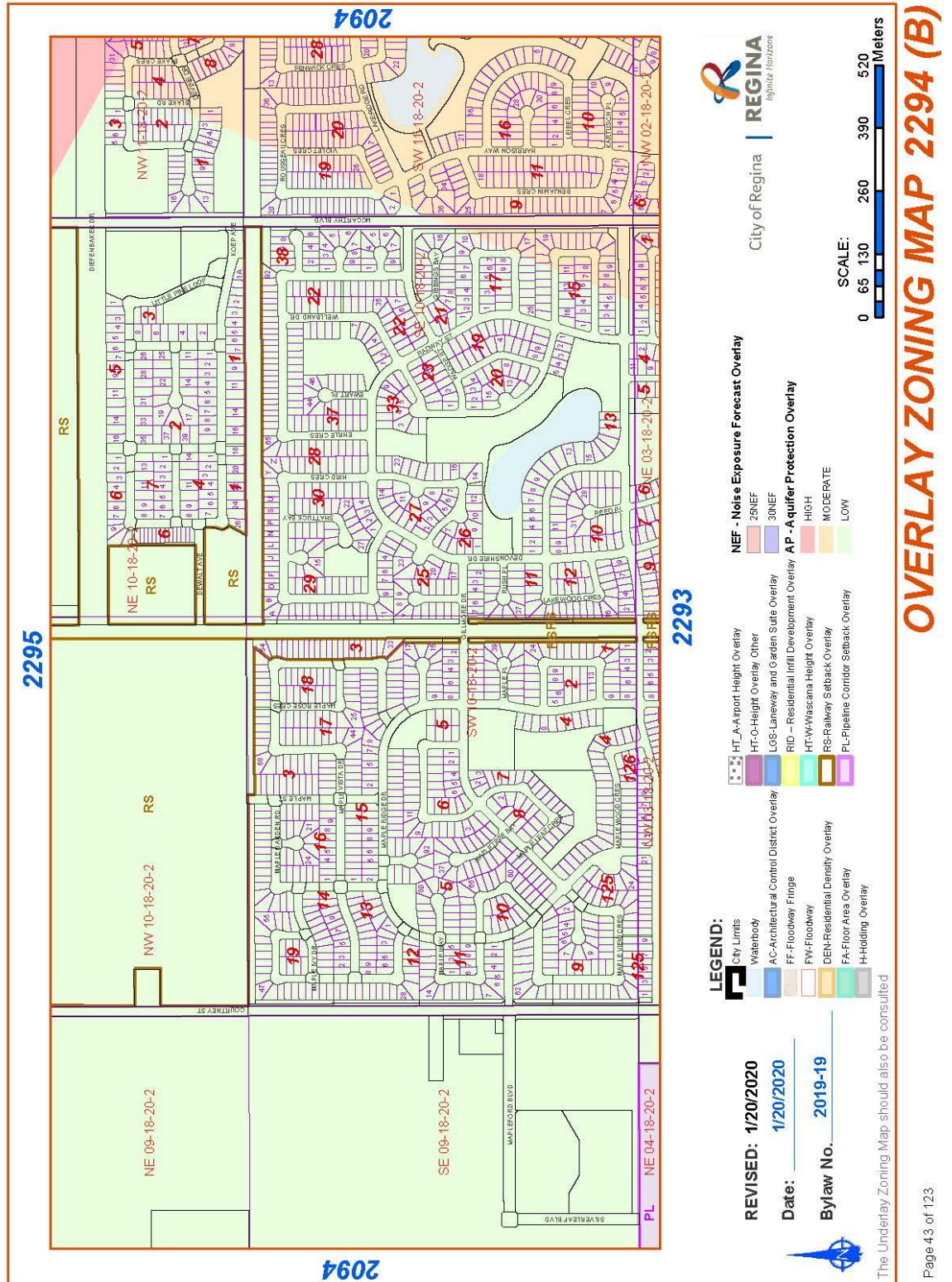


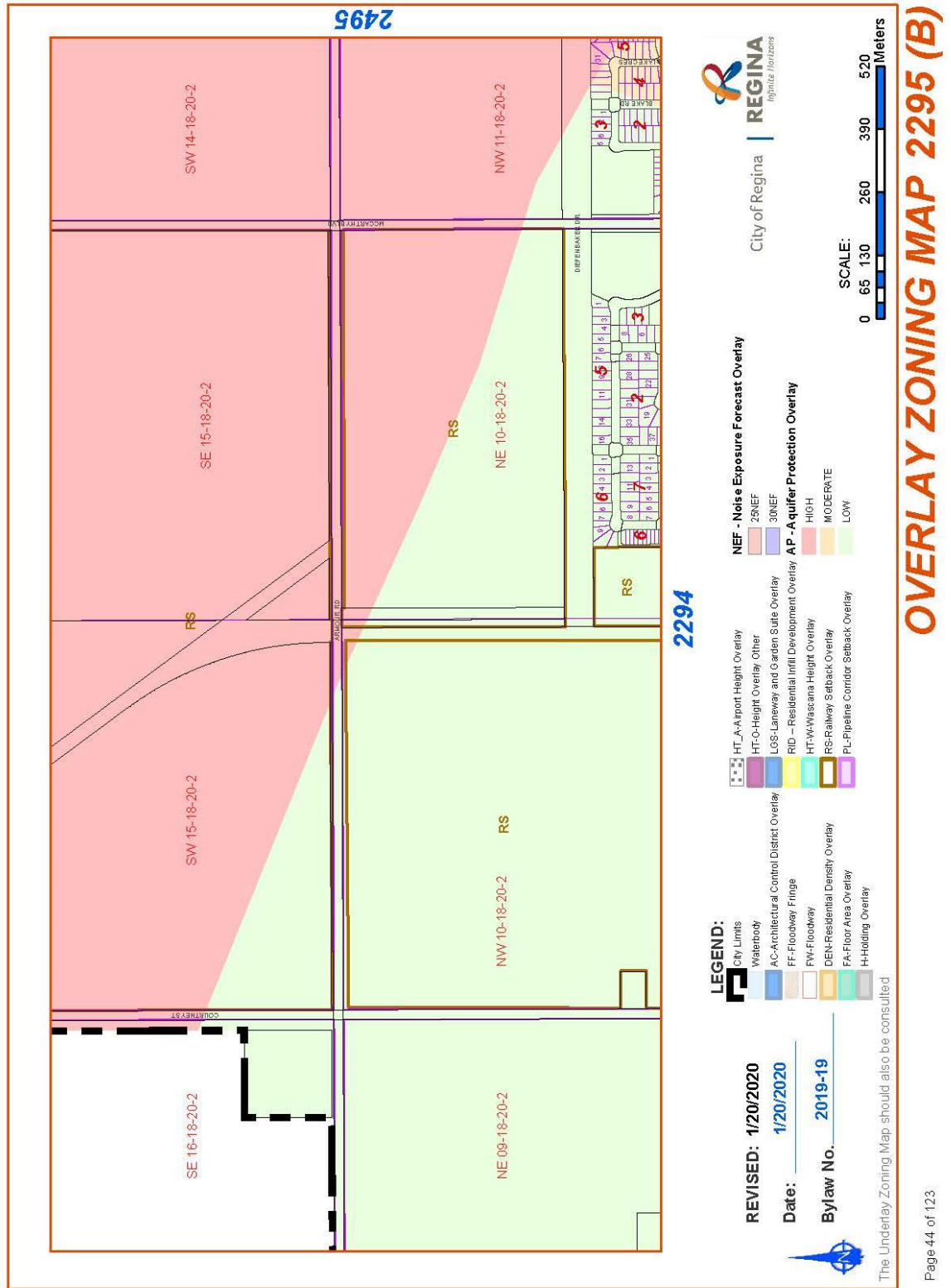


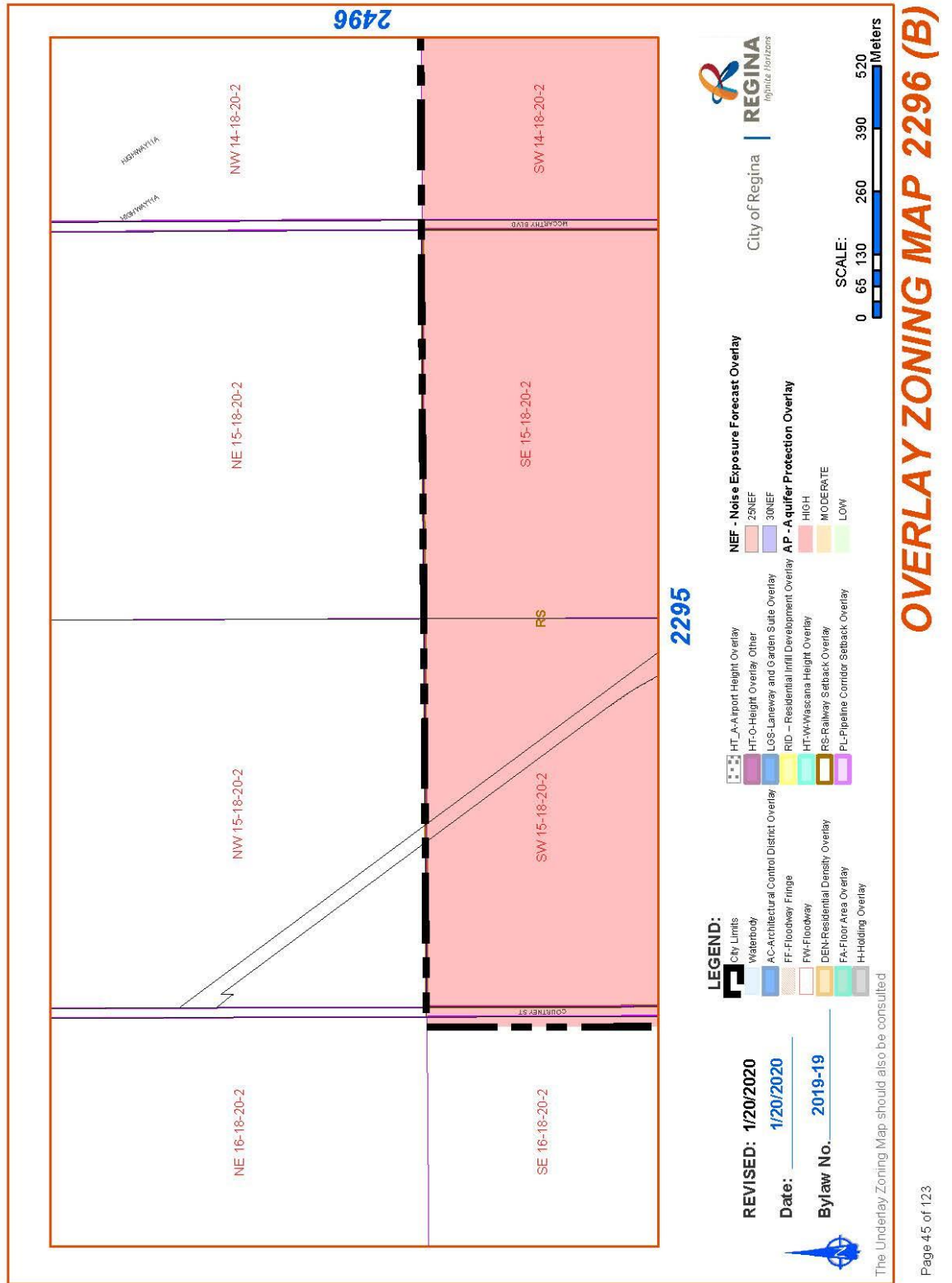


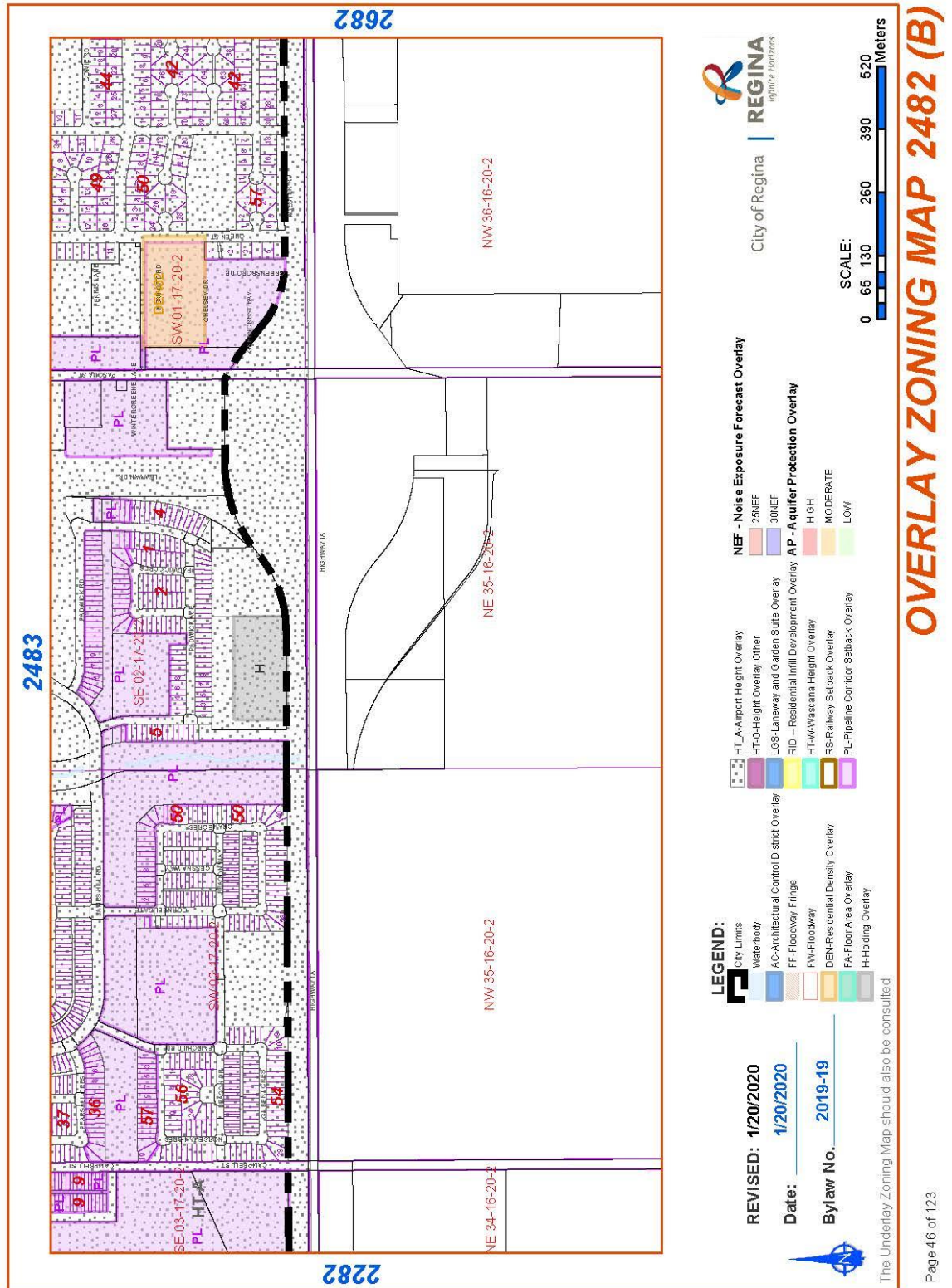


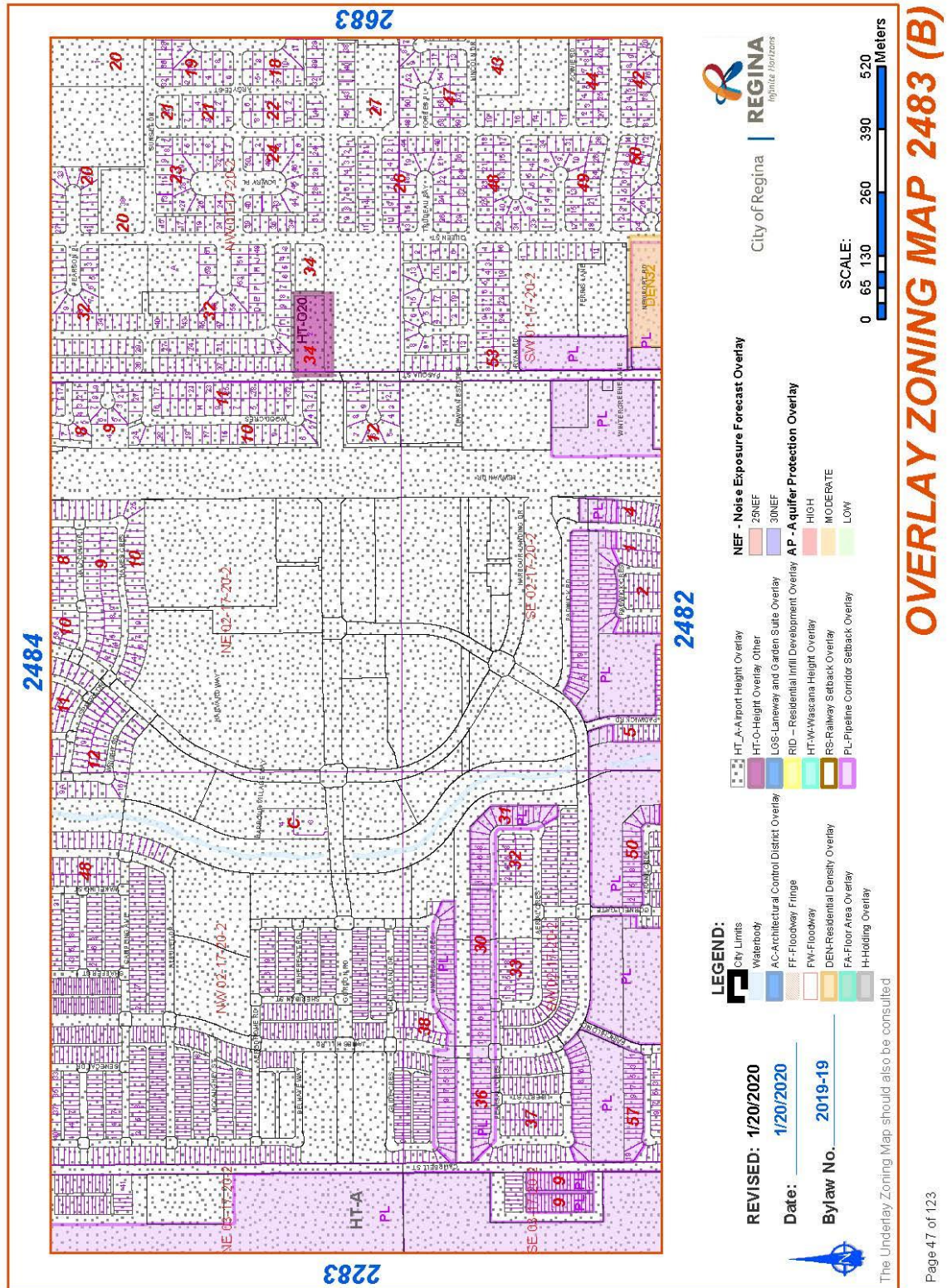


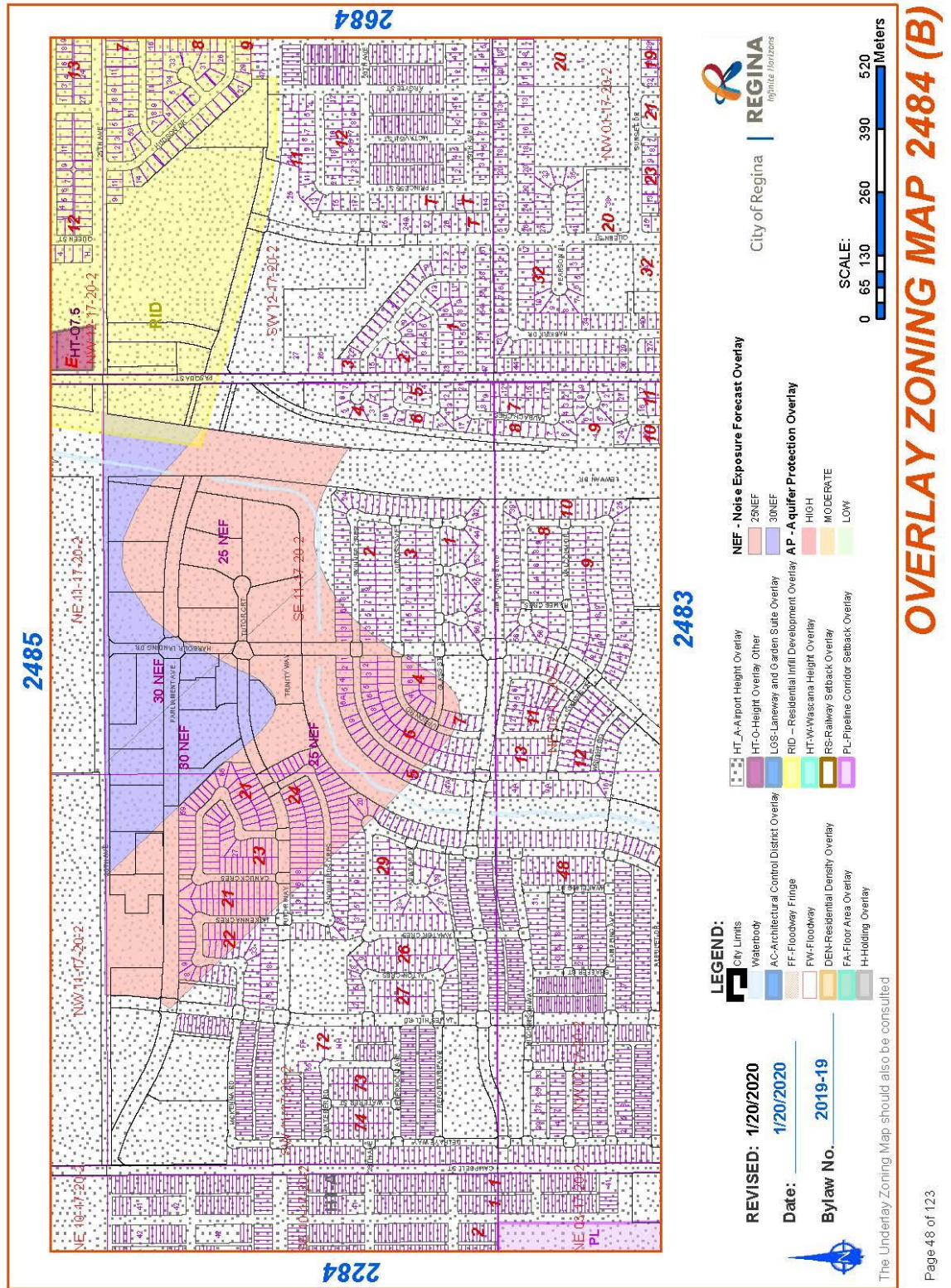


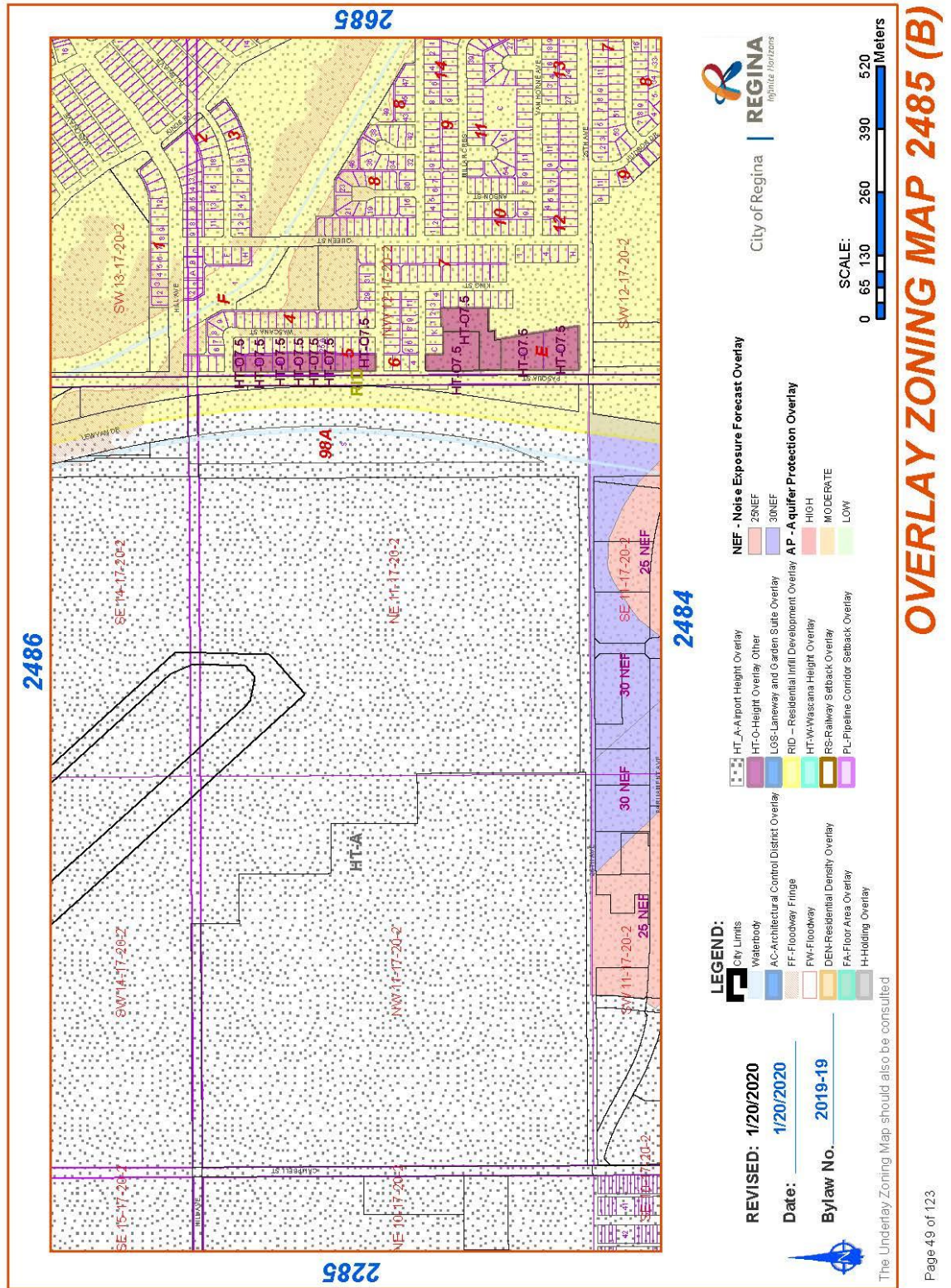


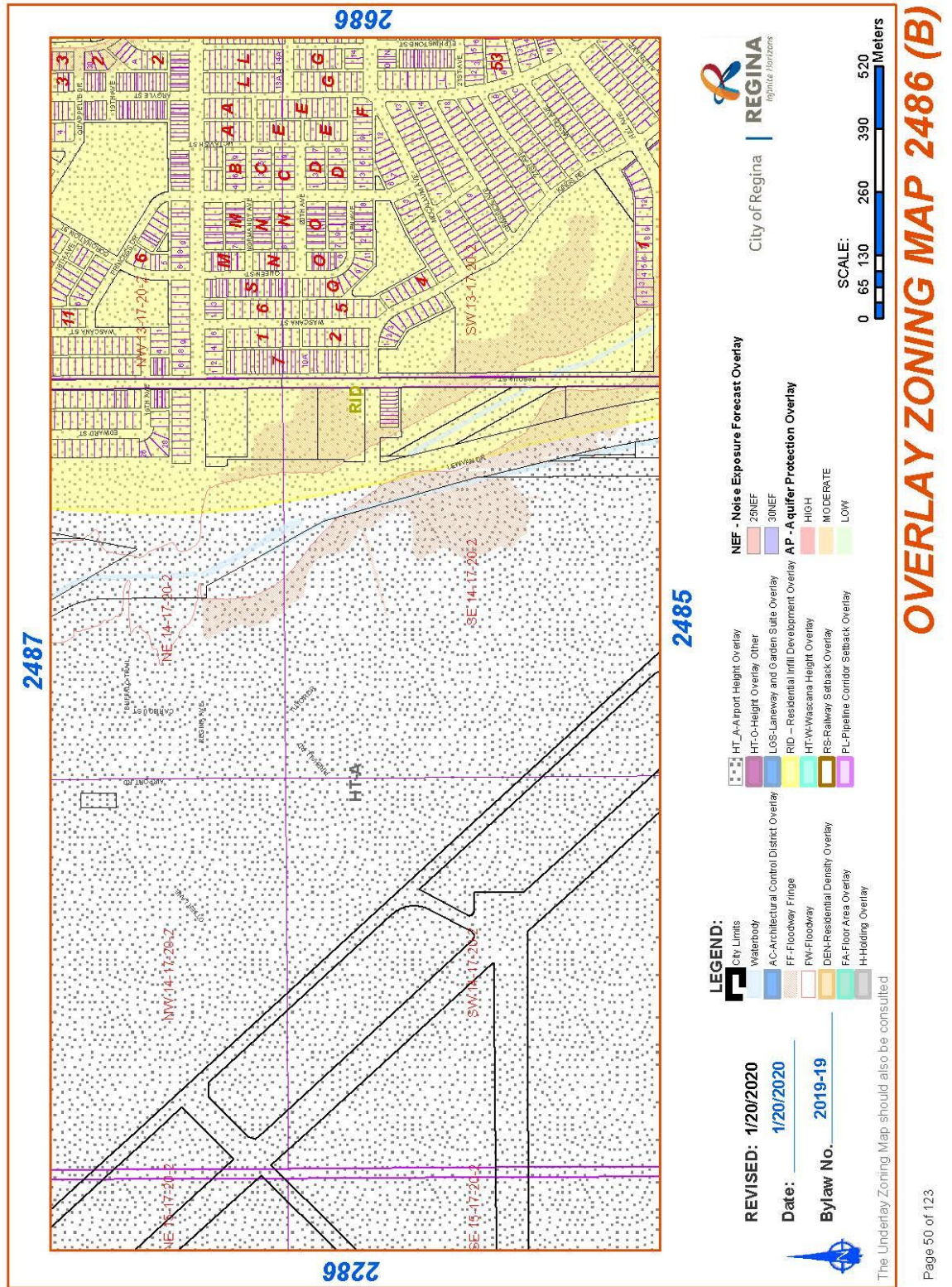


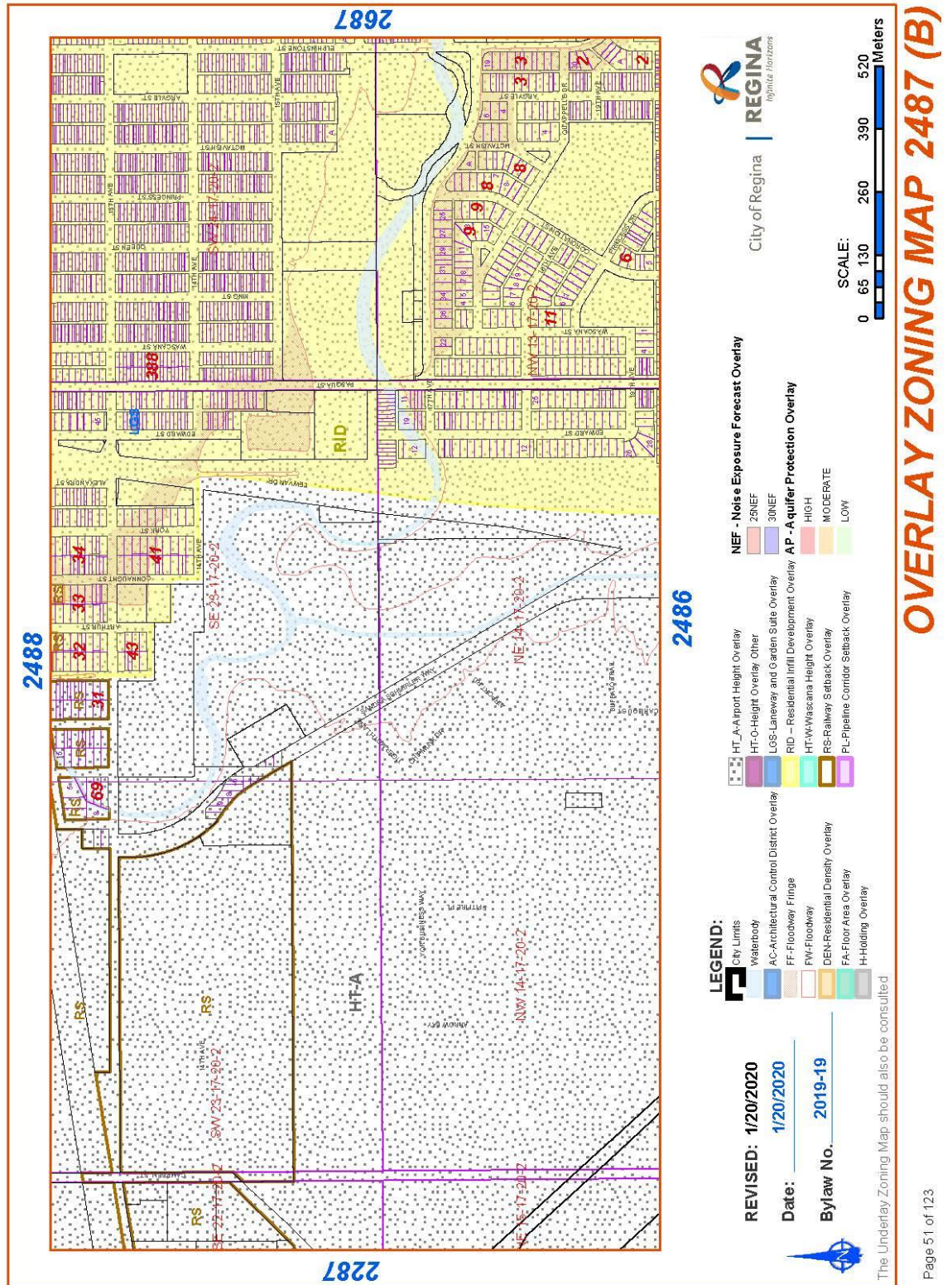


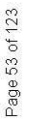




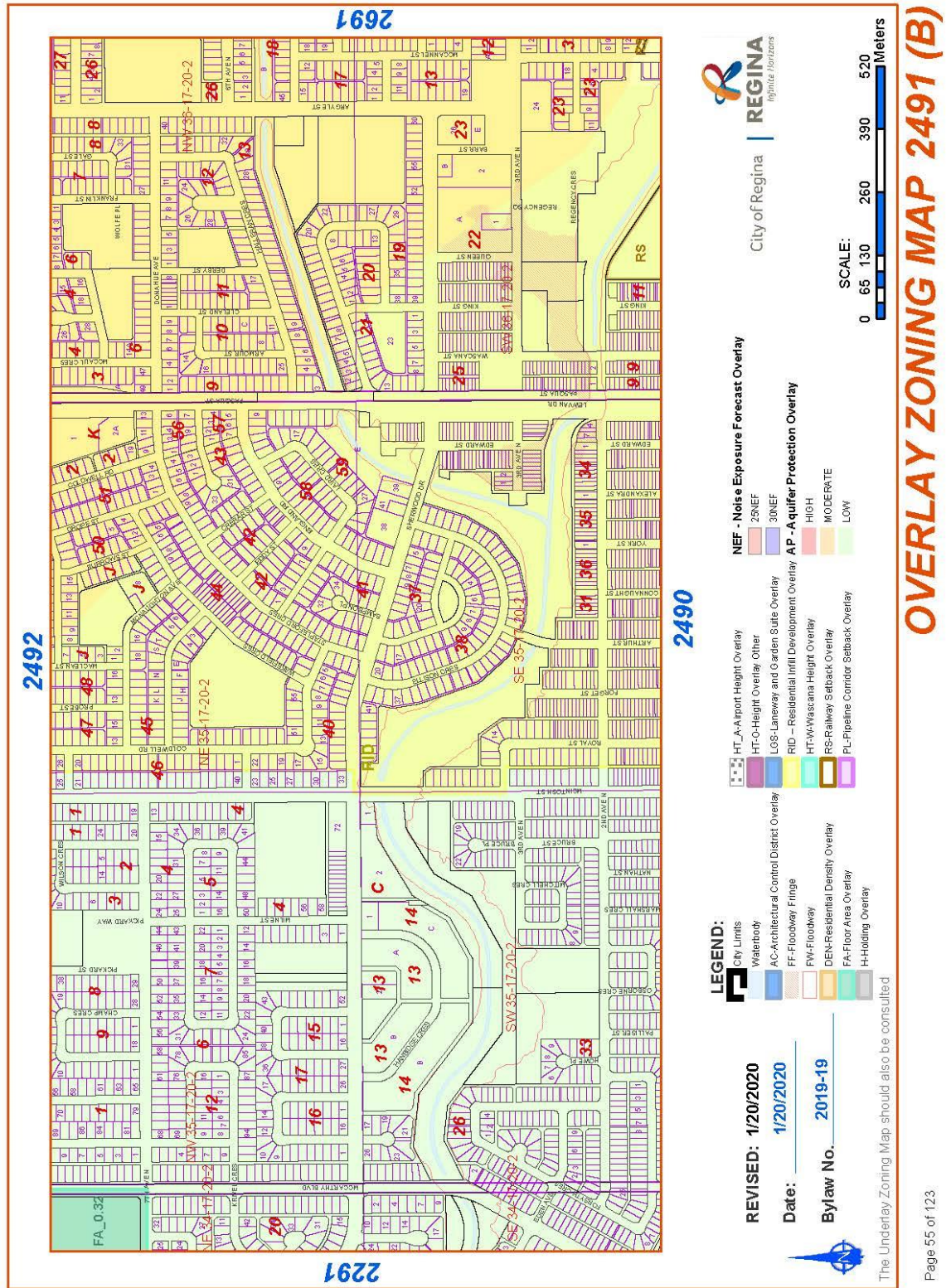


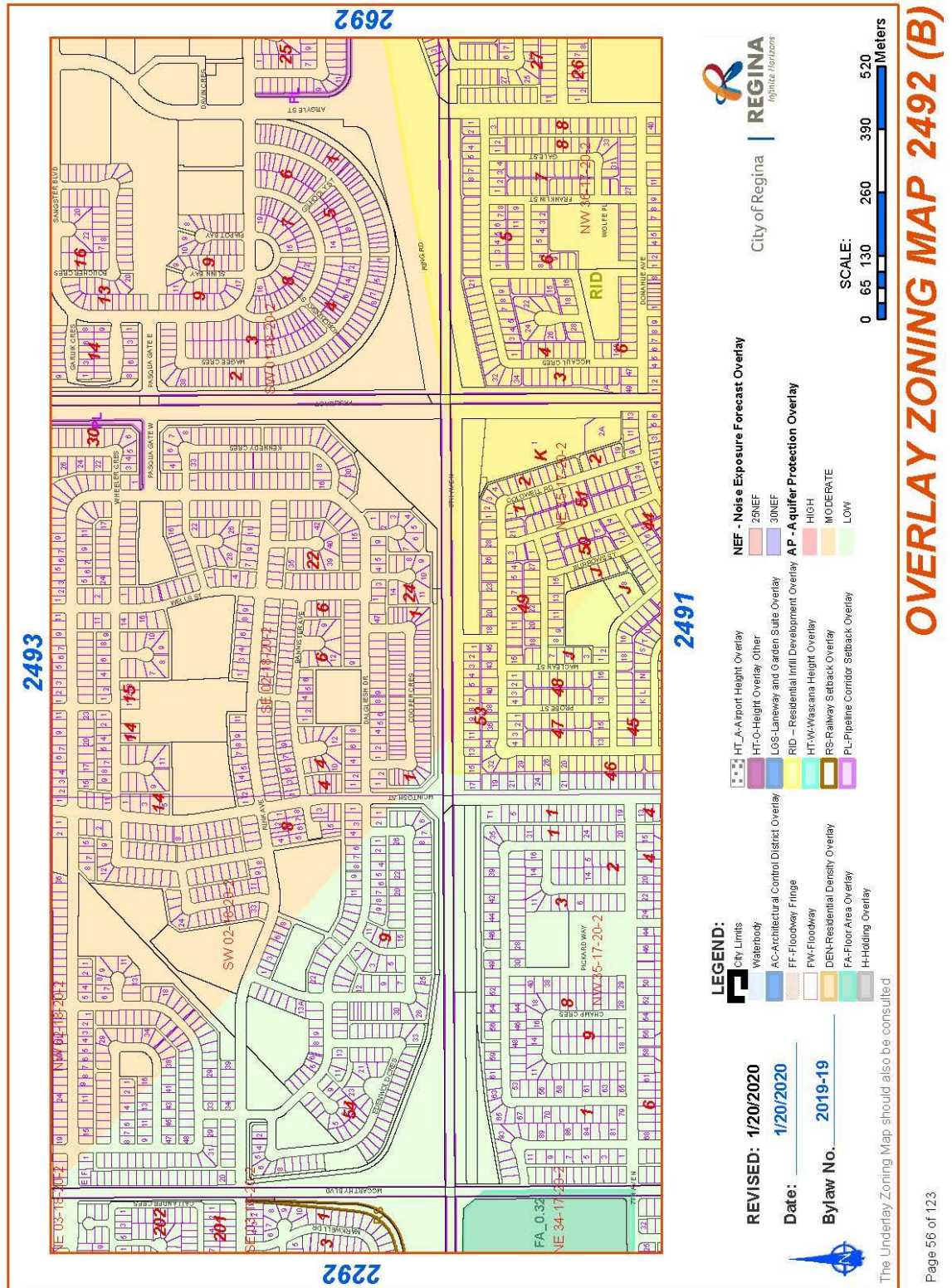


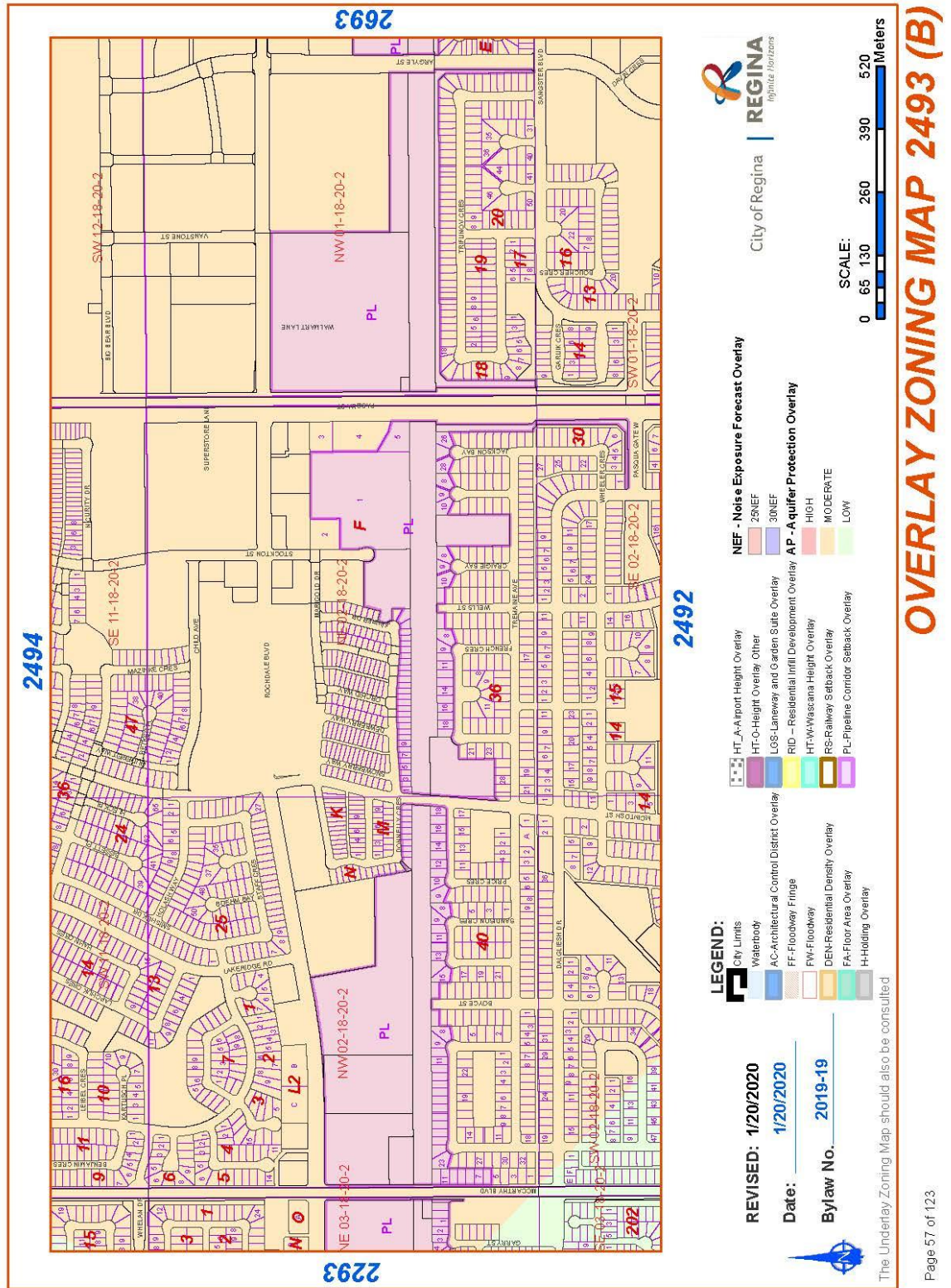


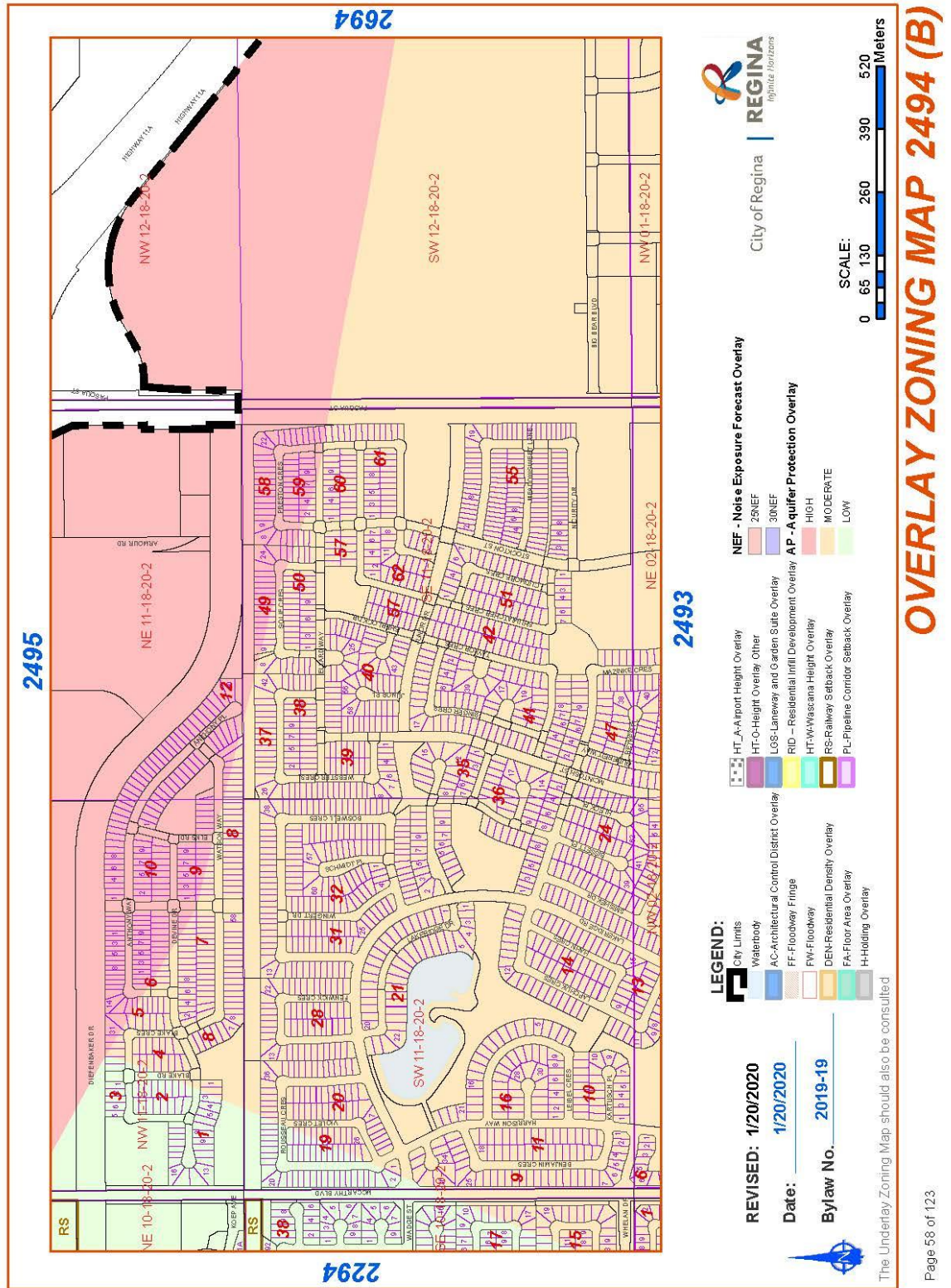


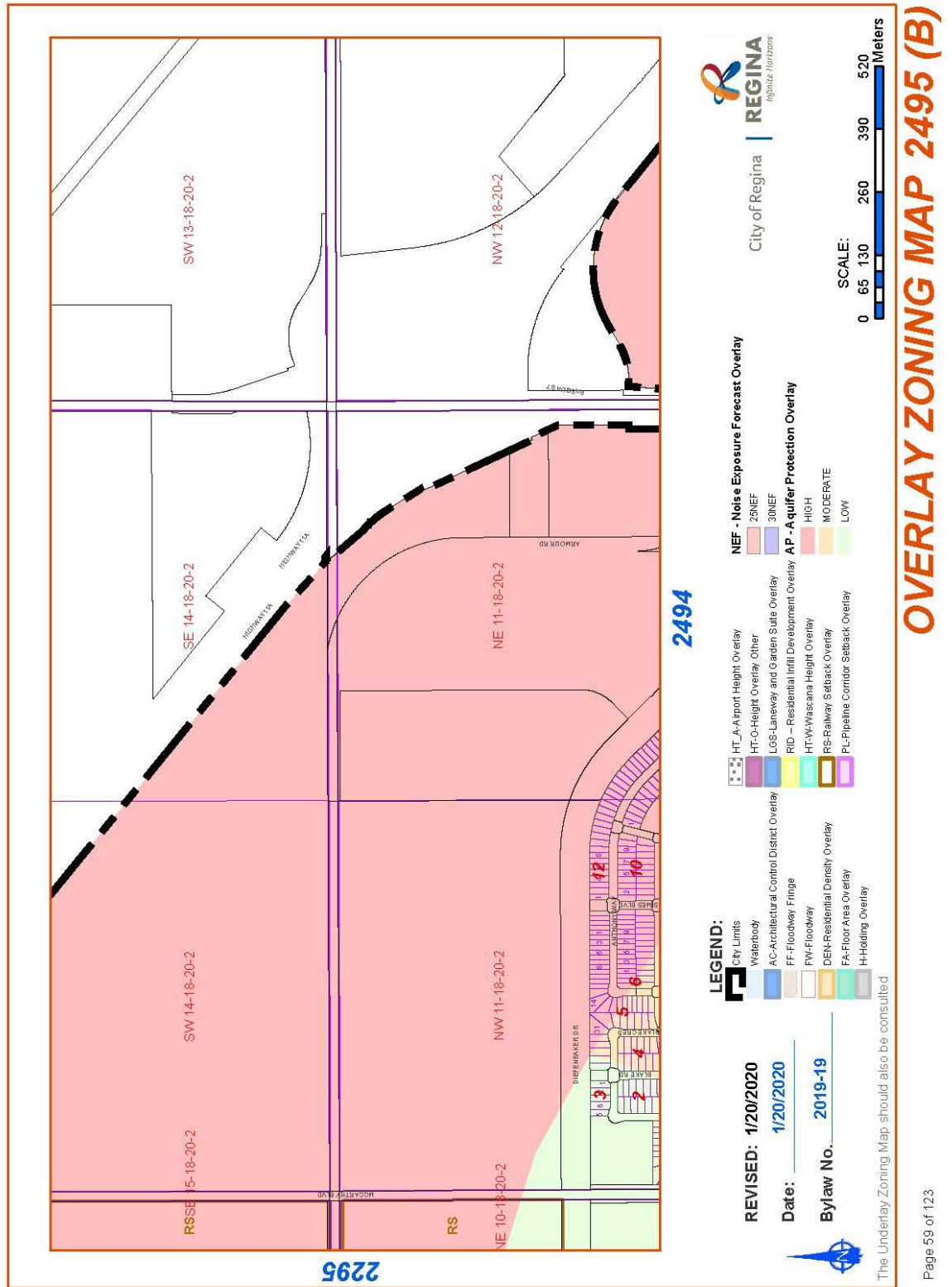




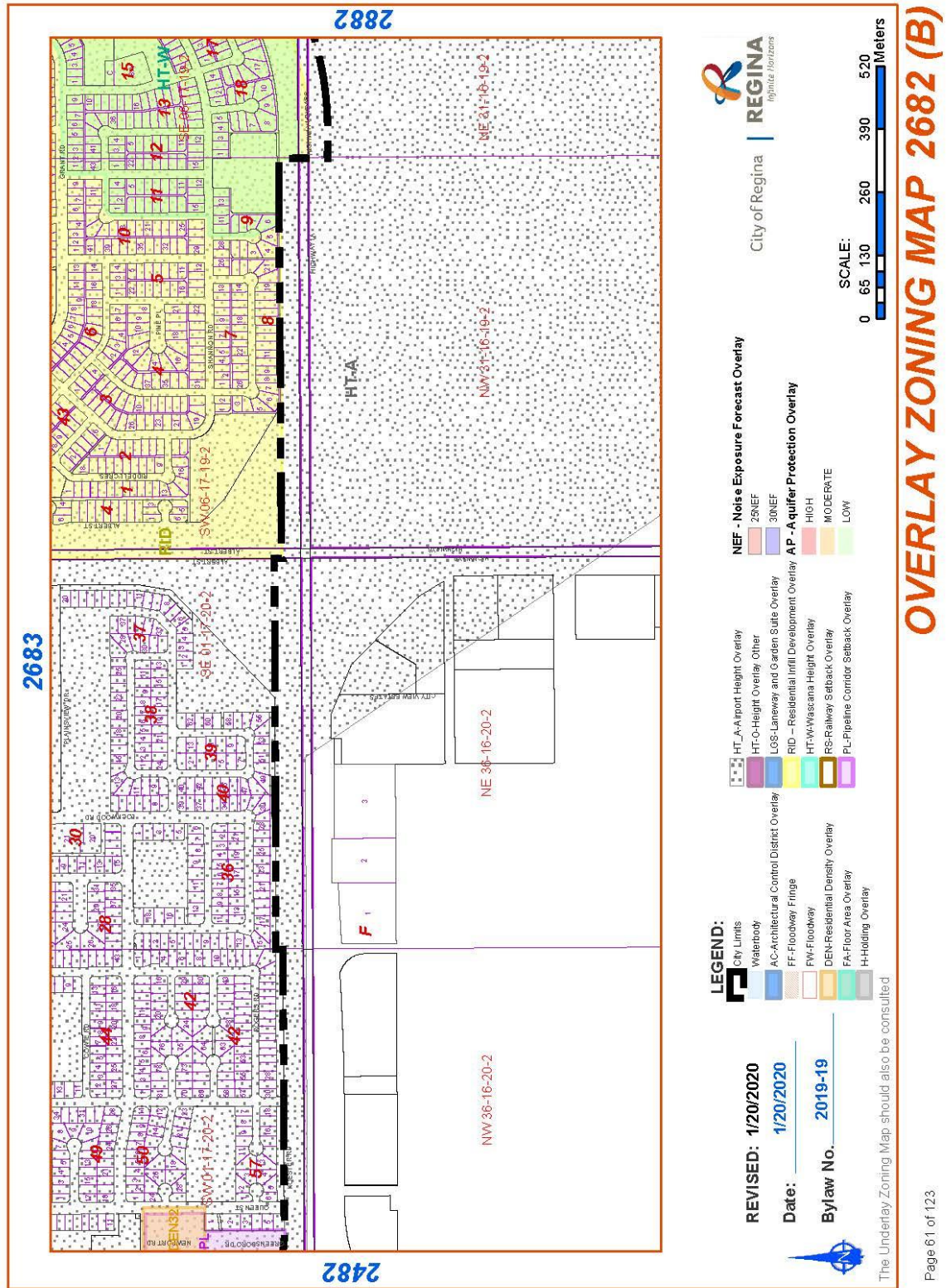


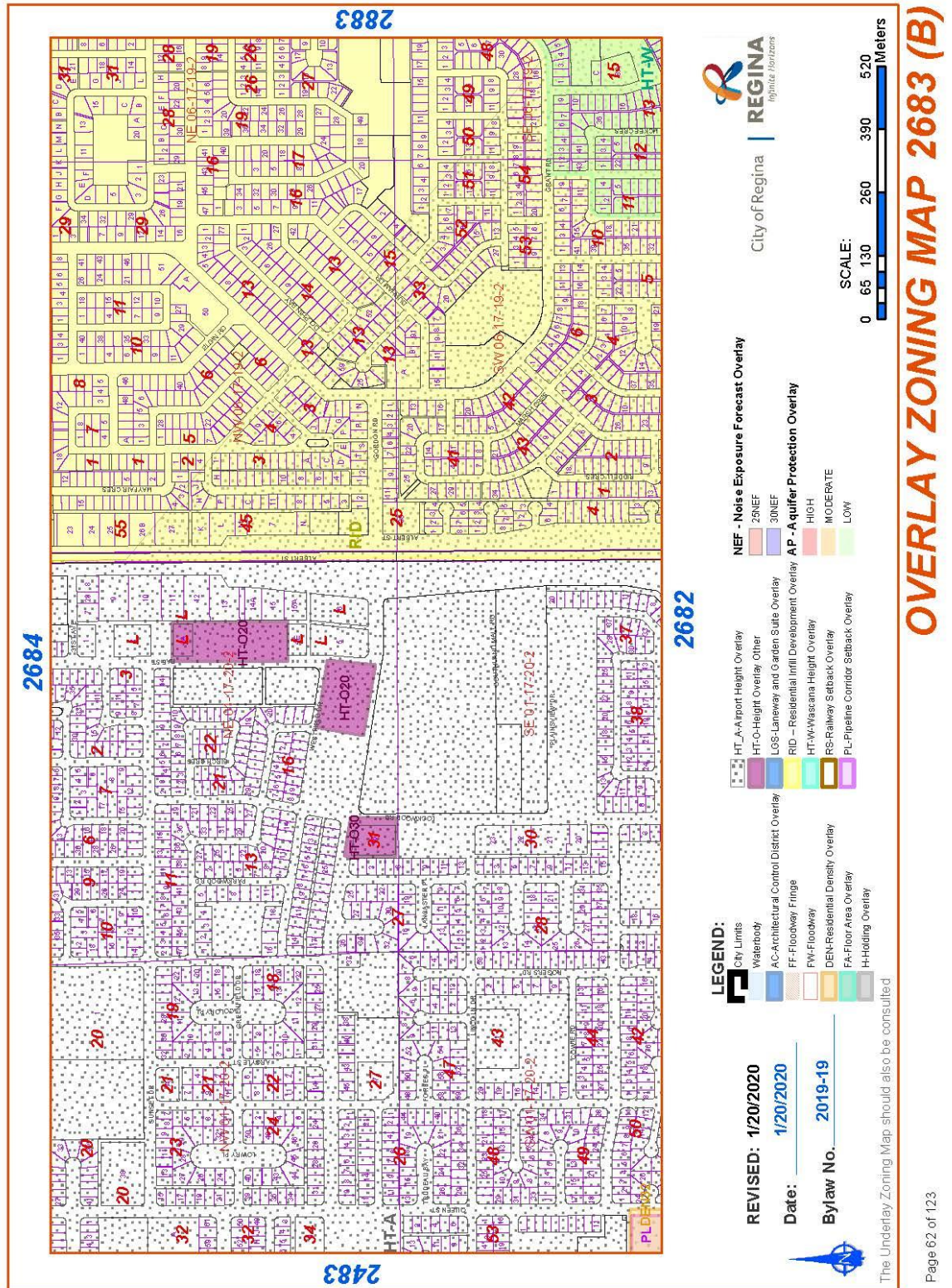


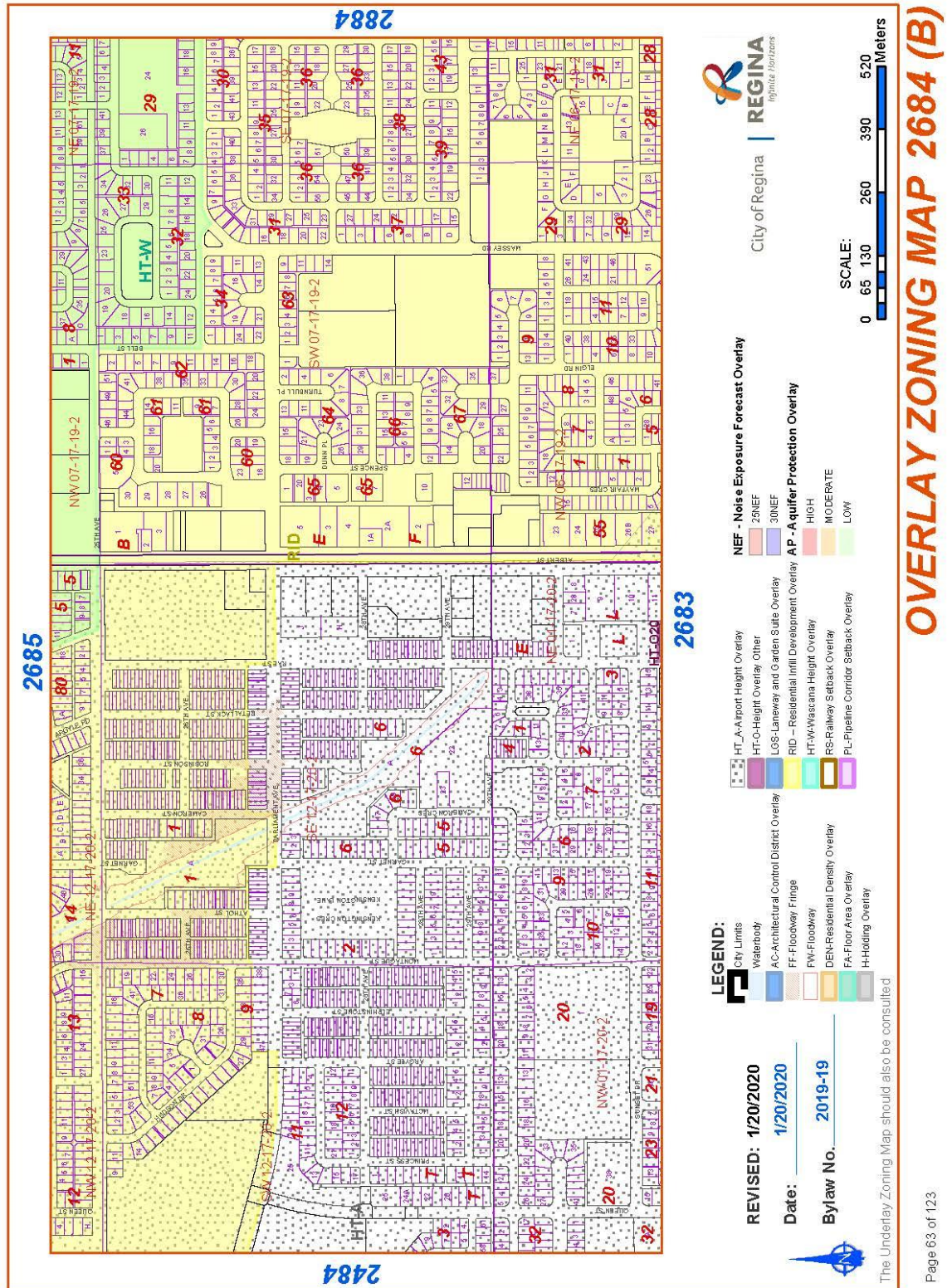


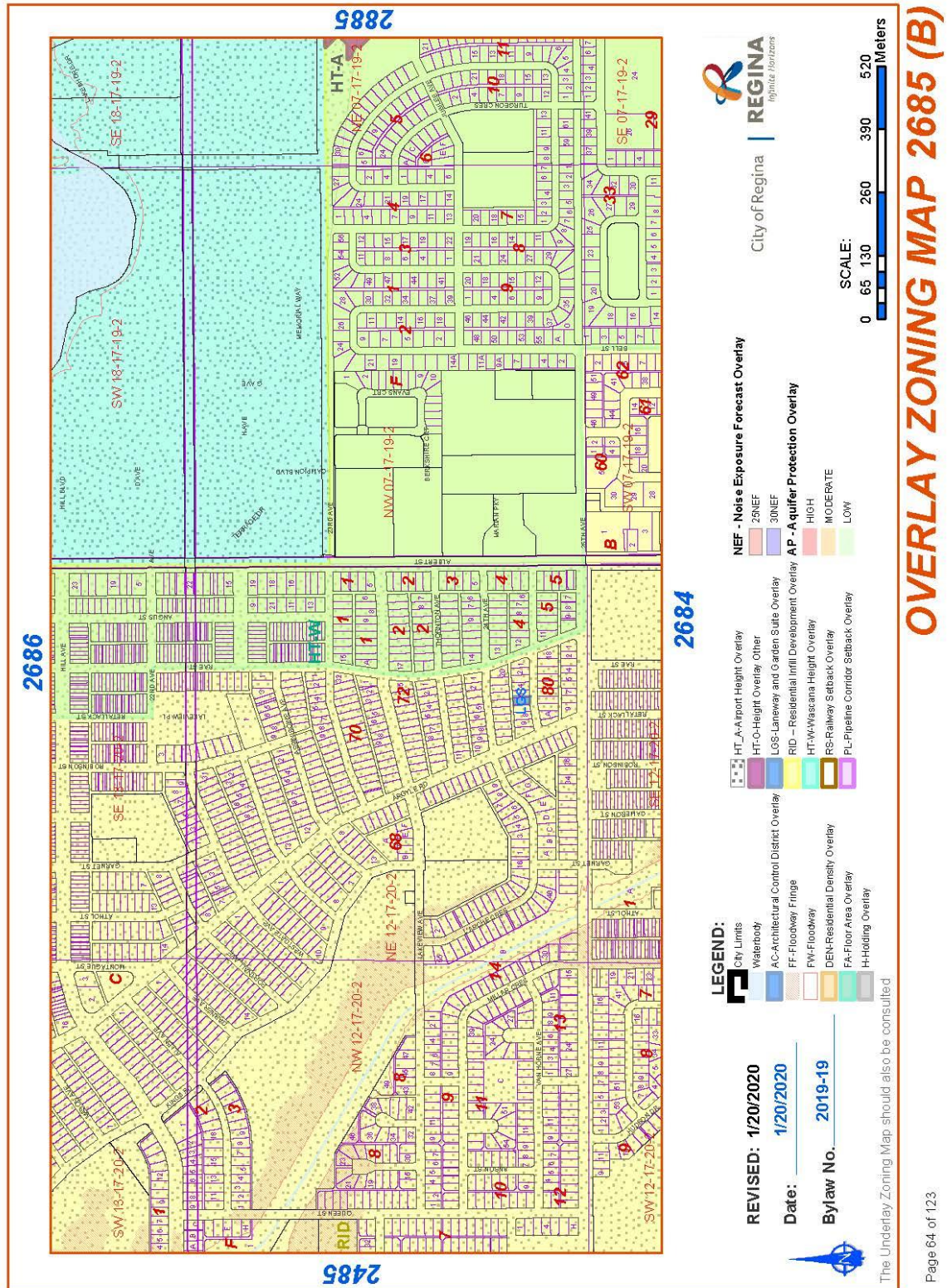


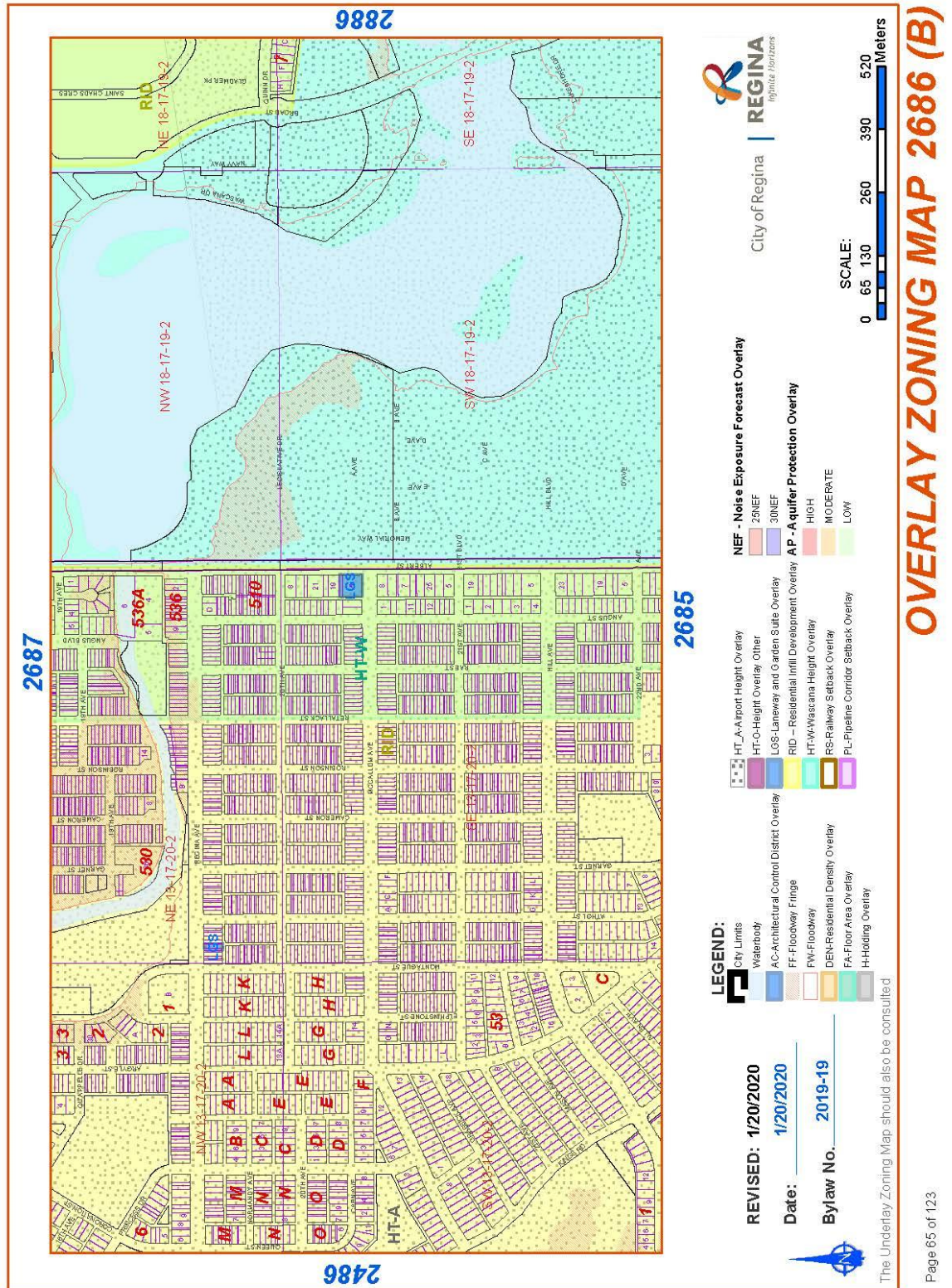


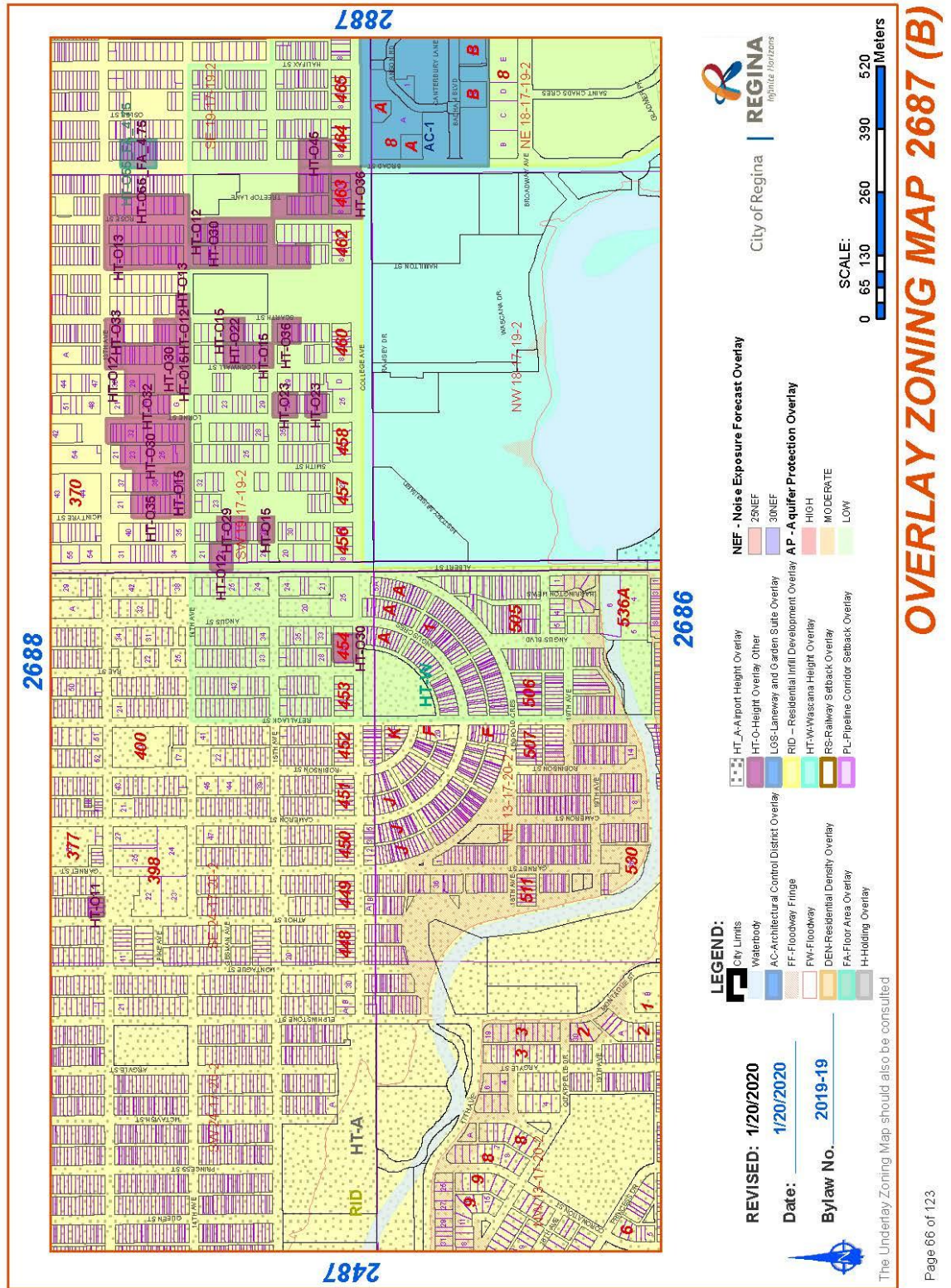


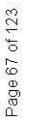






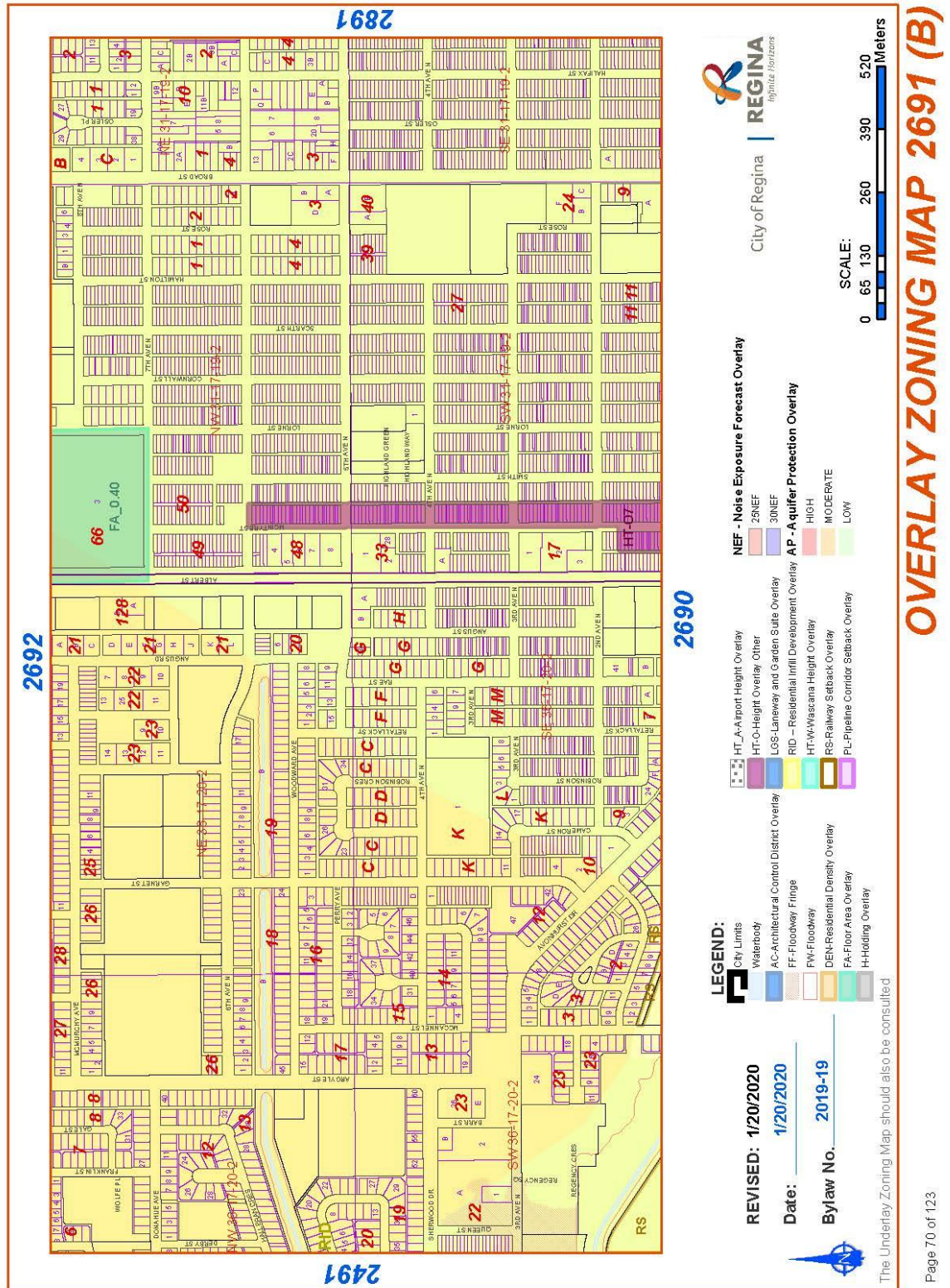


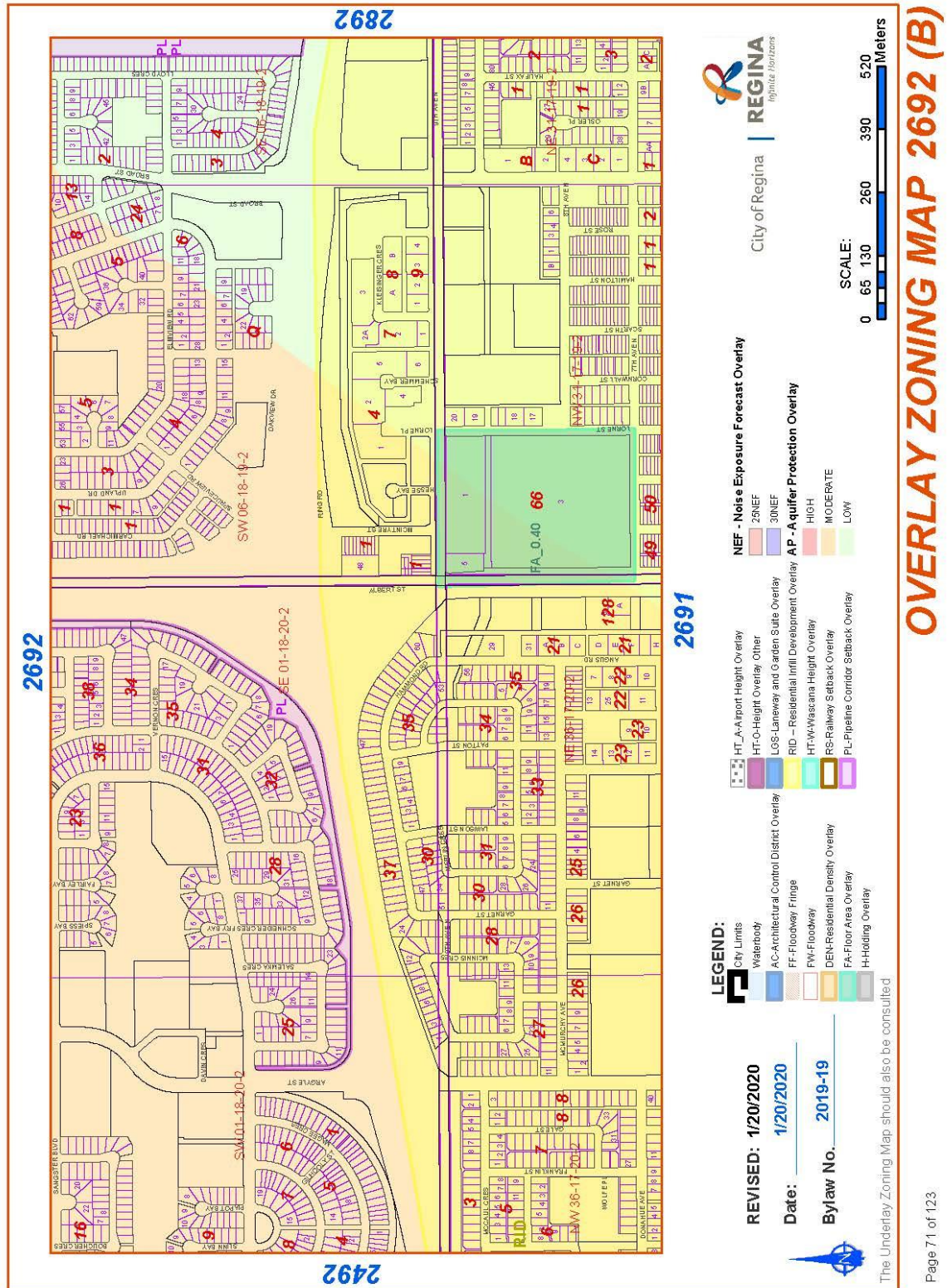


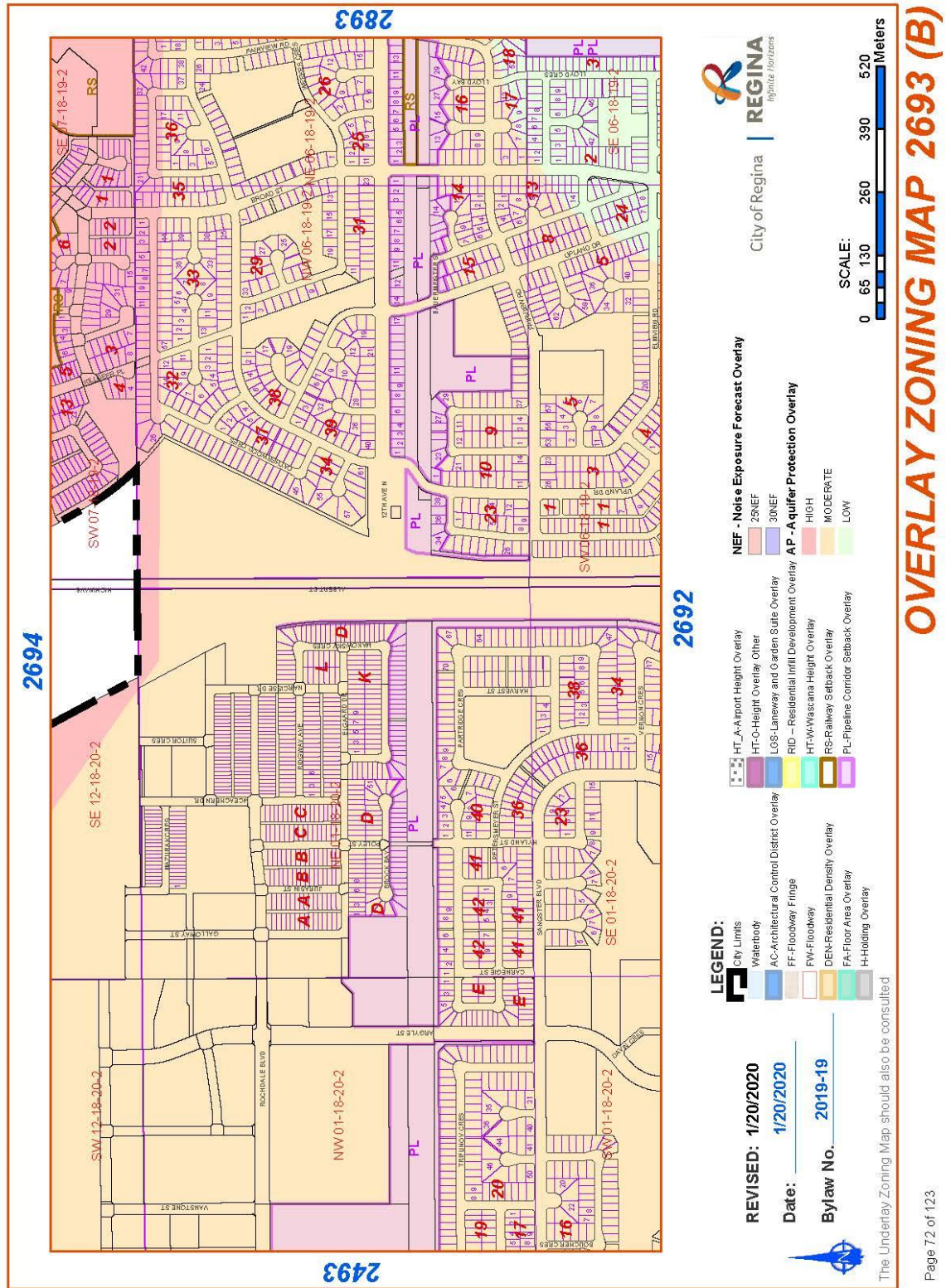


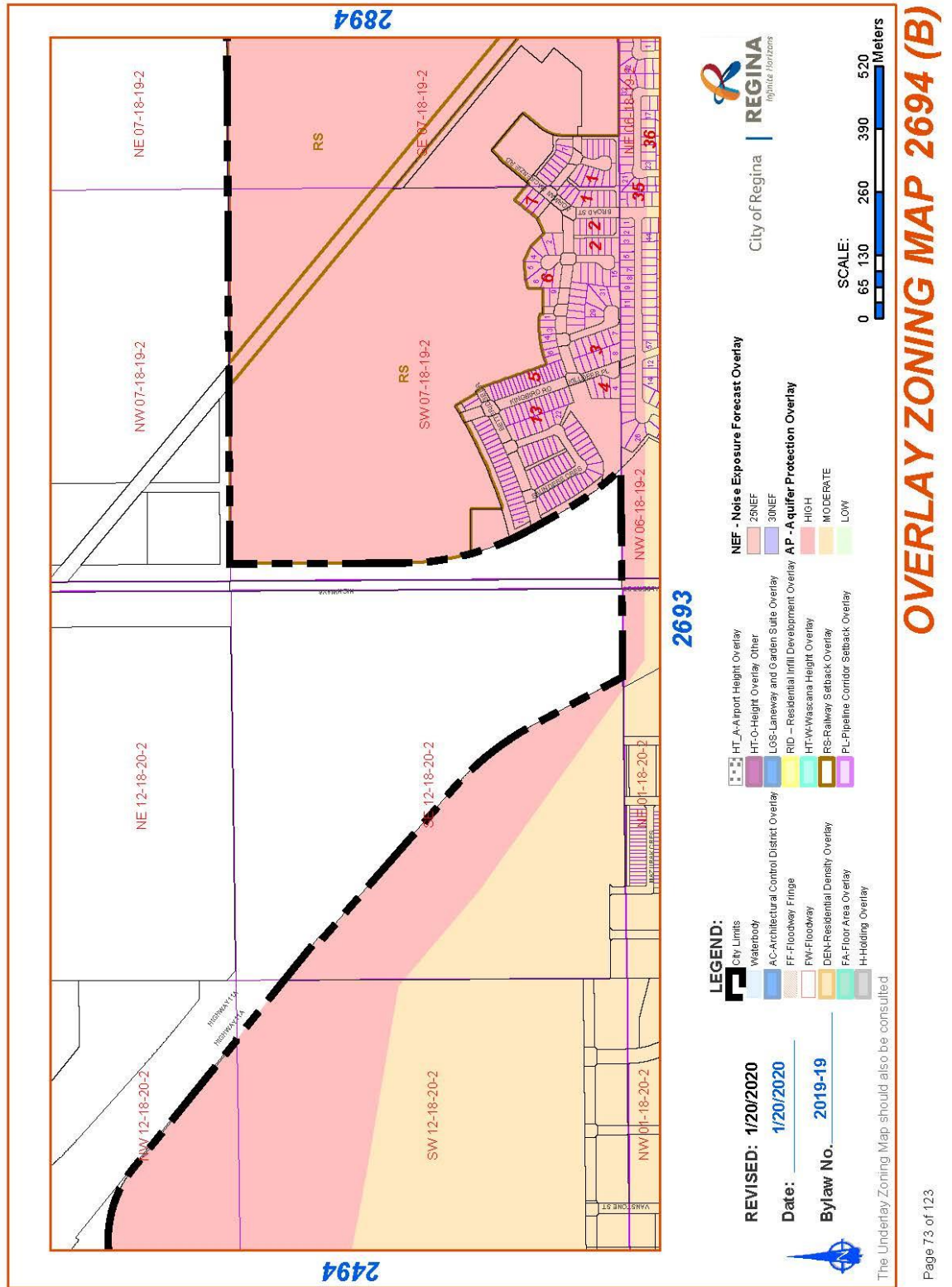


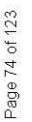


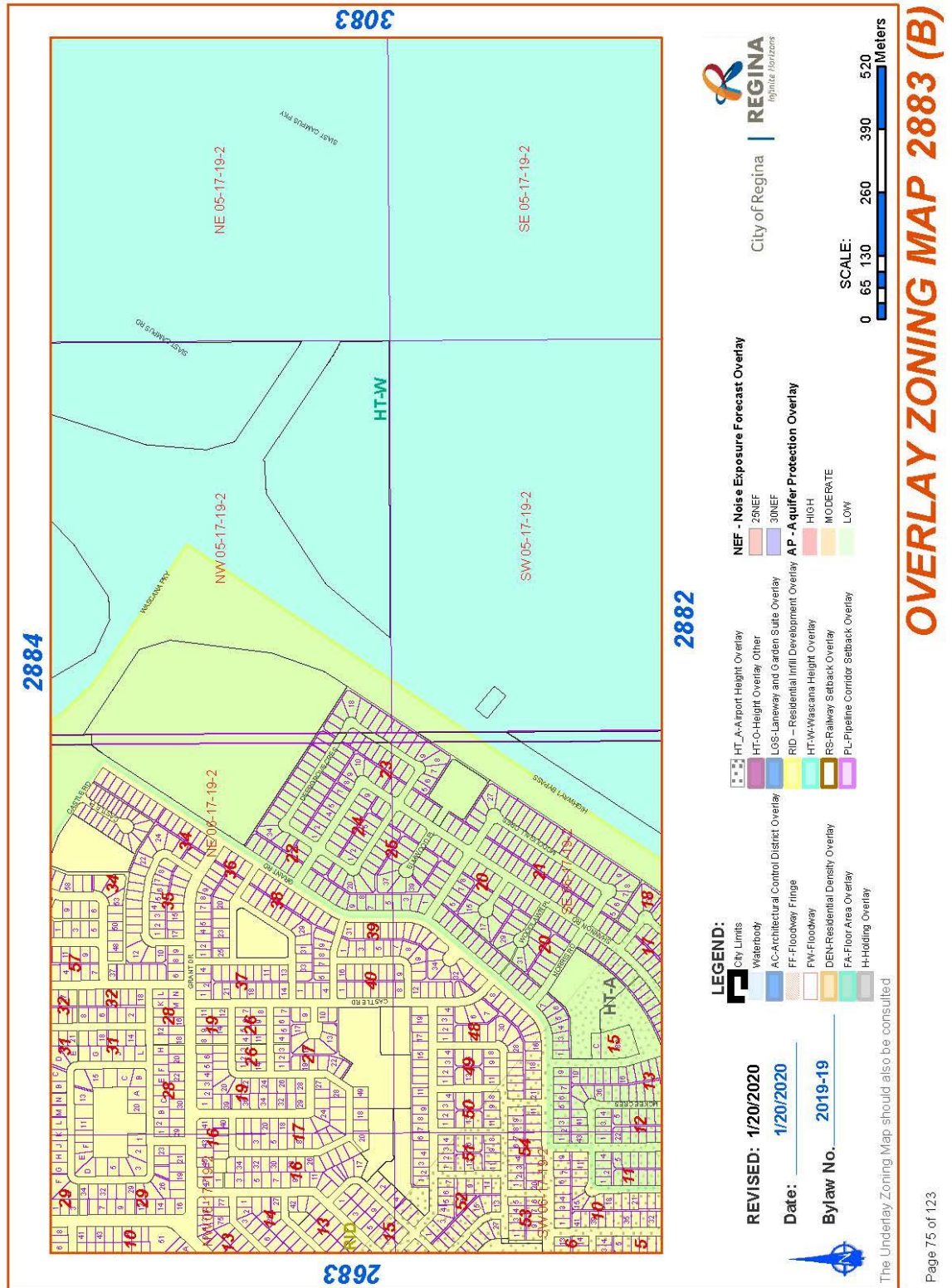


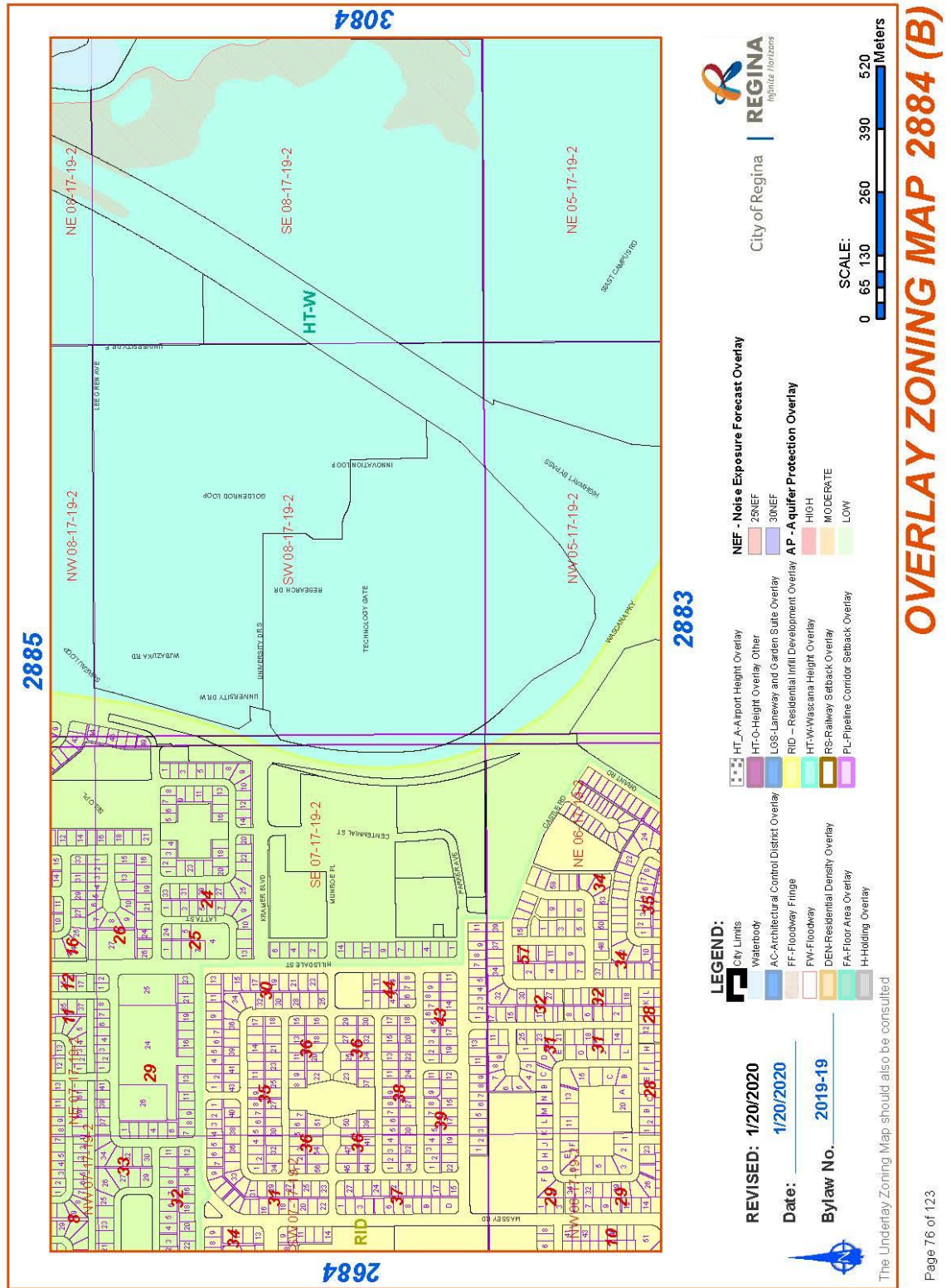


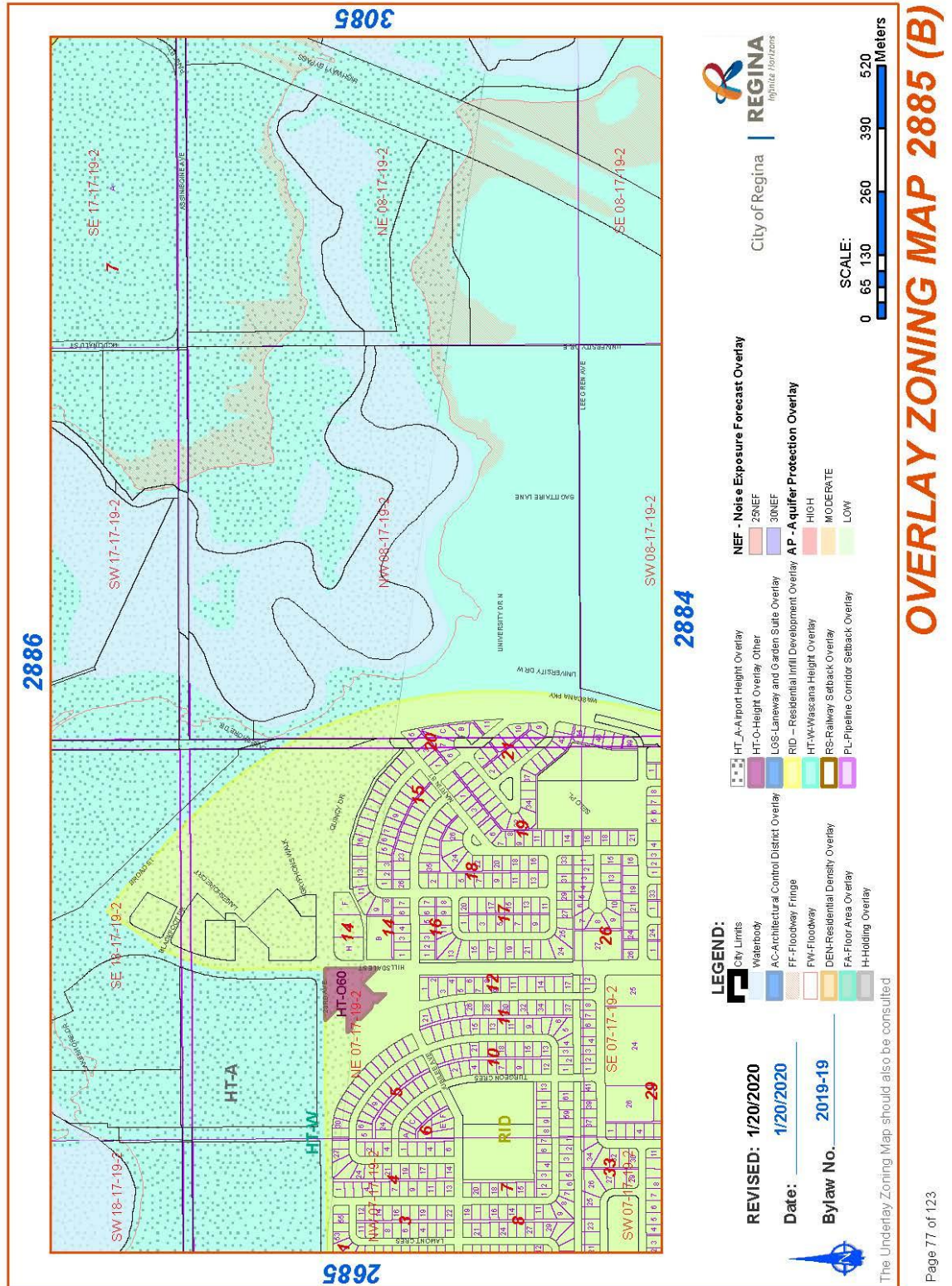


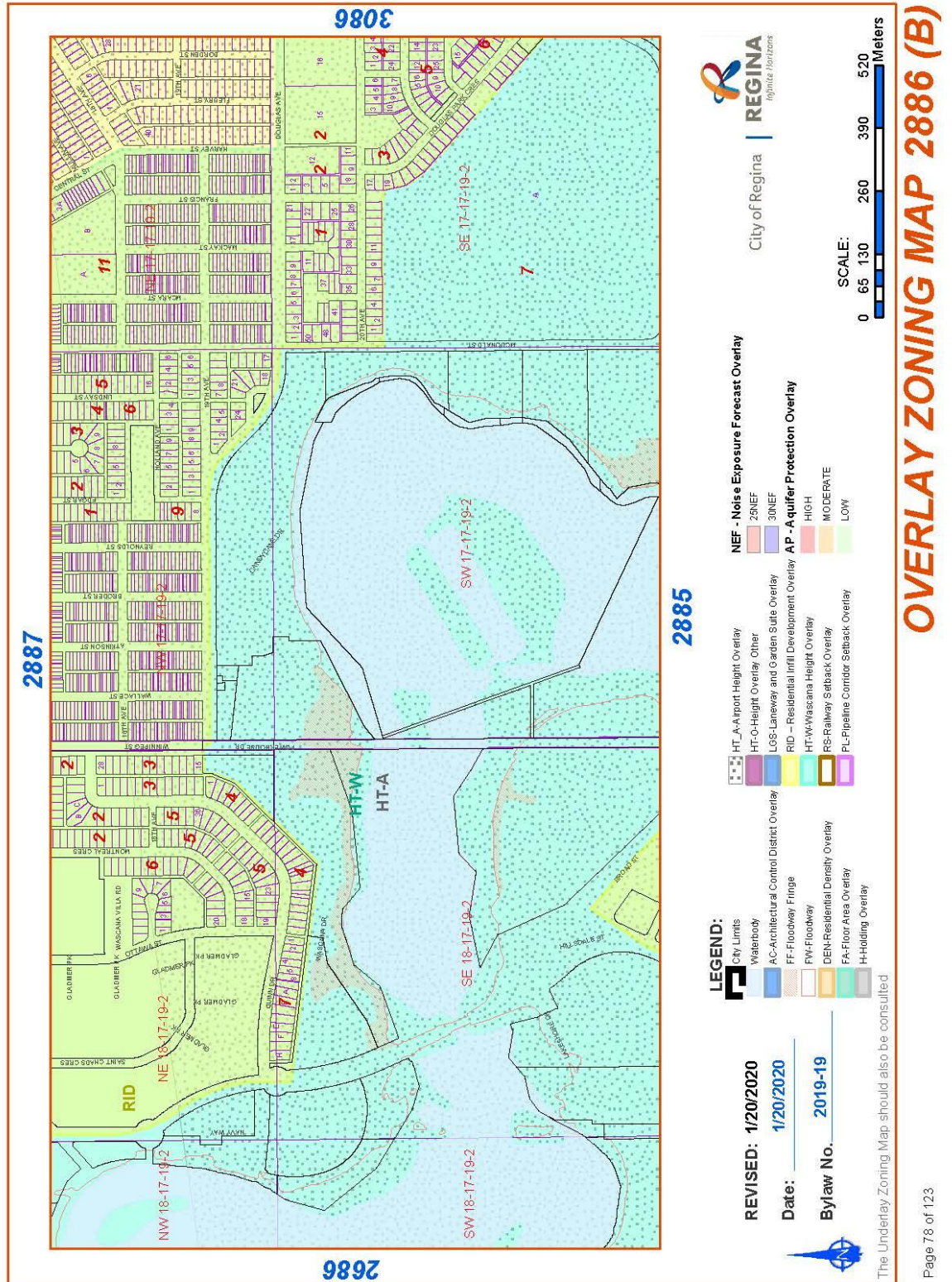


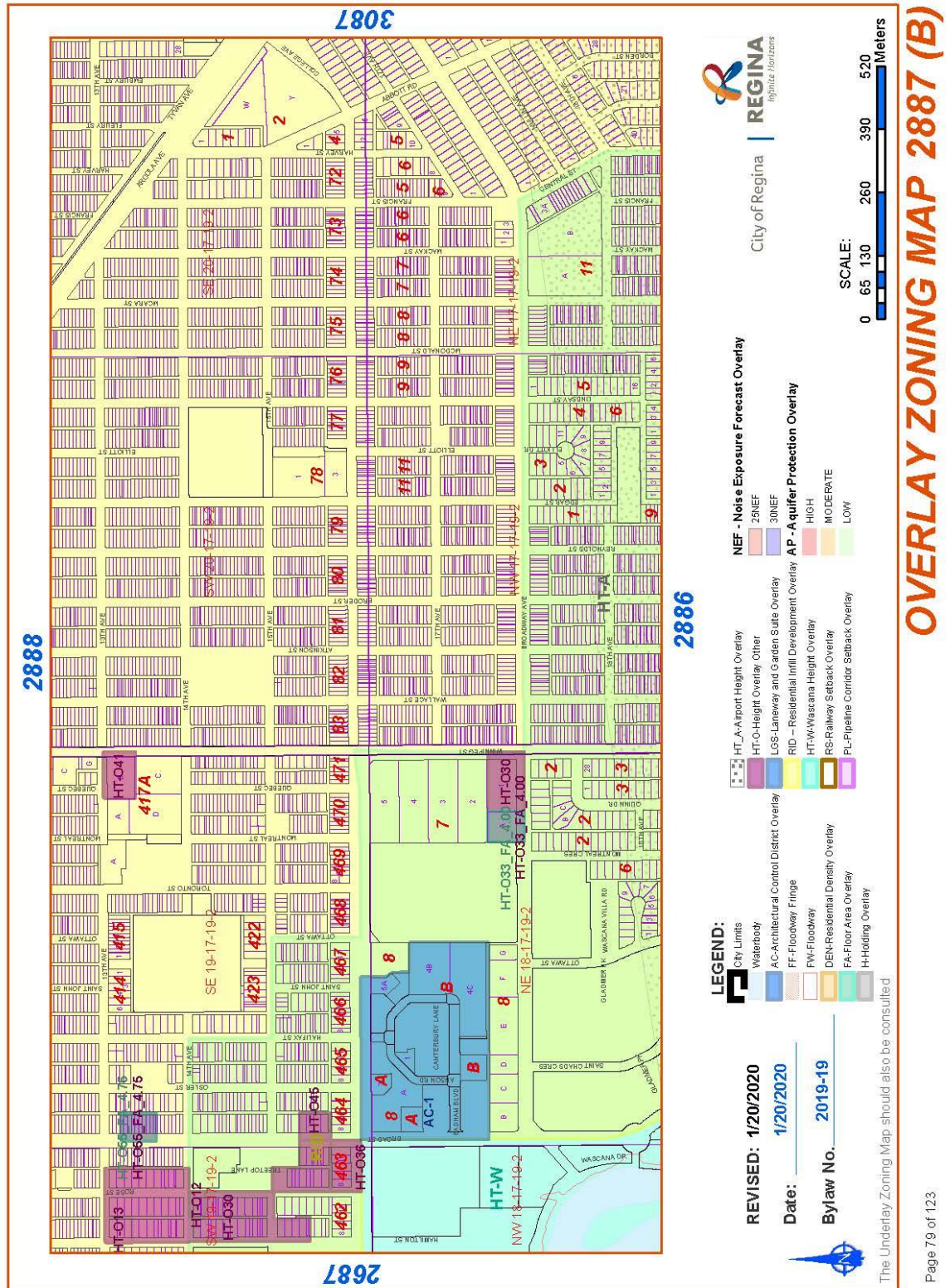


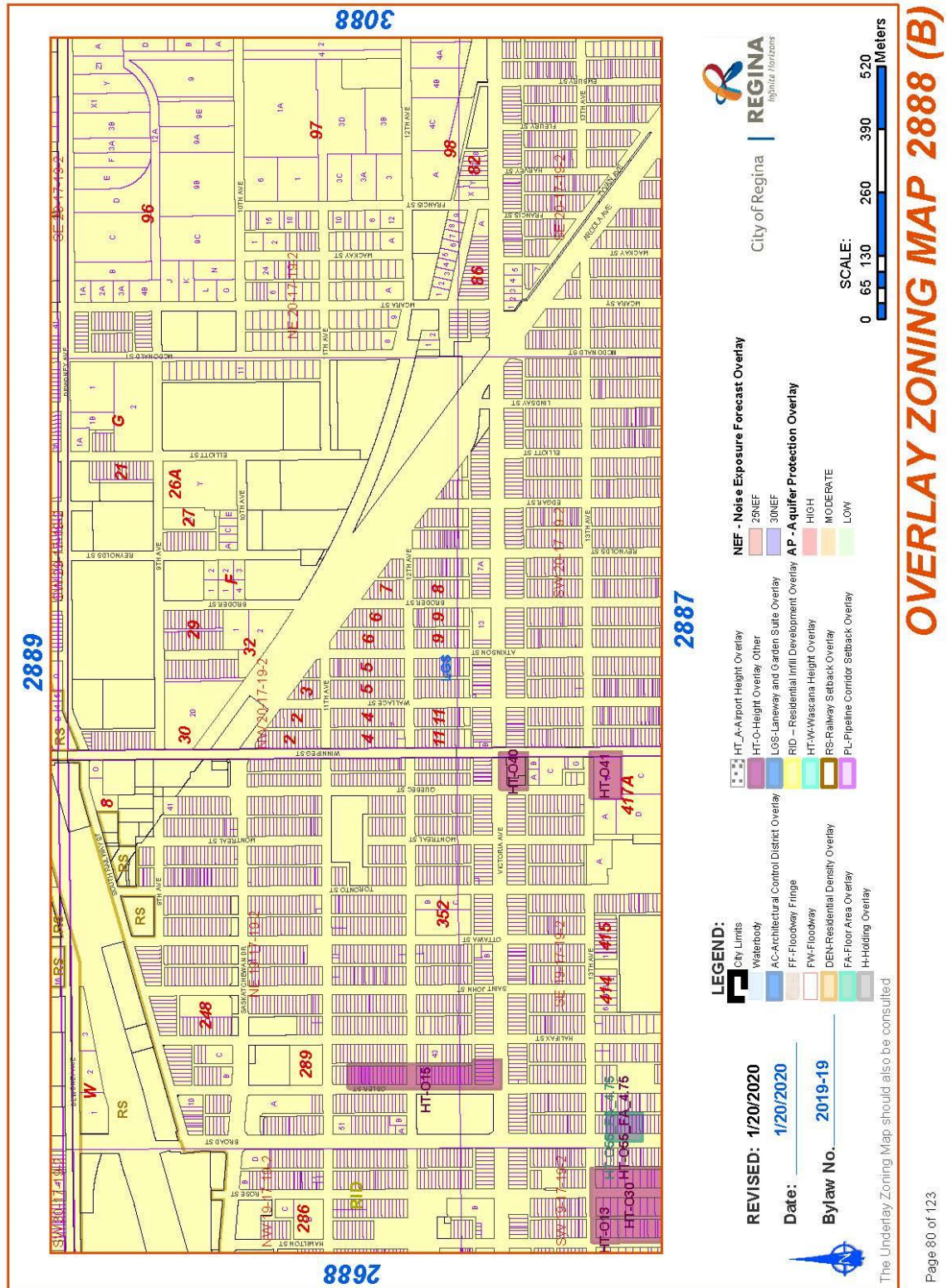


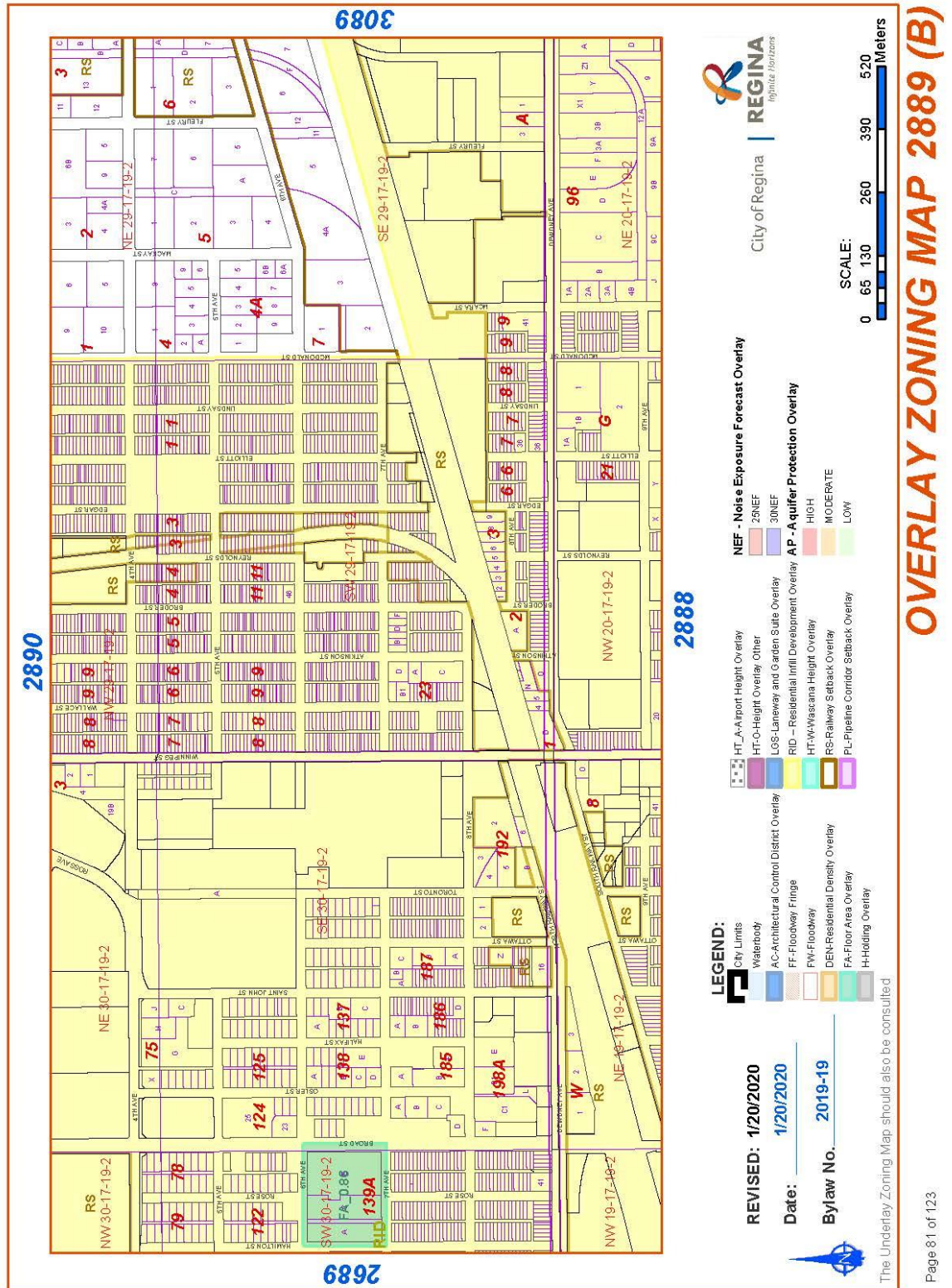


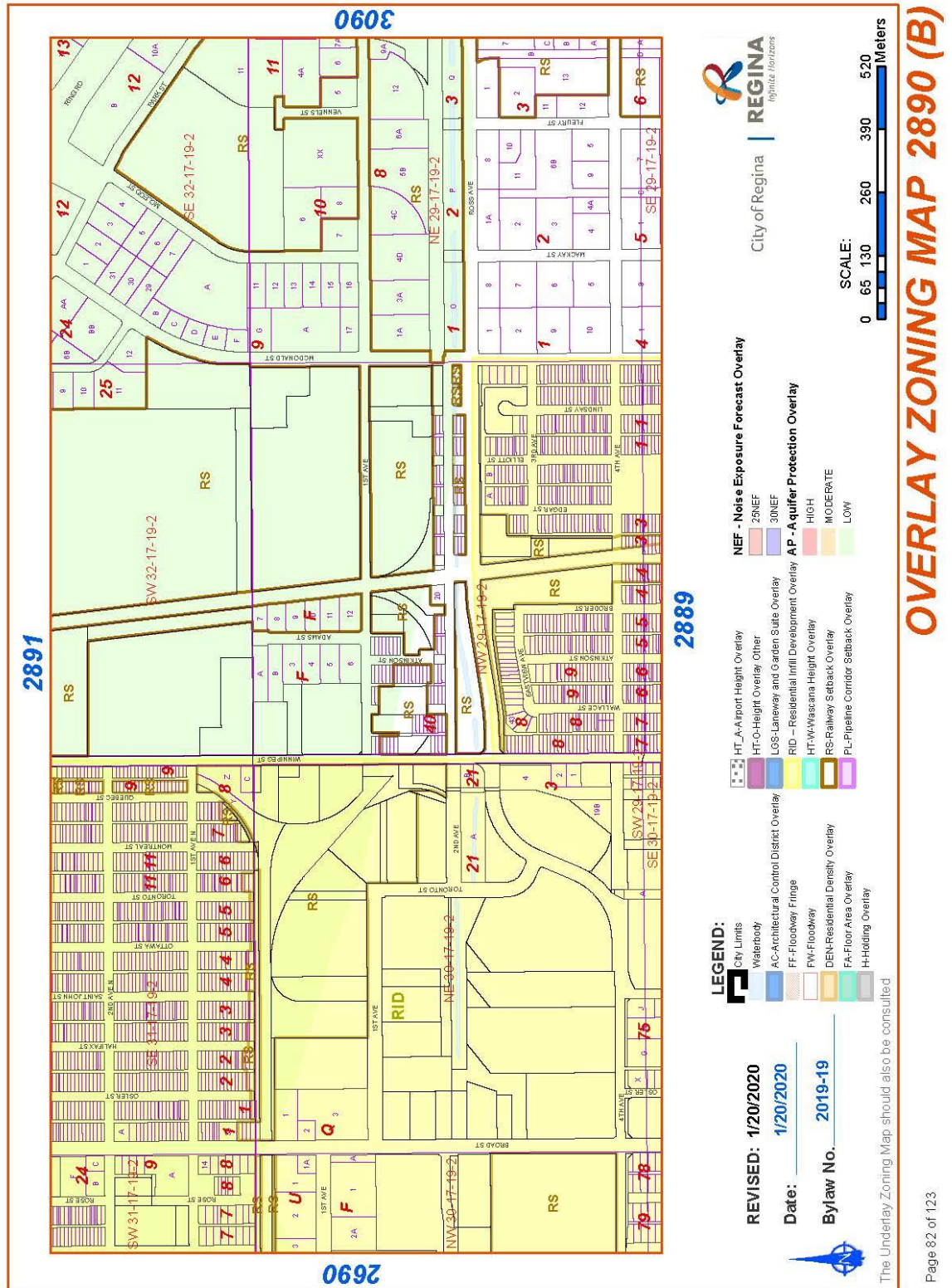


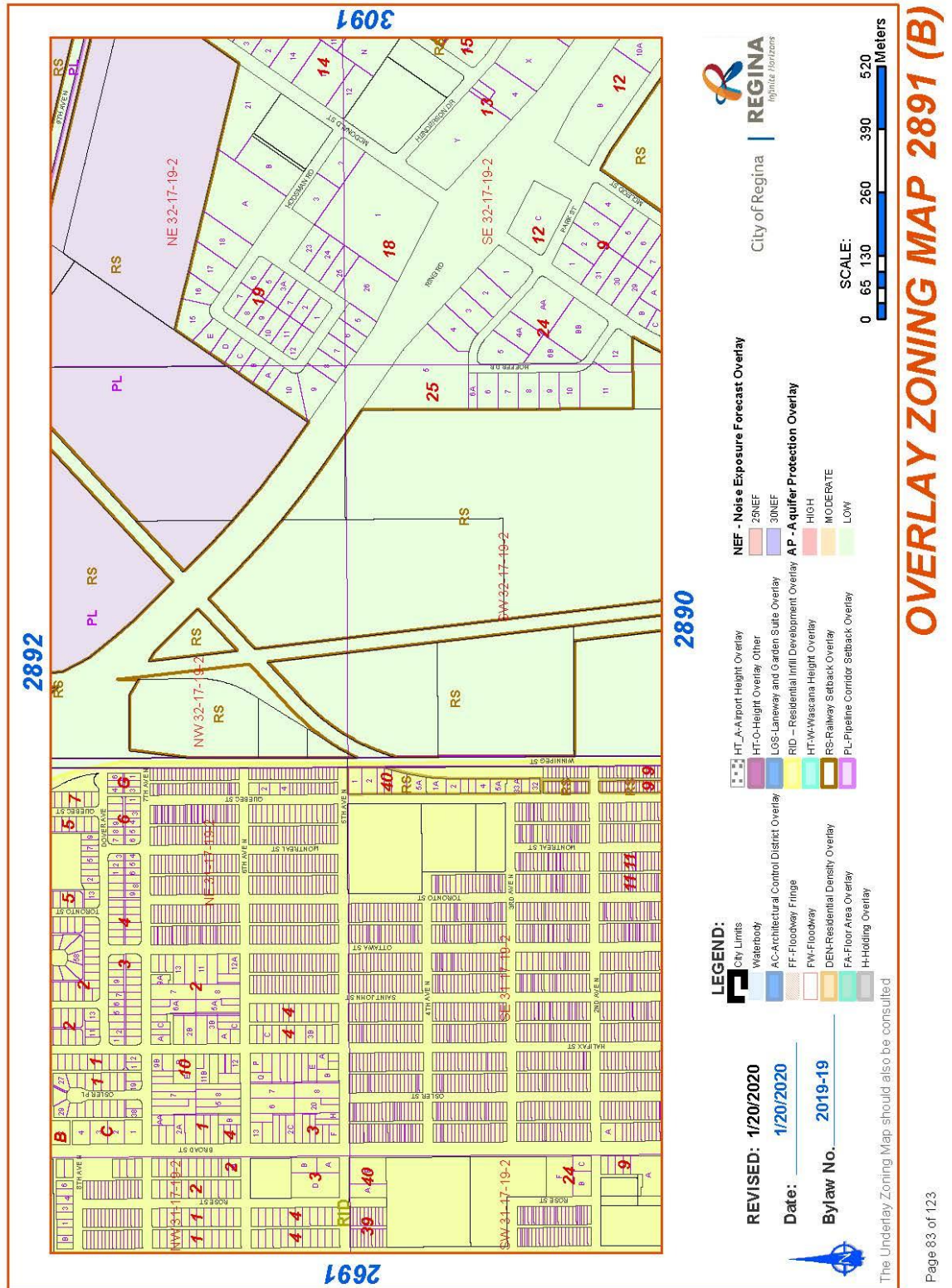


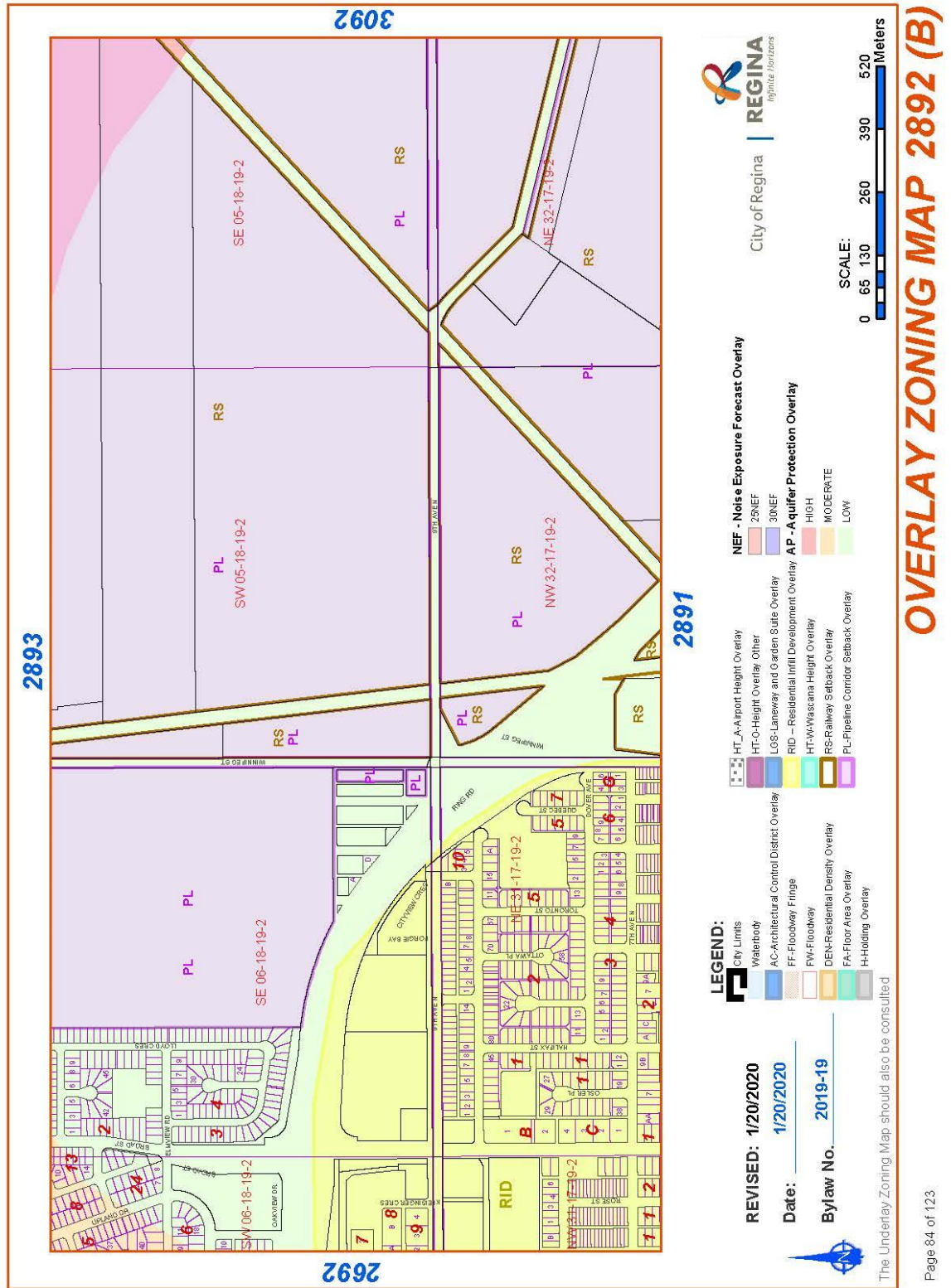


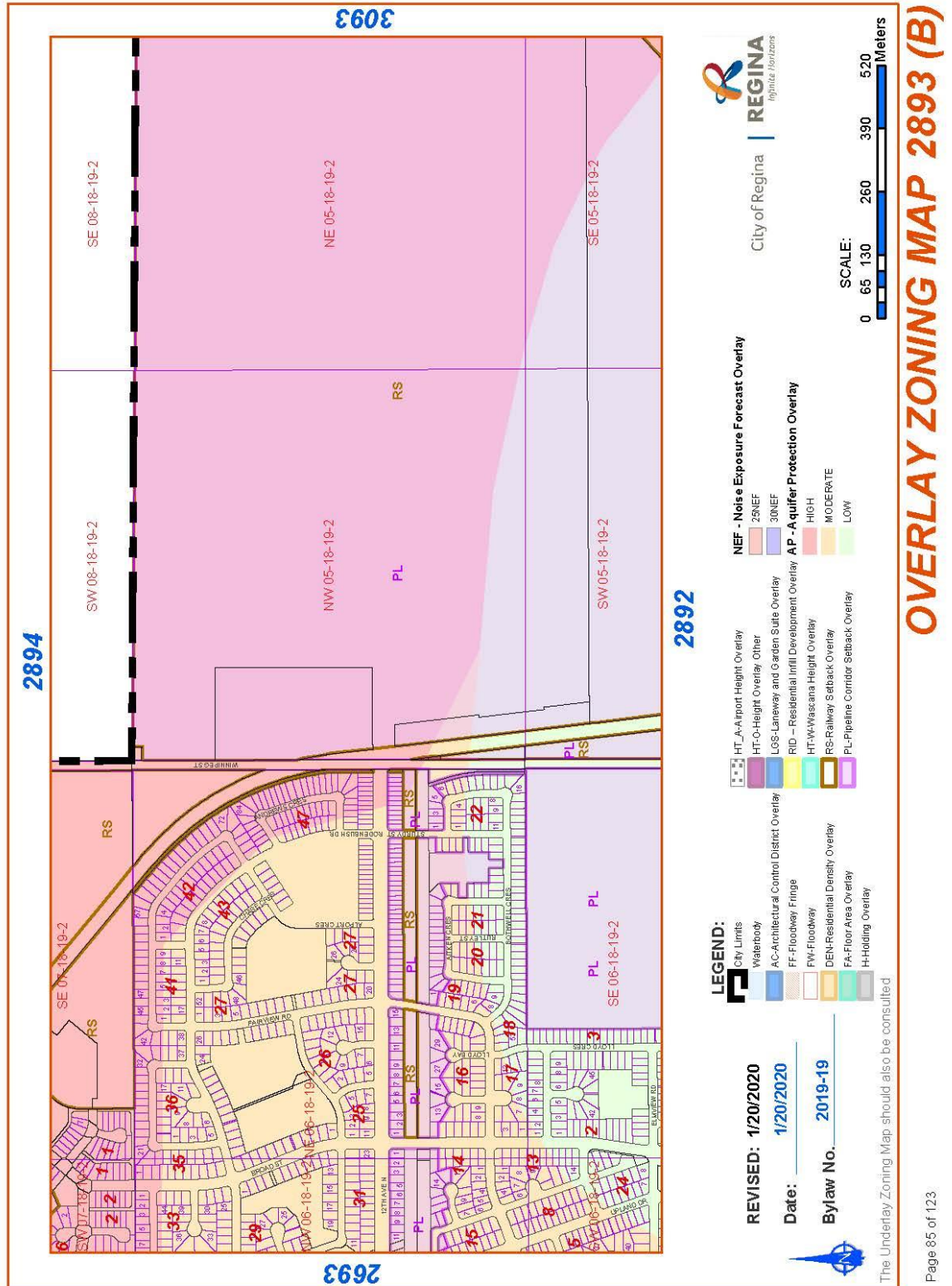


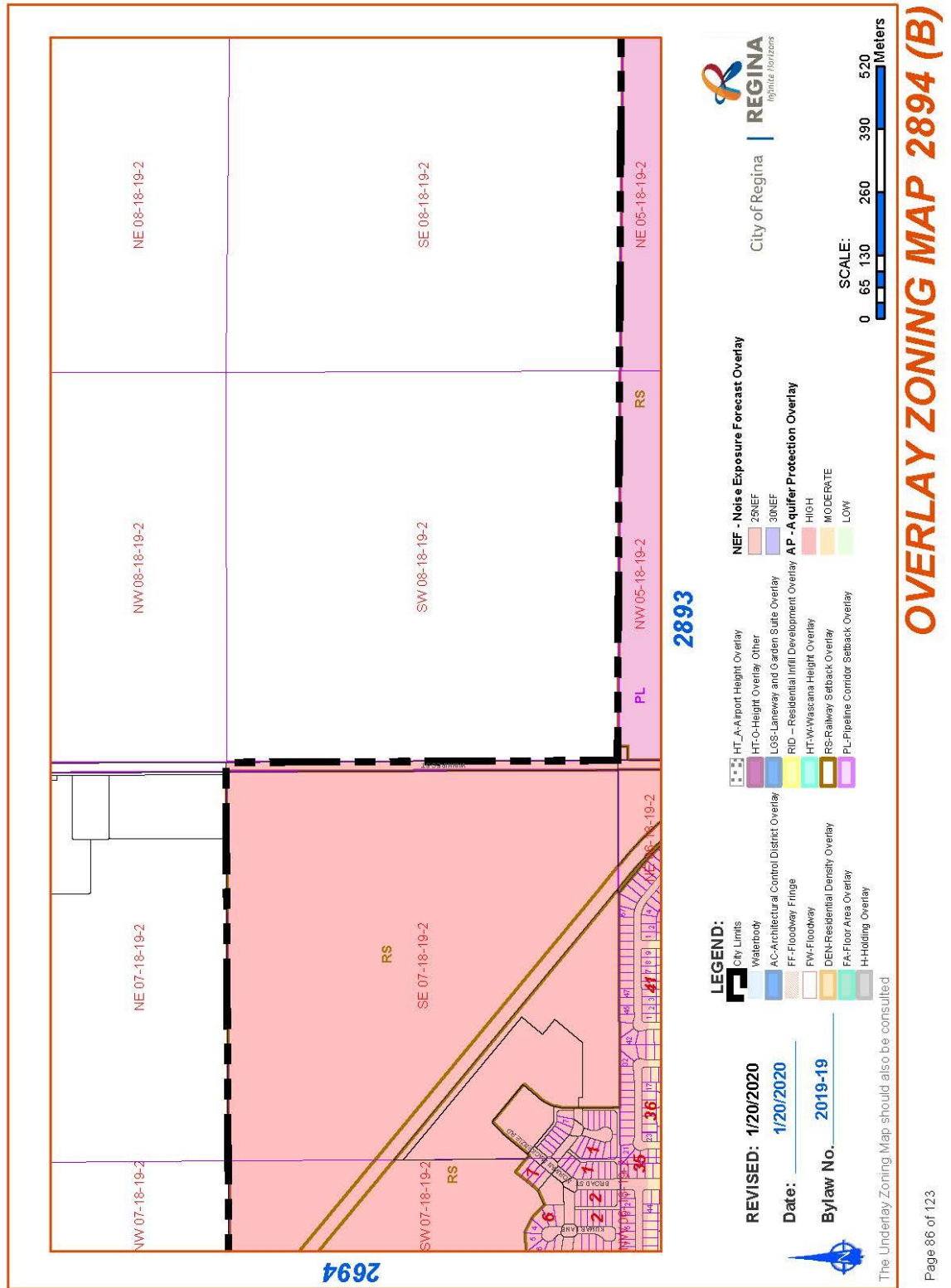


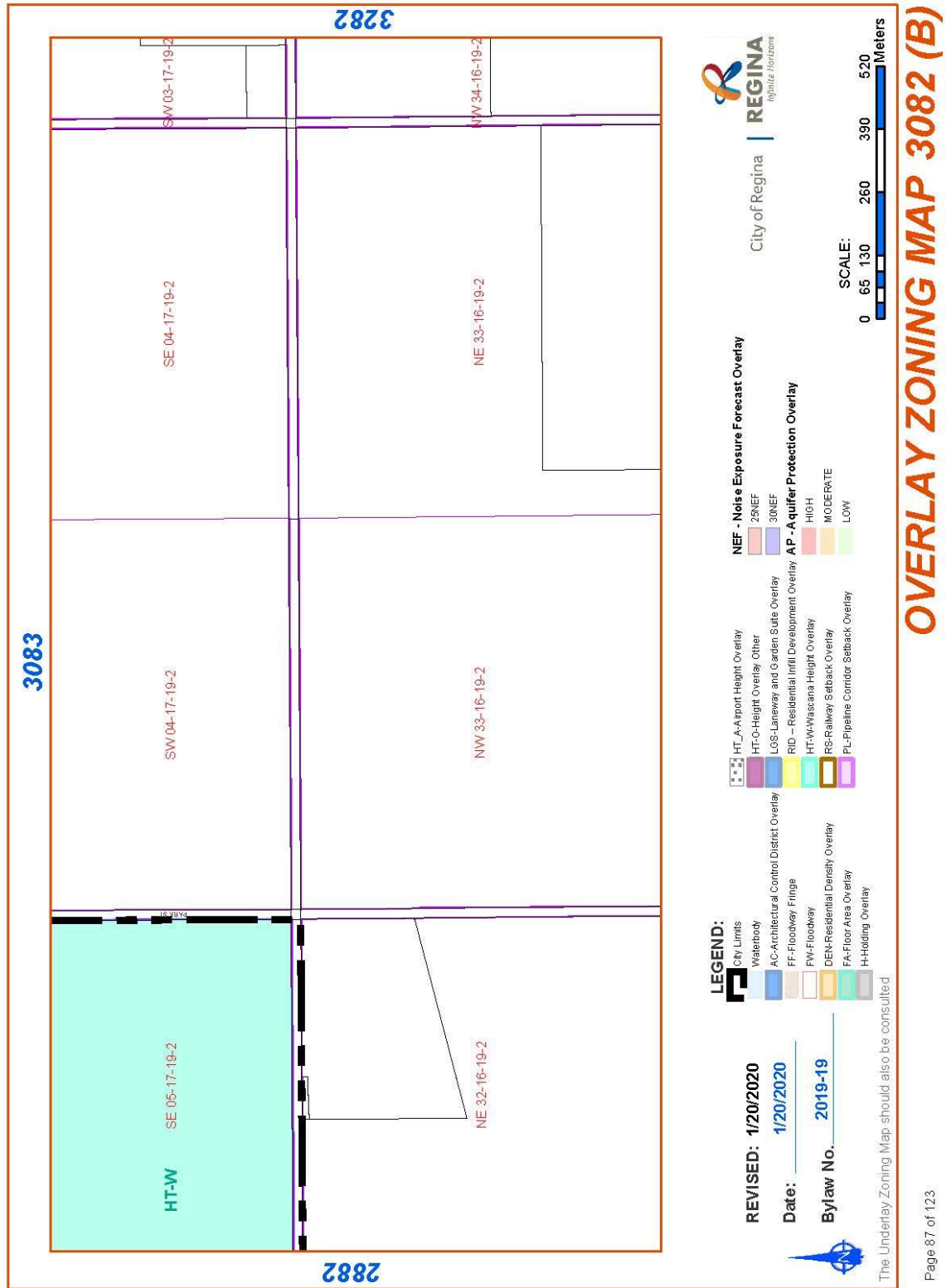


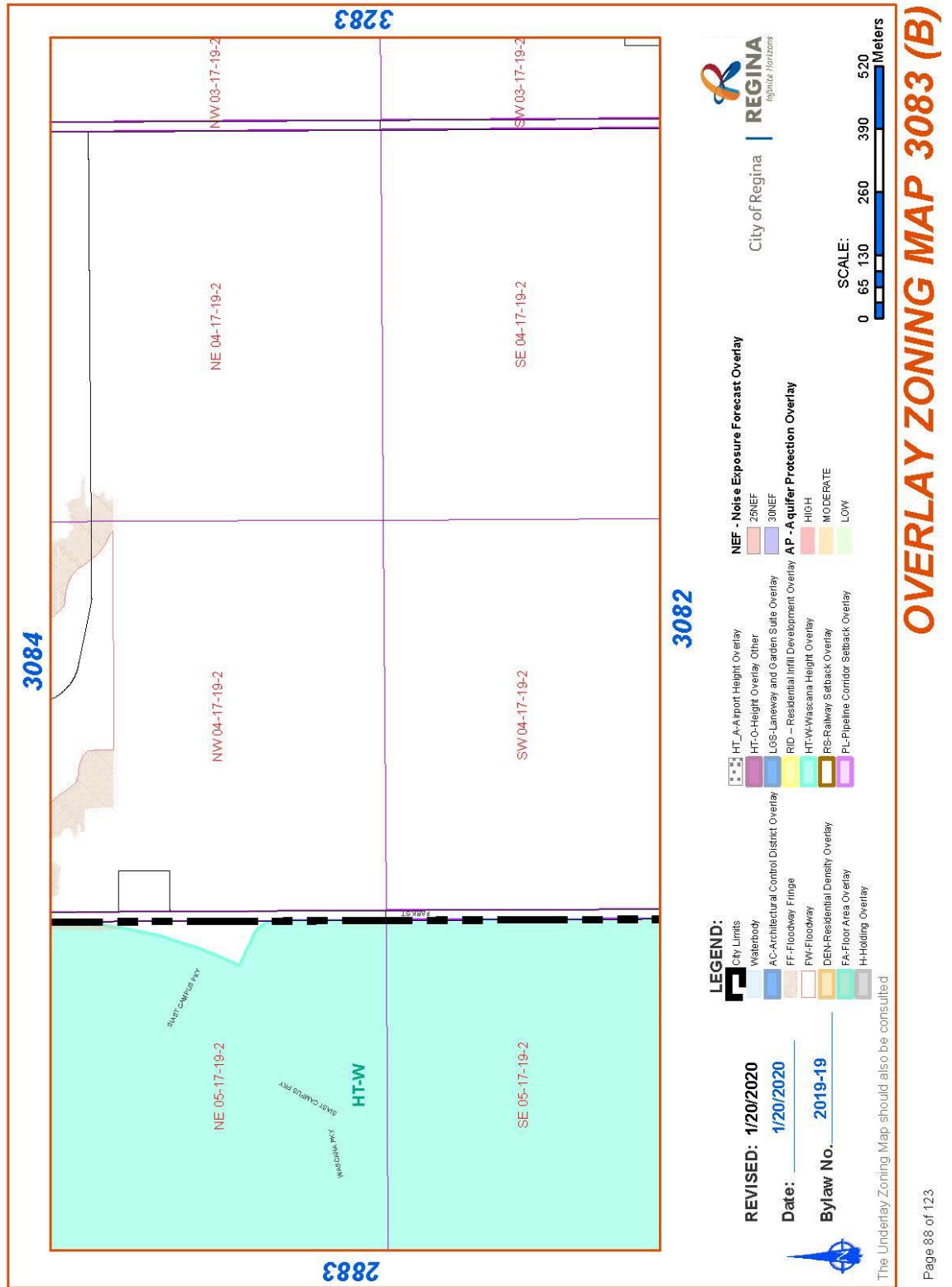


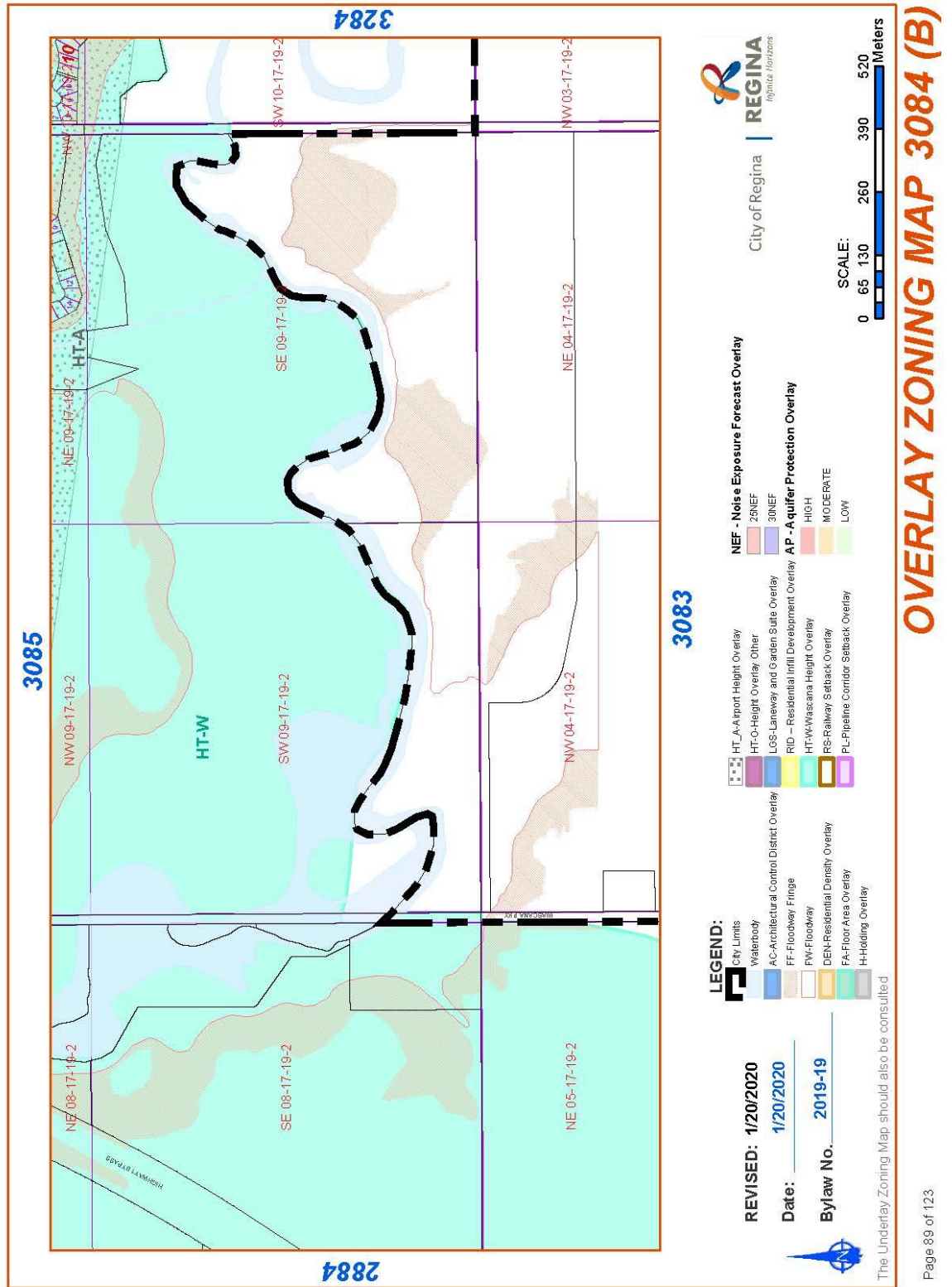


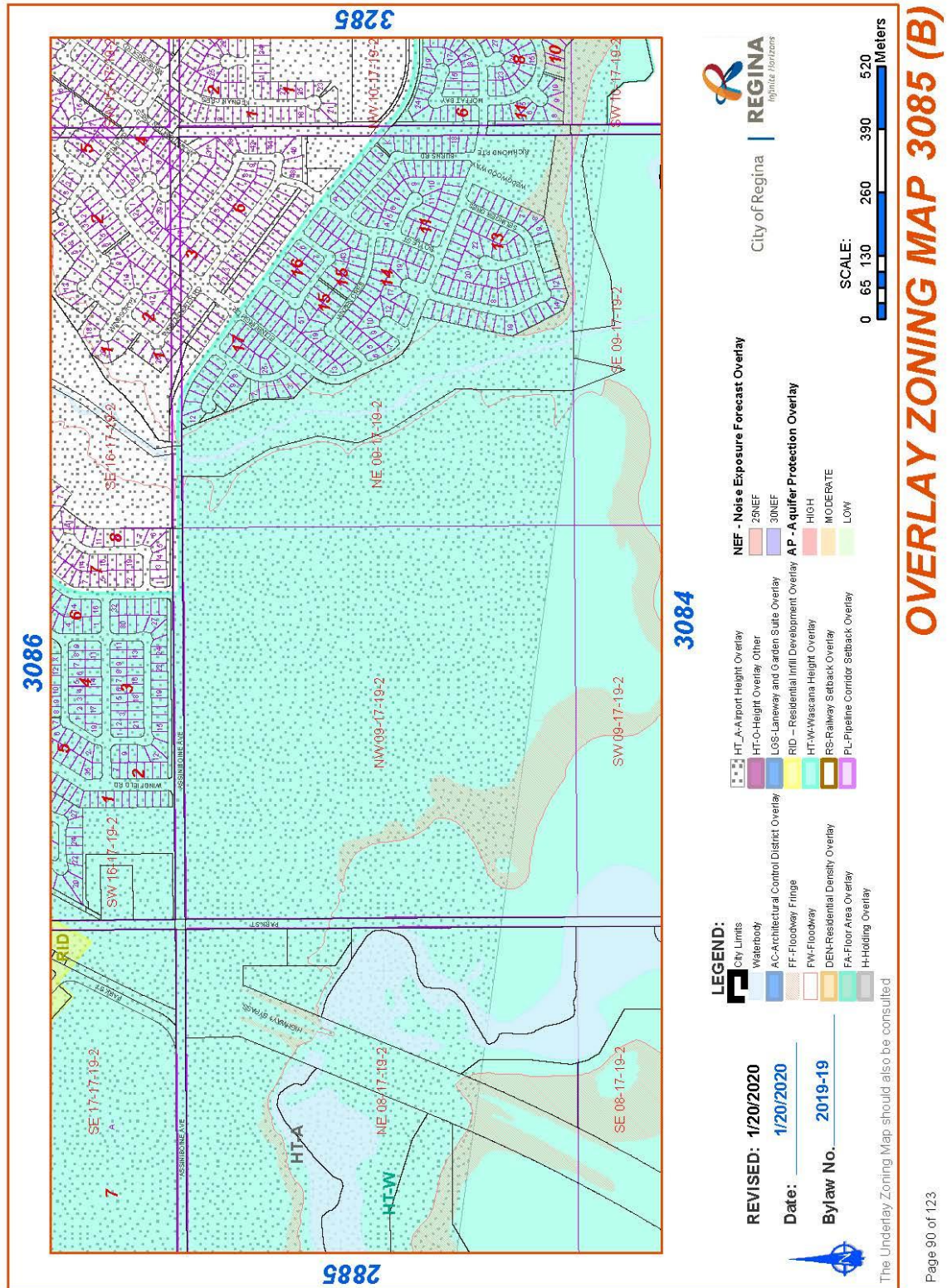


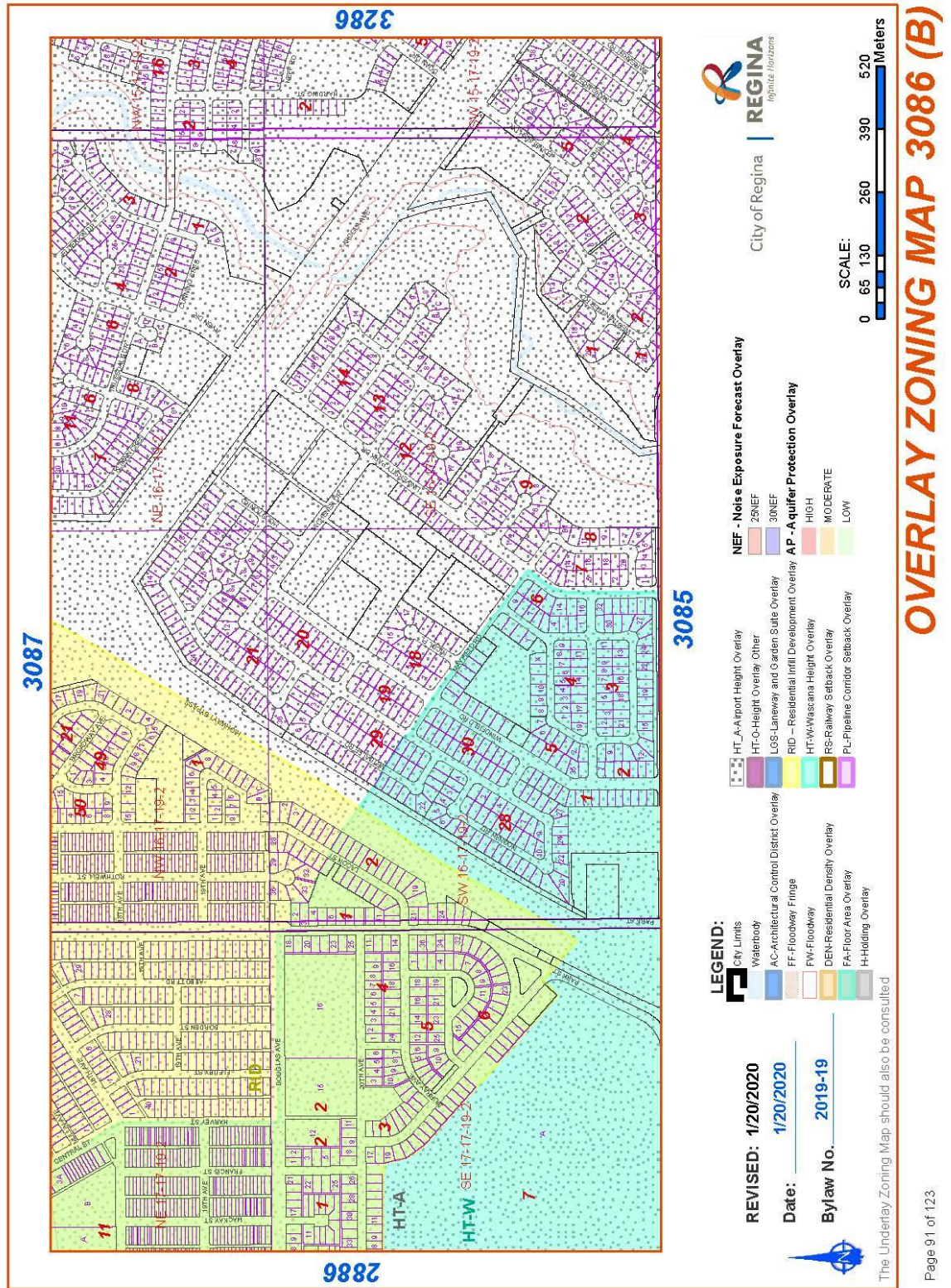


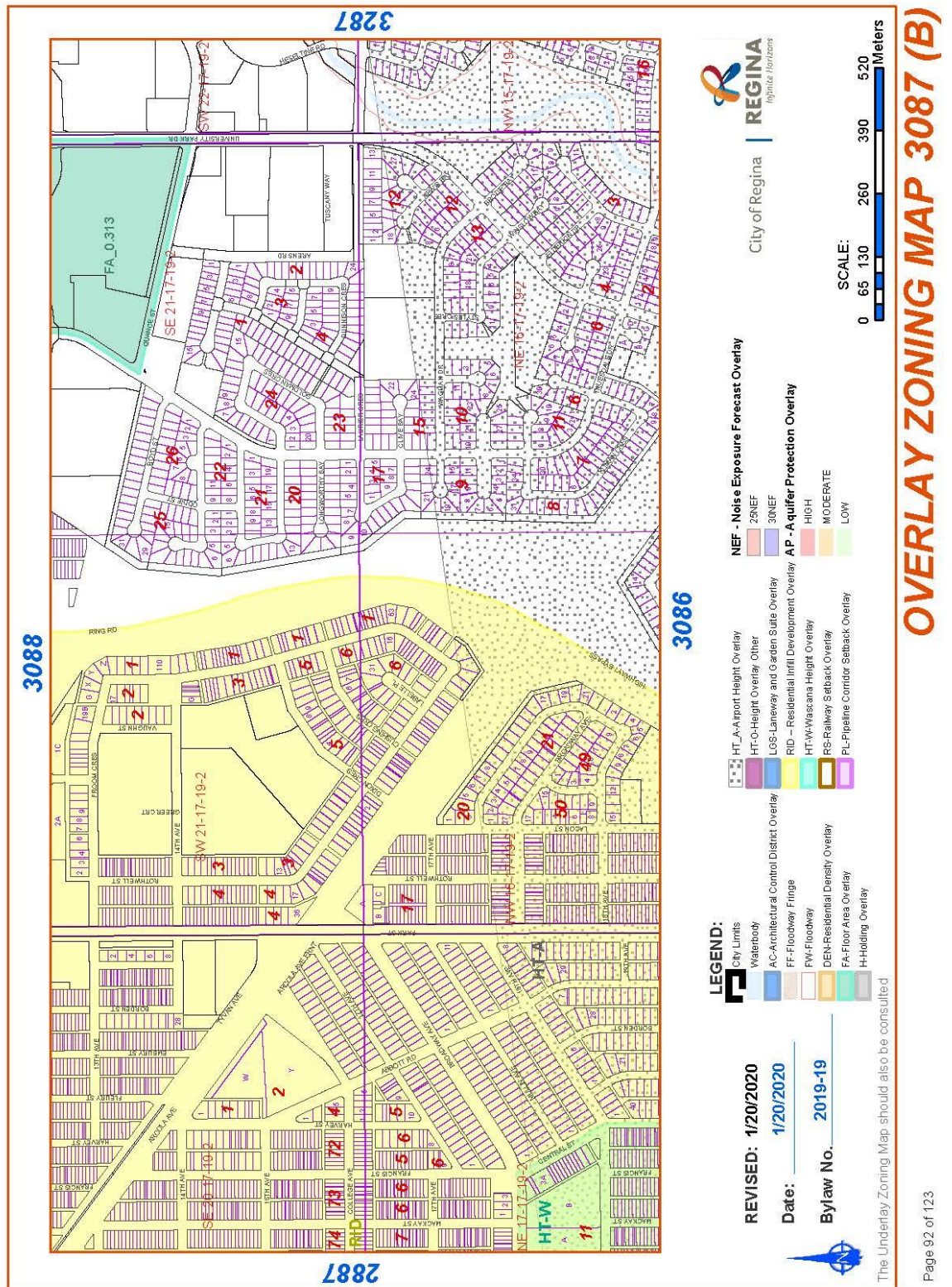


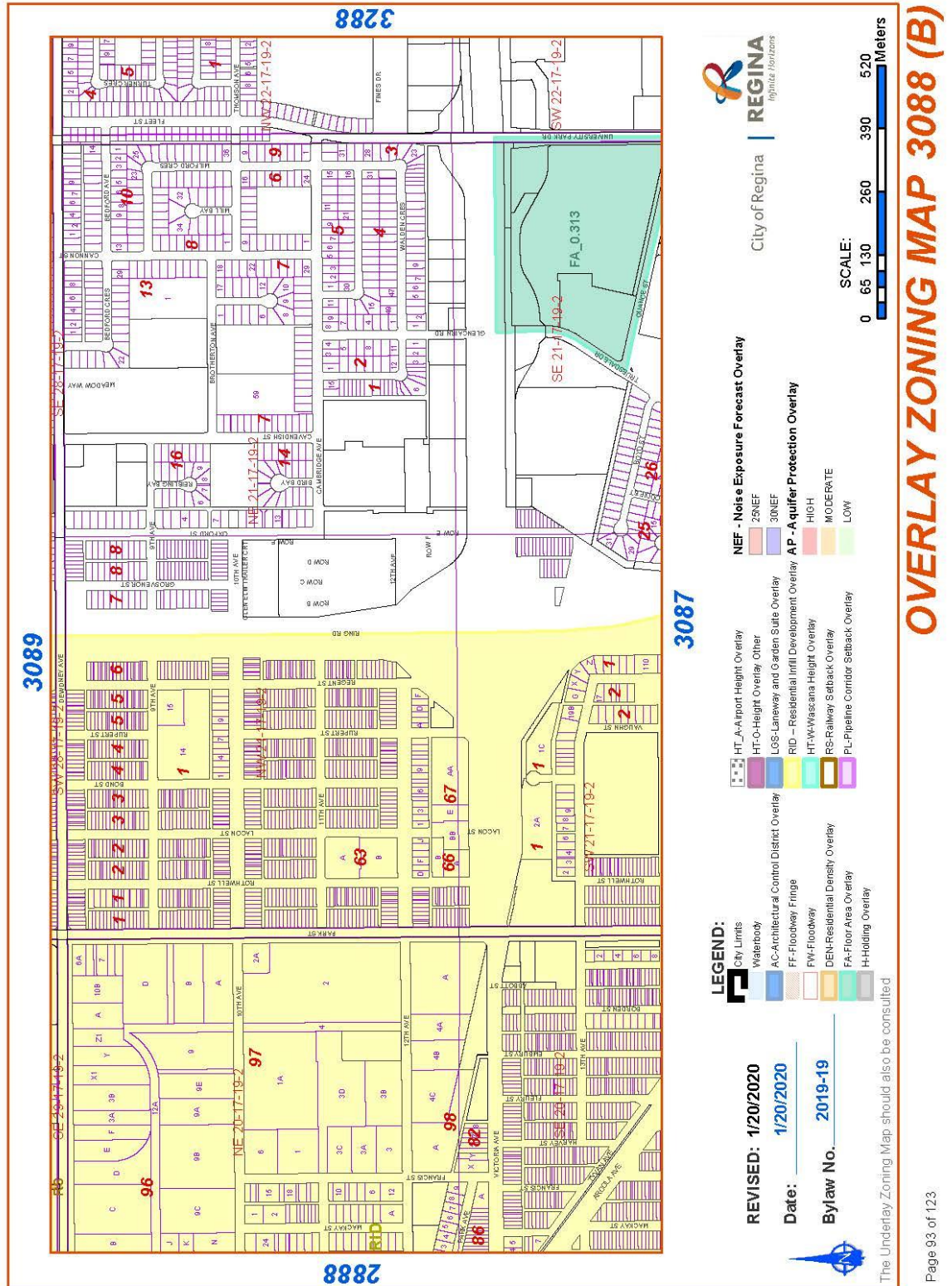


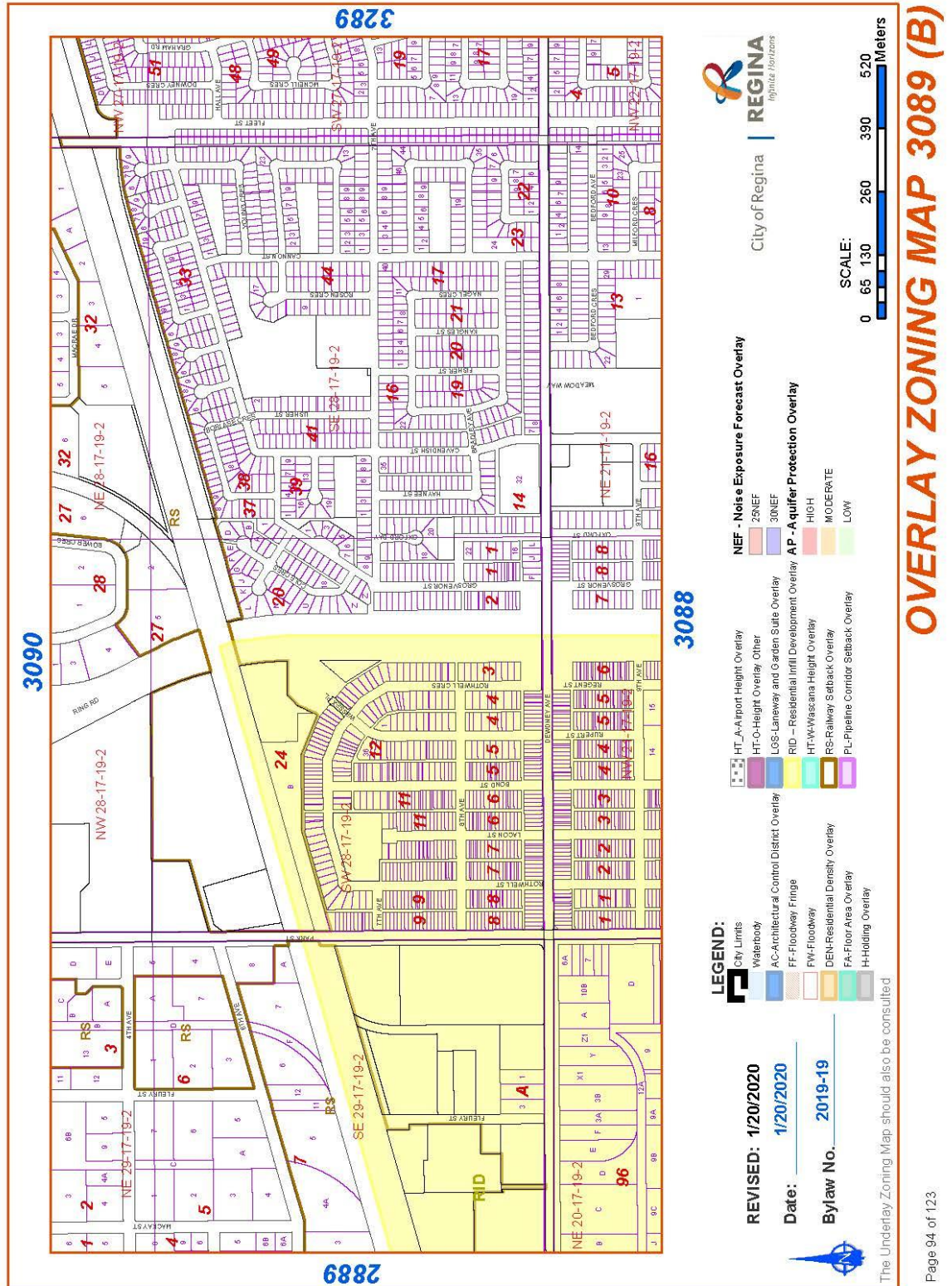


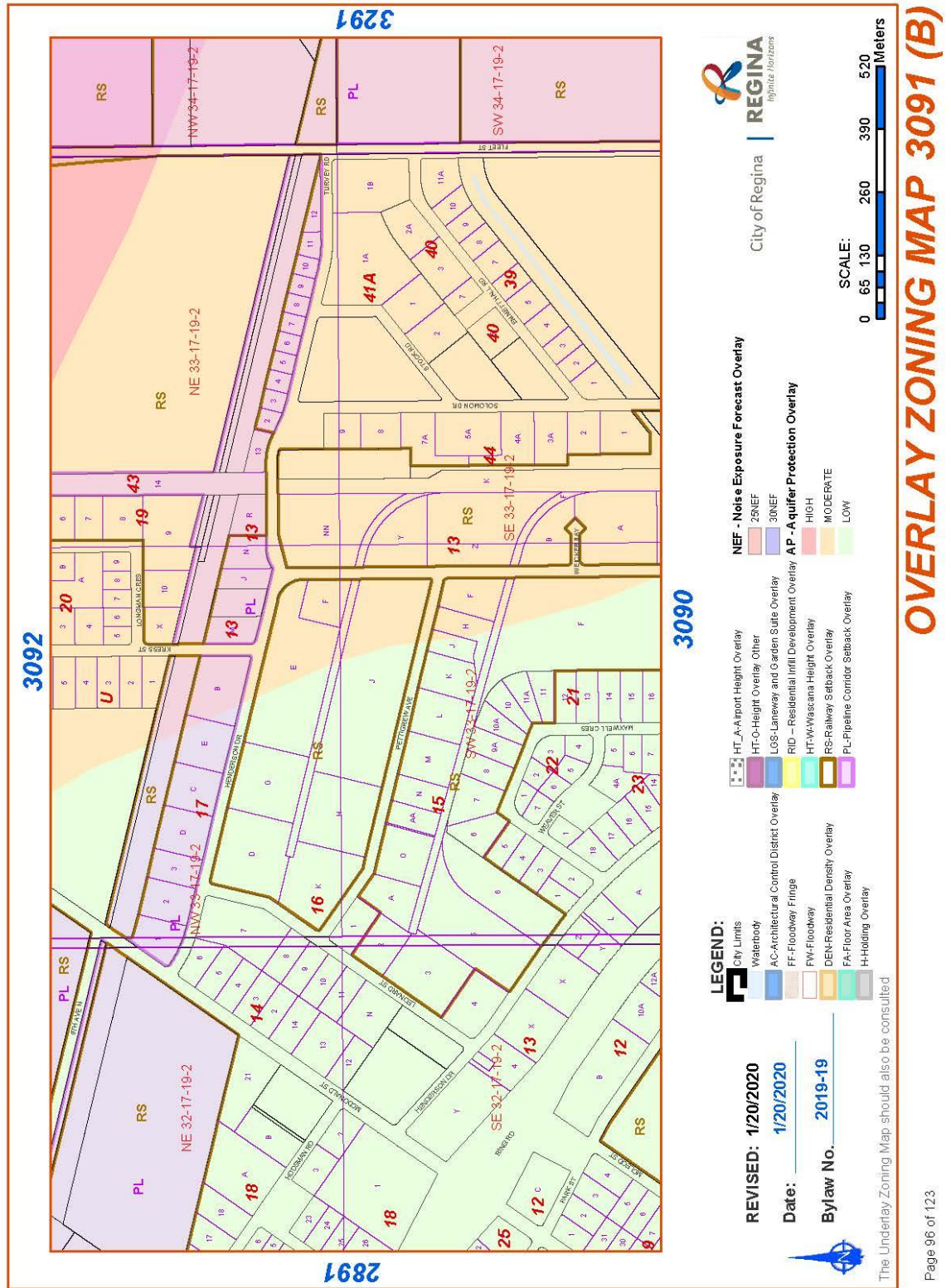


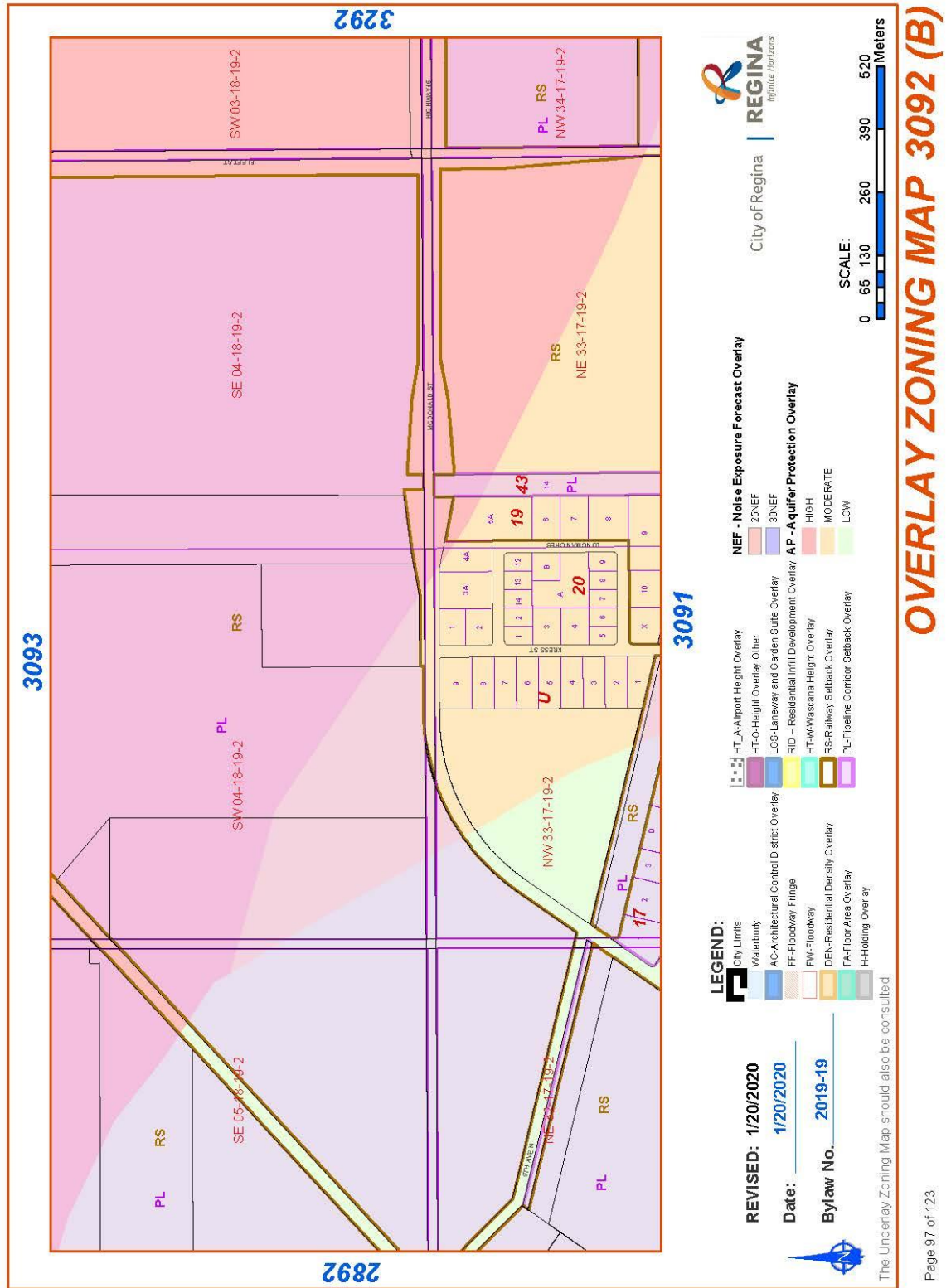


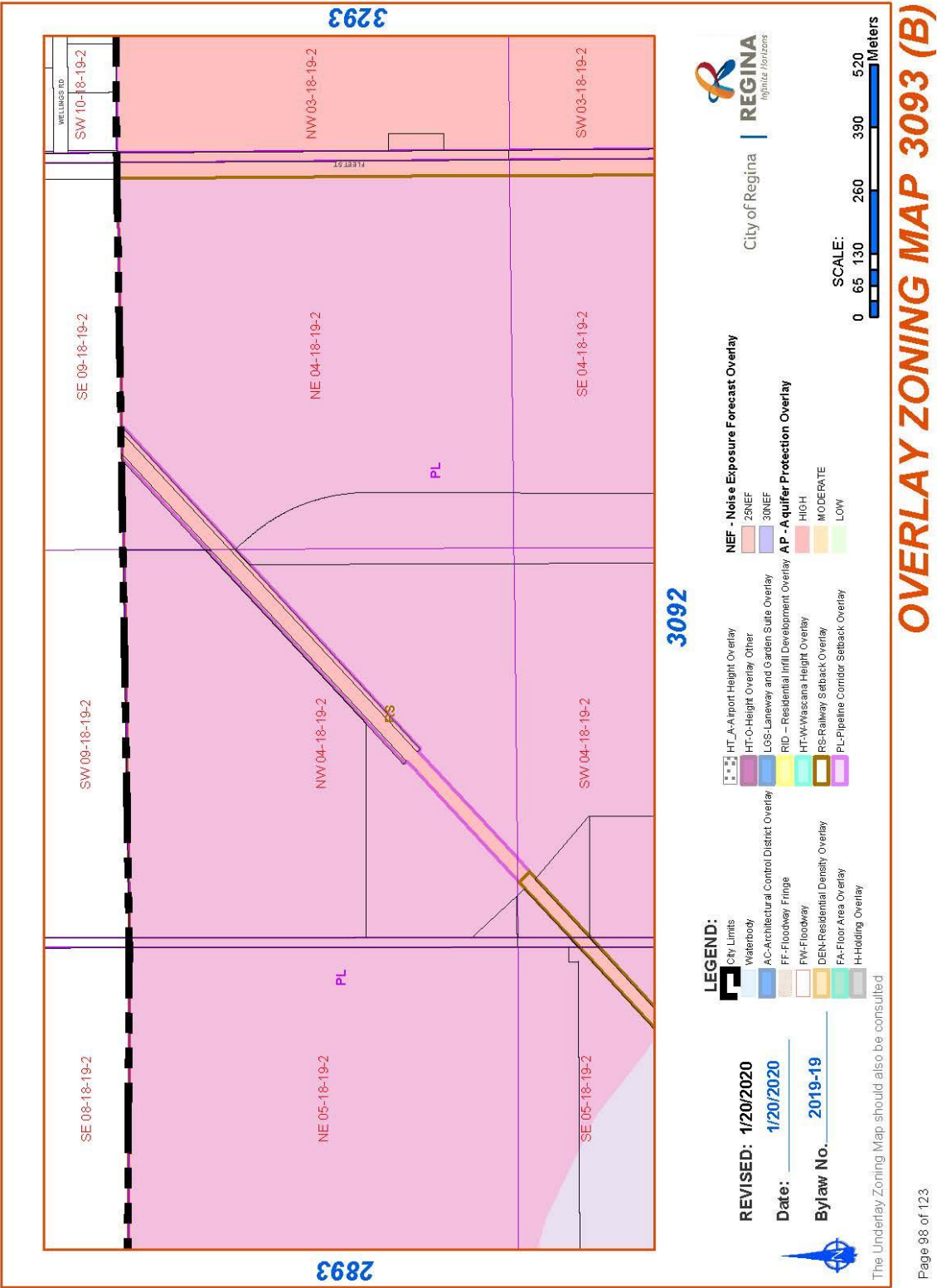


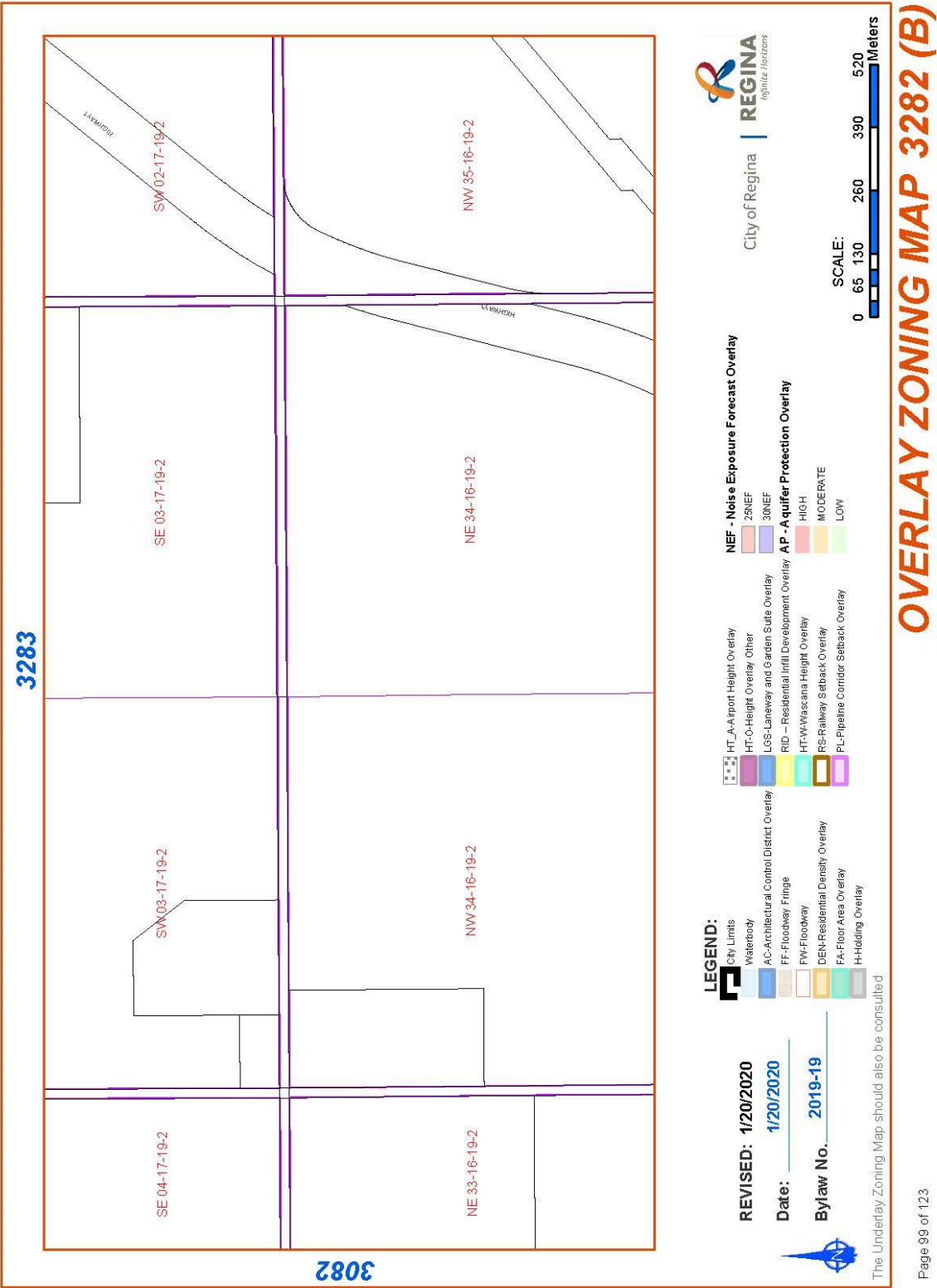


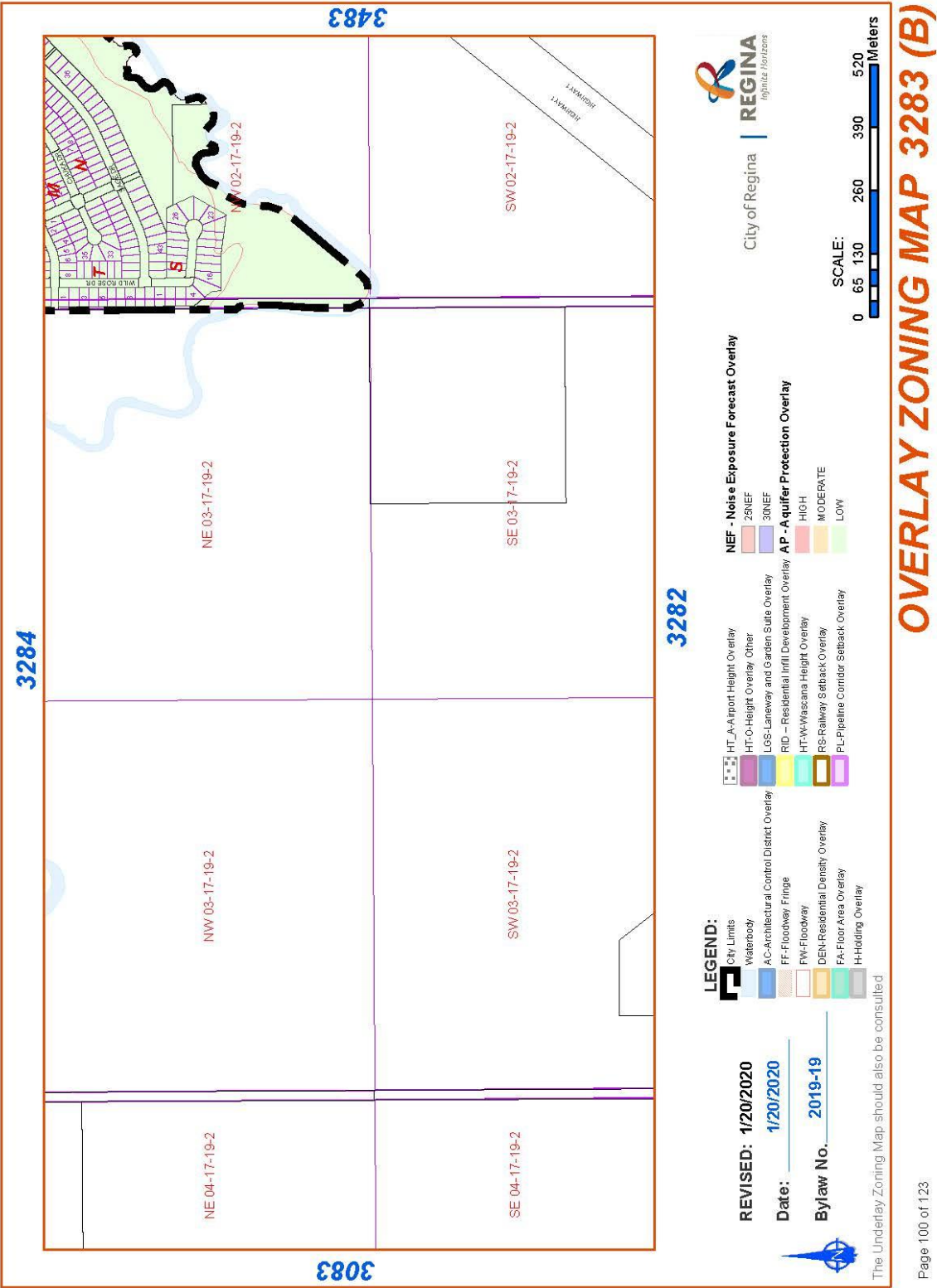


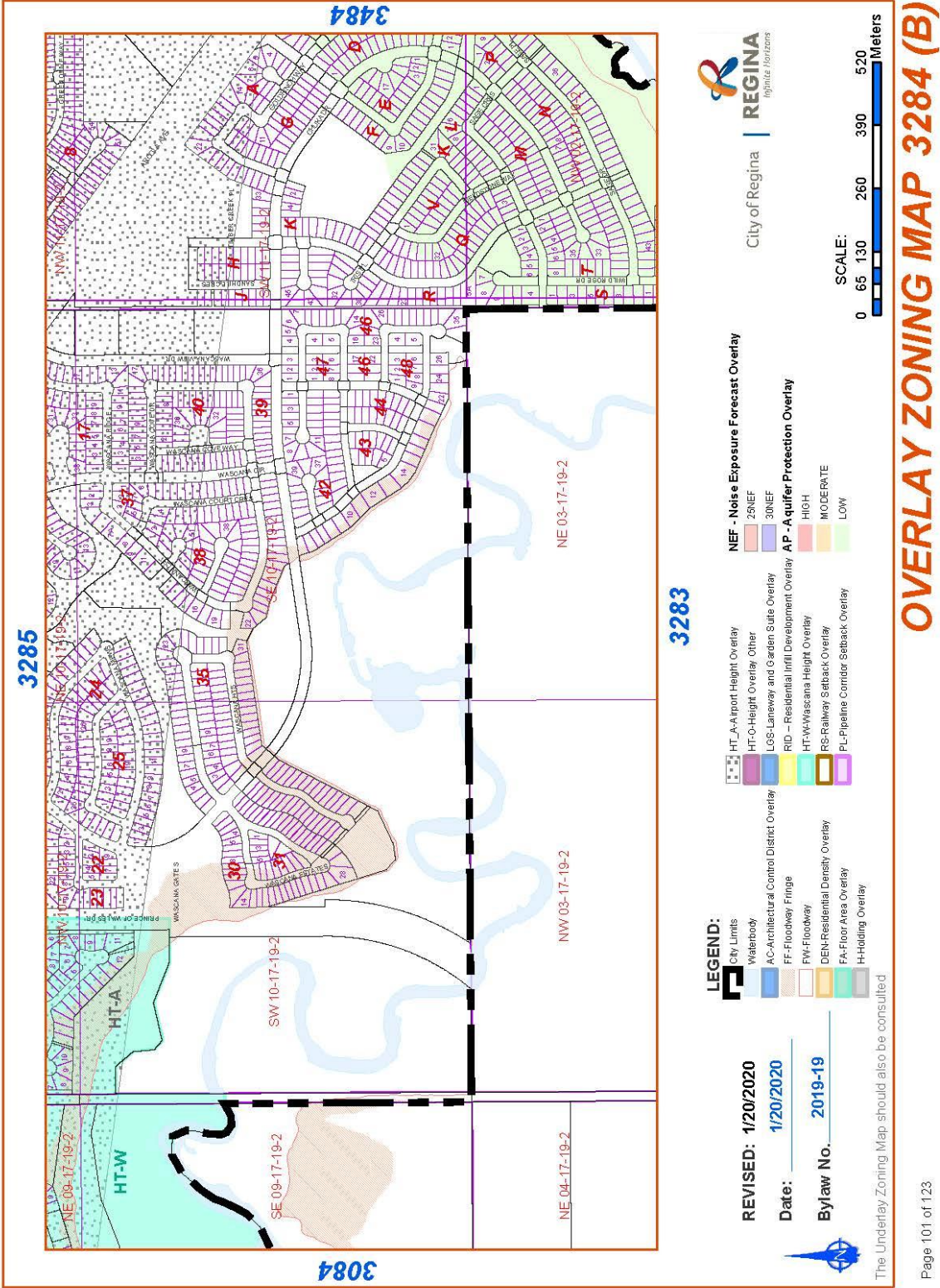


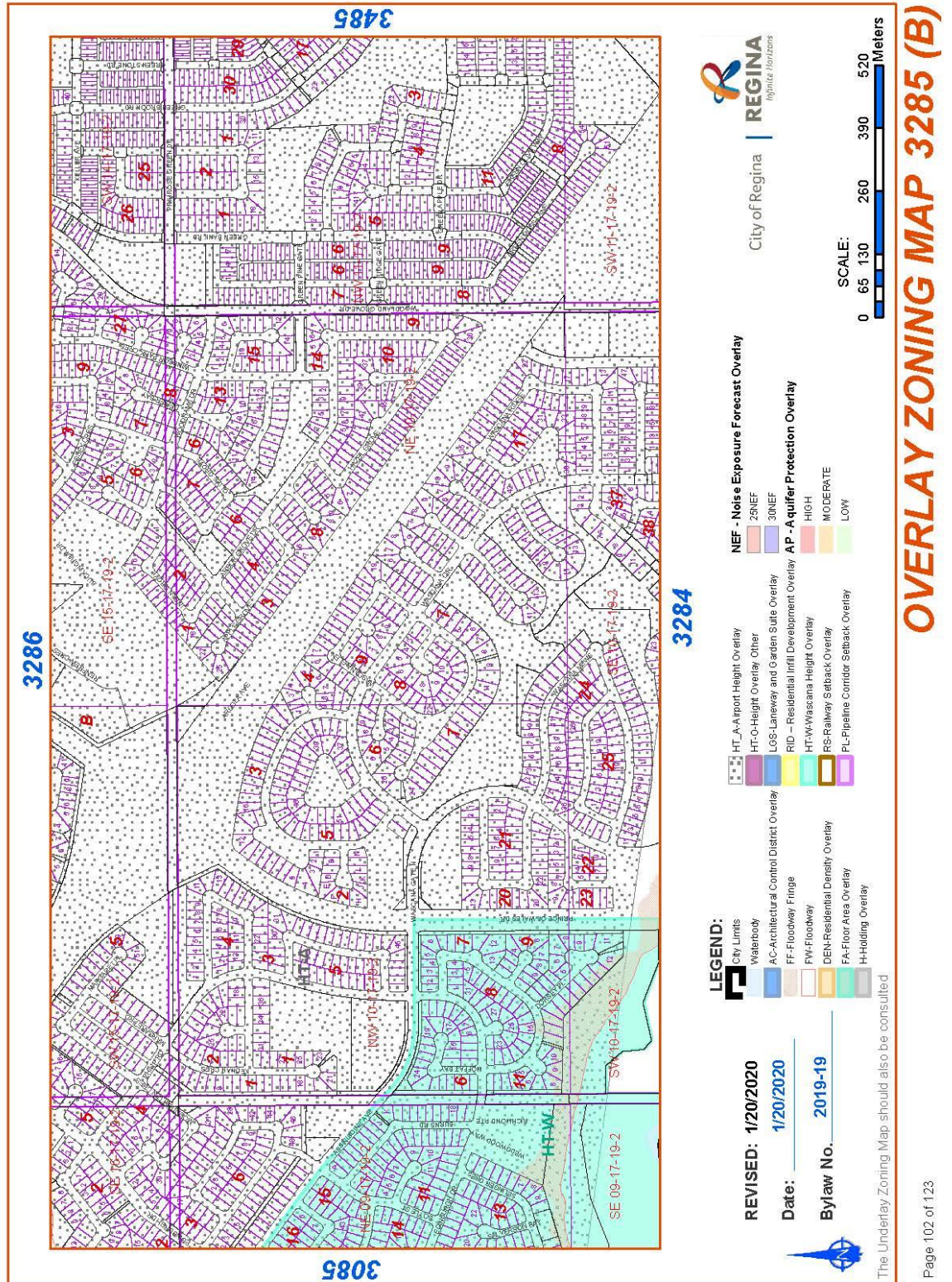


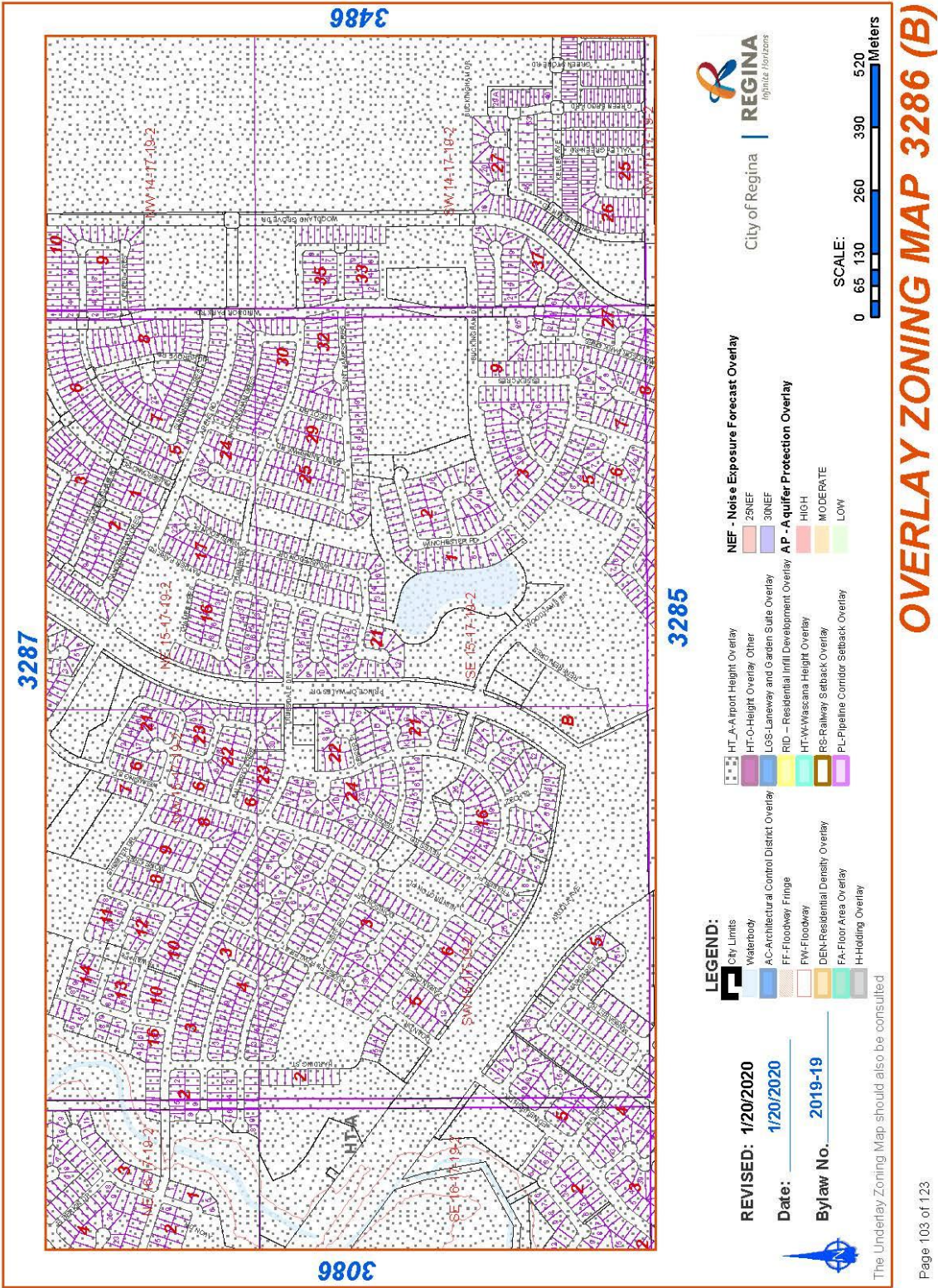


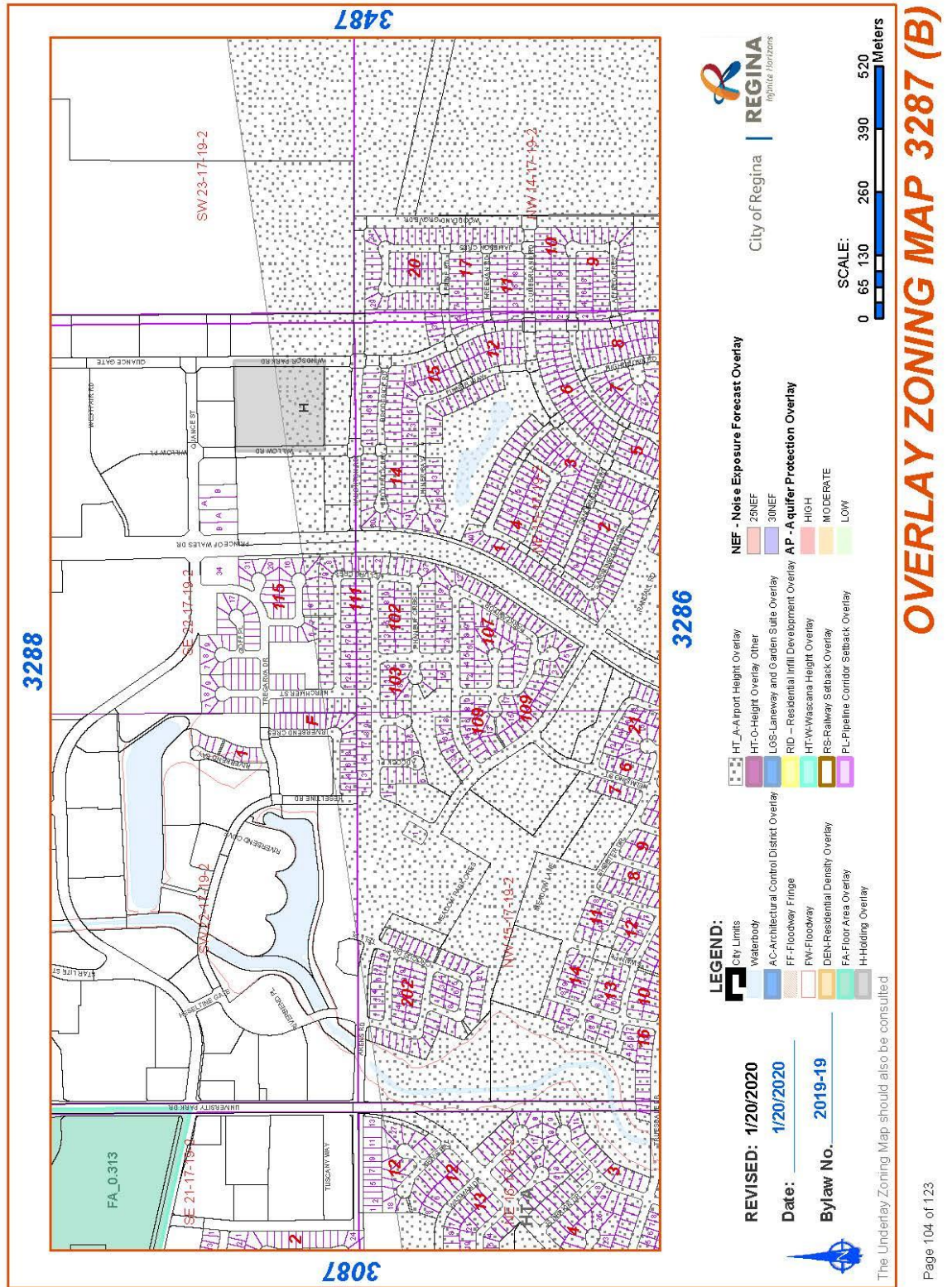


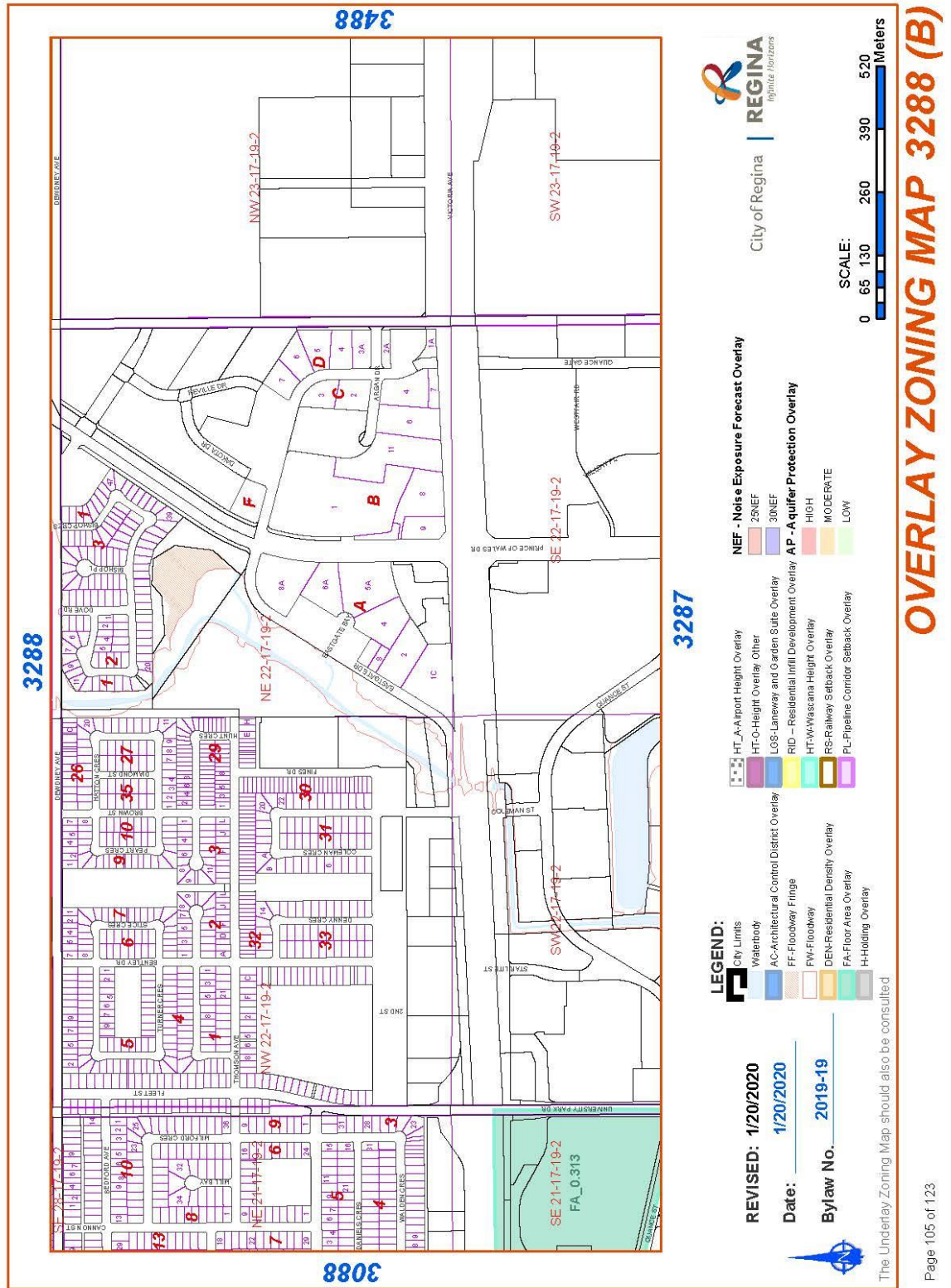


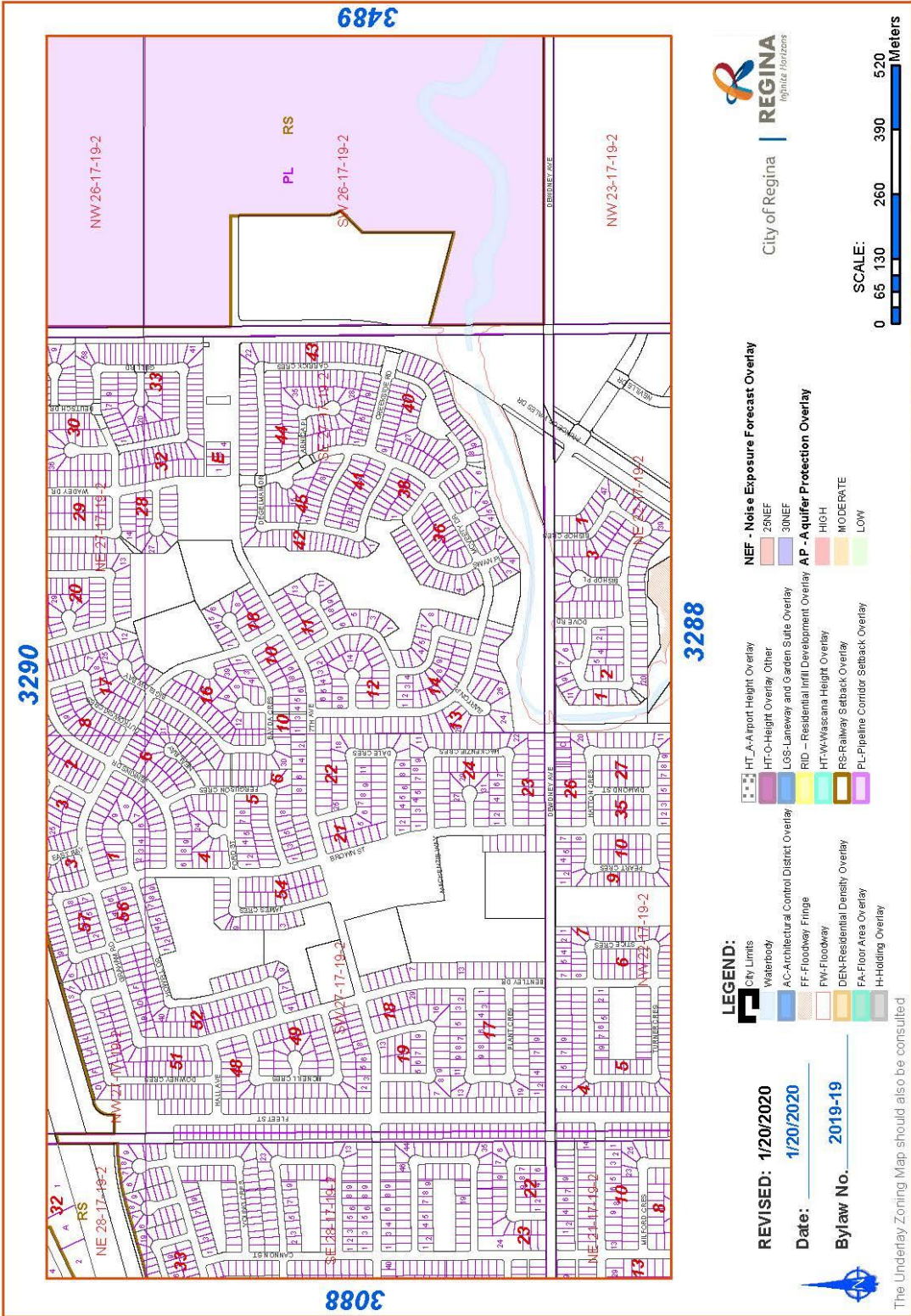


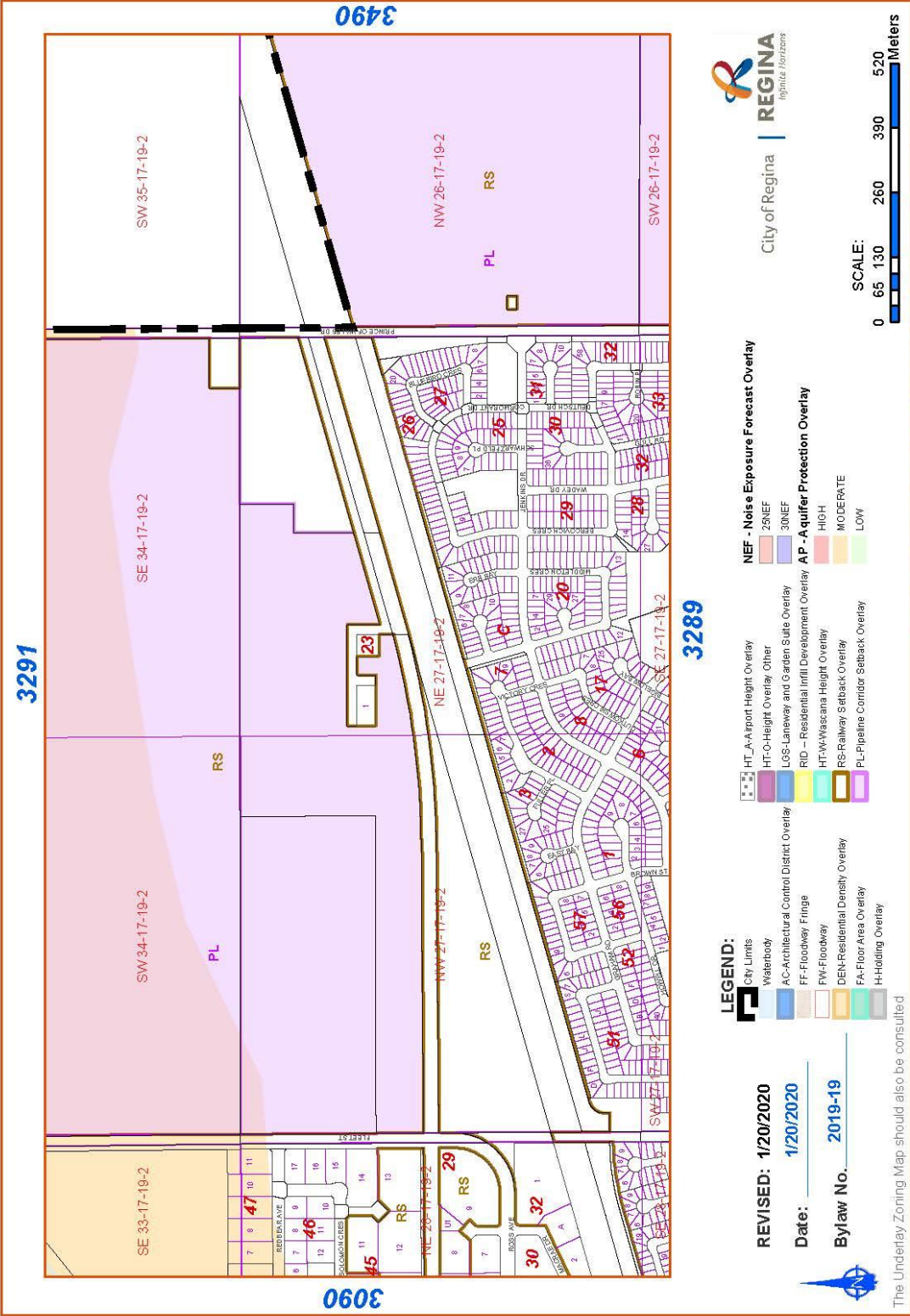




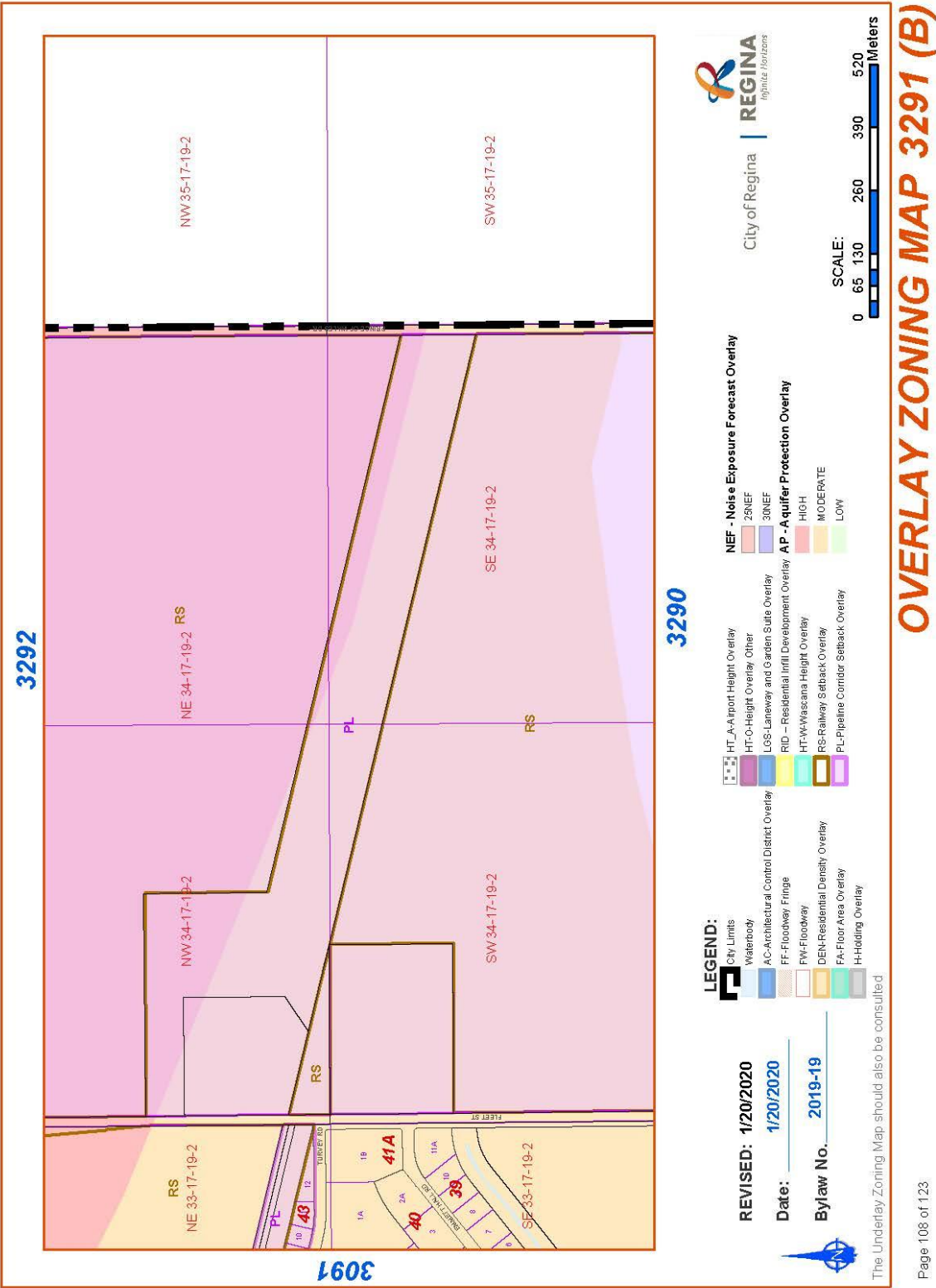




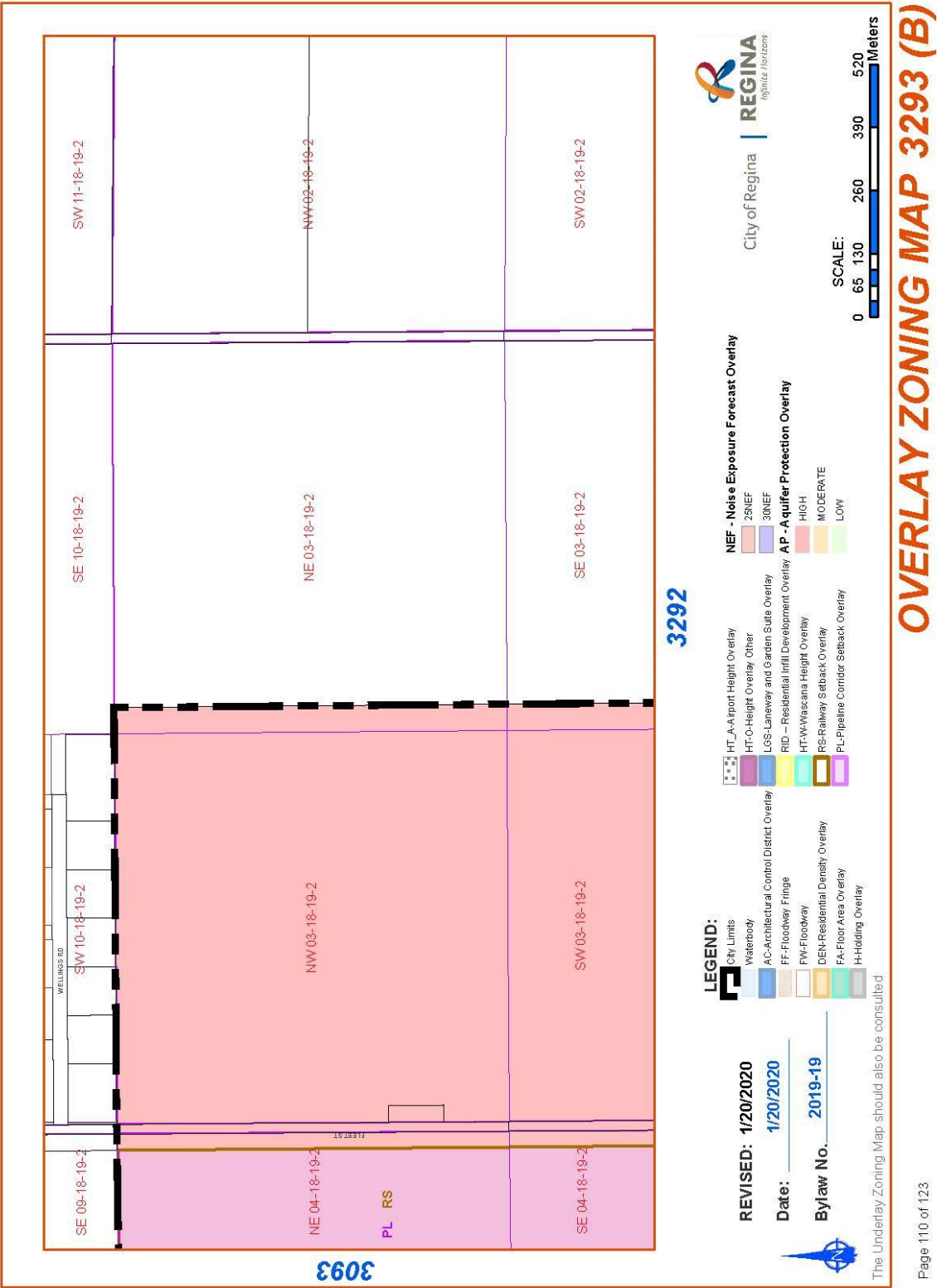


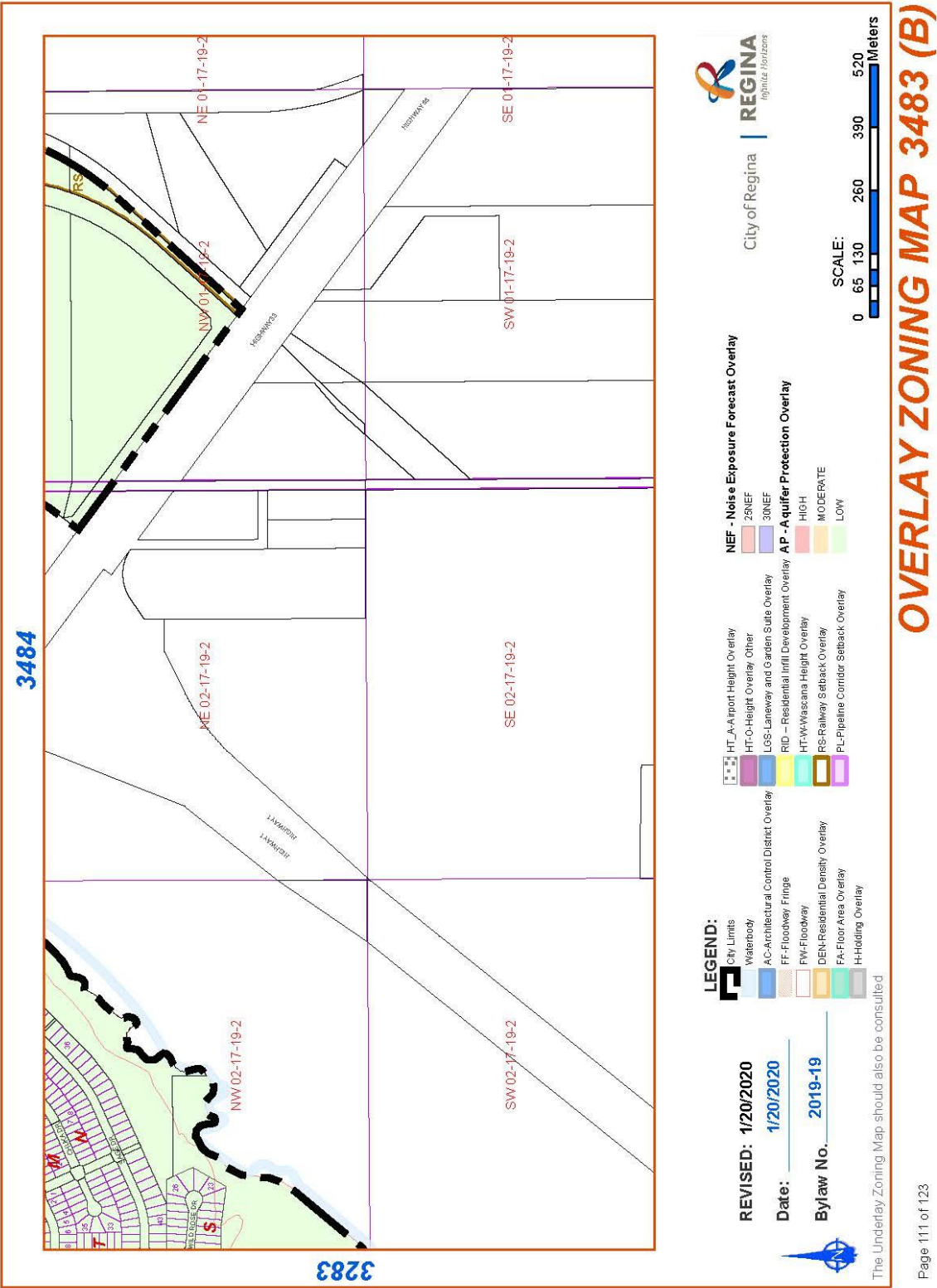


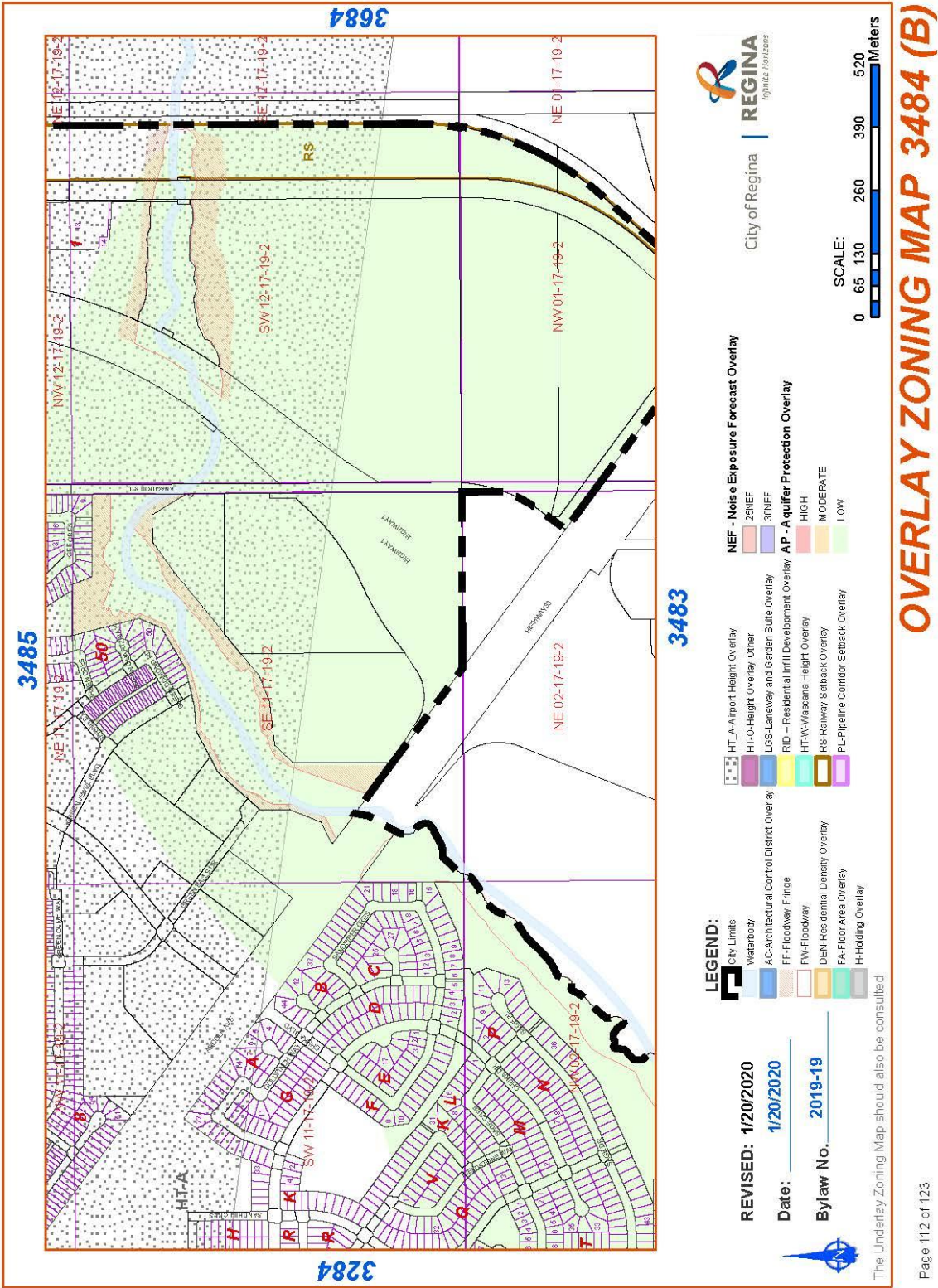
OVERLAY ZONING MAP 3290 (B)

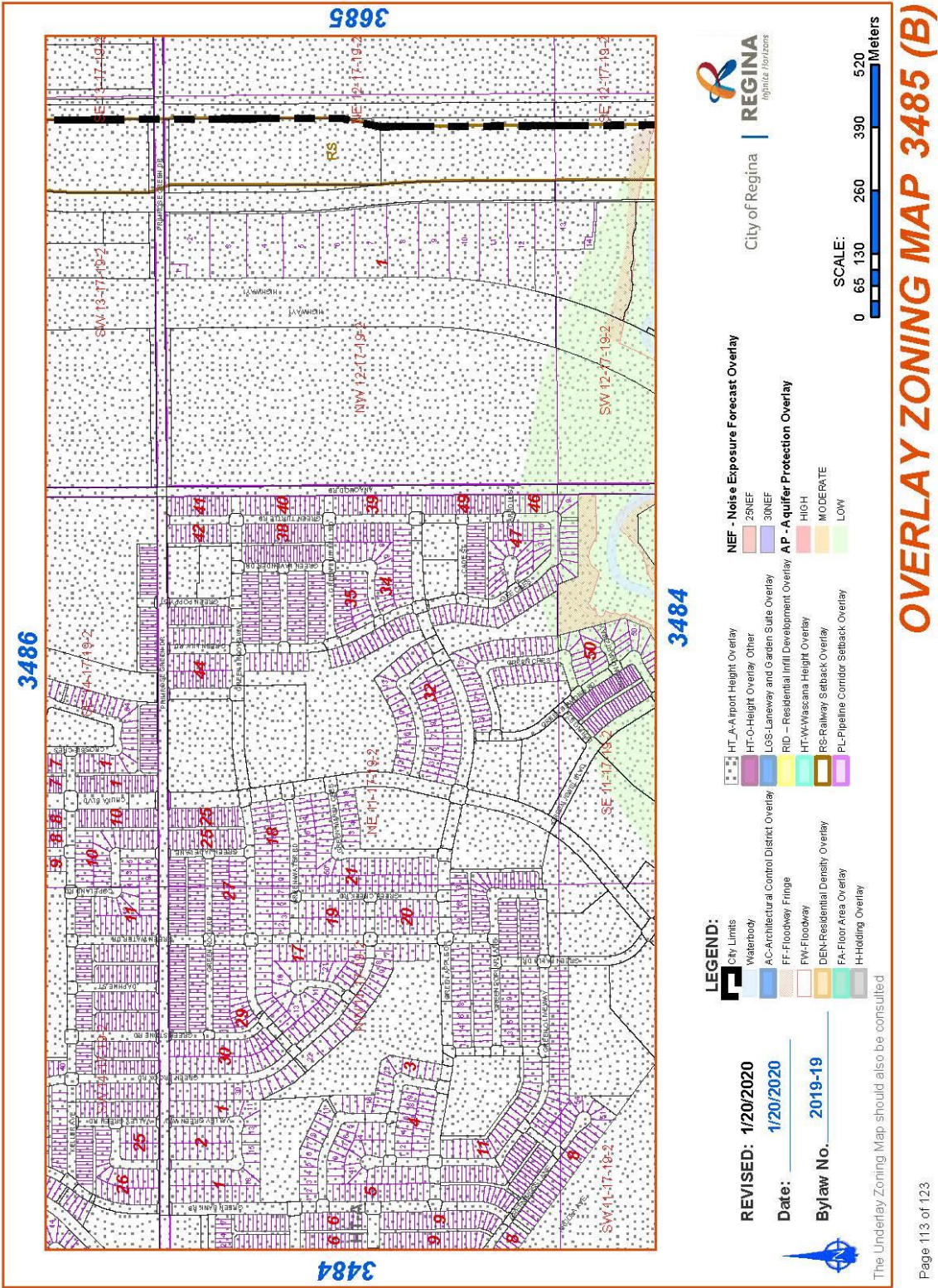


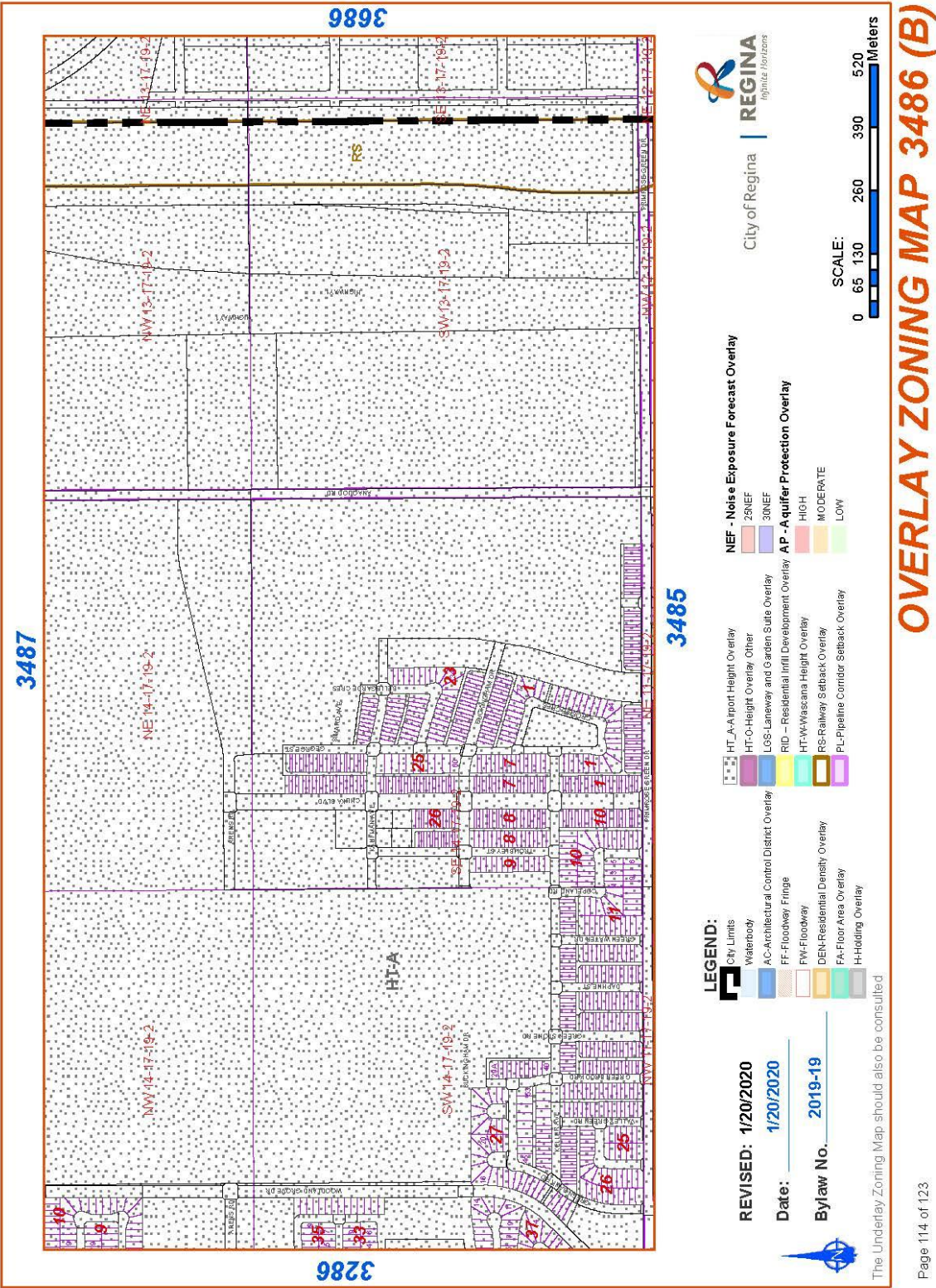


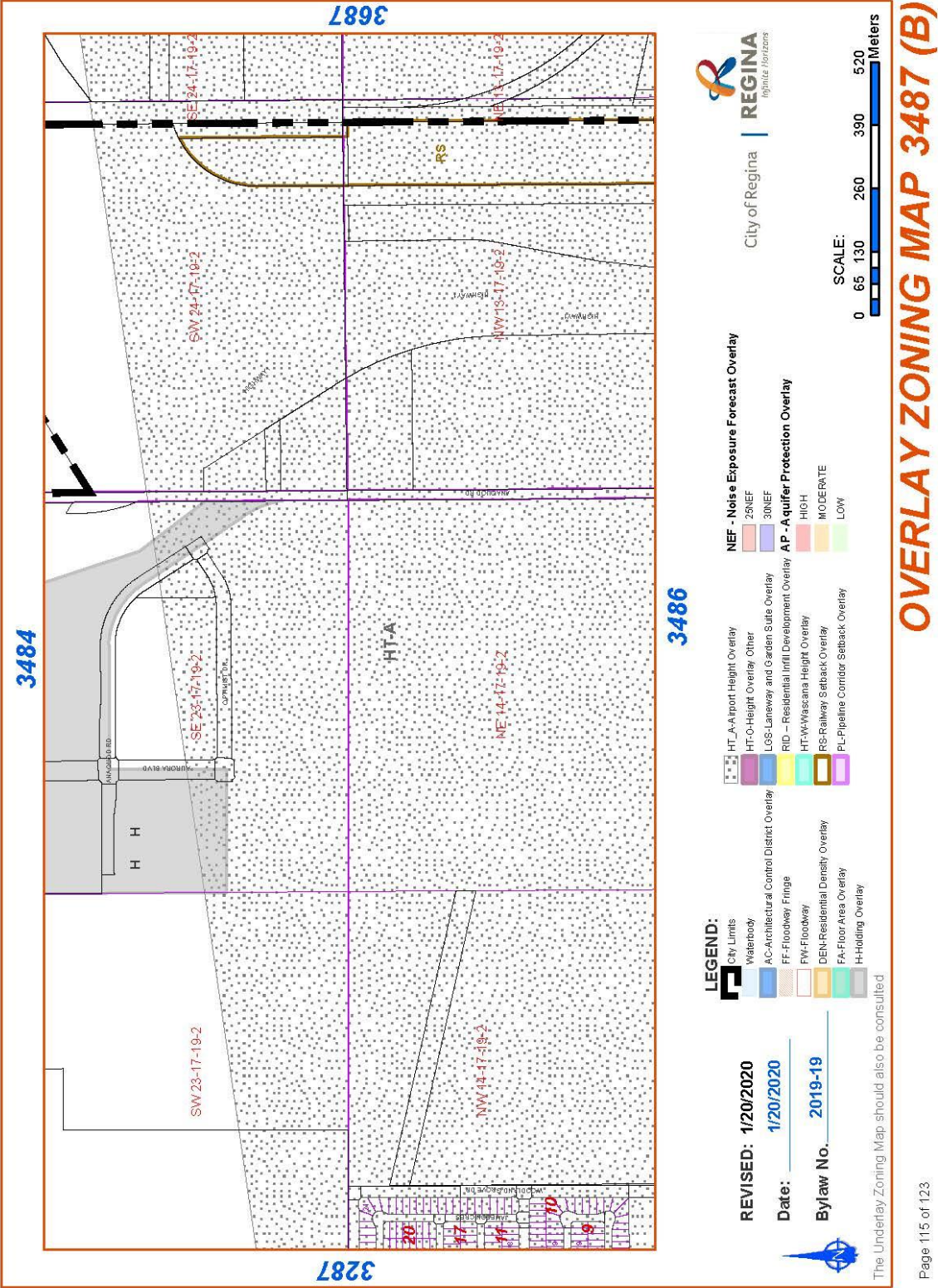


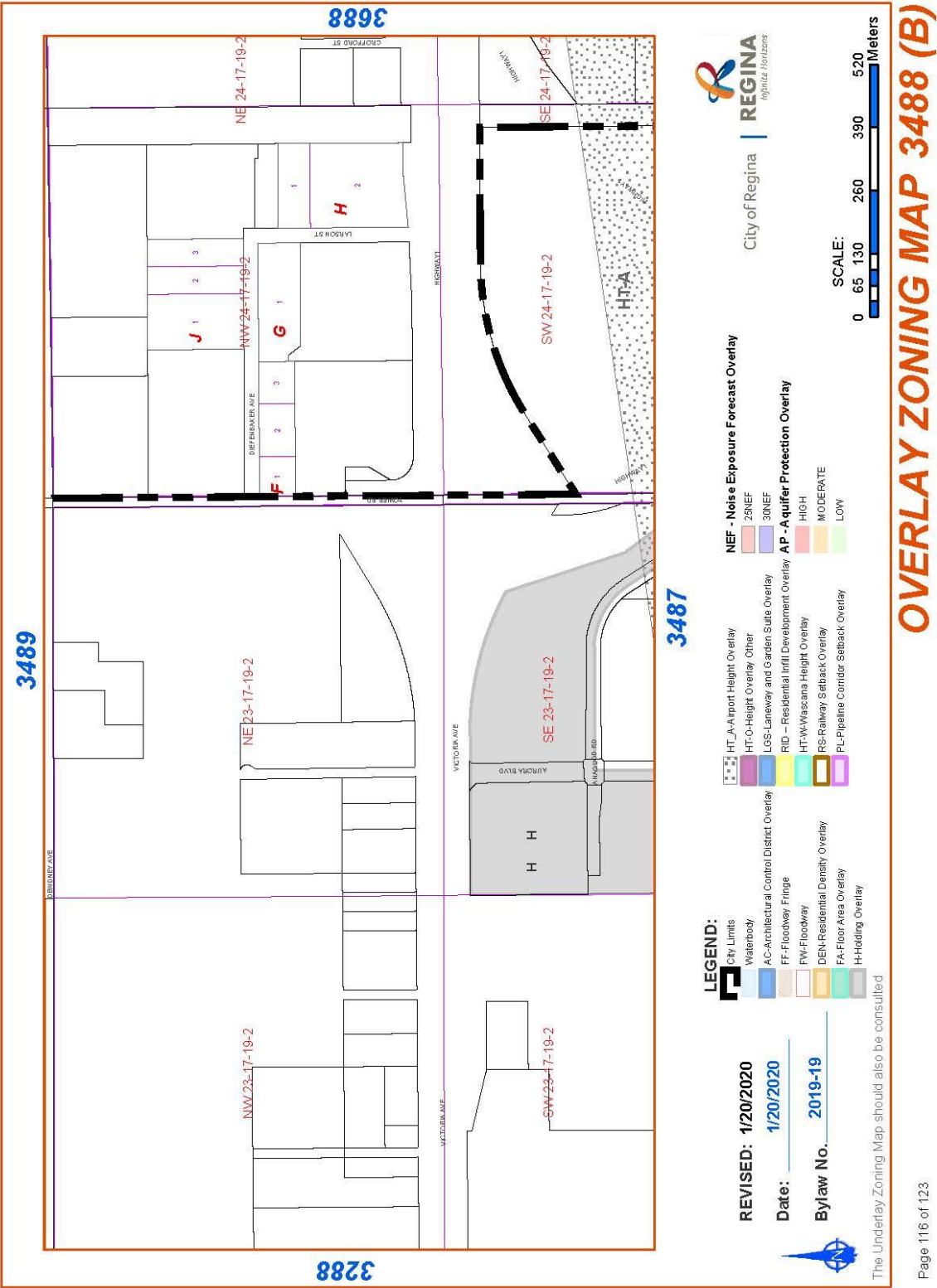


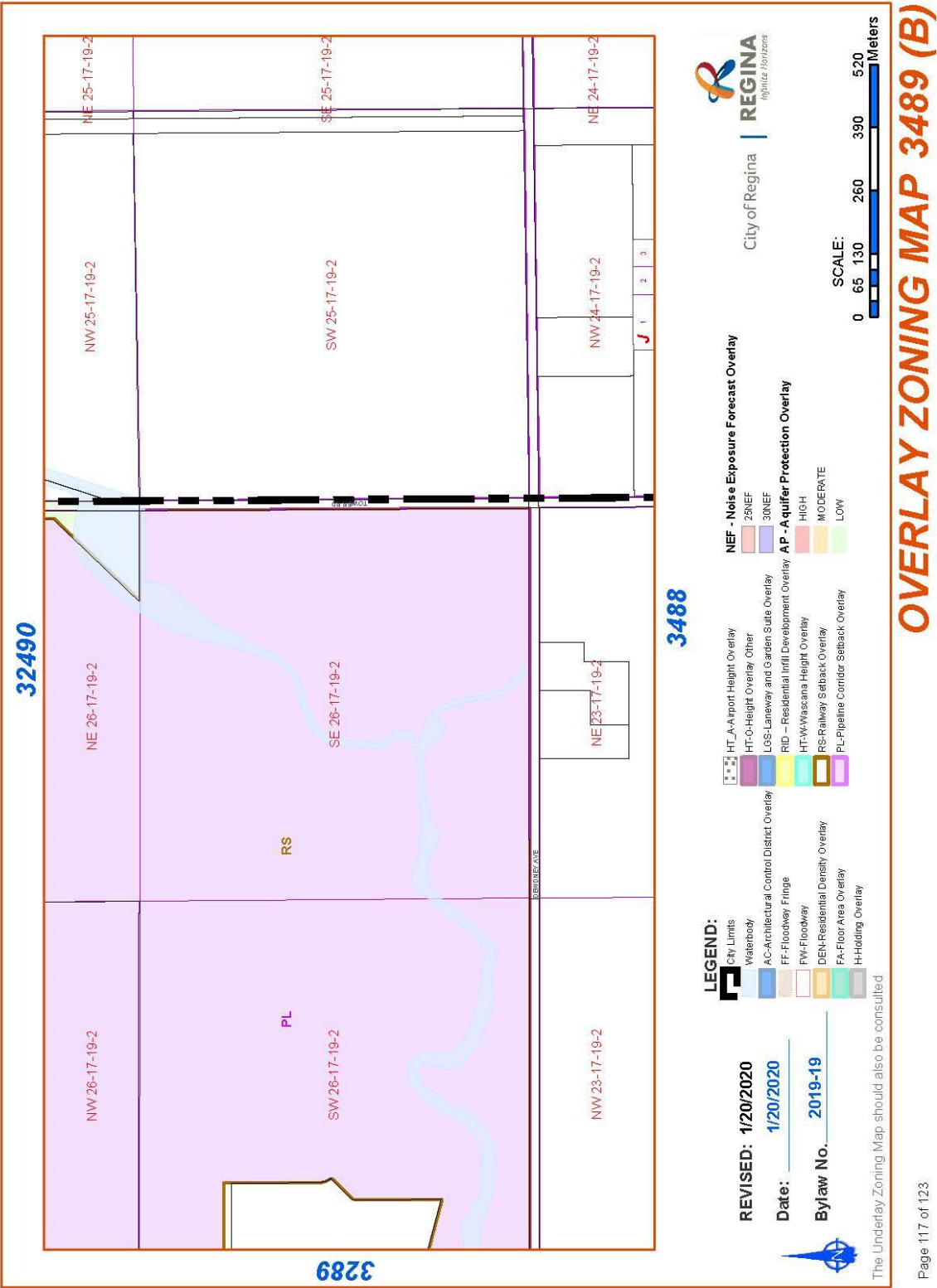


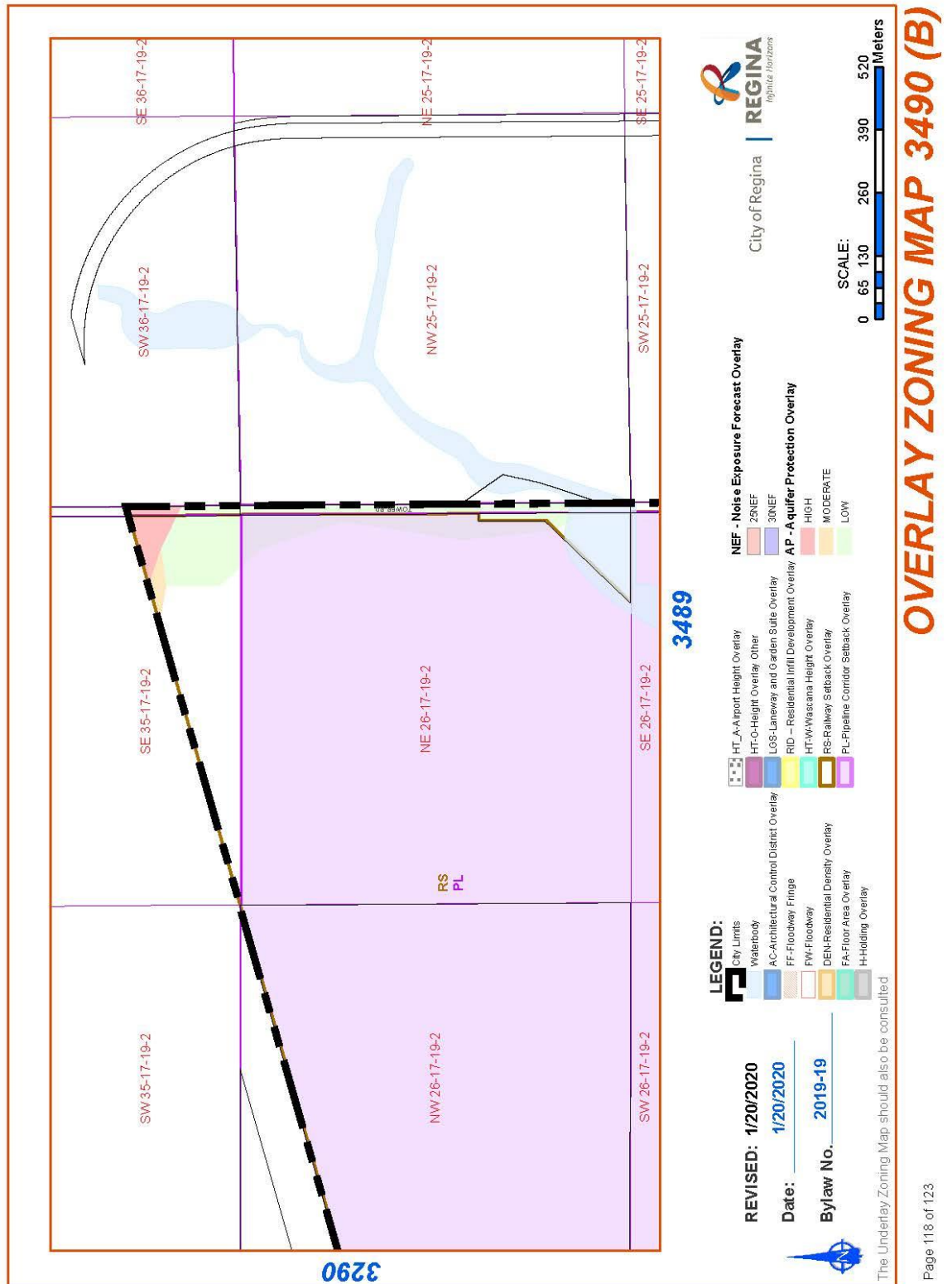


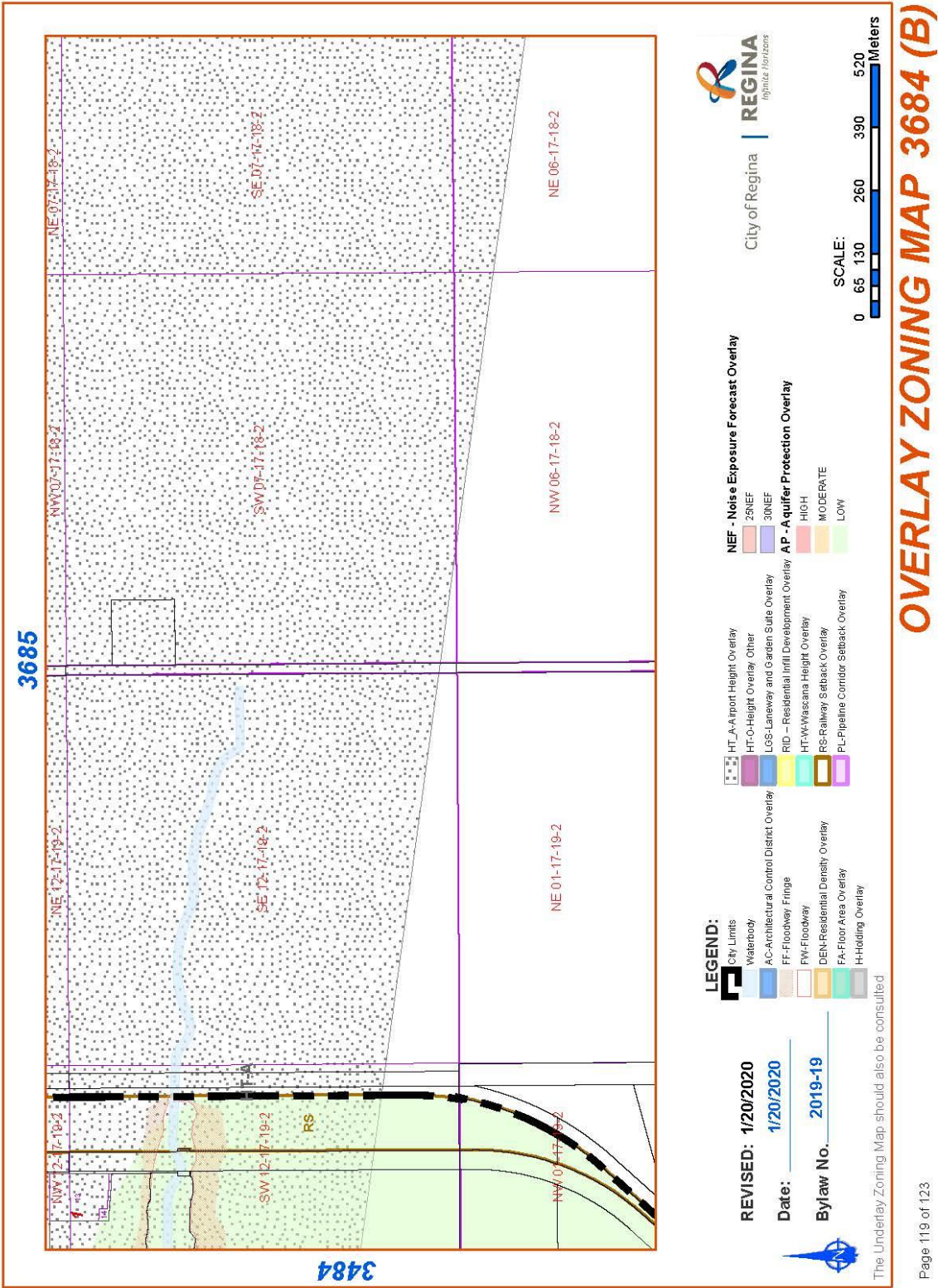


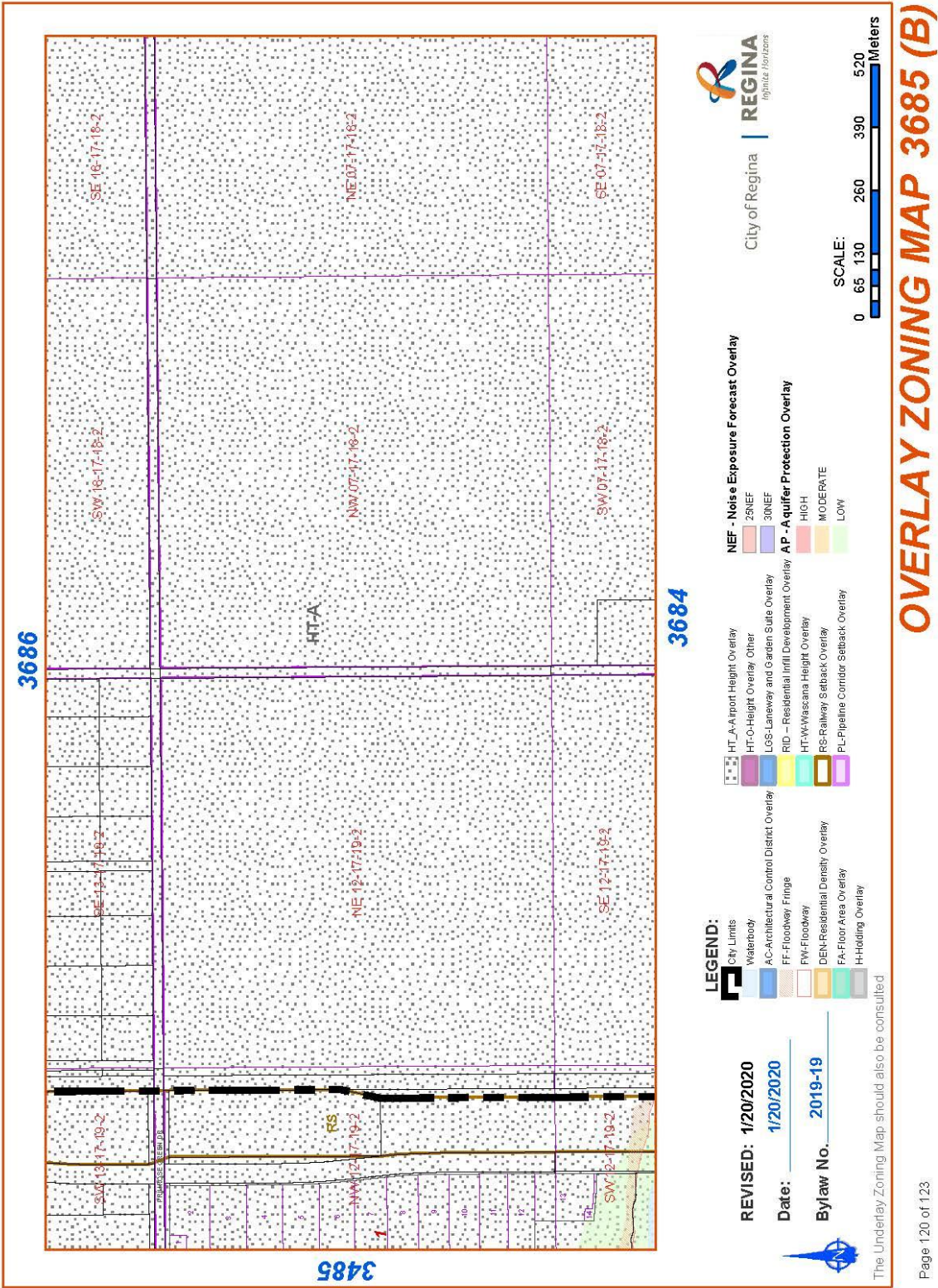


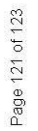




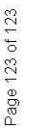


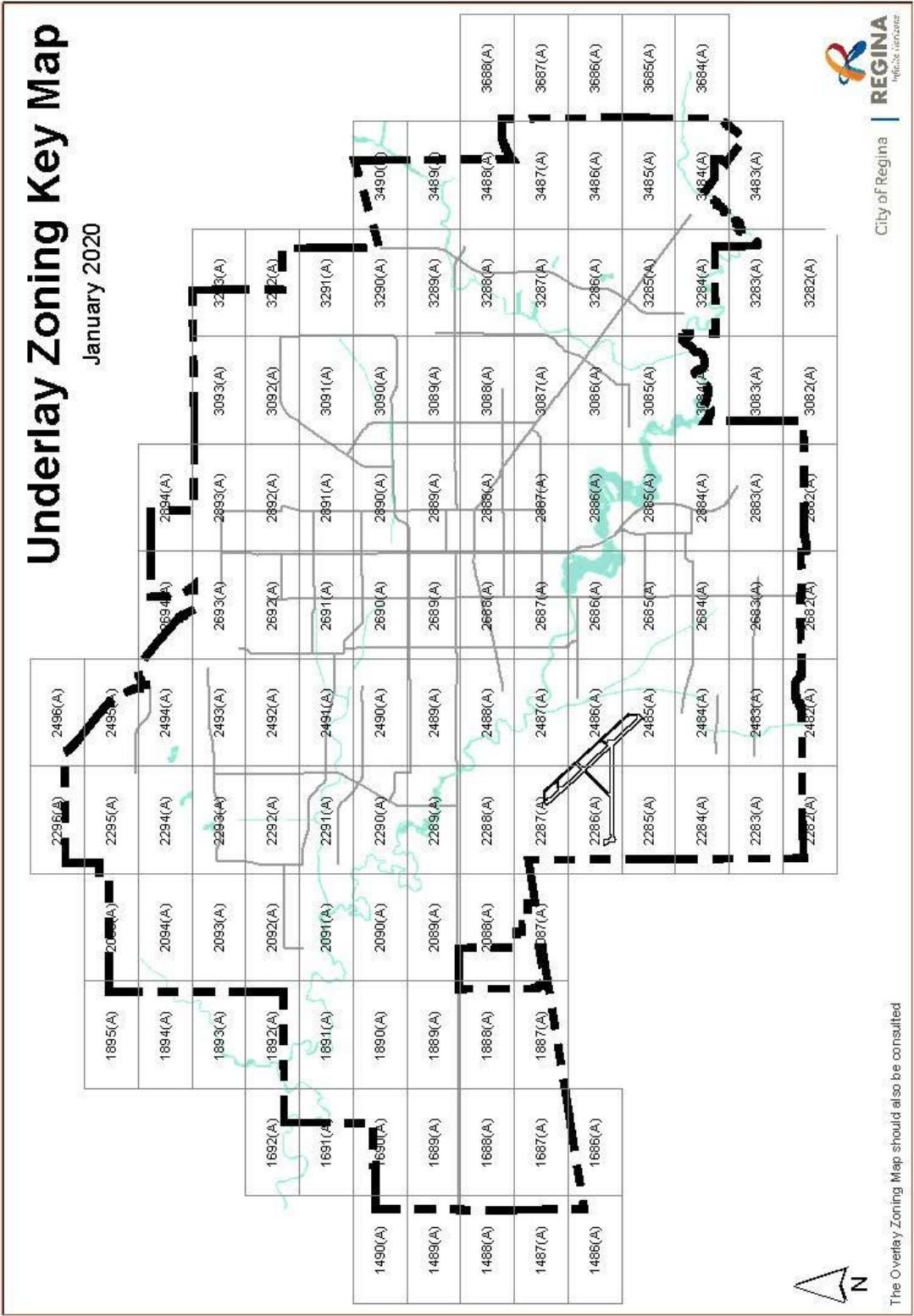


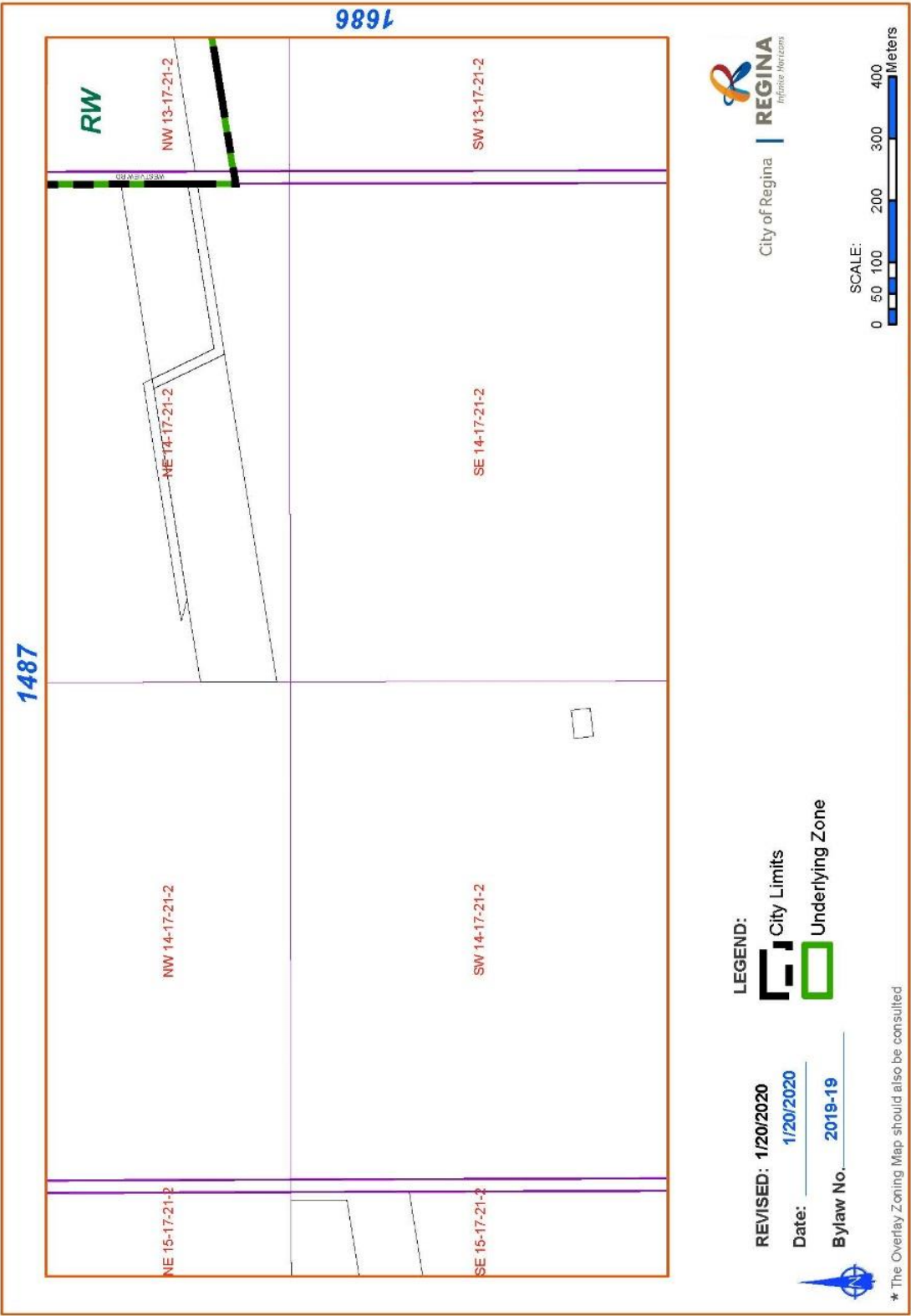


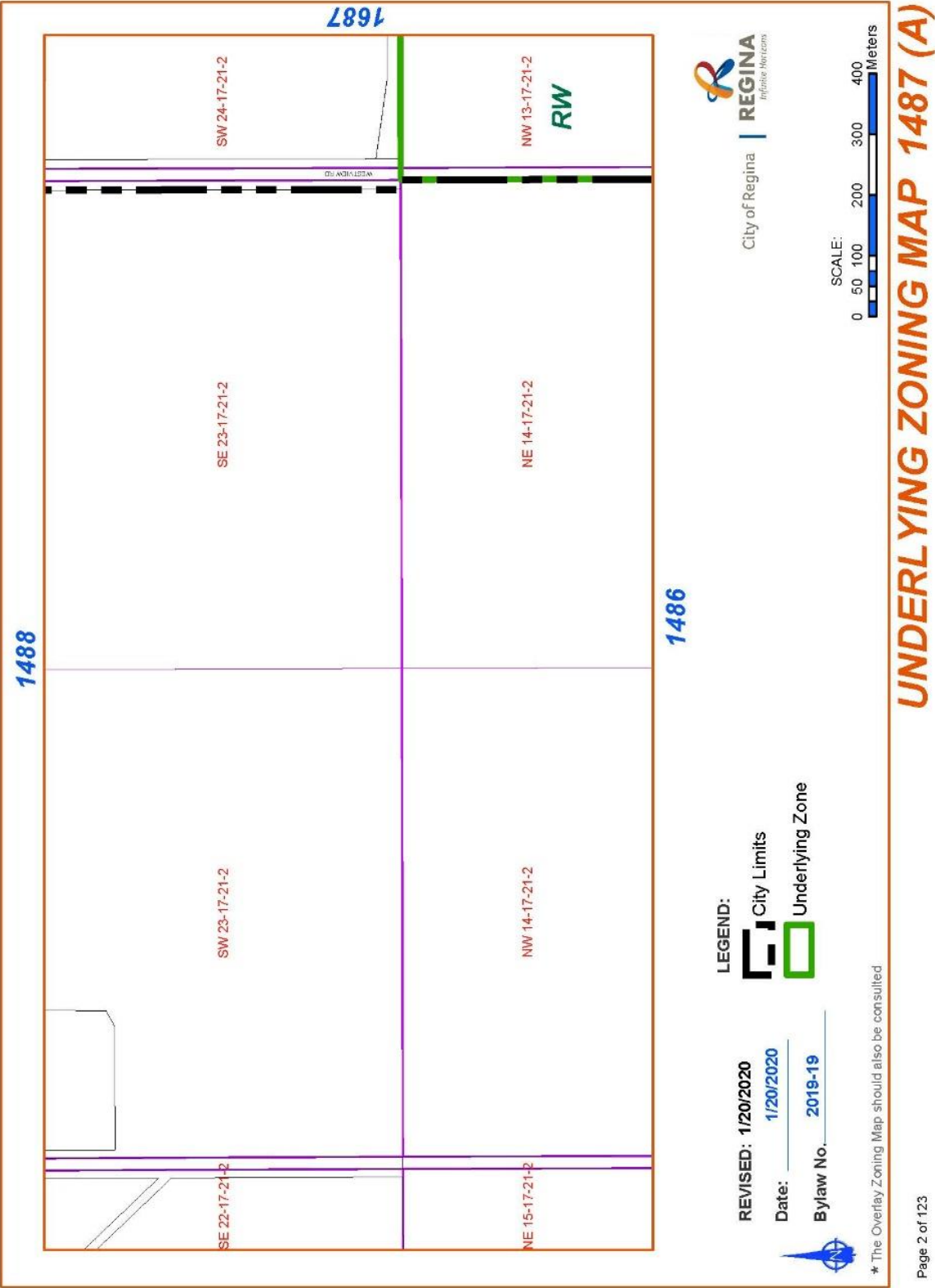


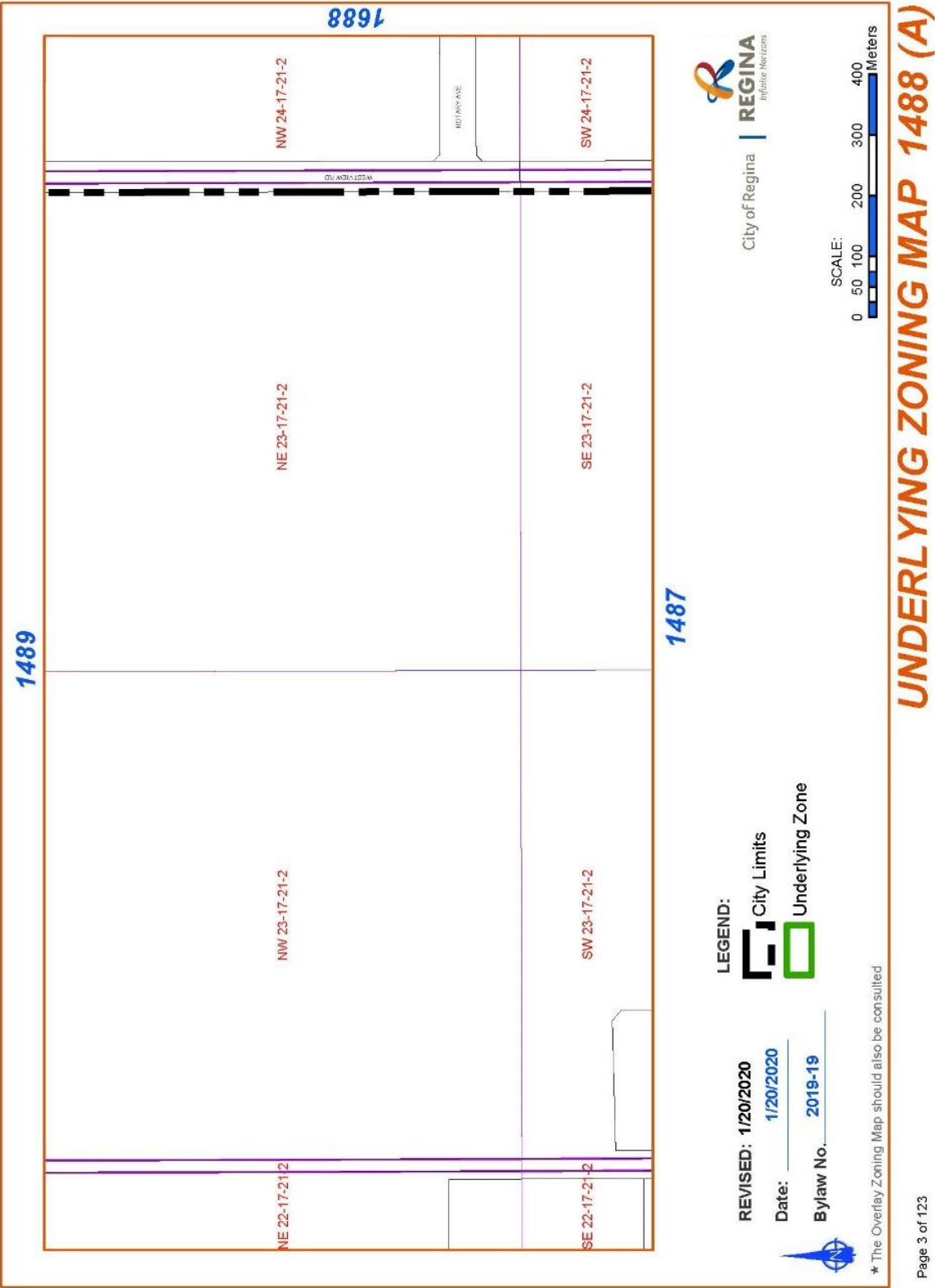


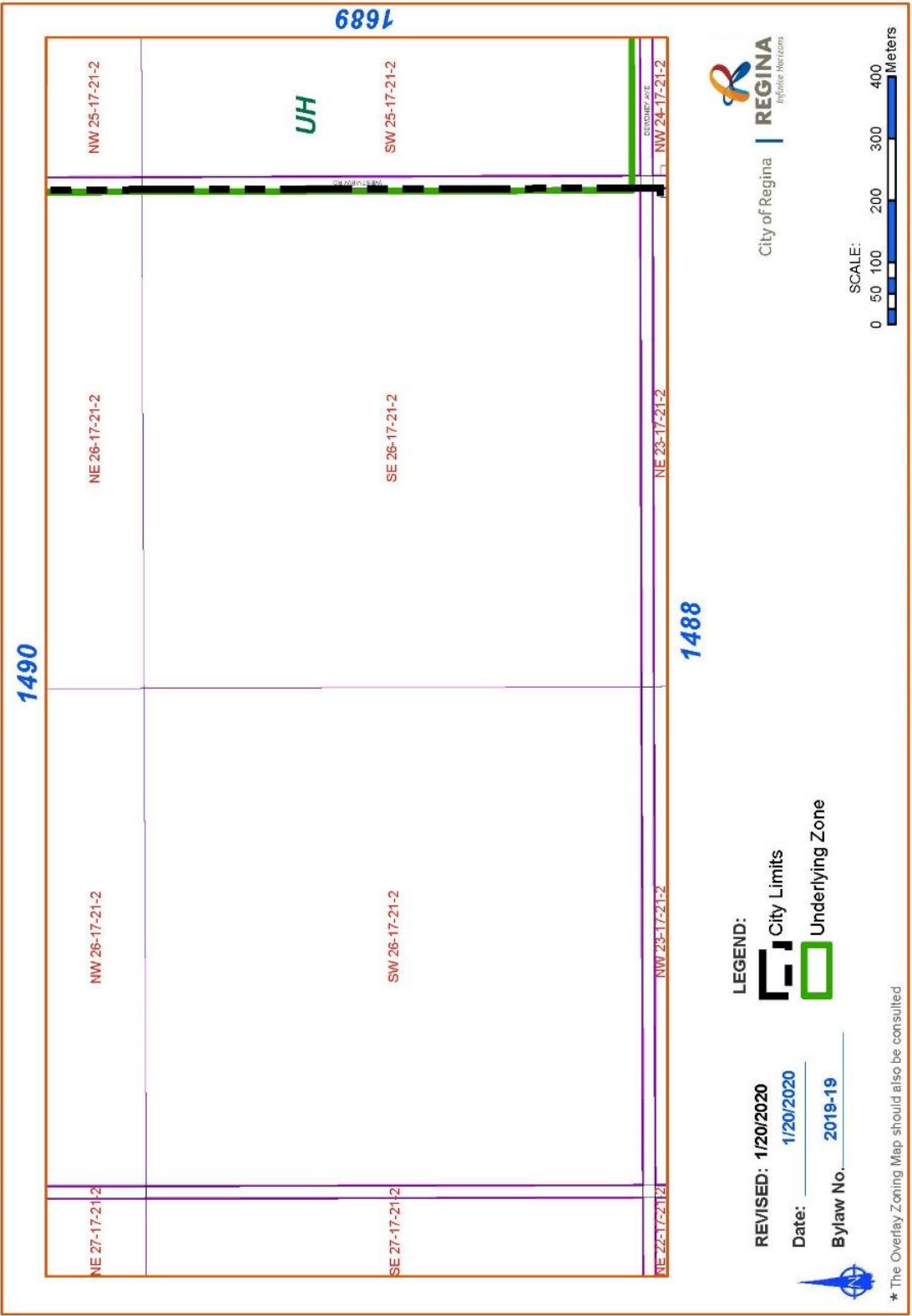




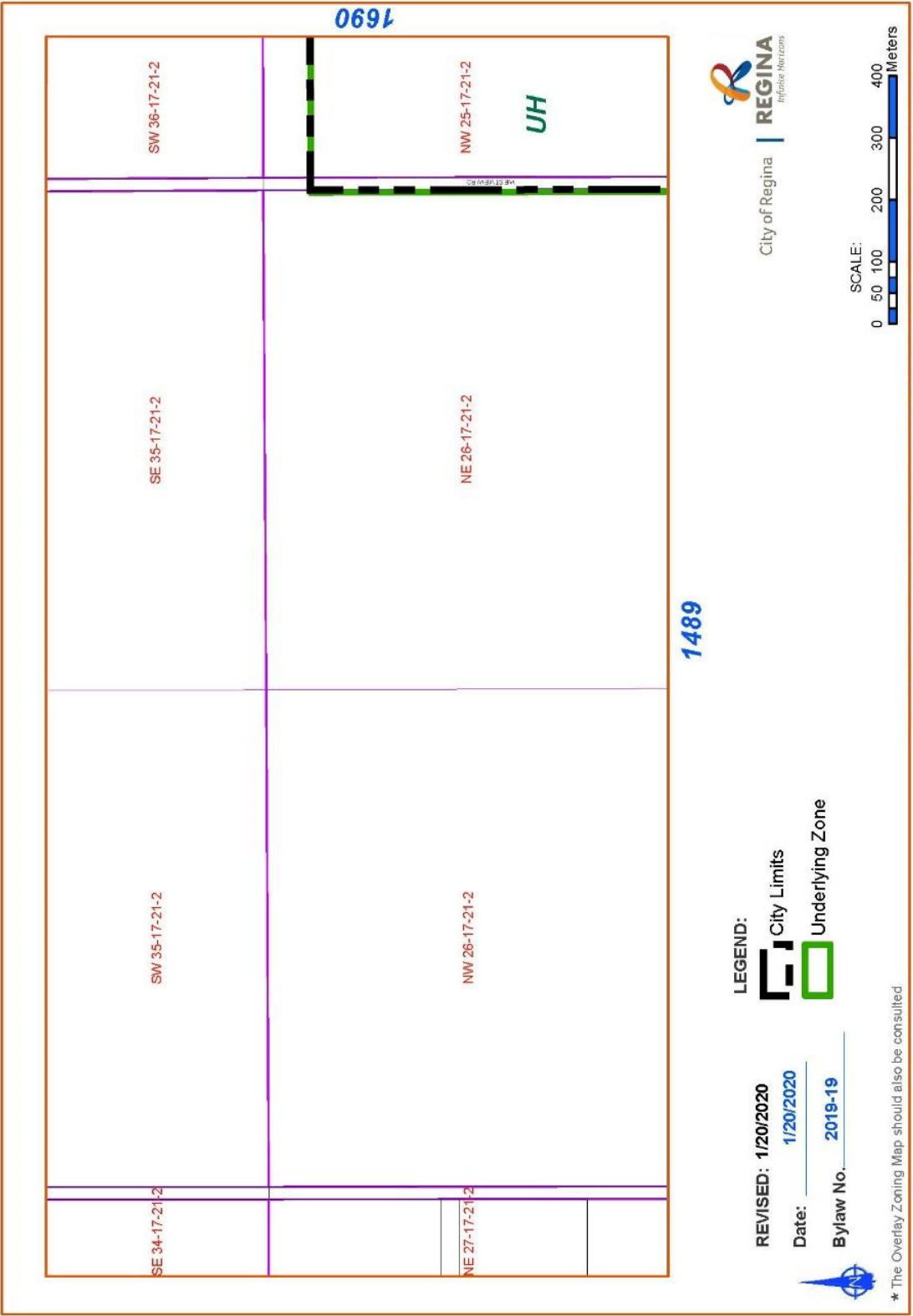




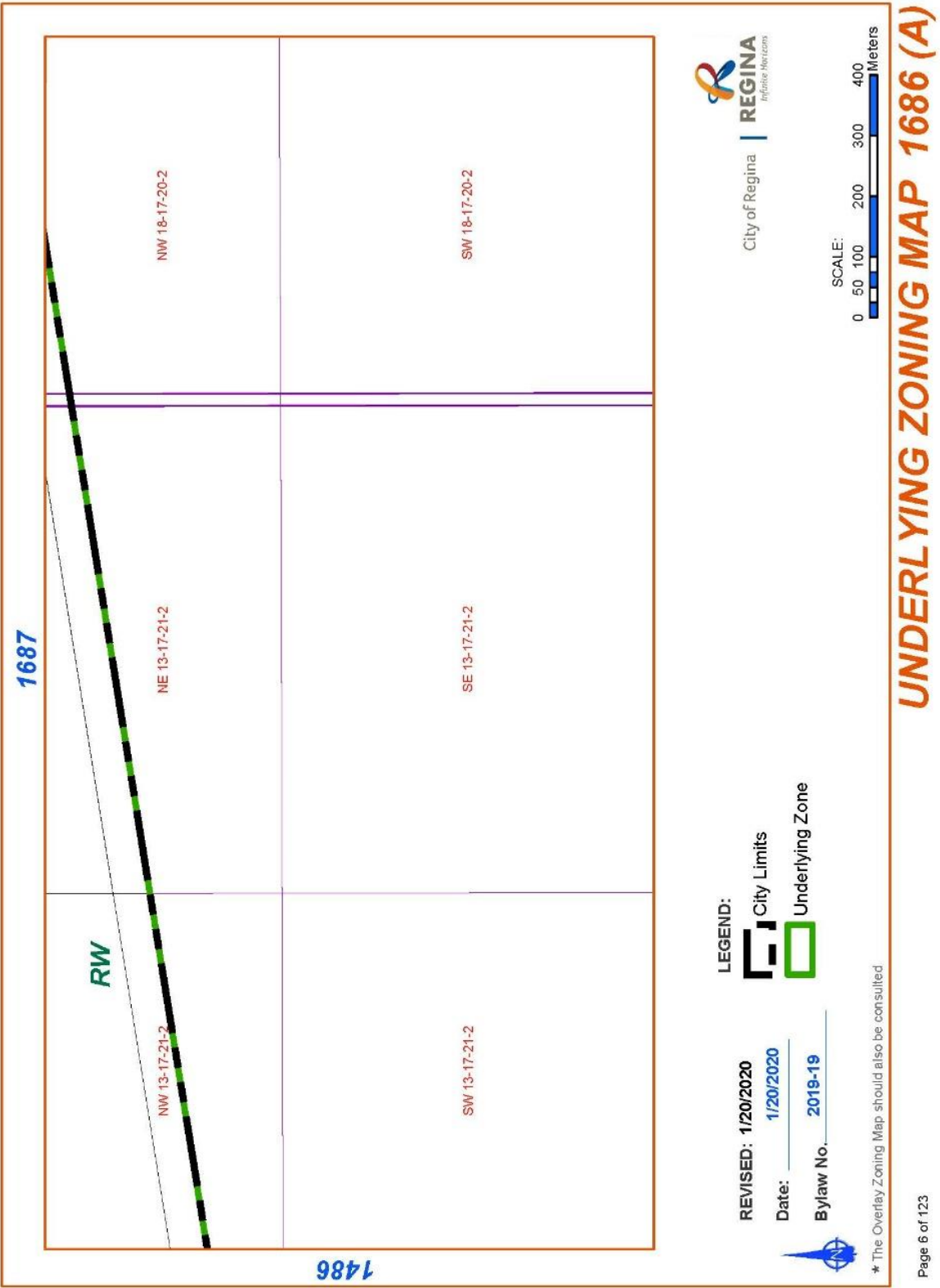


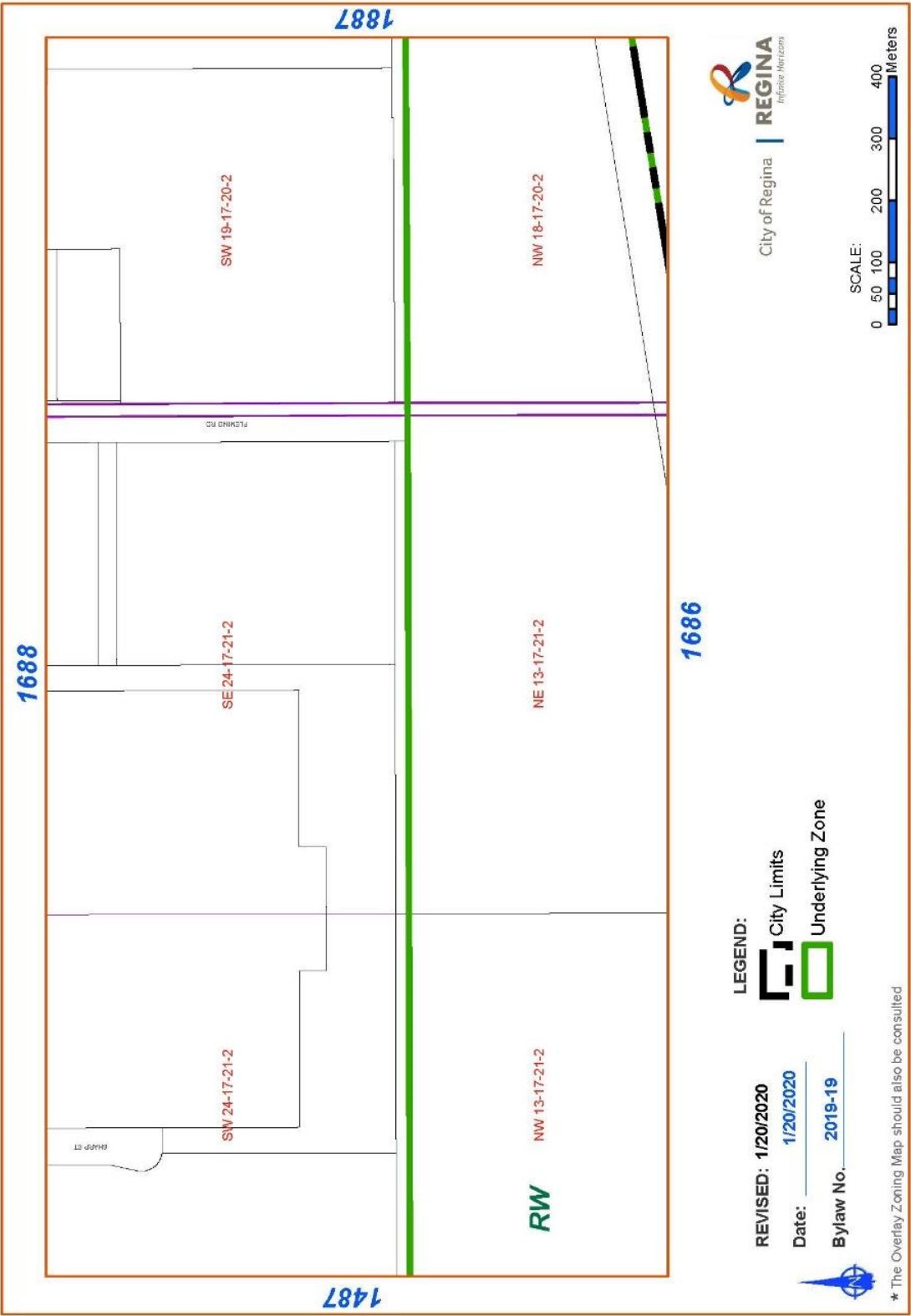


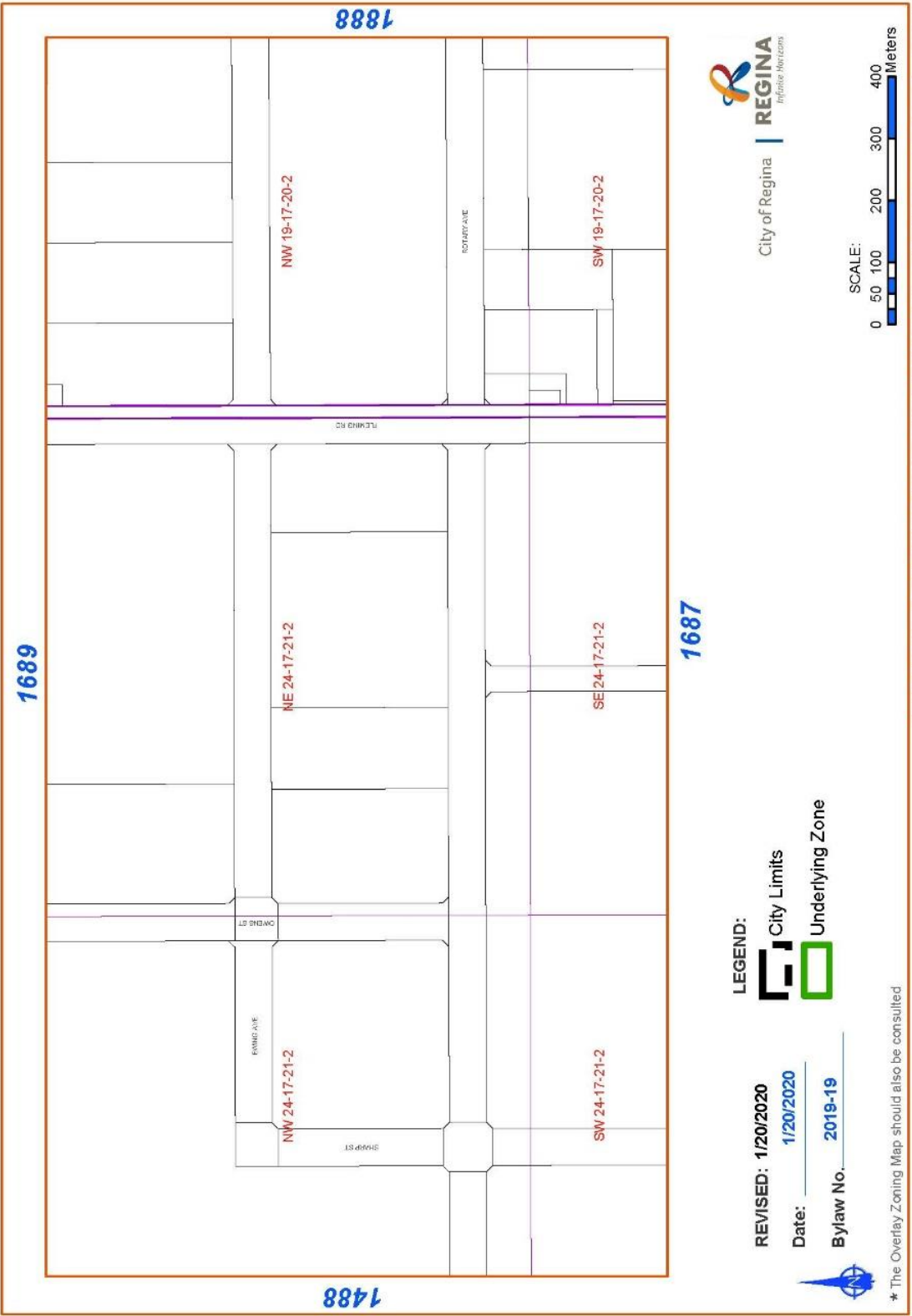
UNDERLYING ZONING MAP 1489 (A)



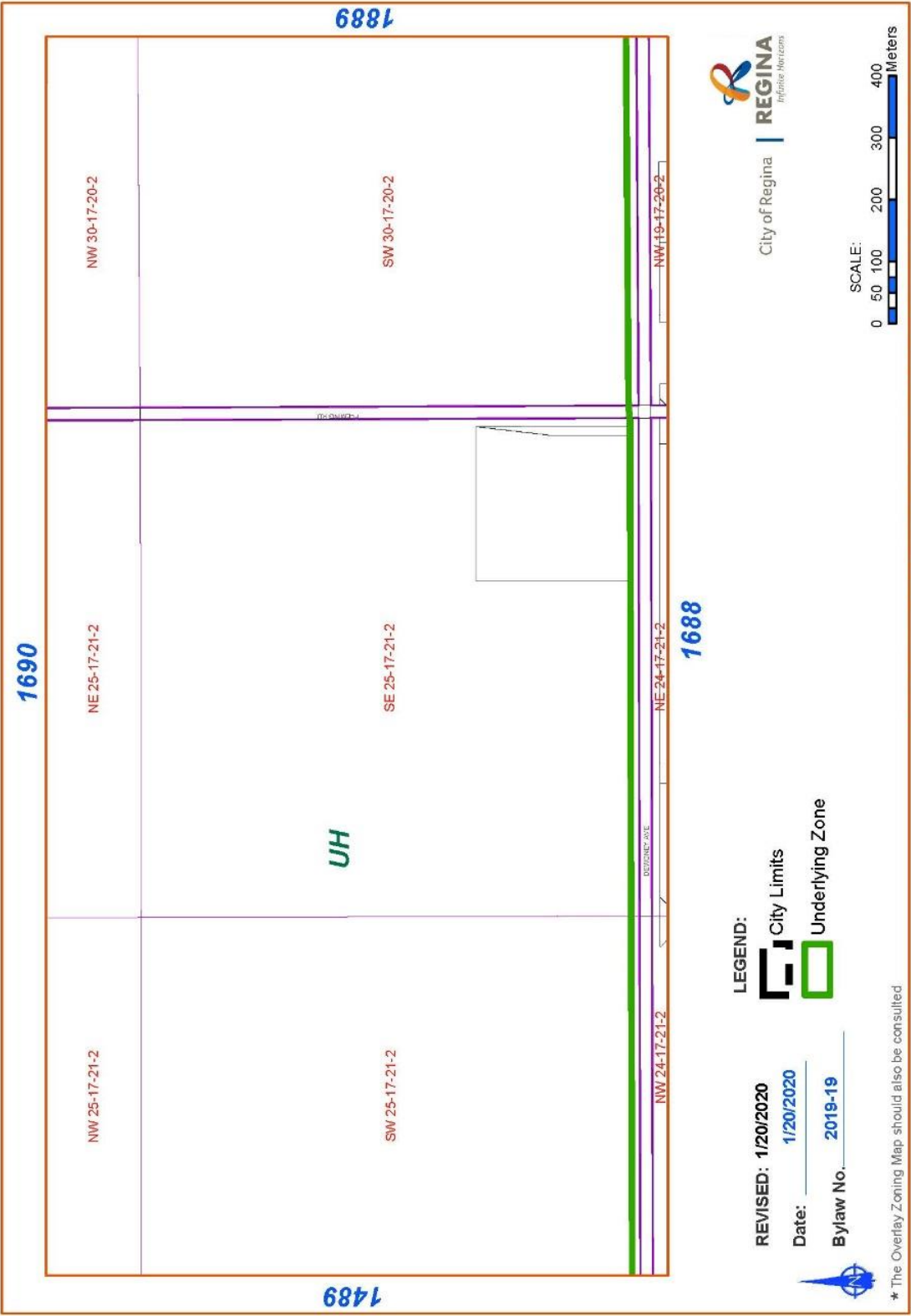
* The Overlay Zoning Map should also be consulted

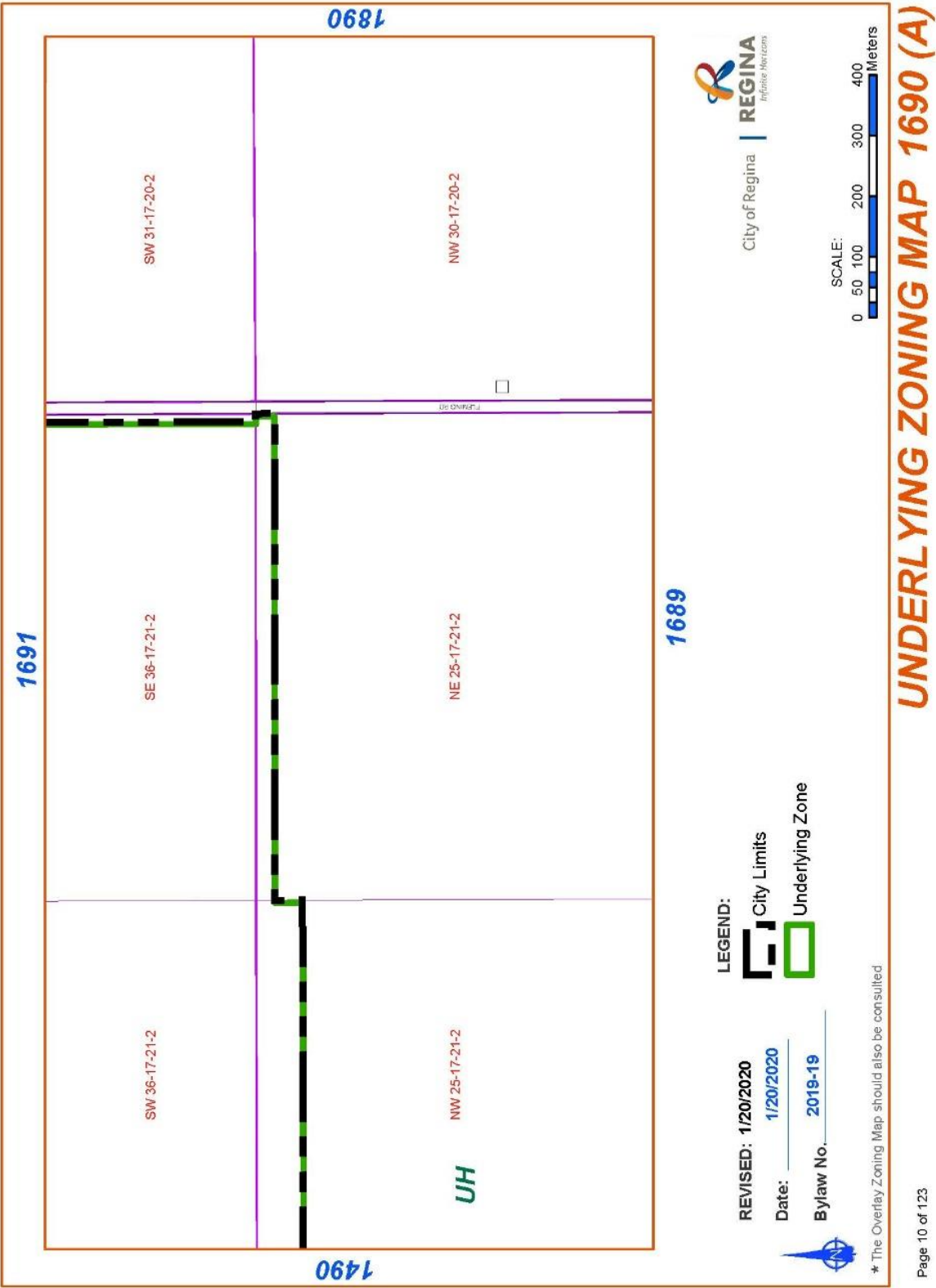


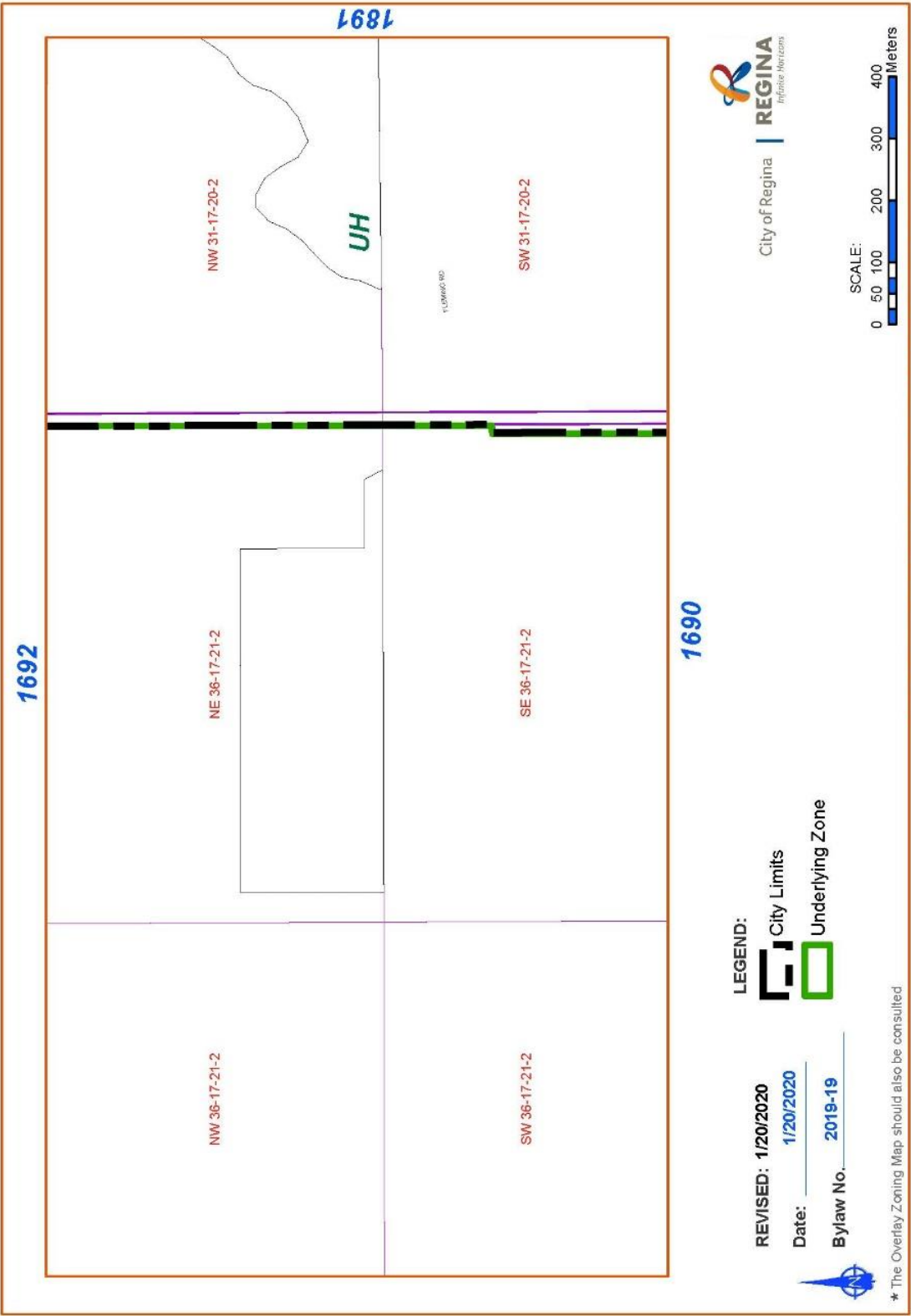


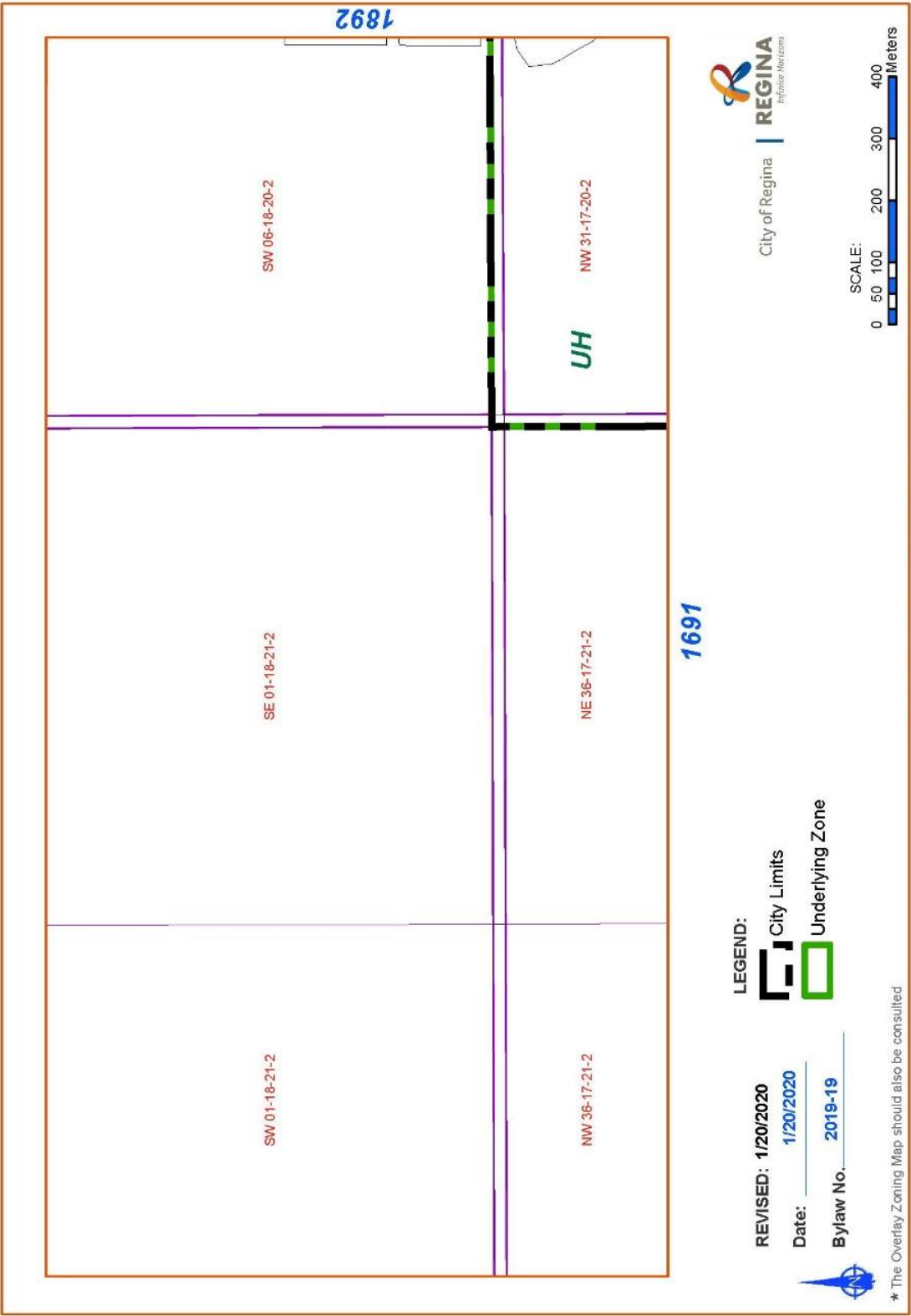


UNDERLYING ZONING MAP 1688 (A)

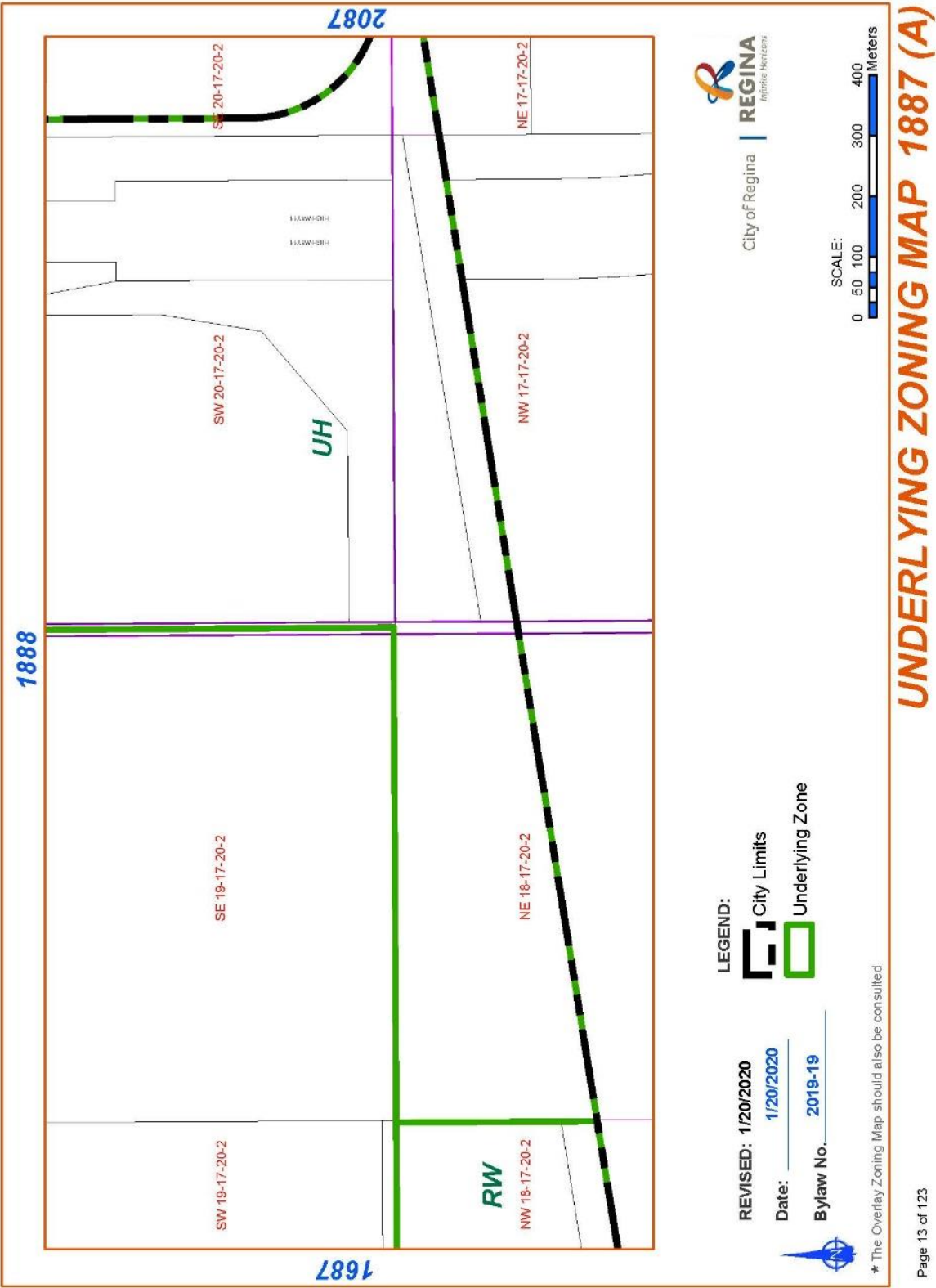


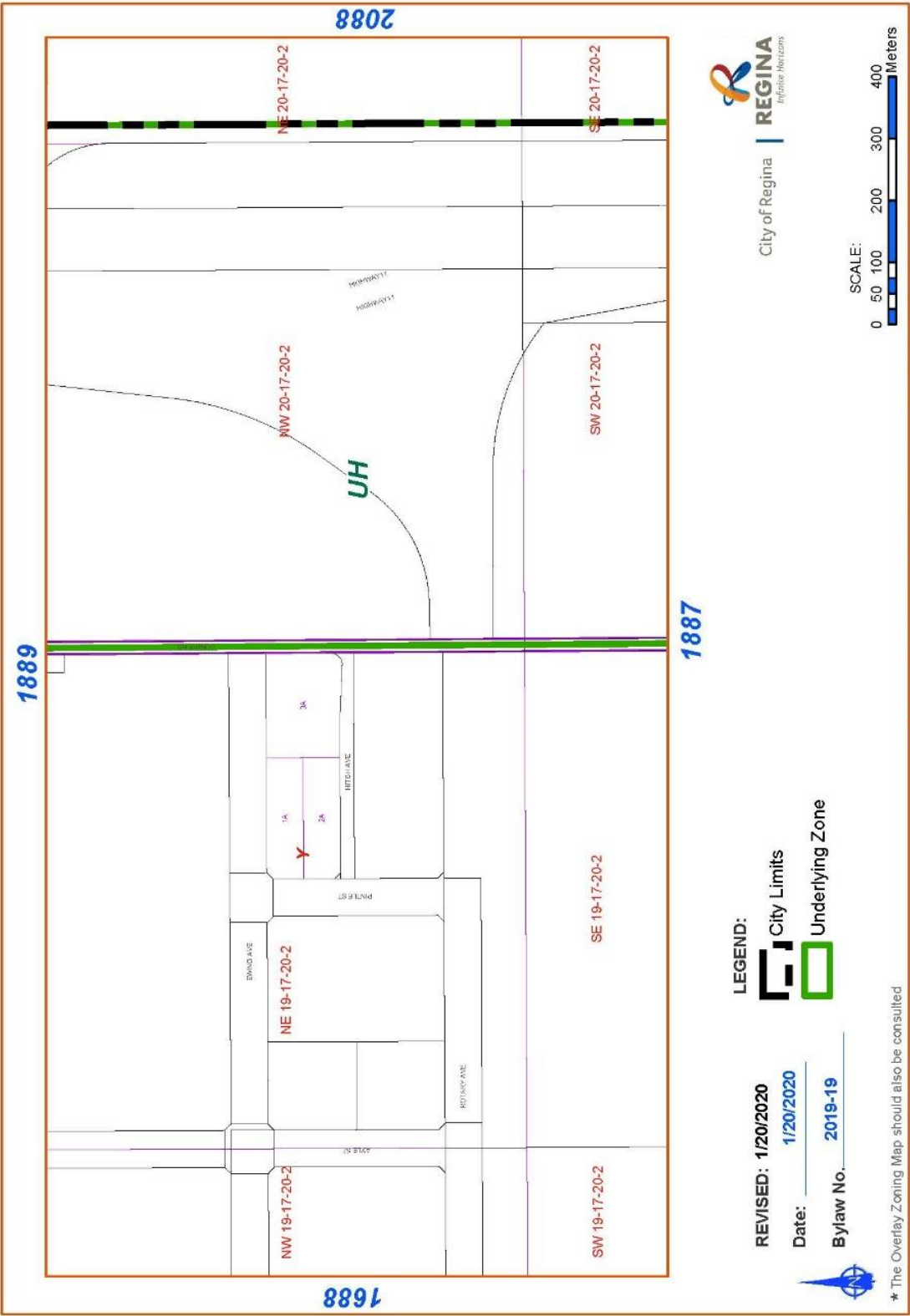




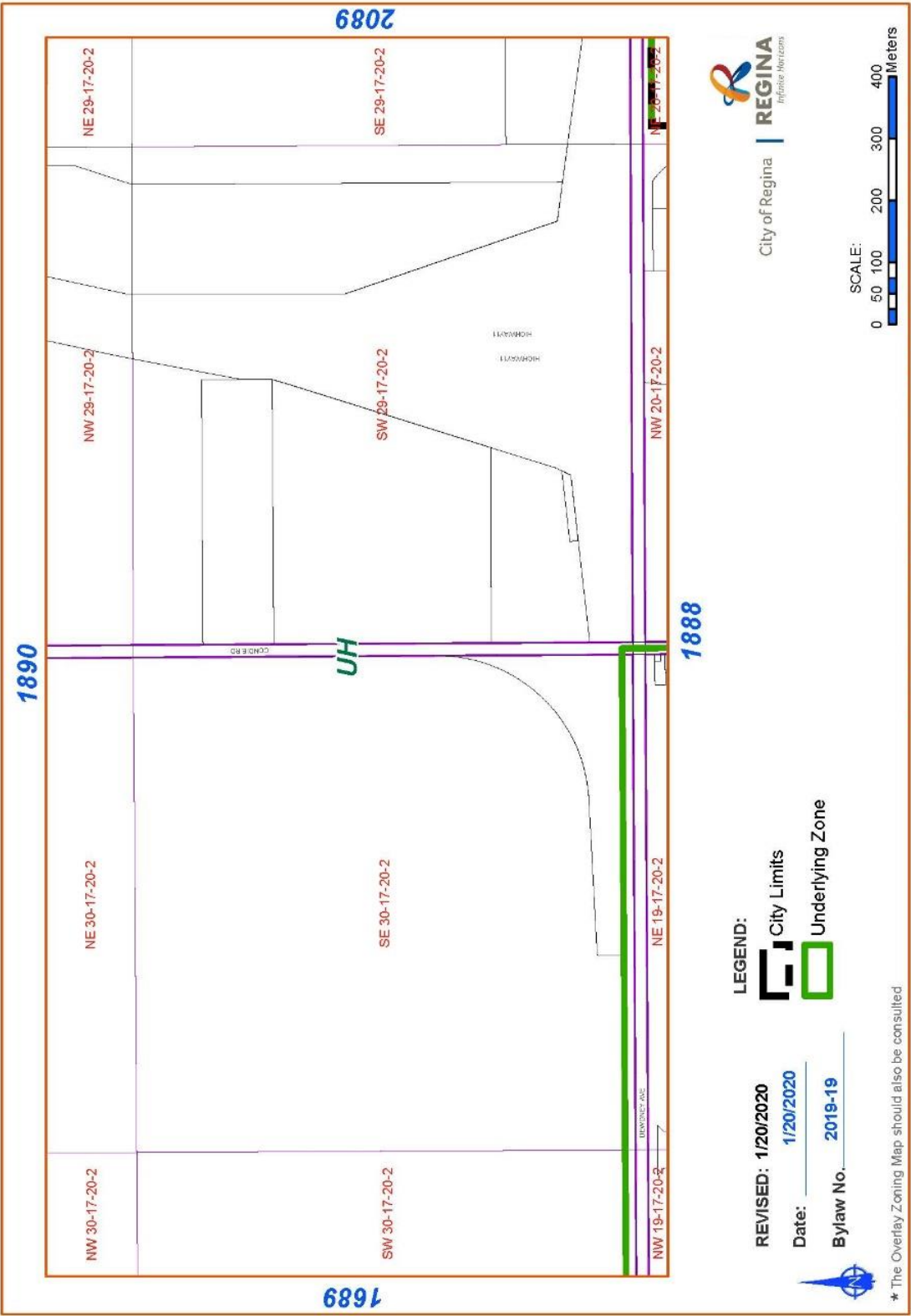


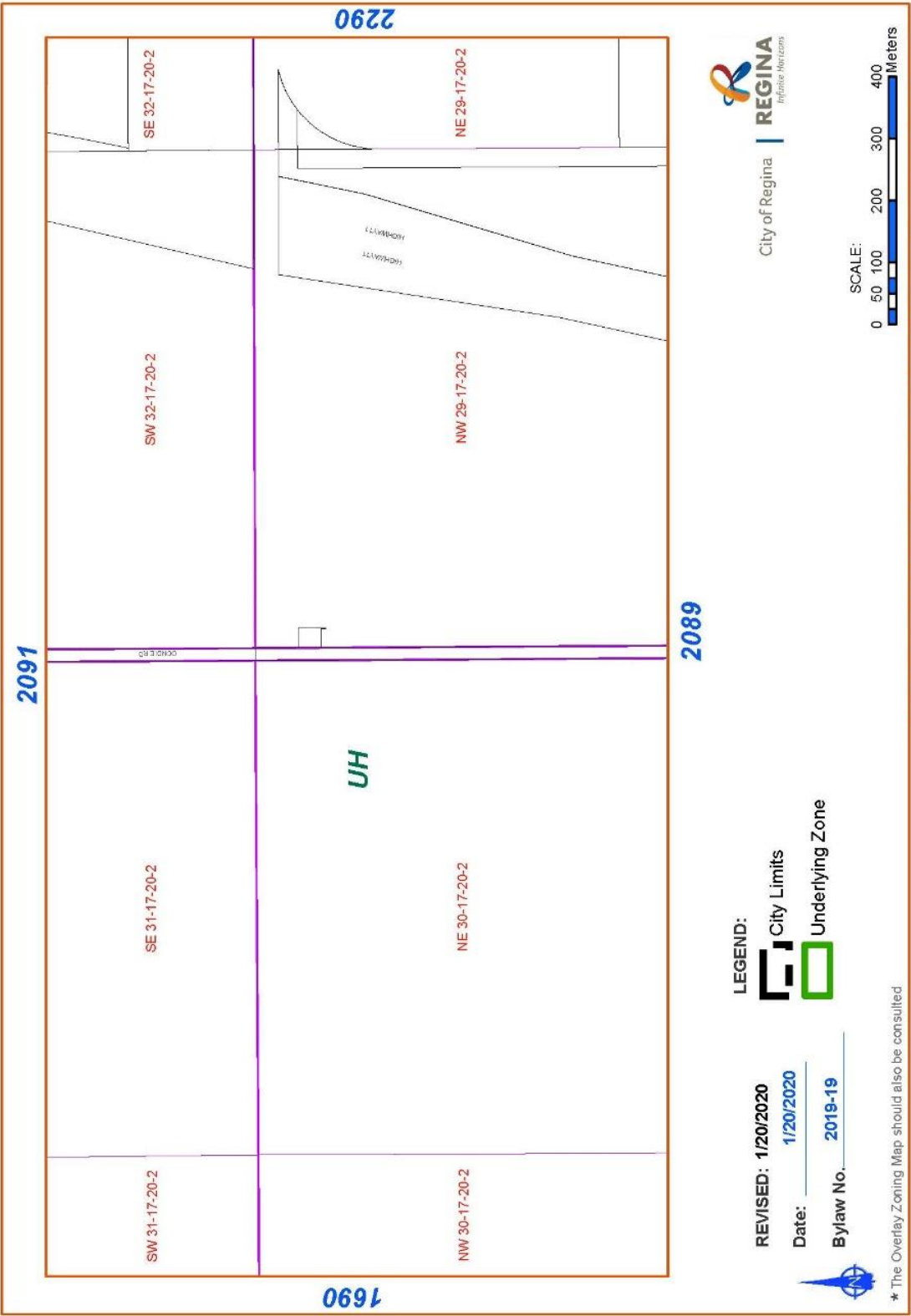
UNDERLYING ZONING MAP 1692 (A)



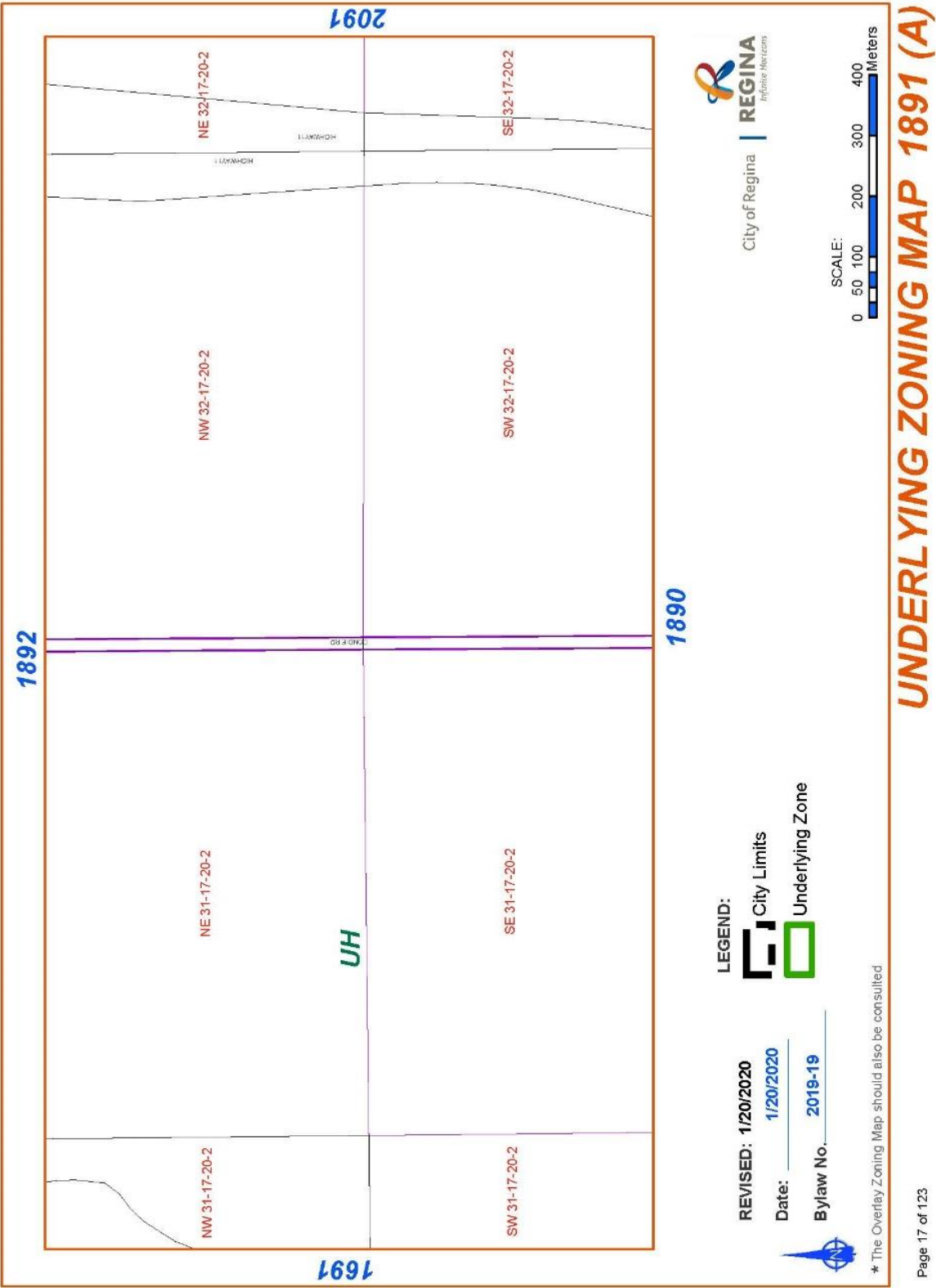


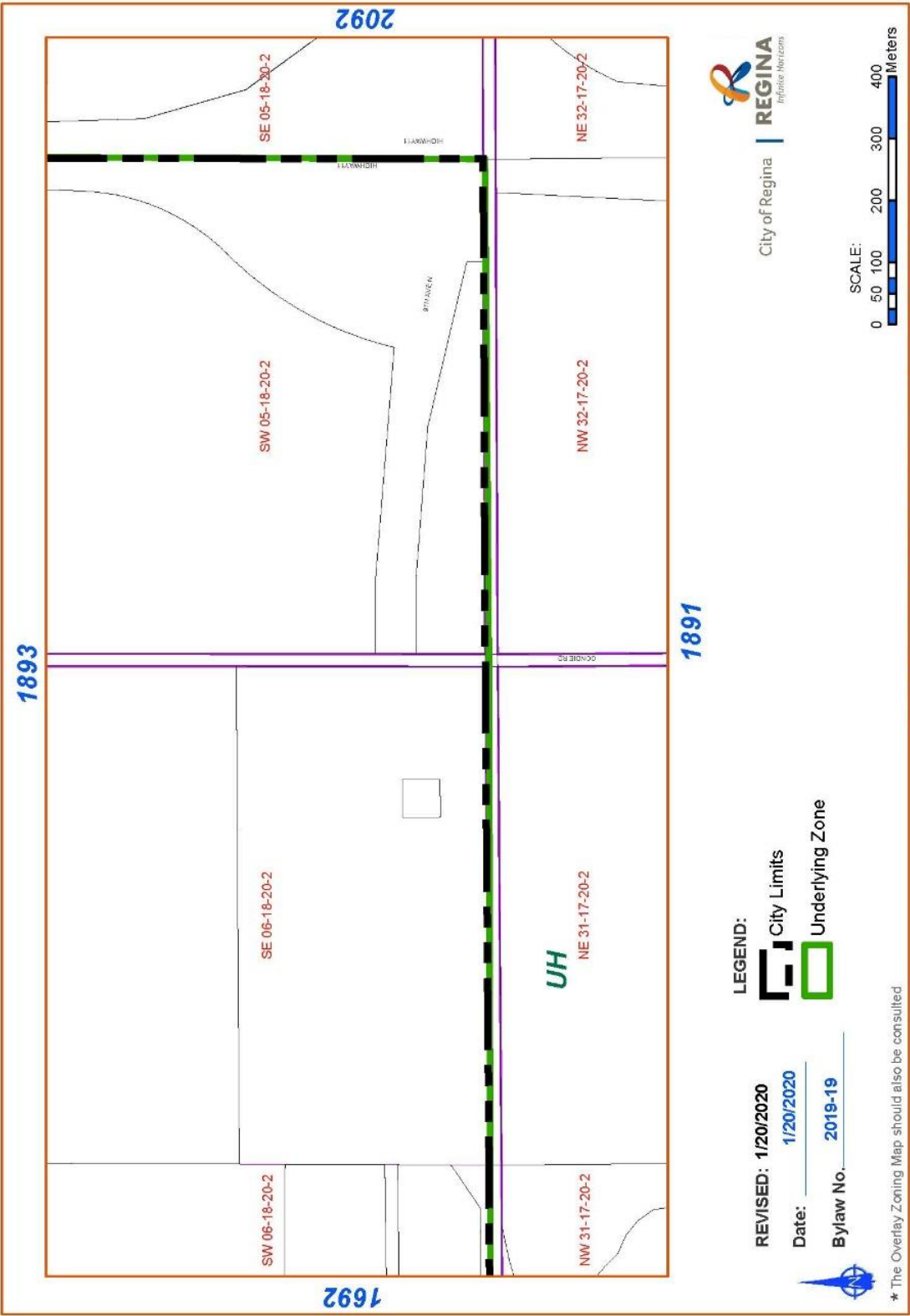
UNDERLYING ZONING MAP 1888 (A)



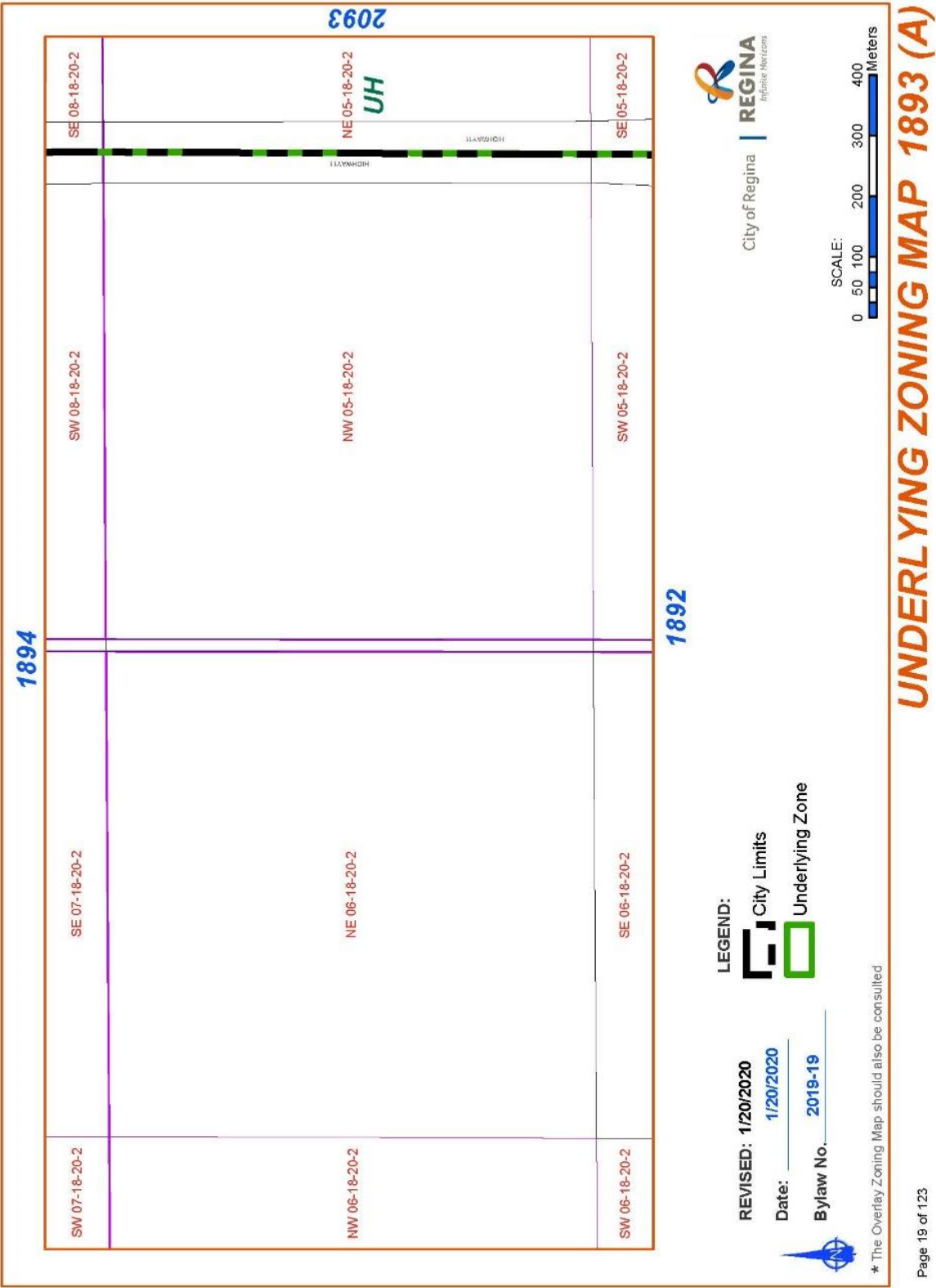


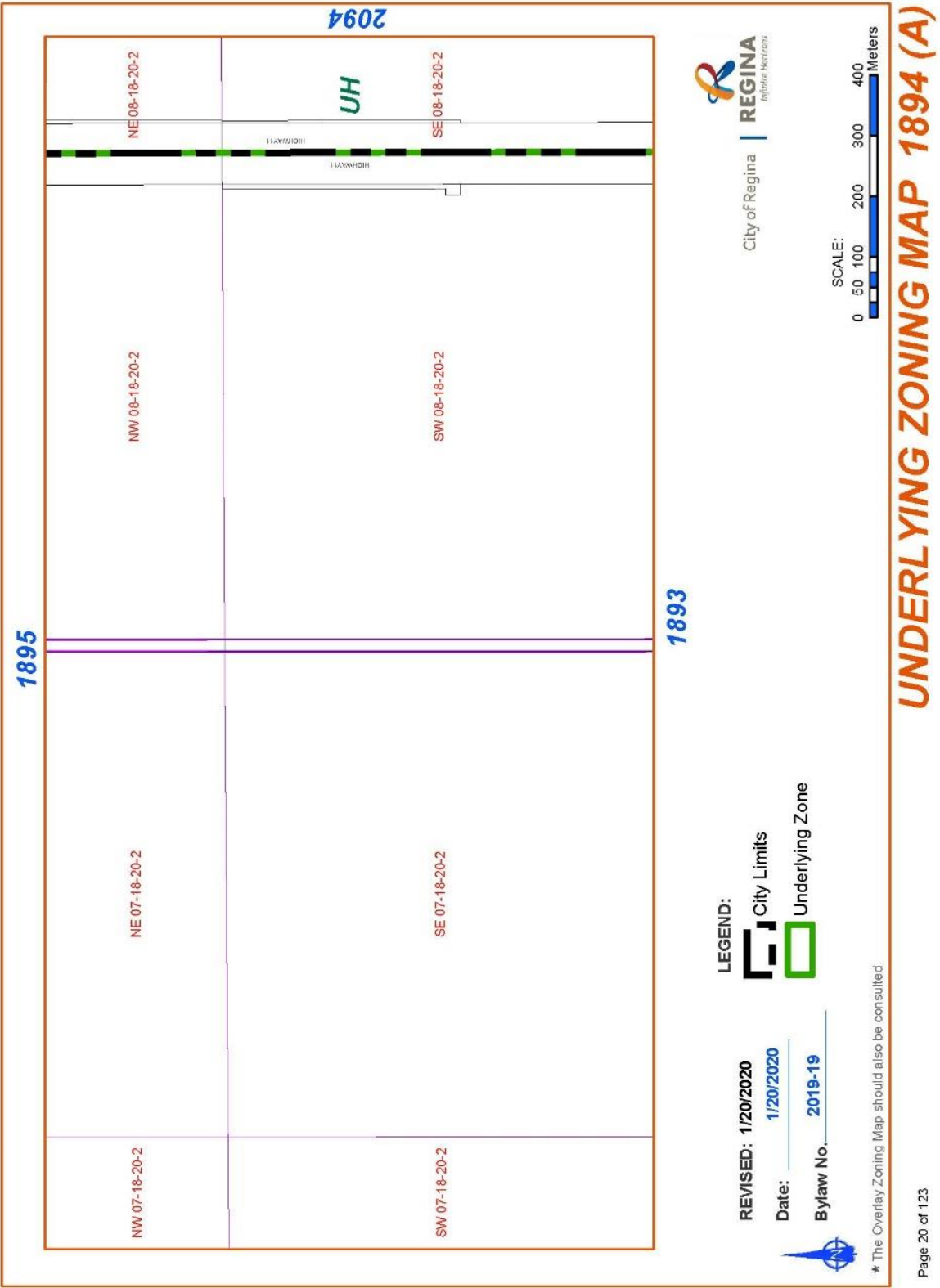
UNDERLYING ZONING MAP 1890 (A)



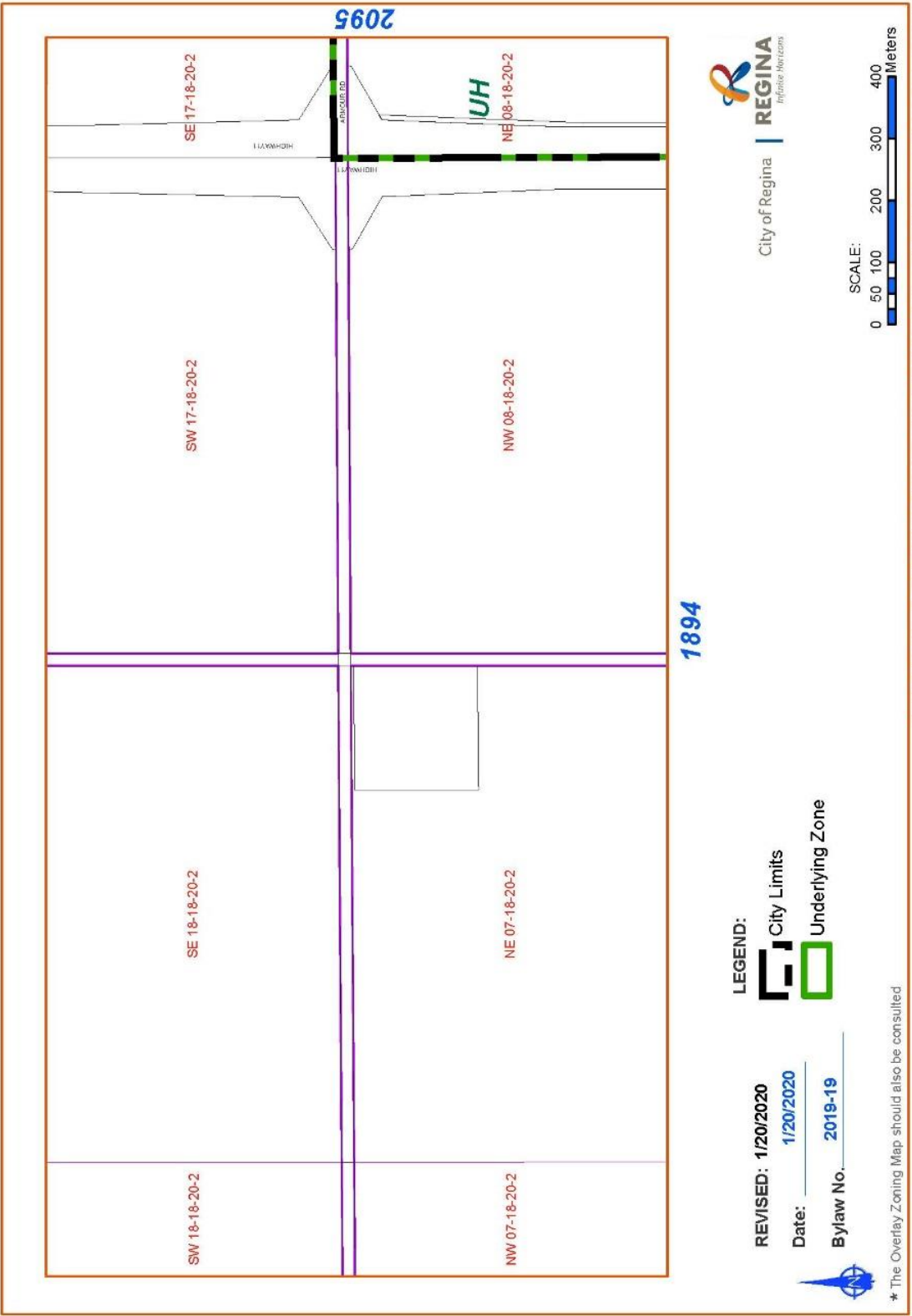


* The Overlay Zoning Map should also be consulted

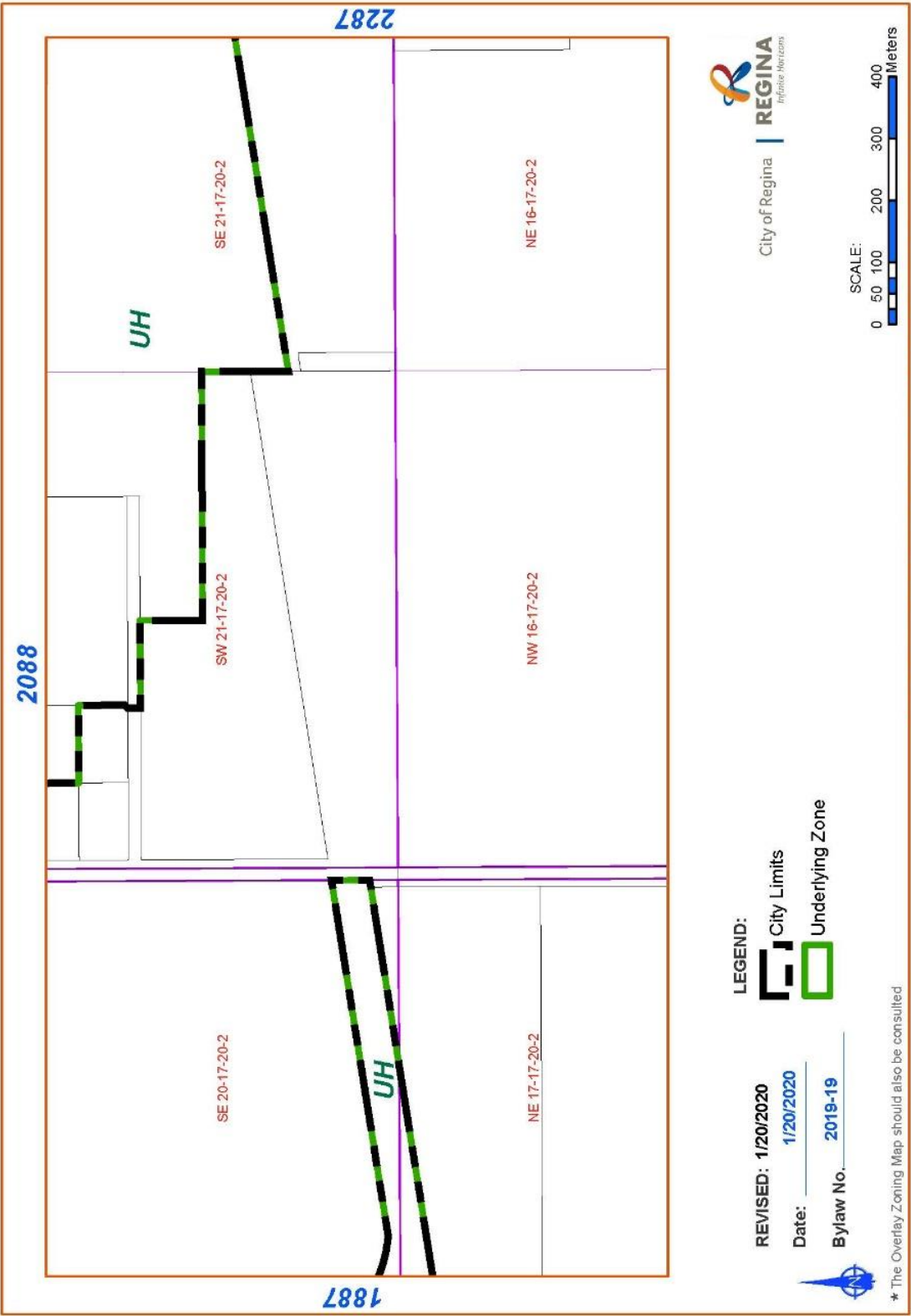




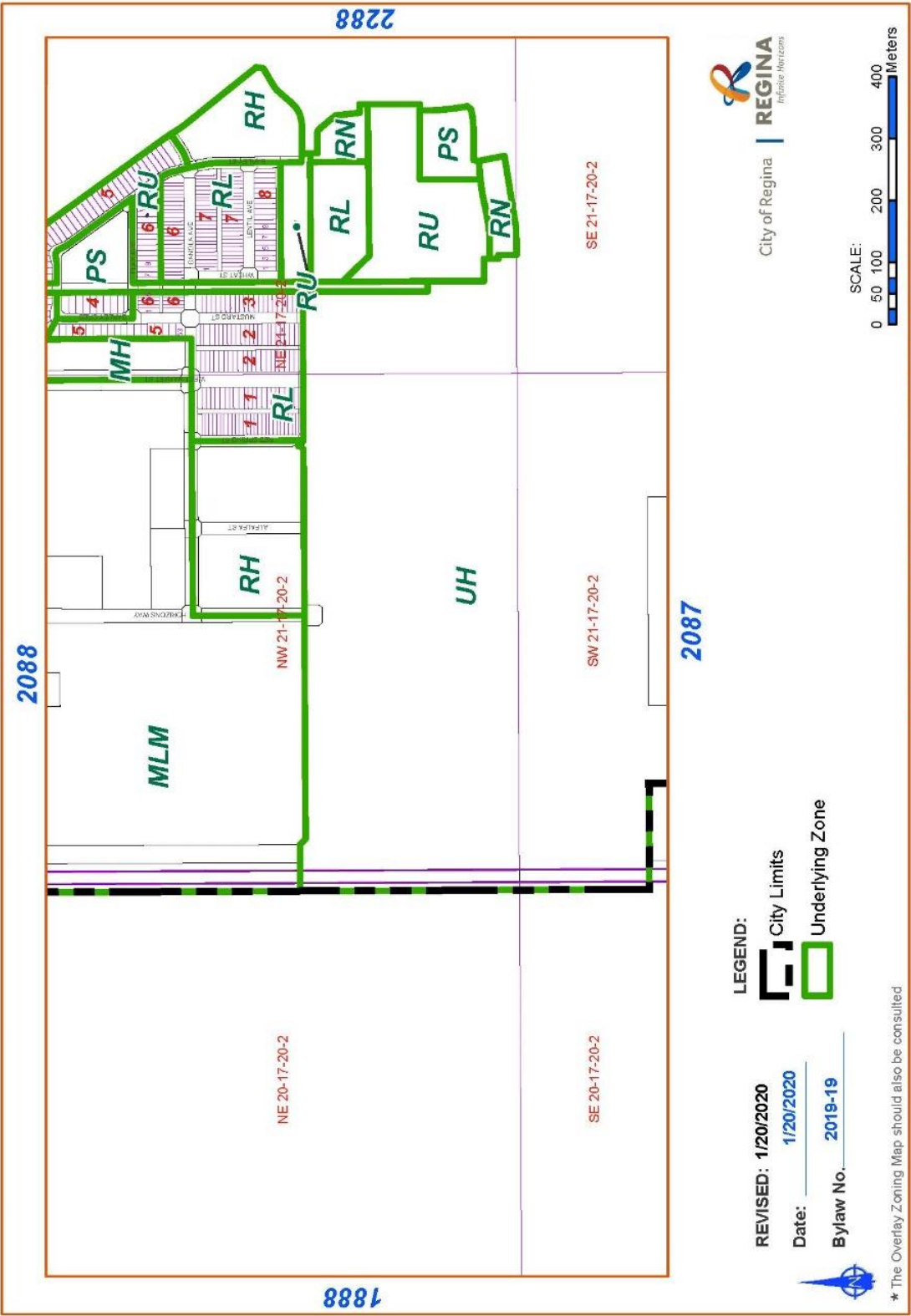
* The Overlay Zoning Map should also be consulted

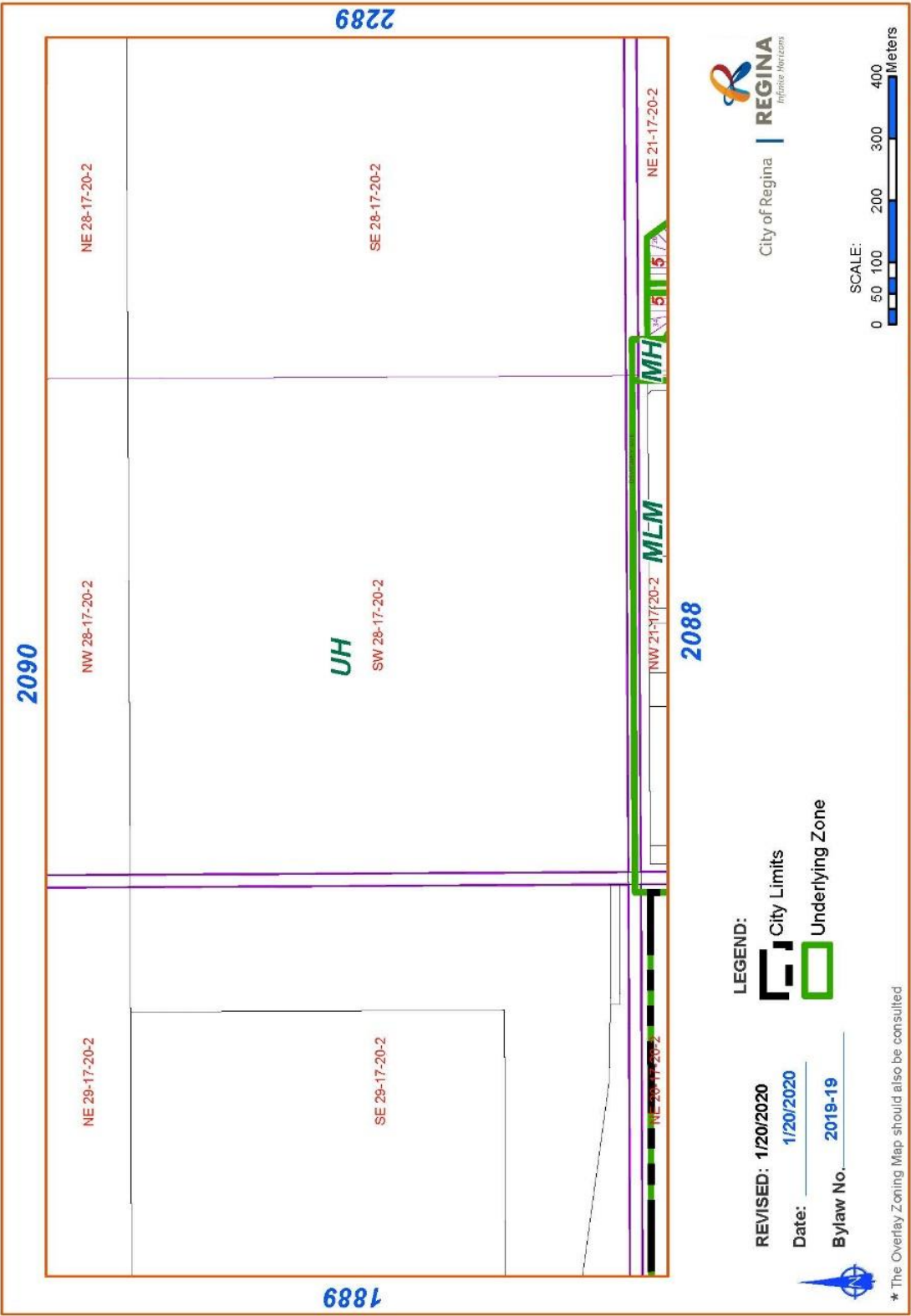


UNDERLYING ZONING MAP 1895 (A)

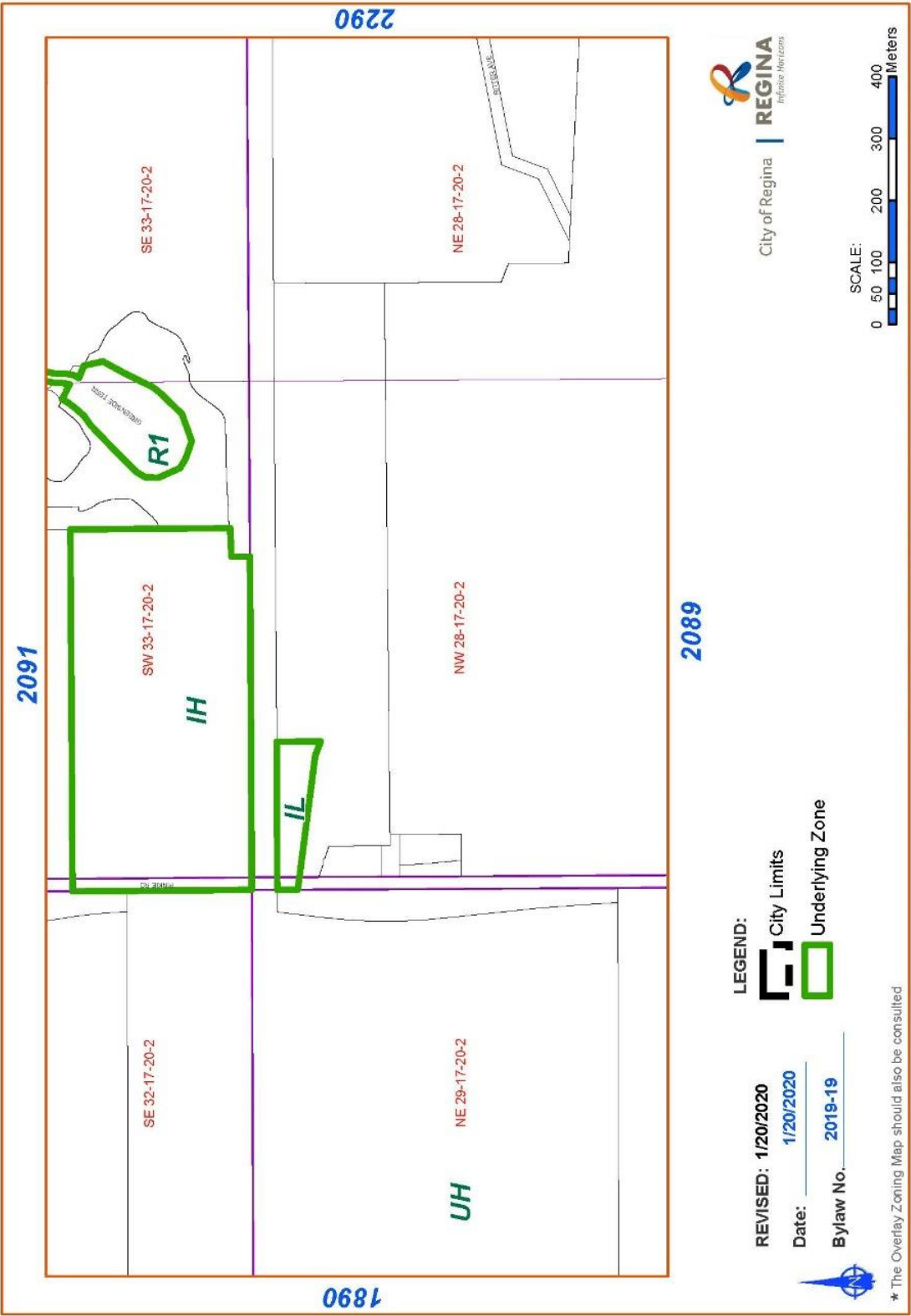


UNDERLYING ZONING MAP 2087 (A)





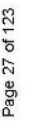
UNDERLYING ZONING MAP 2089 (A)

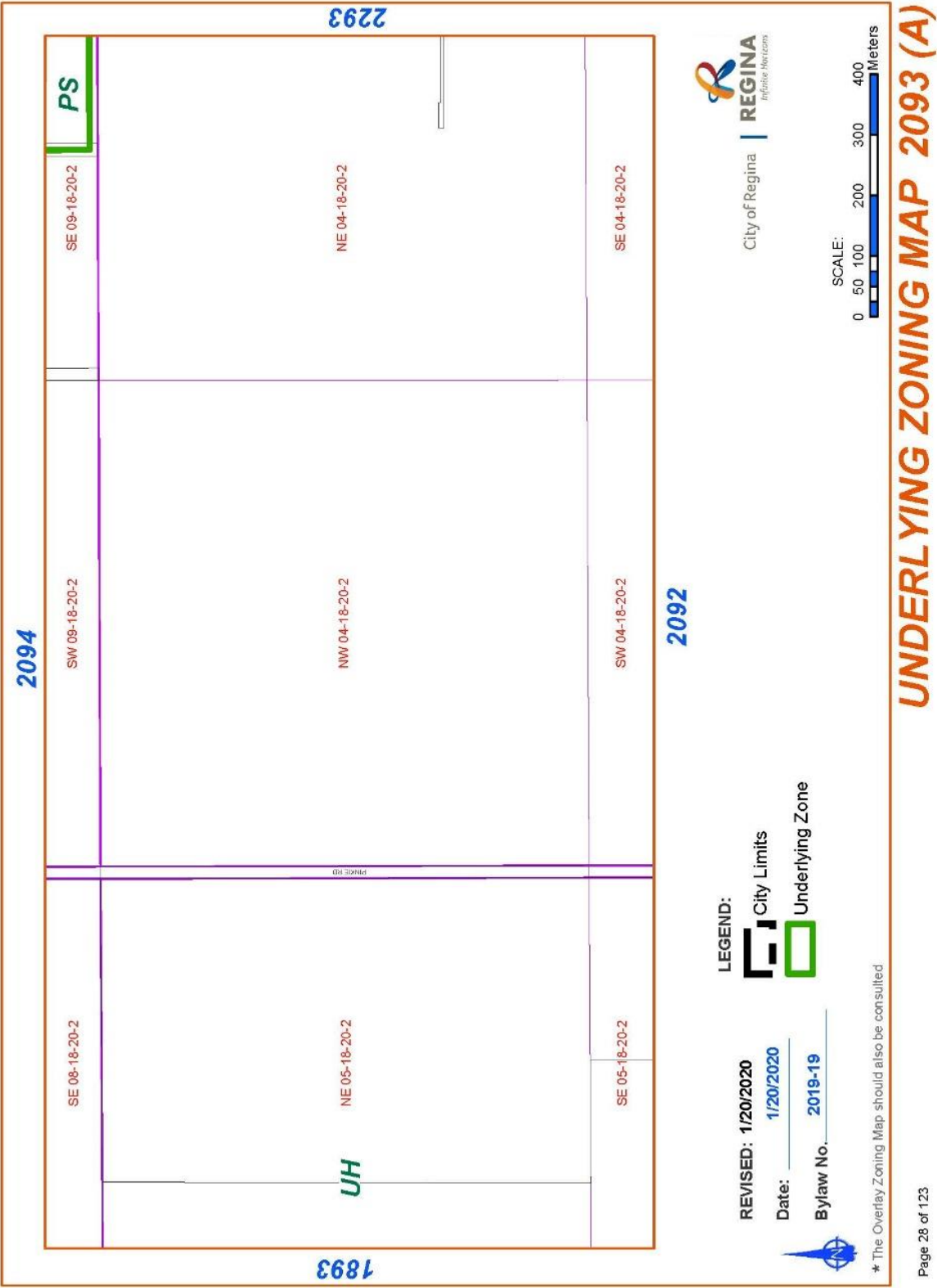


UNDERLYING ZONING MAP 2090 (A)

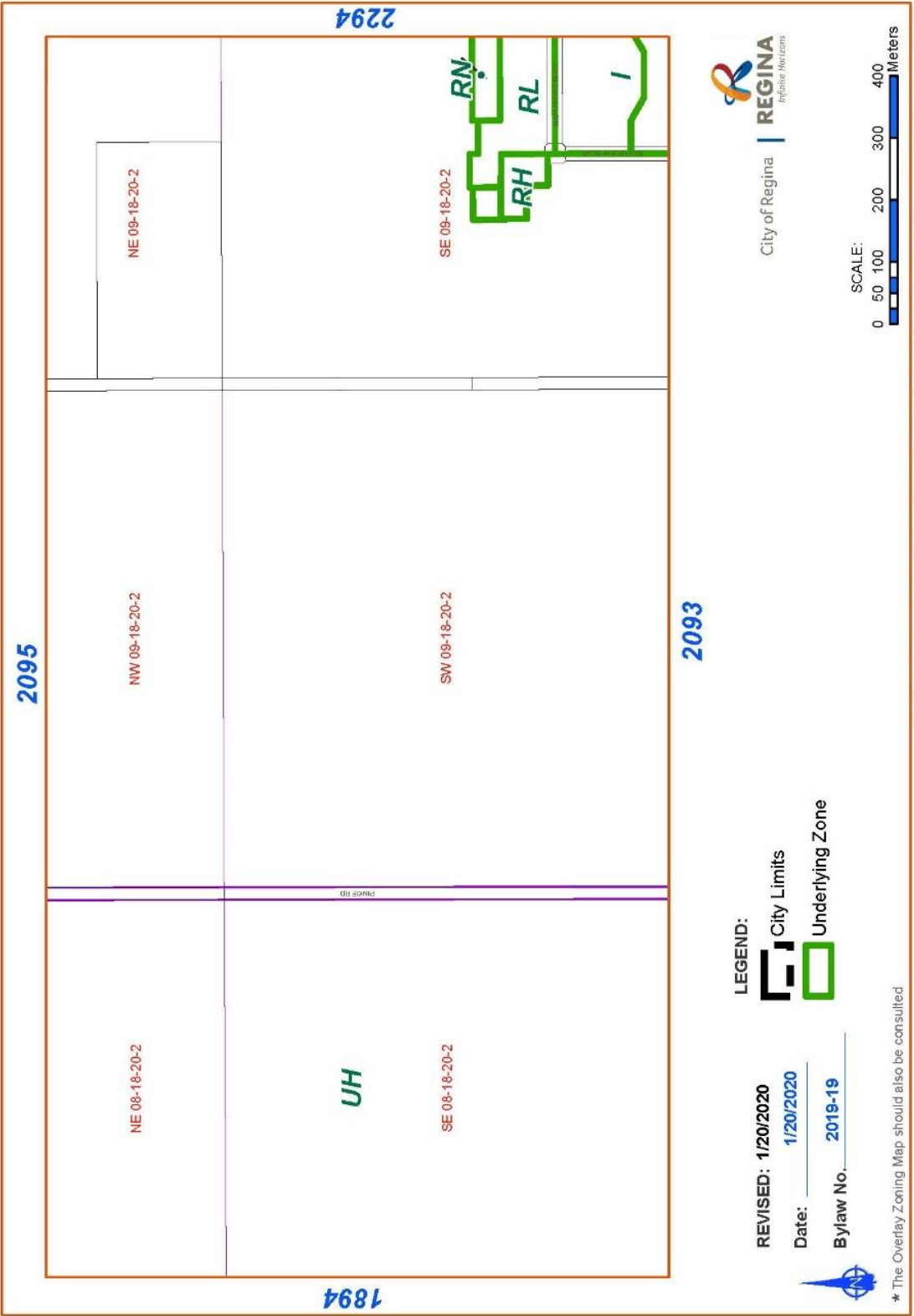


* The Overlay Zoning Map should also be consulted

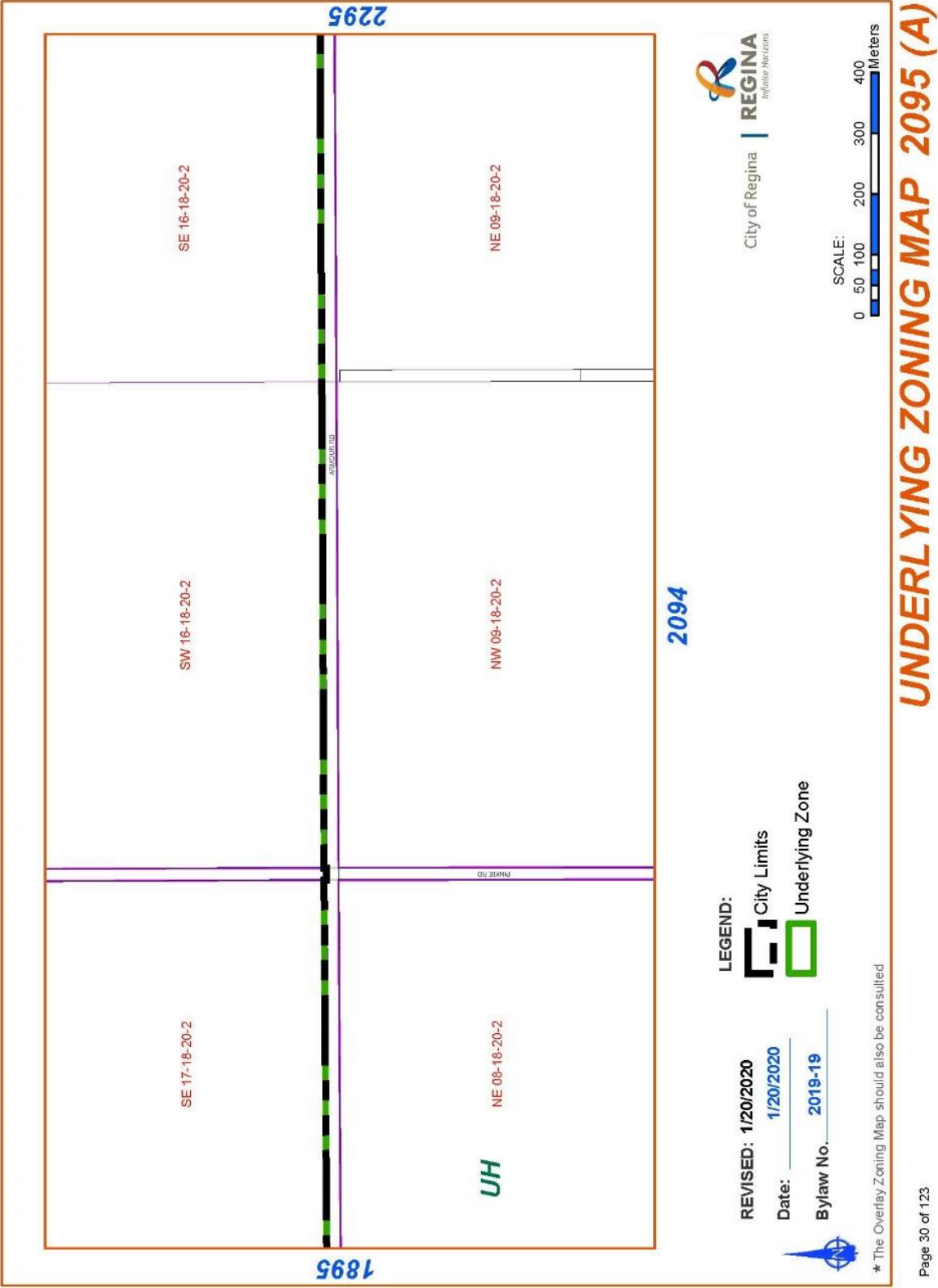




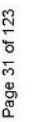
* The Overlay Zoning Map should also be consulted

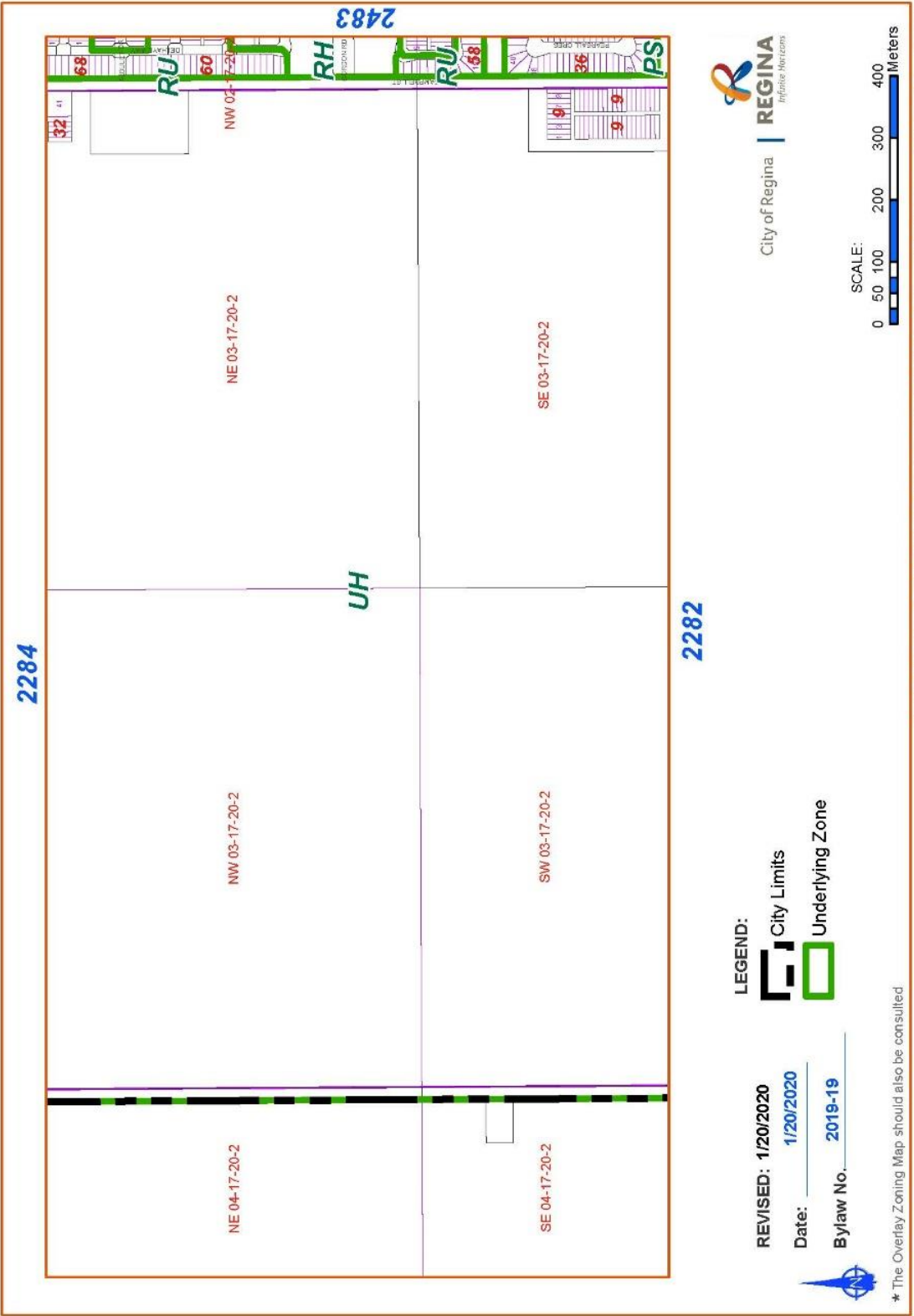


* The Overlay Zoning Map should also be consulted



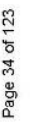
* The Overlay Zoning Map should also be consulted

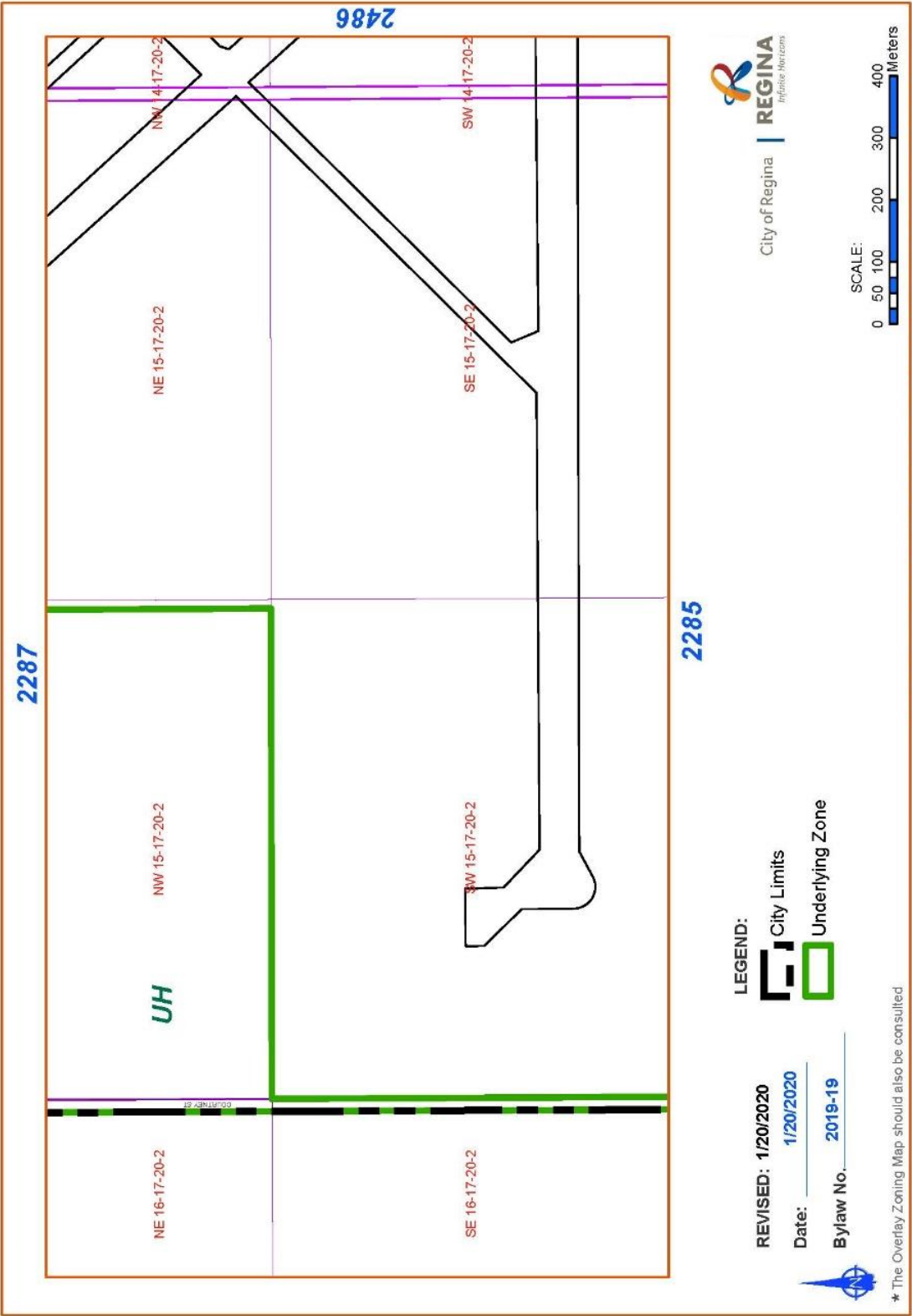




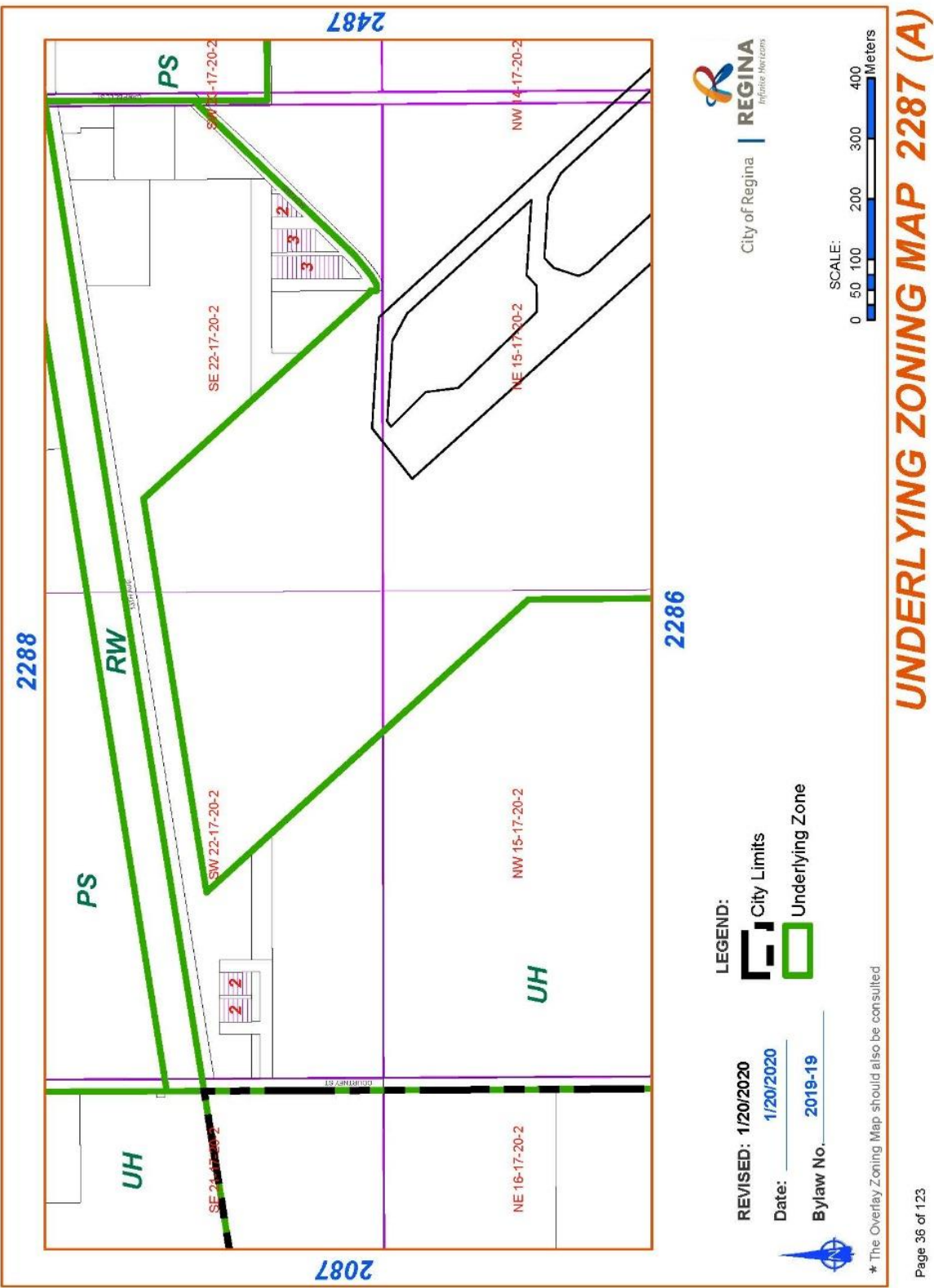
* The Overlay Zoning Map should also be consulted



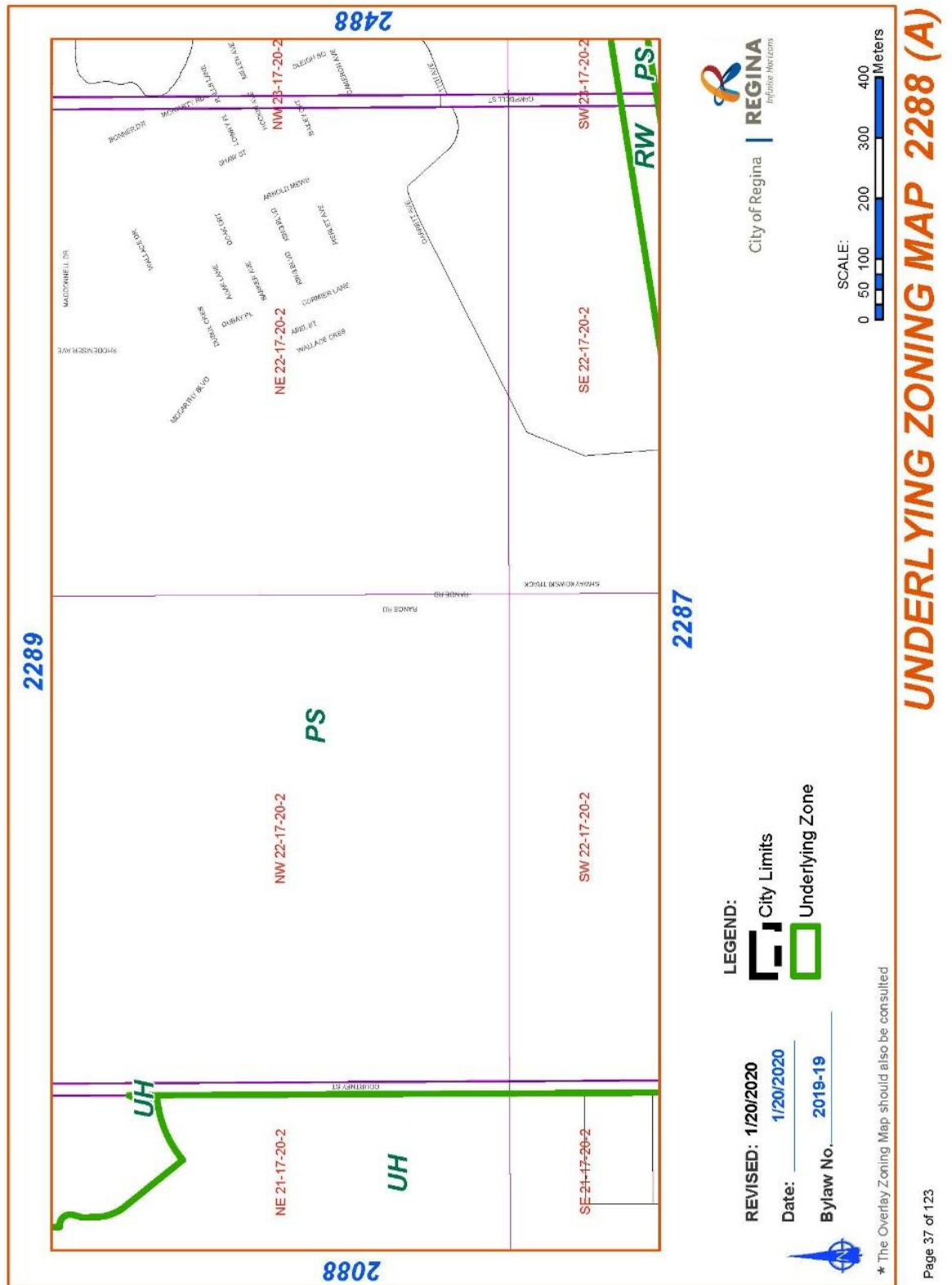


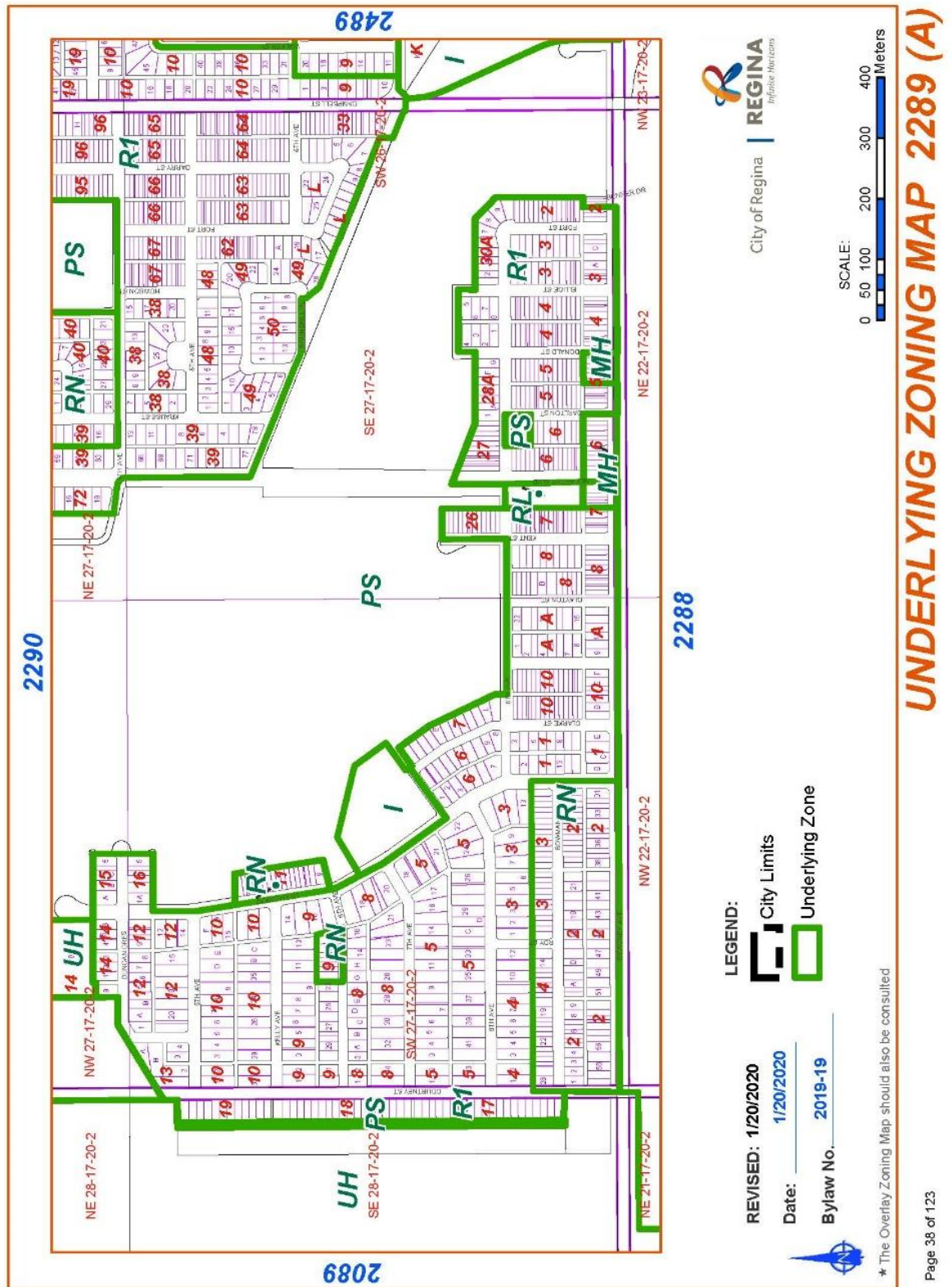


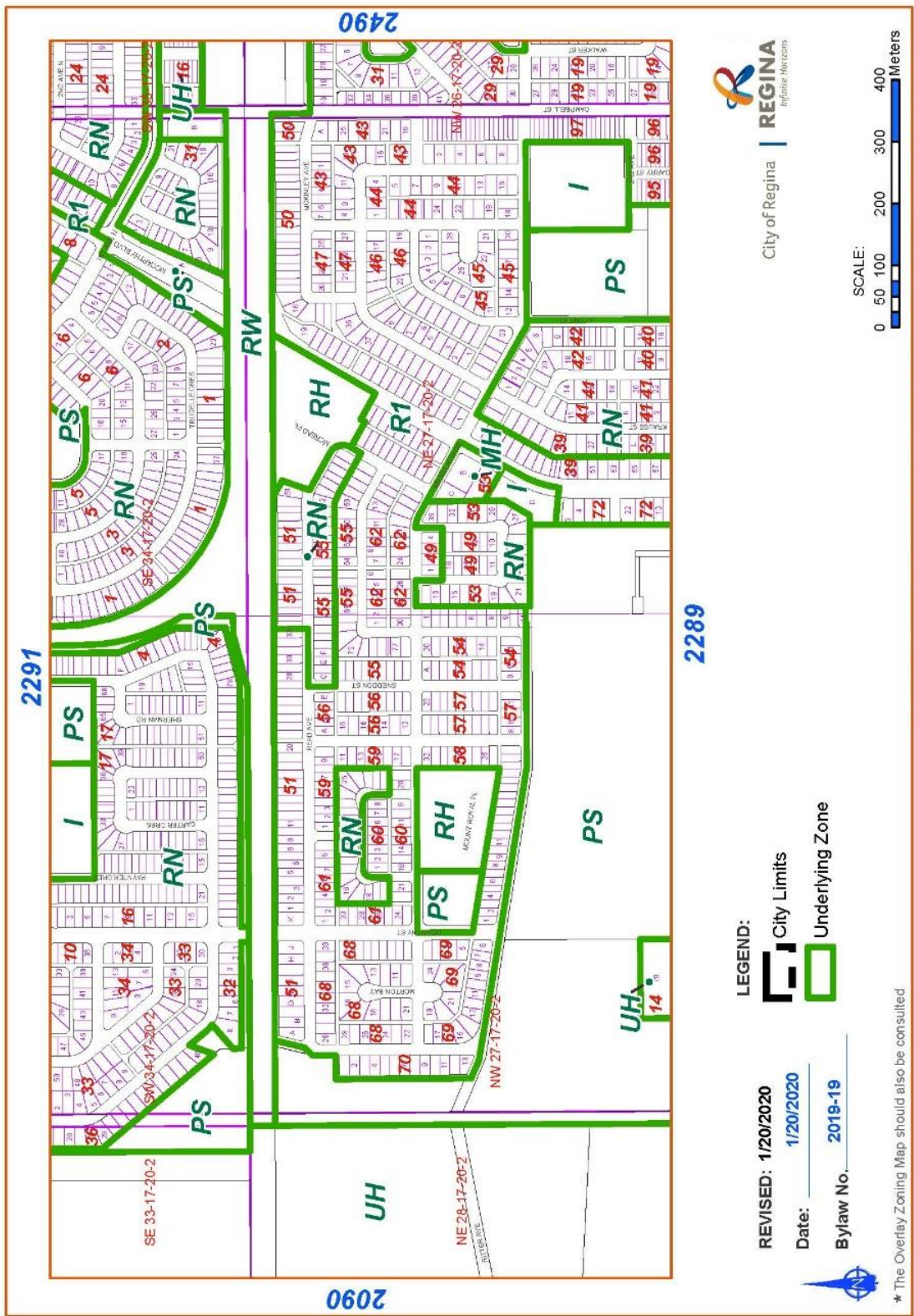
* The Overlay Zoning Map should also be consulted



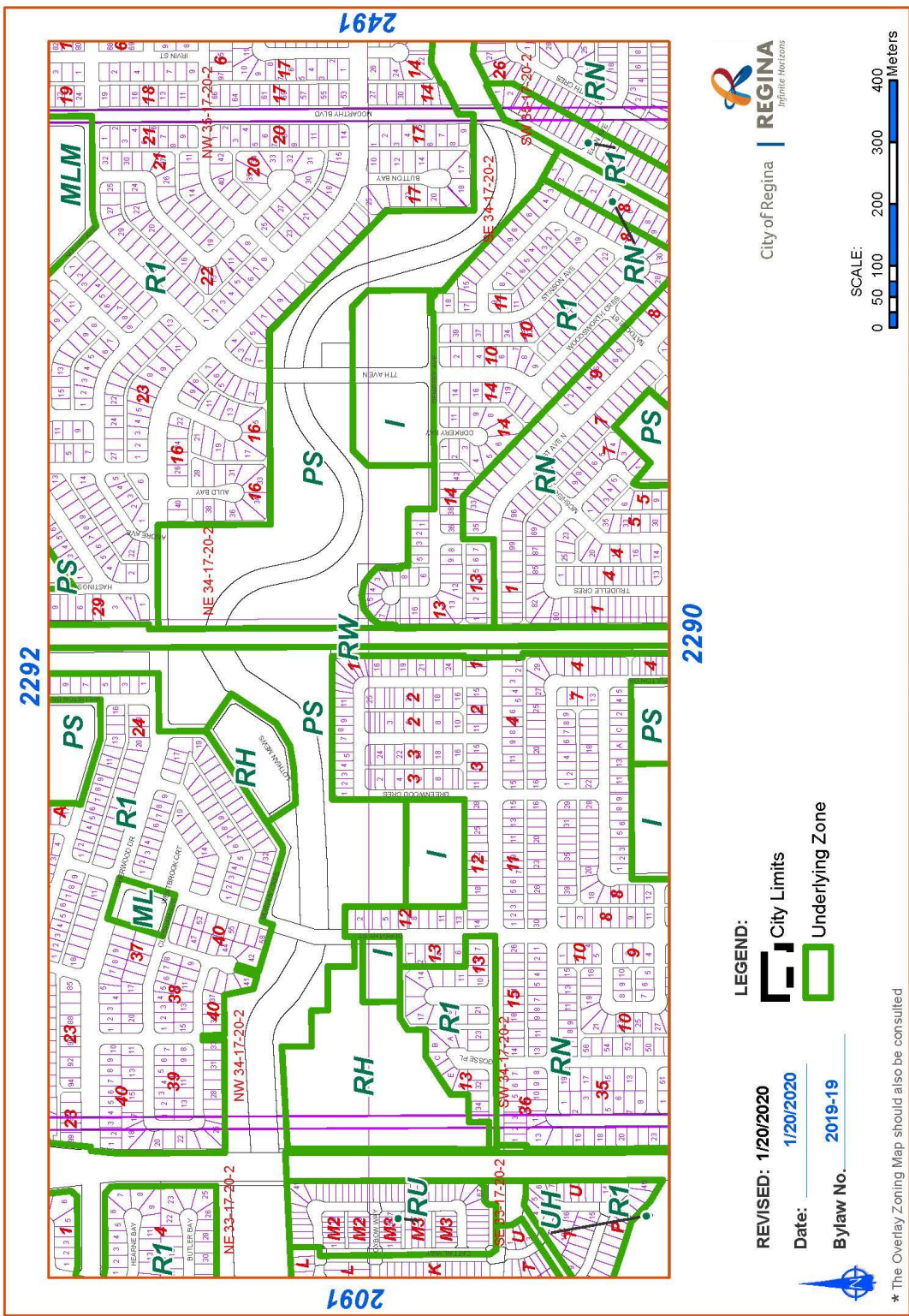
* The Overlay Zoning Map should also be consulted





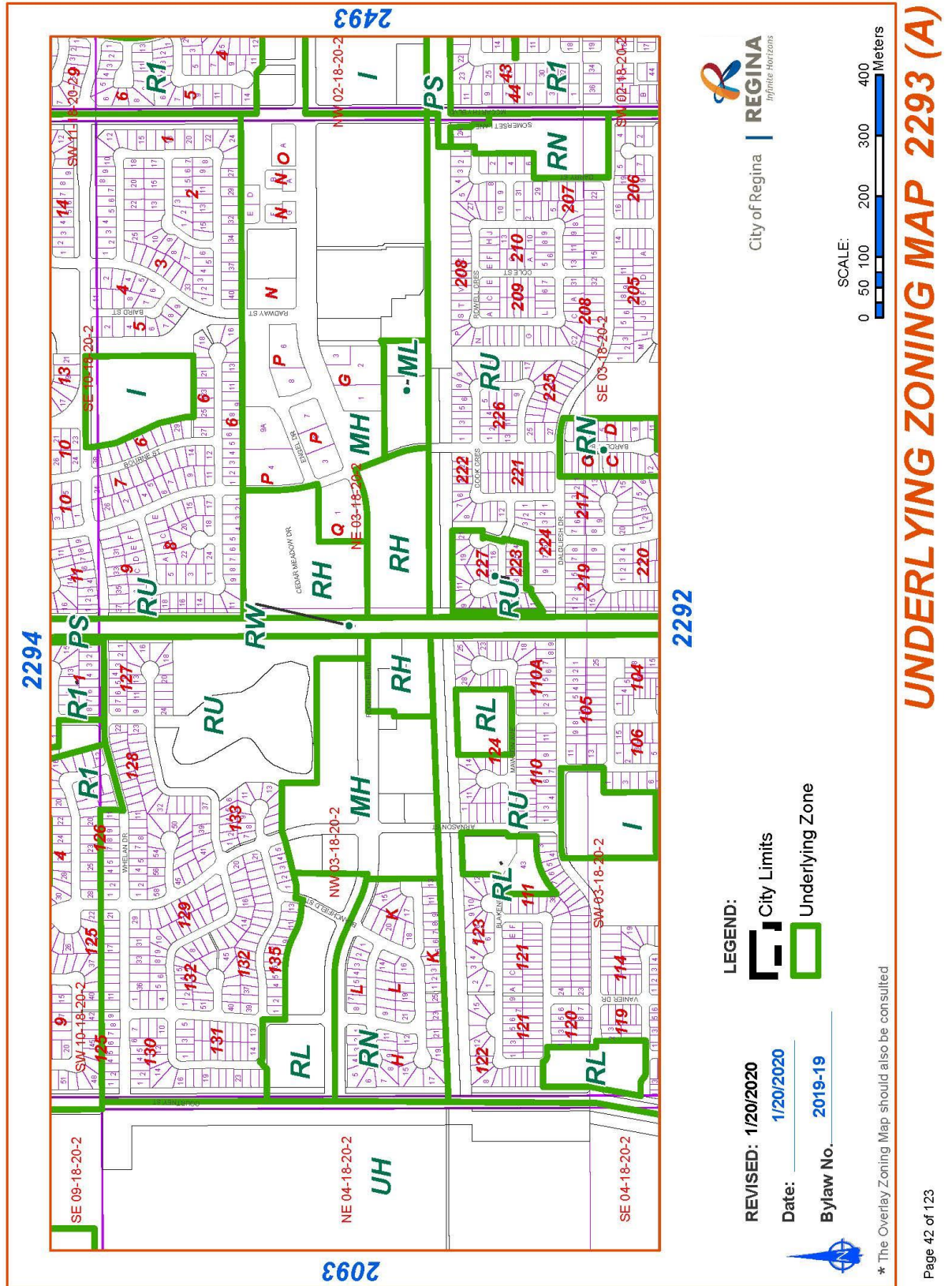


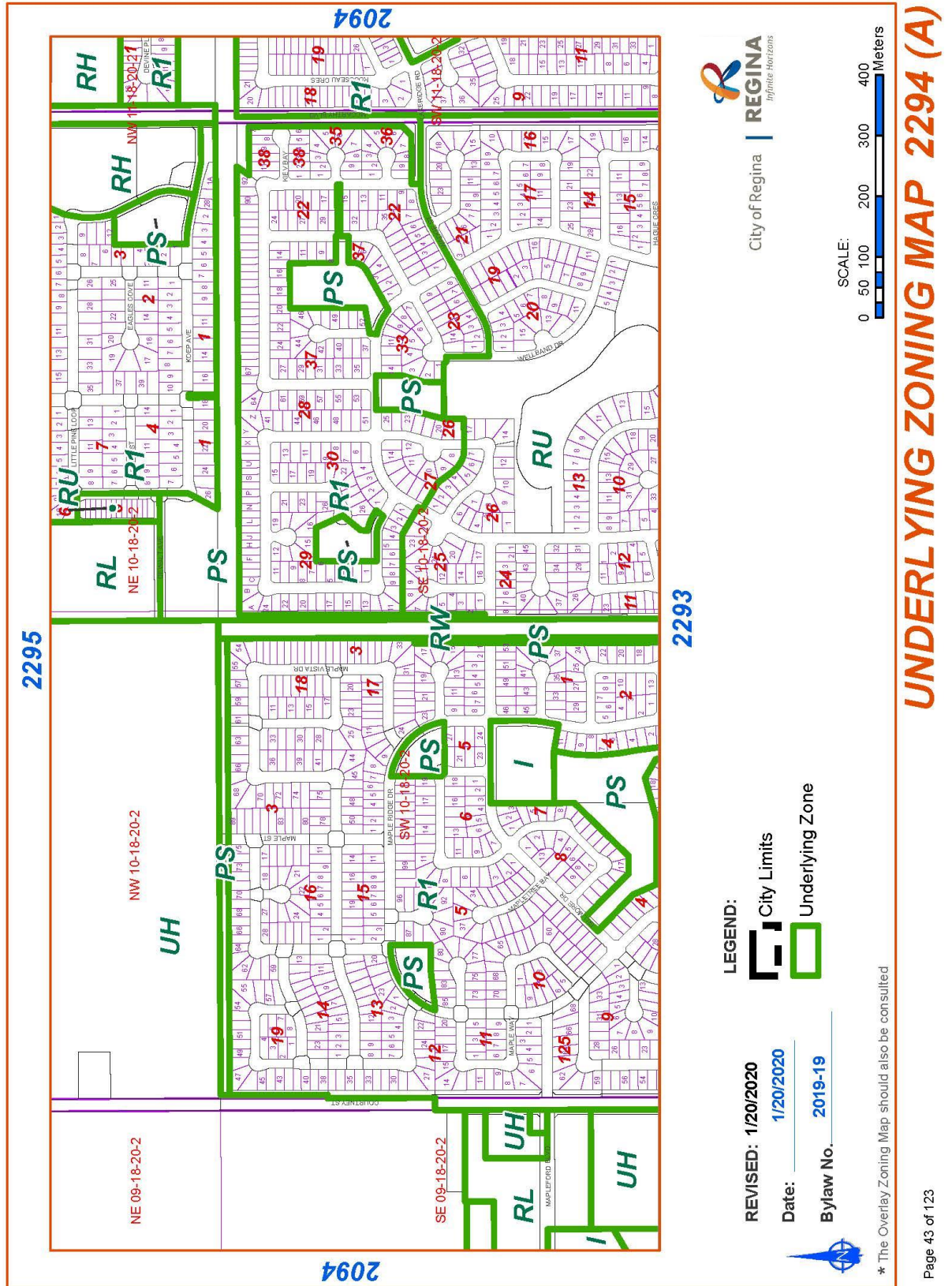
* The Overlay Zoning Map should also be consulted



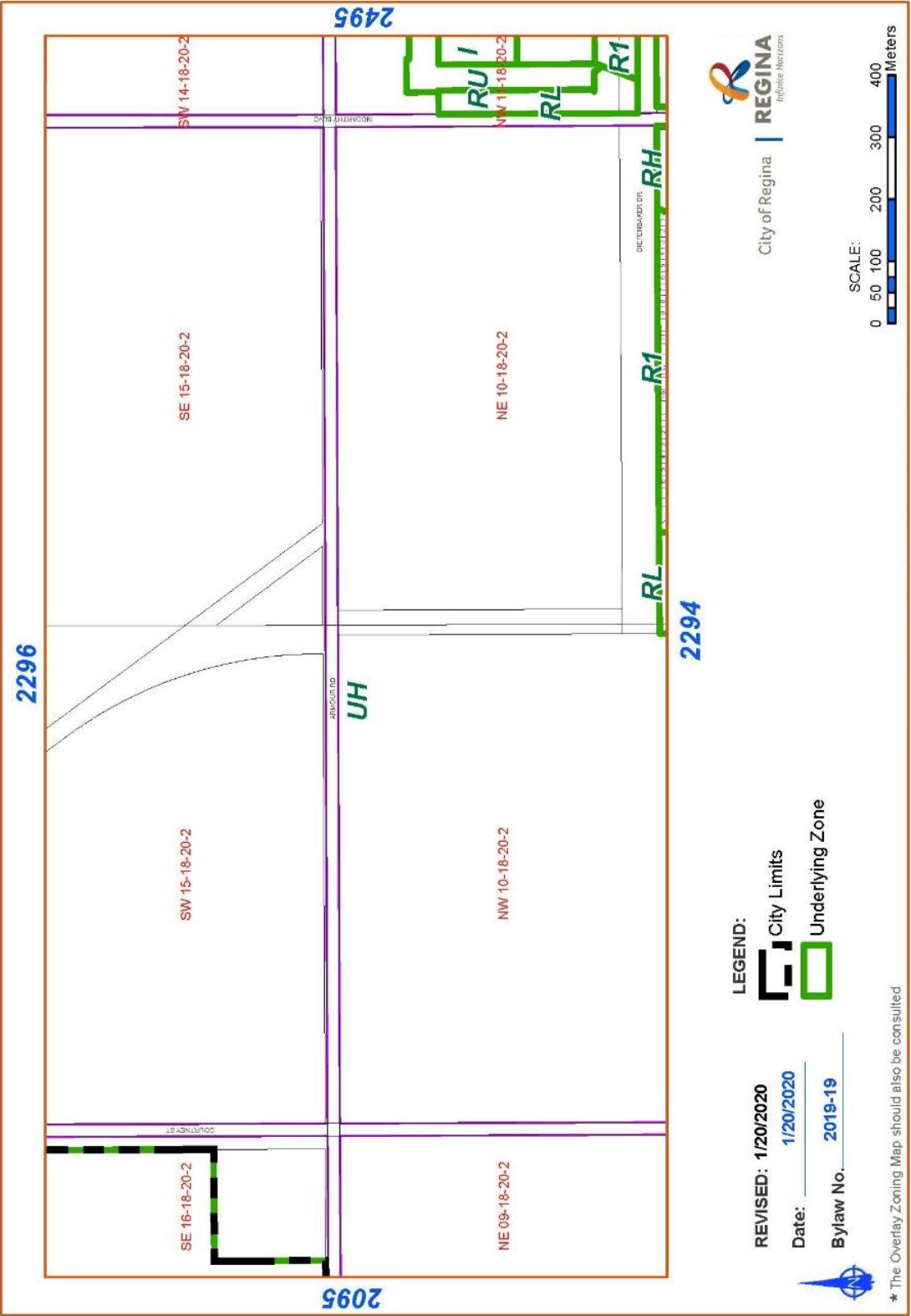


* The Overlay Zoning Map should also be consulted



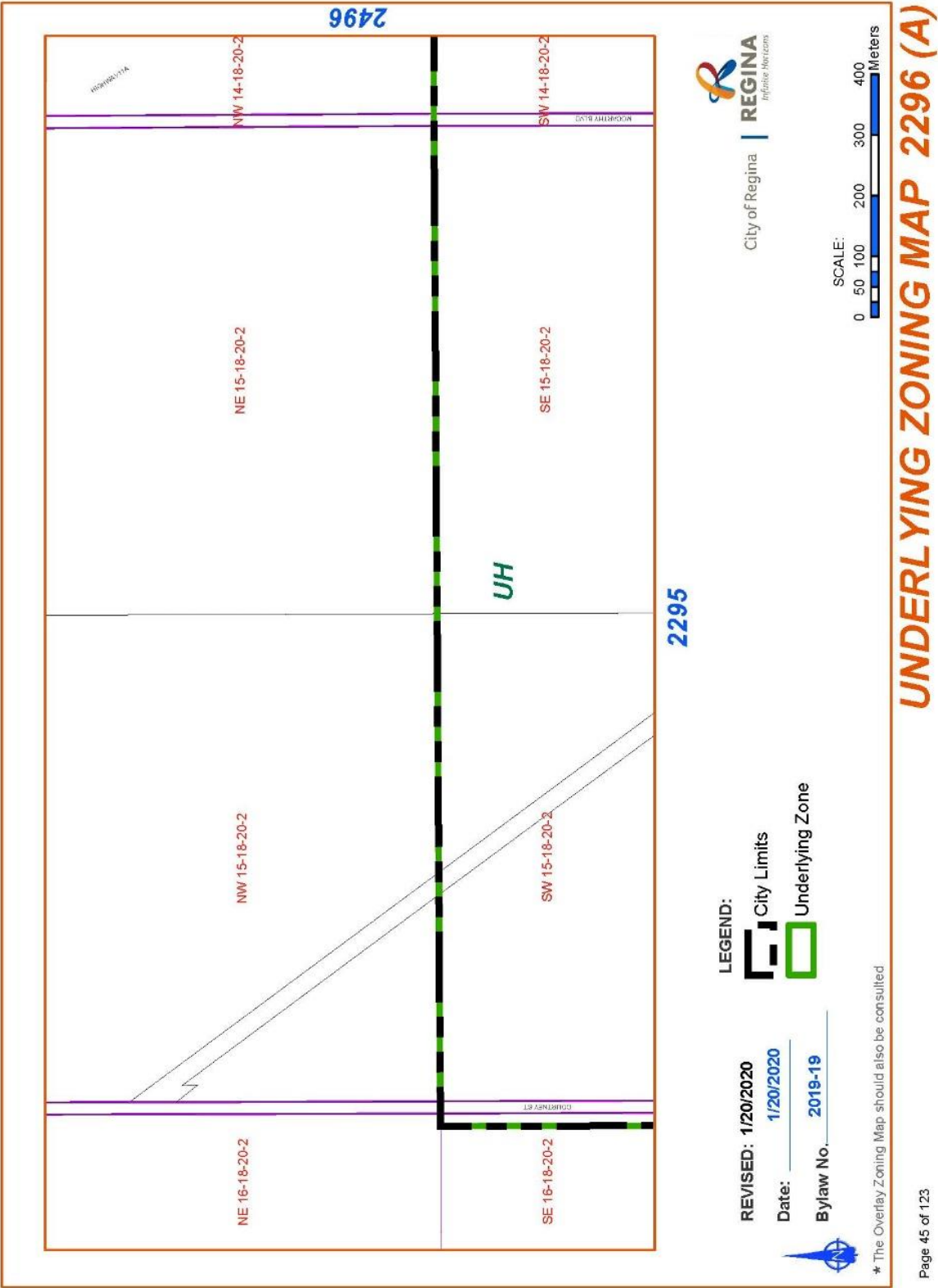


* The Overlay Zoning Map should also be consulted

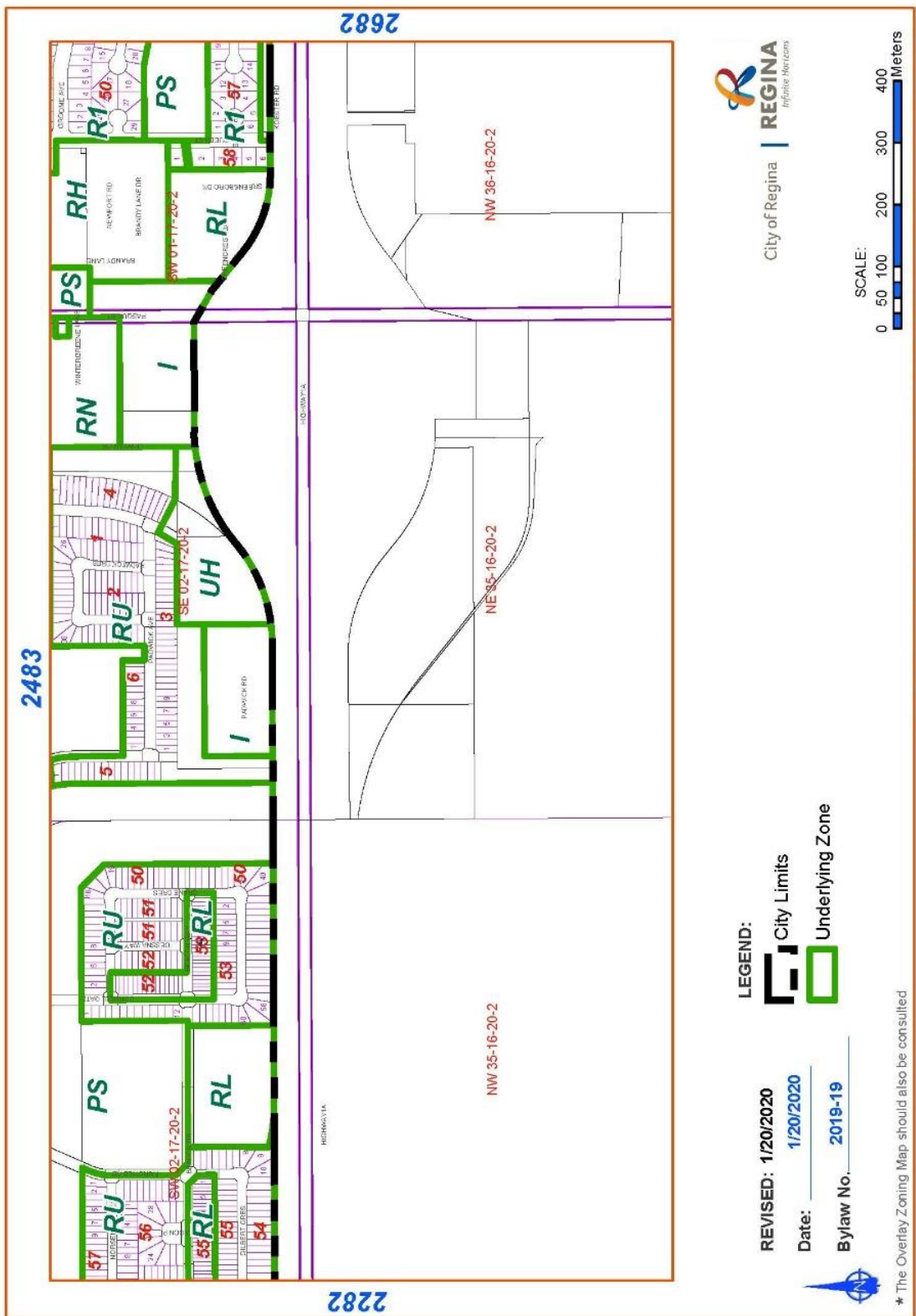


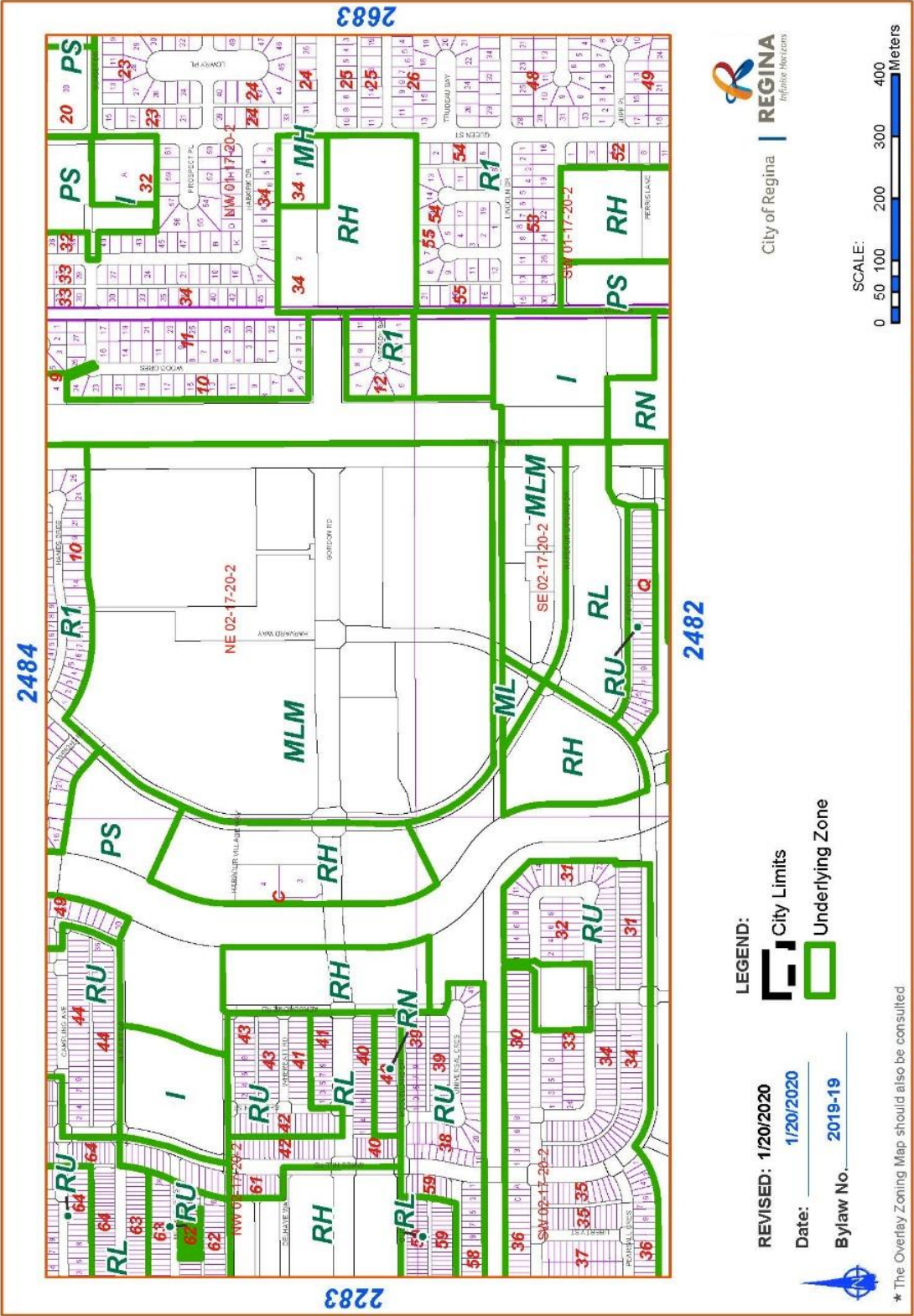
UNDERLYING ZONING MAP 2295 (A)

* The Overlay Zoning Map should also be consulted

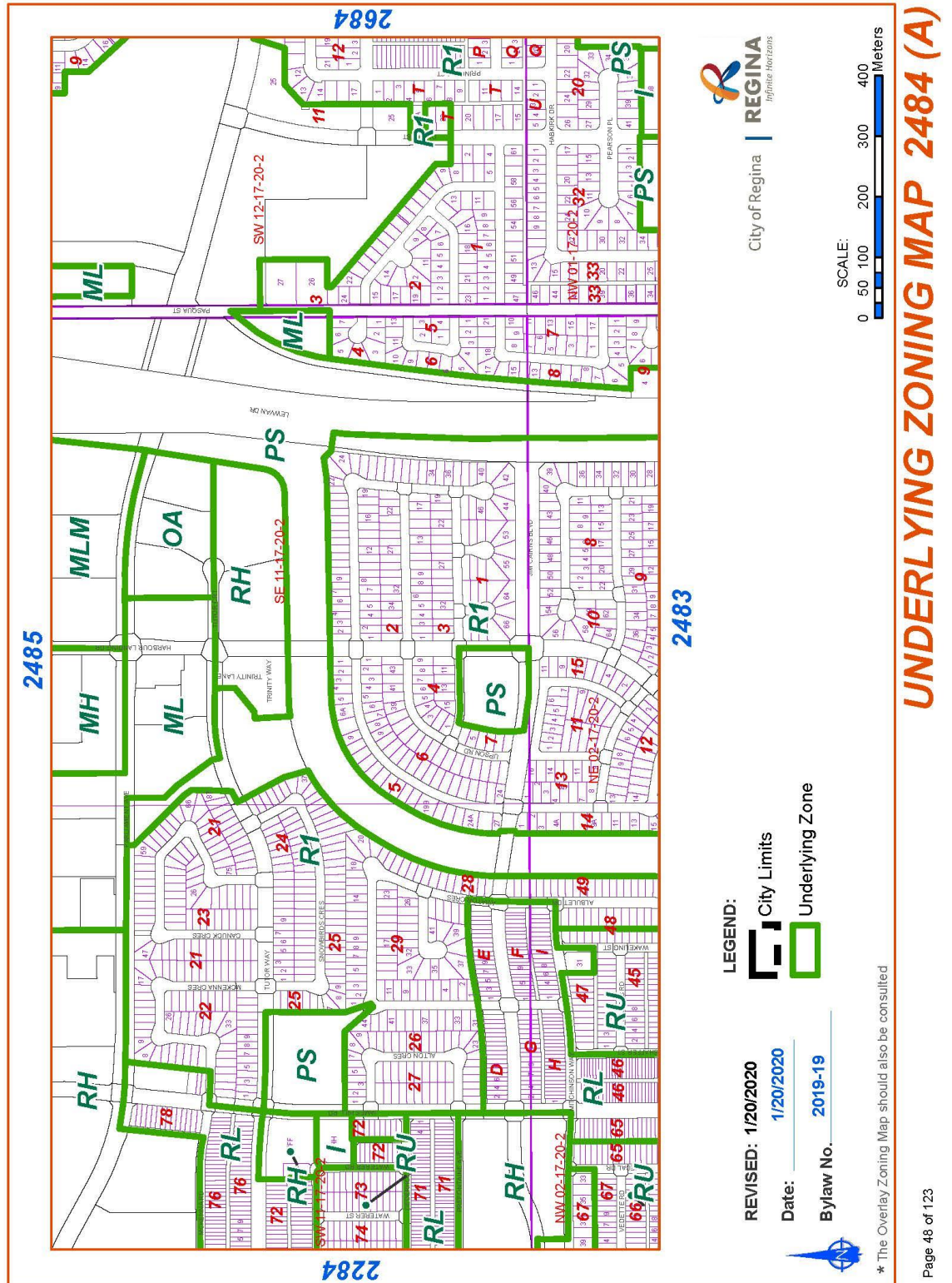


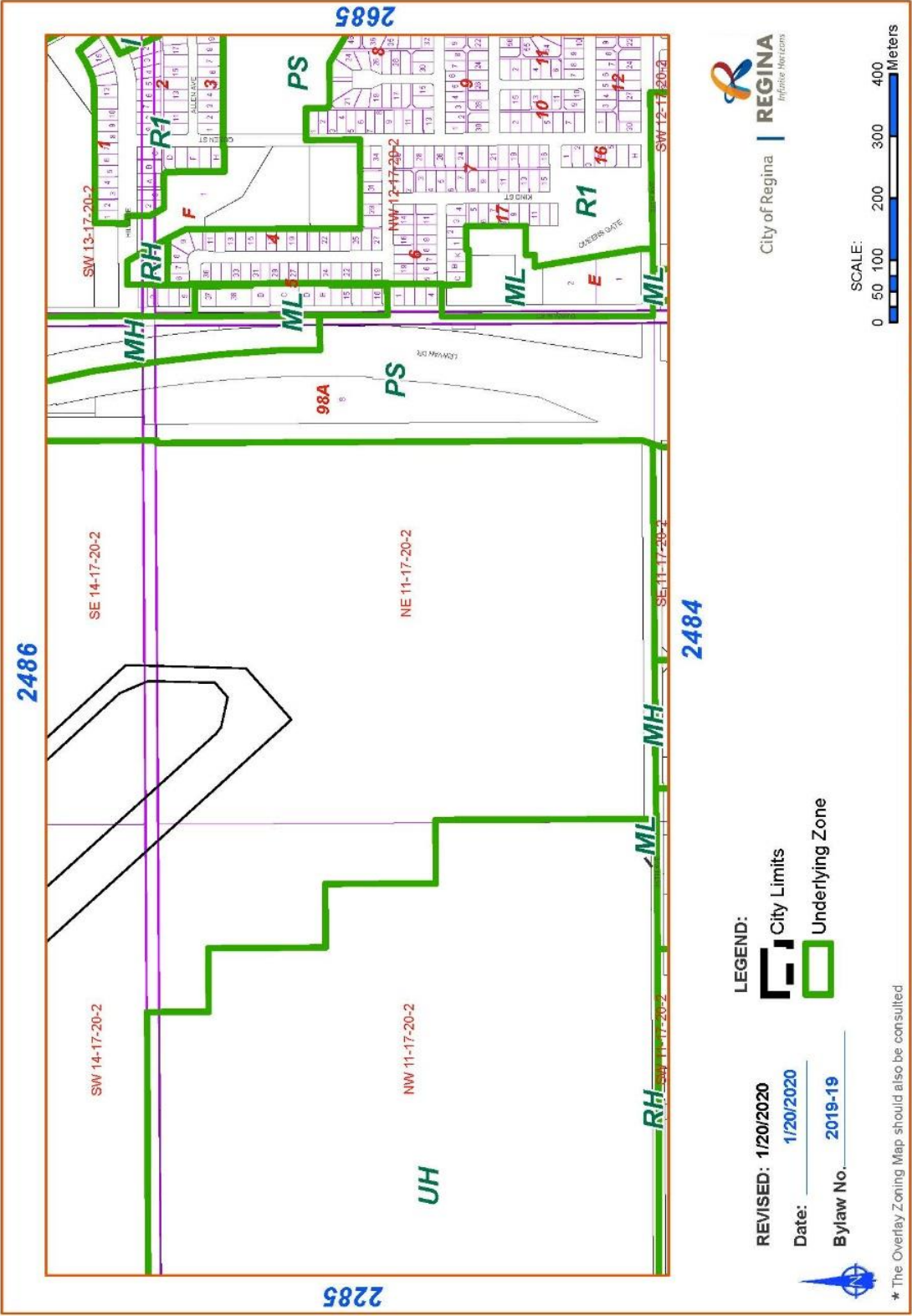
* The Overlay Zoning Map should also be consulted



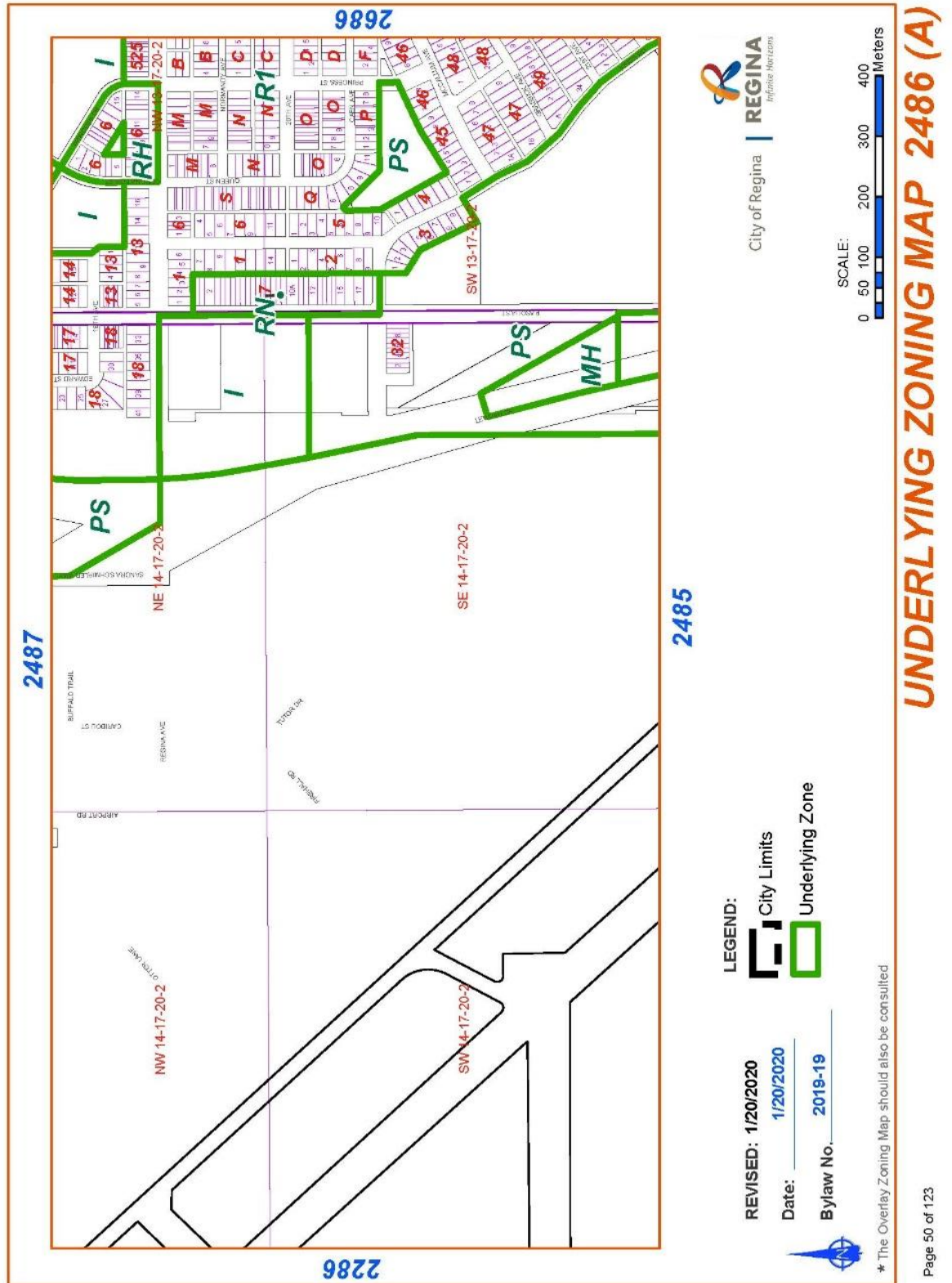


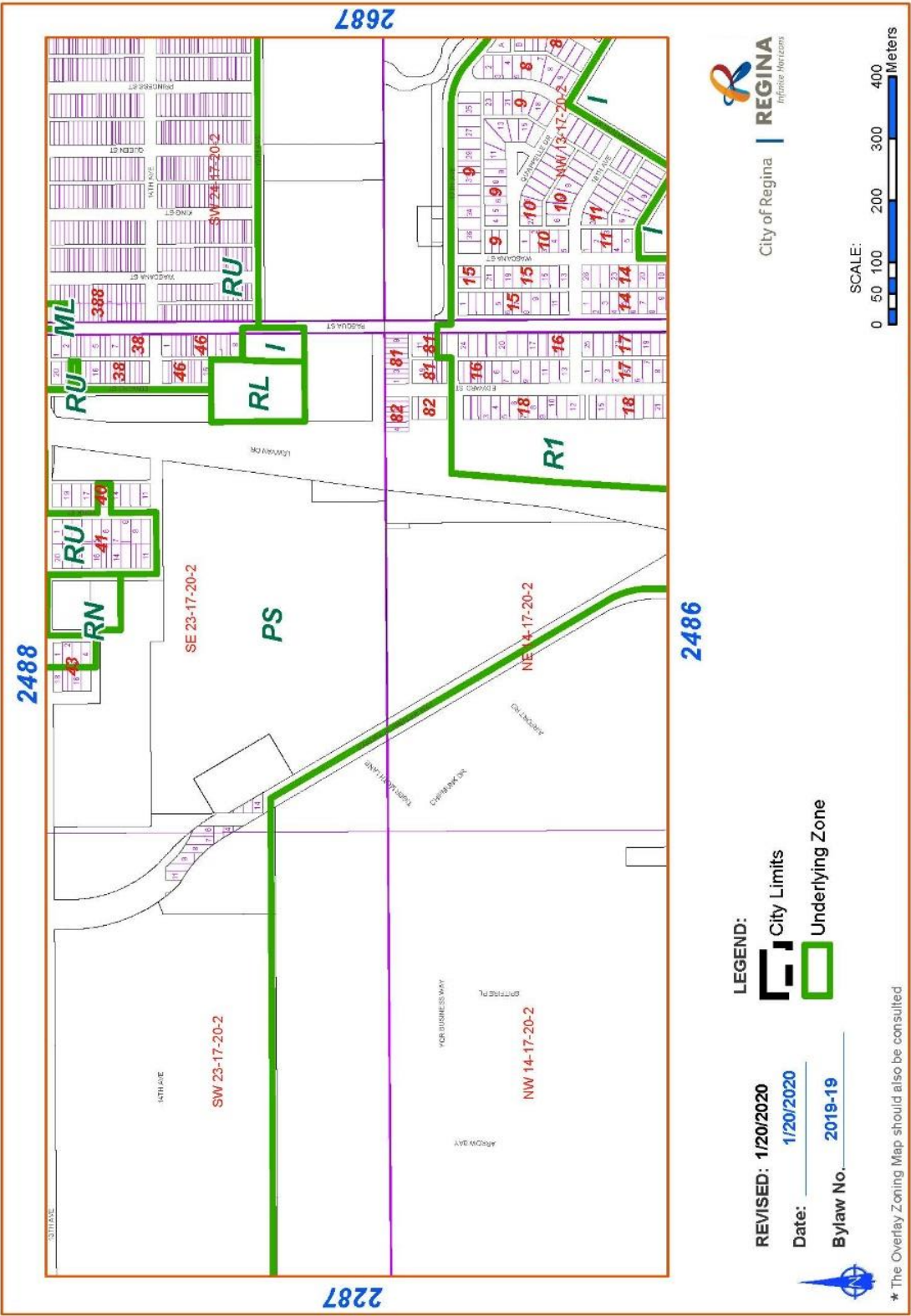
* The Overlay Zoning Map should also be consulted



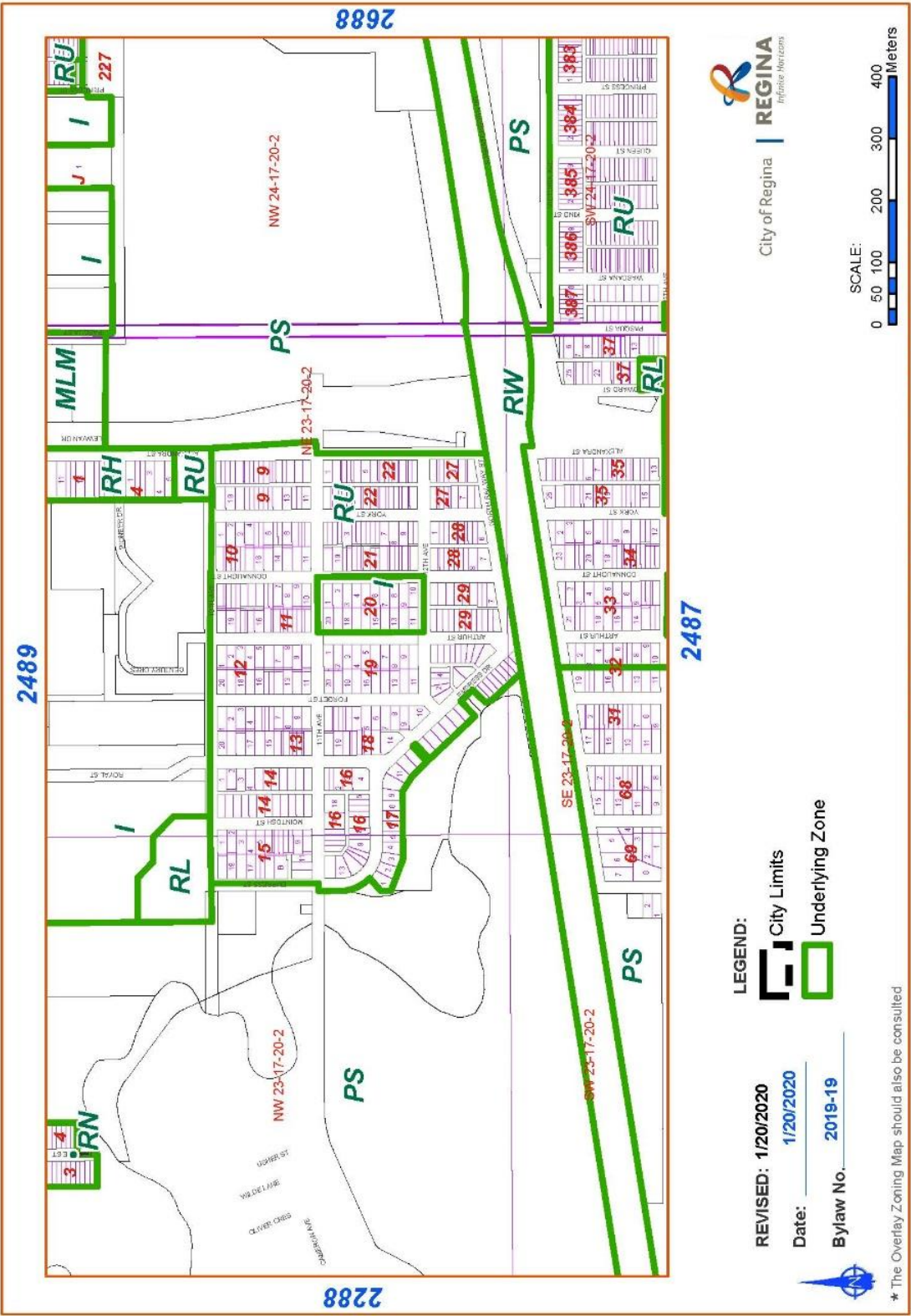


UNDERLYING ZONING MAP 2485 (A)

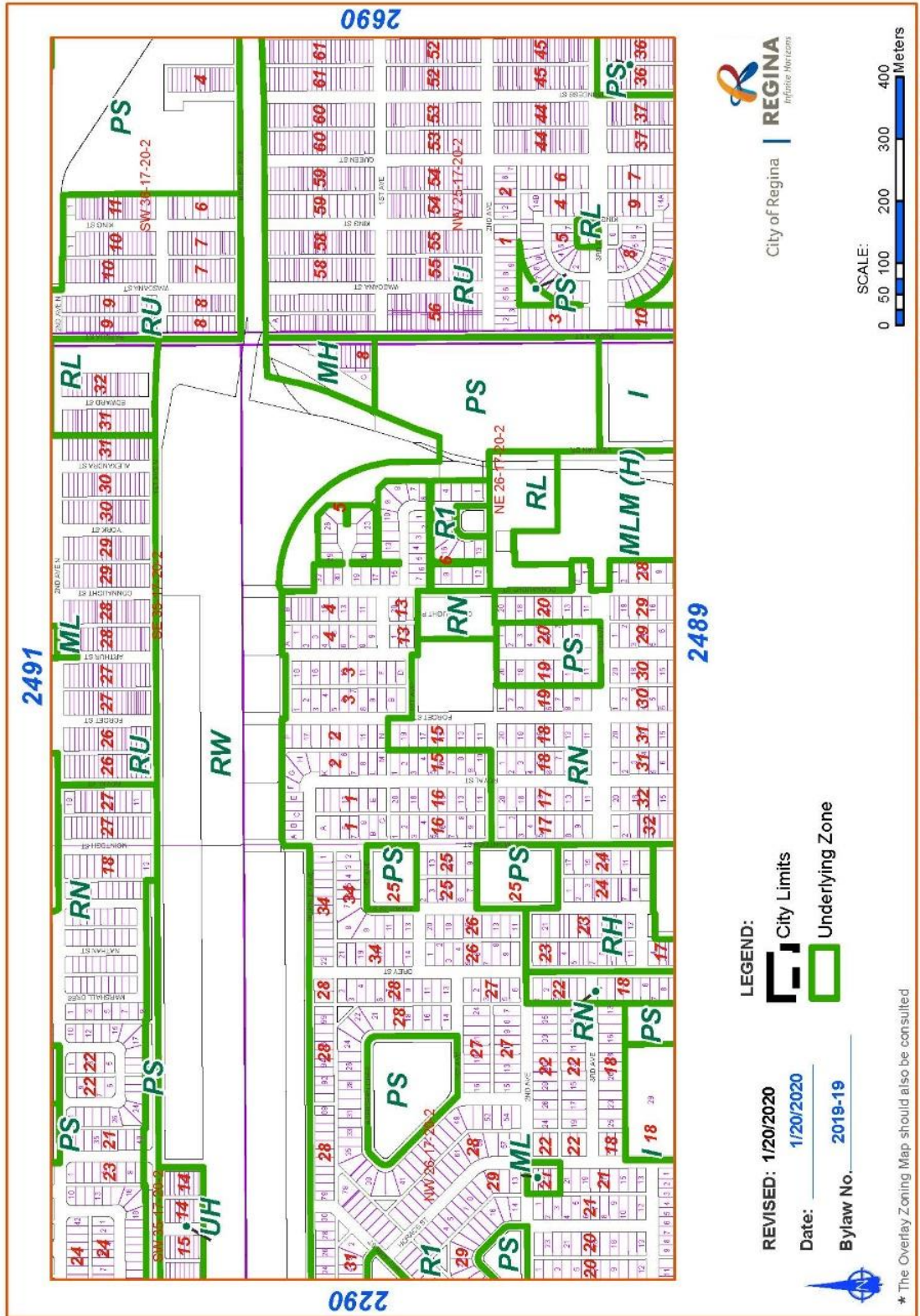




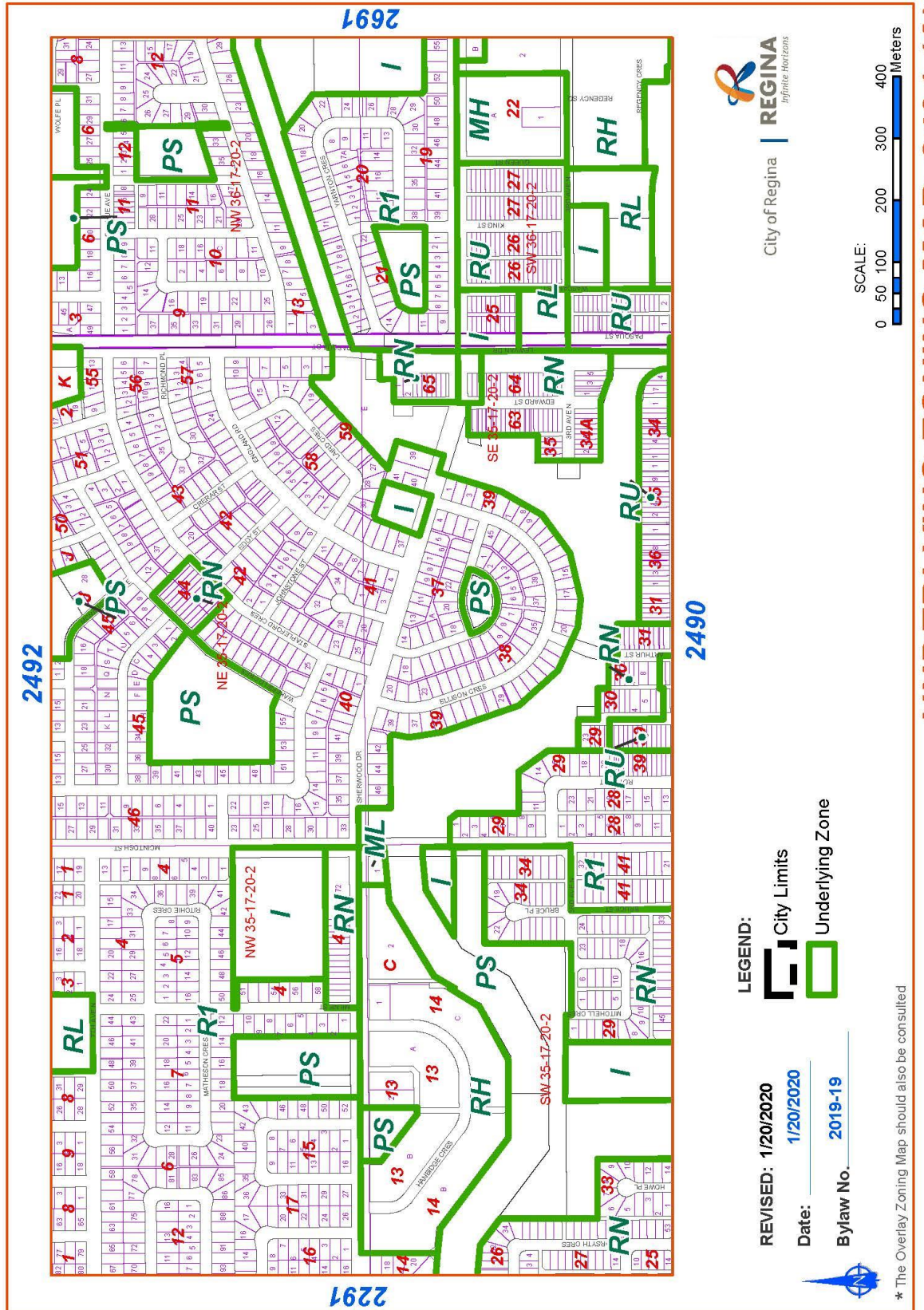
* The Overlay Zoning Map should also be consulted



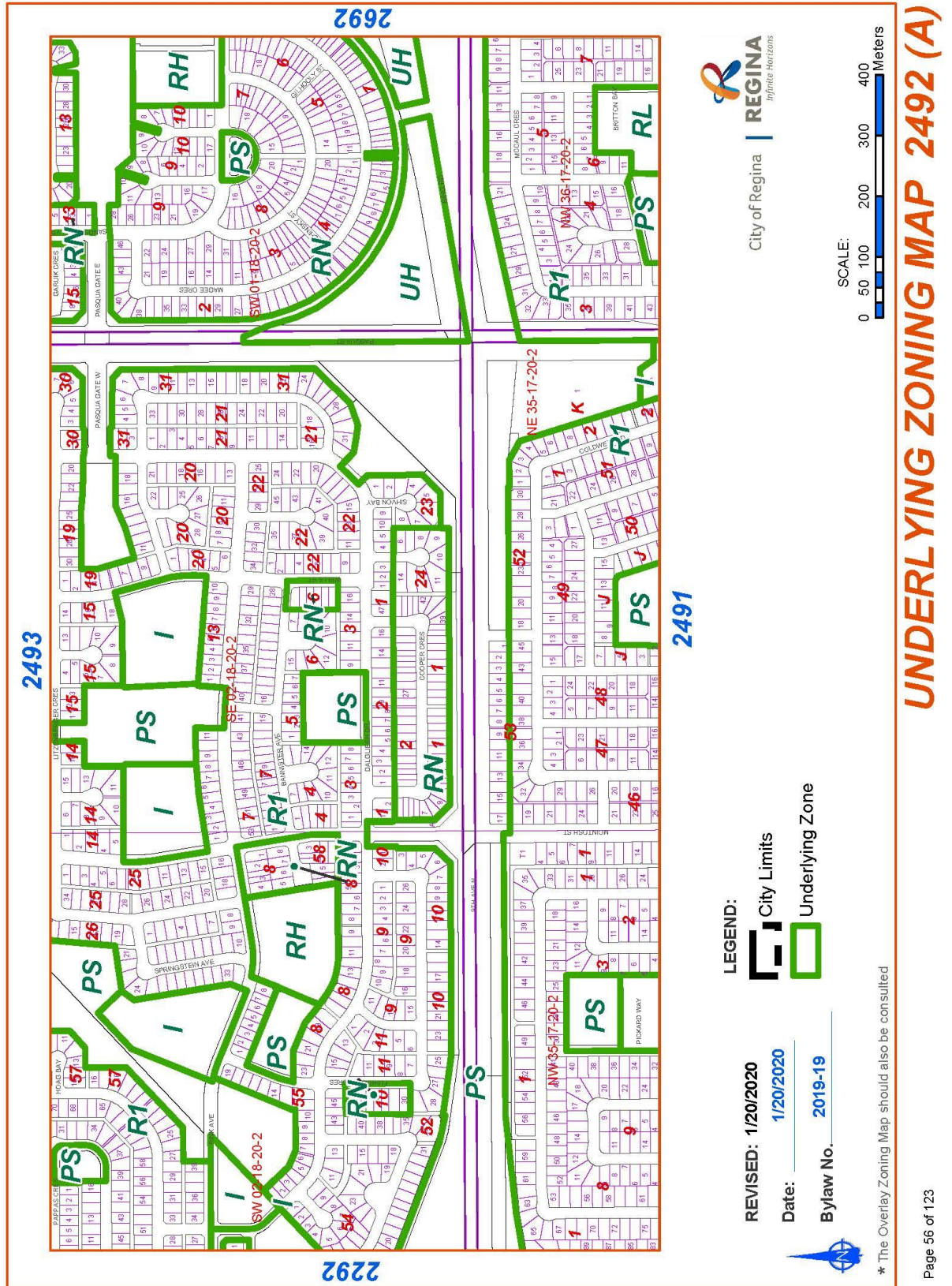




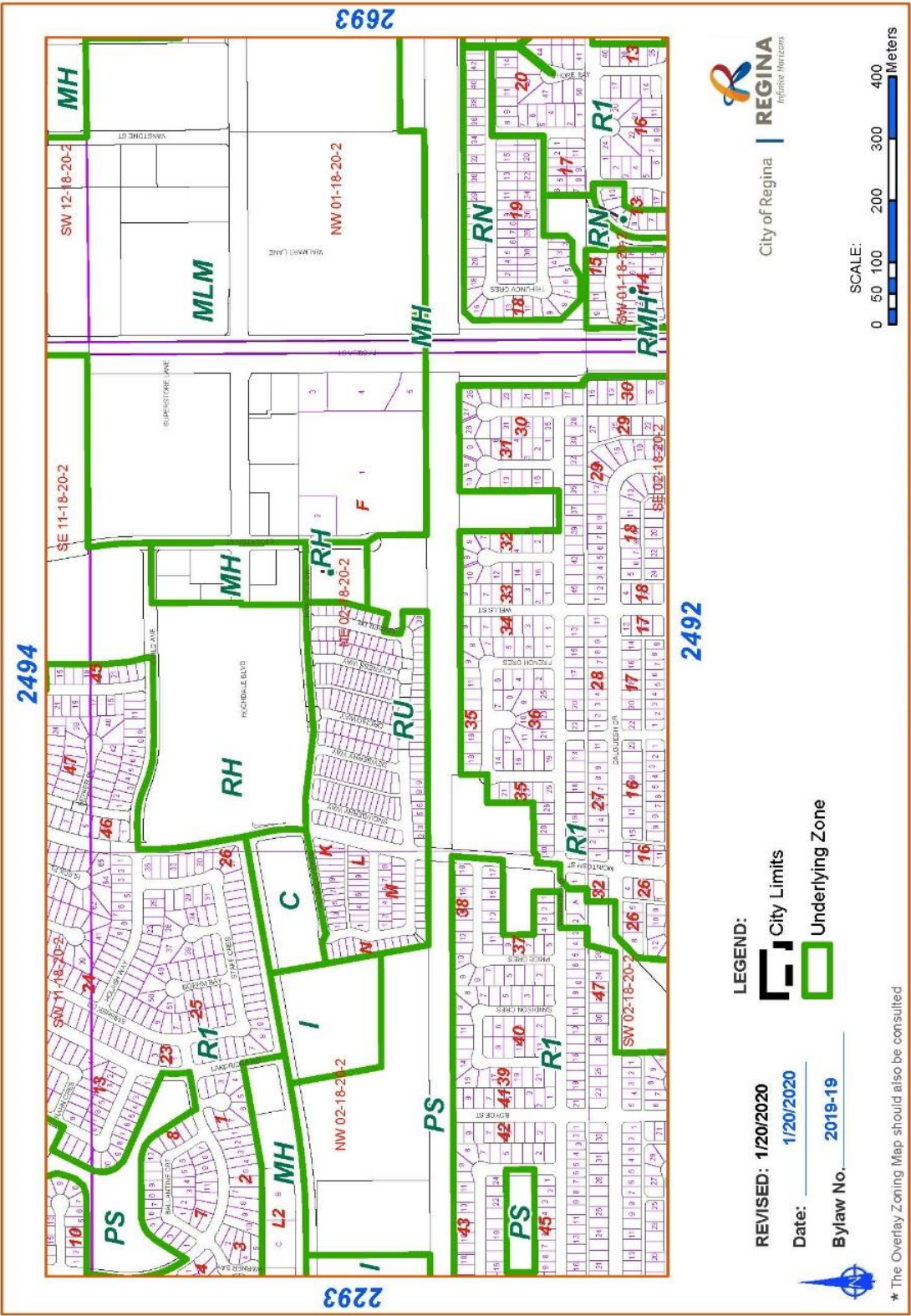
* The Overlay Zoning Map should also be consulted



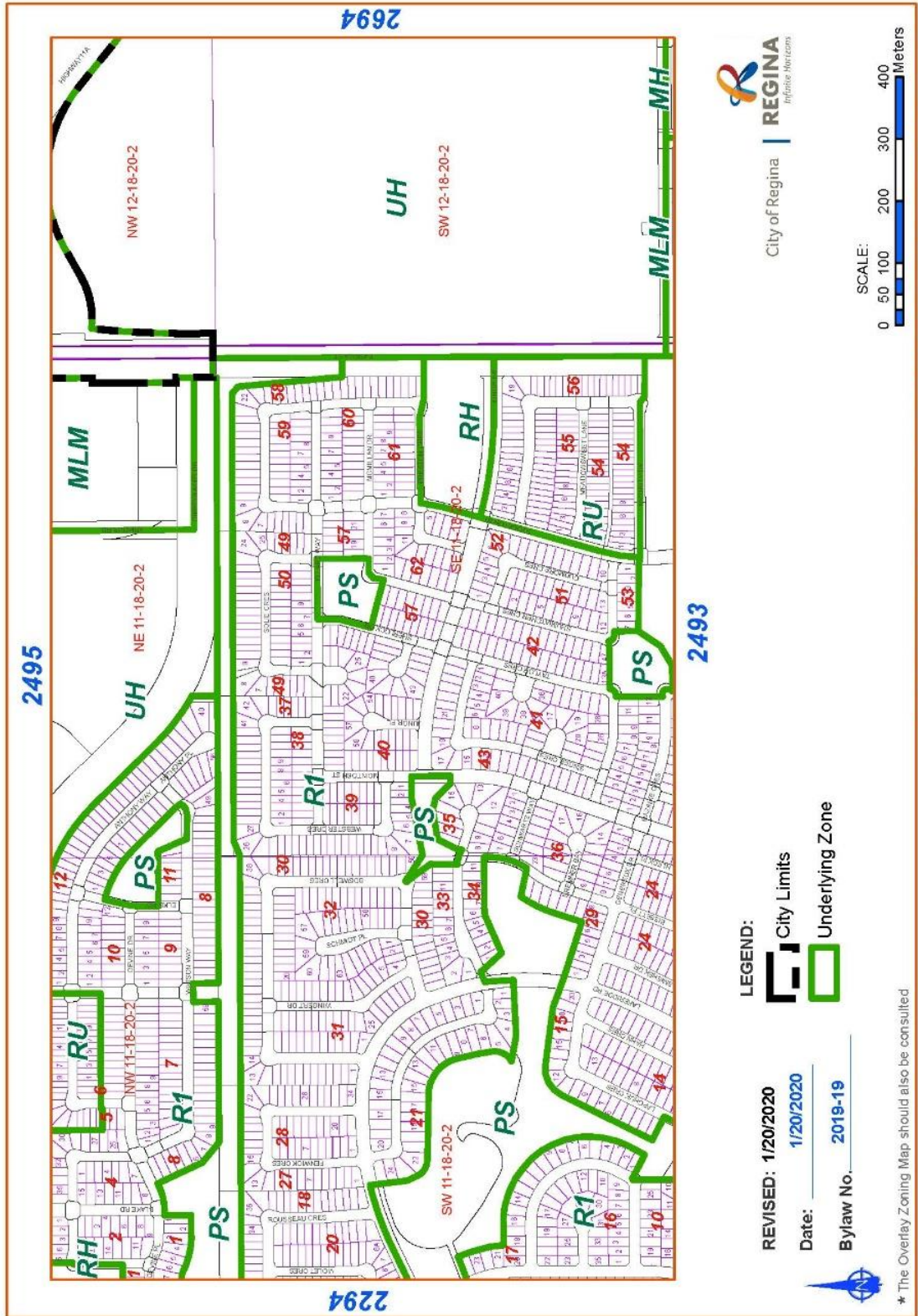
* The Overlay Zoning Map should also be consulted

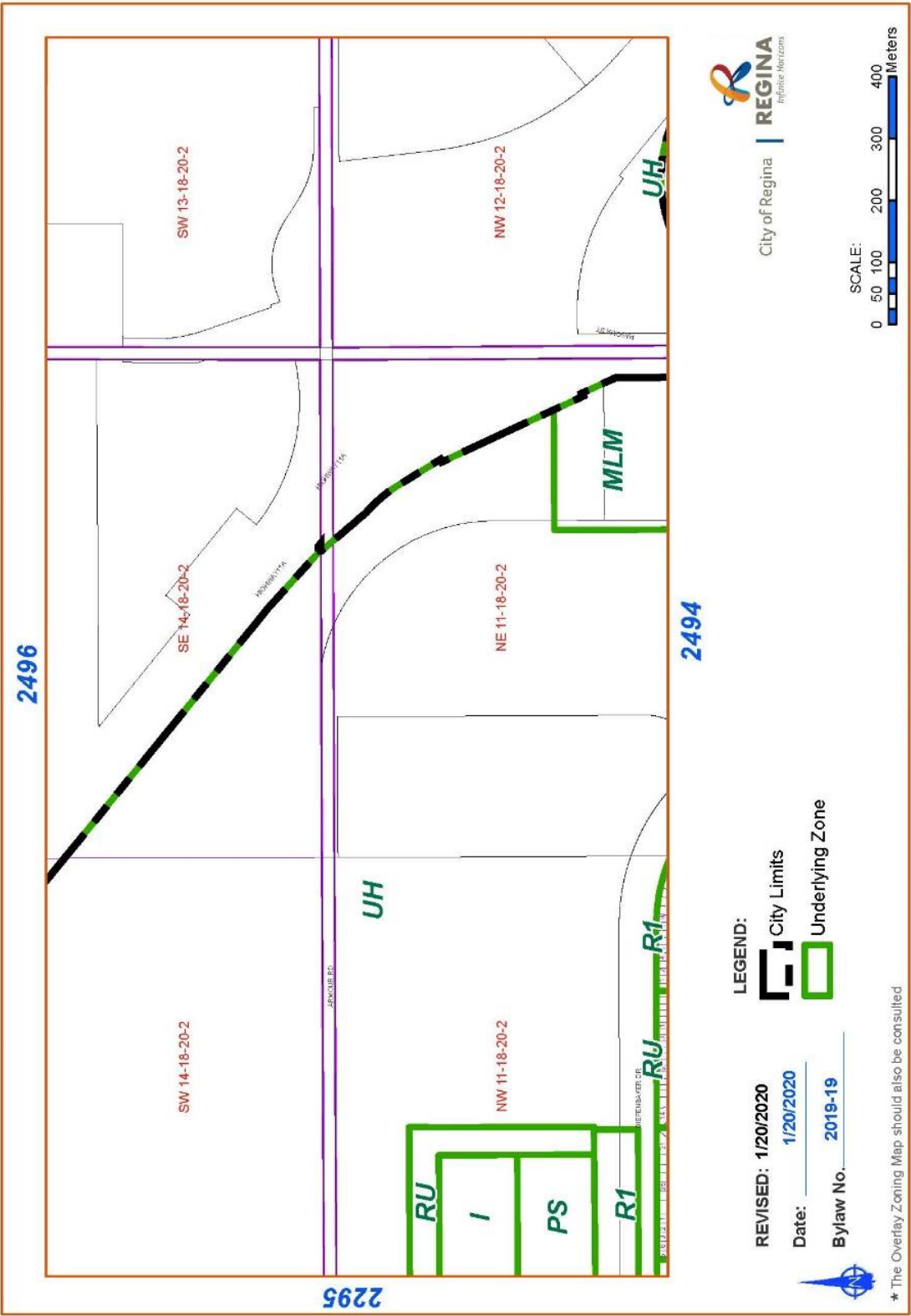


* The Overlay Zoning Map should also be consulted

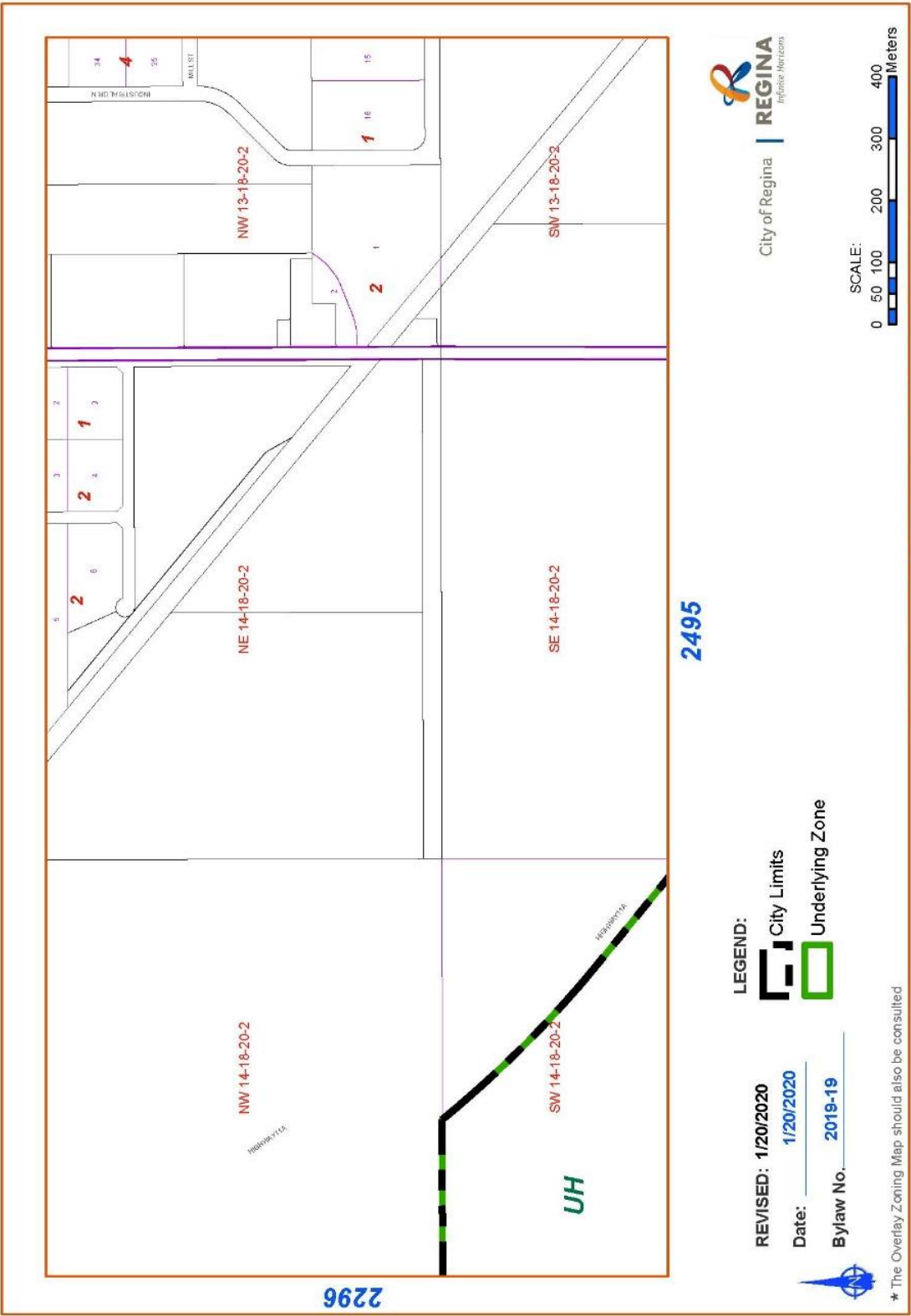


* The Overlay Zoning Map should also be consulted

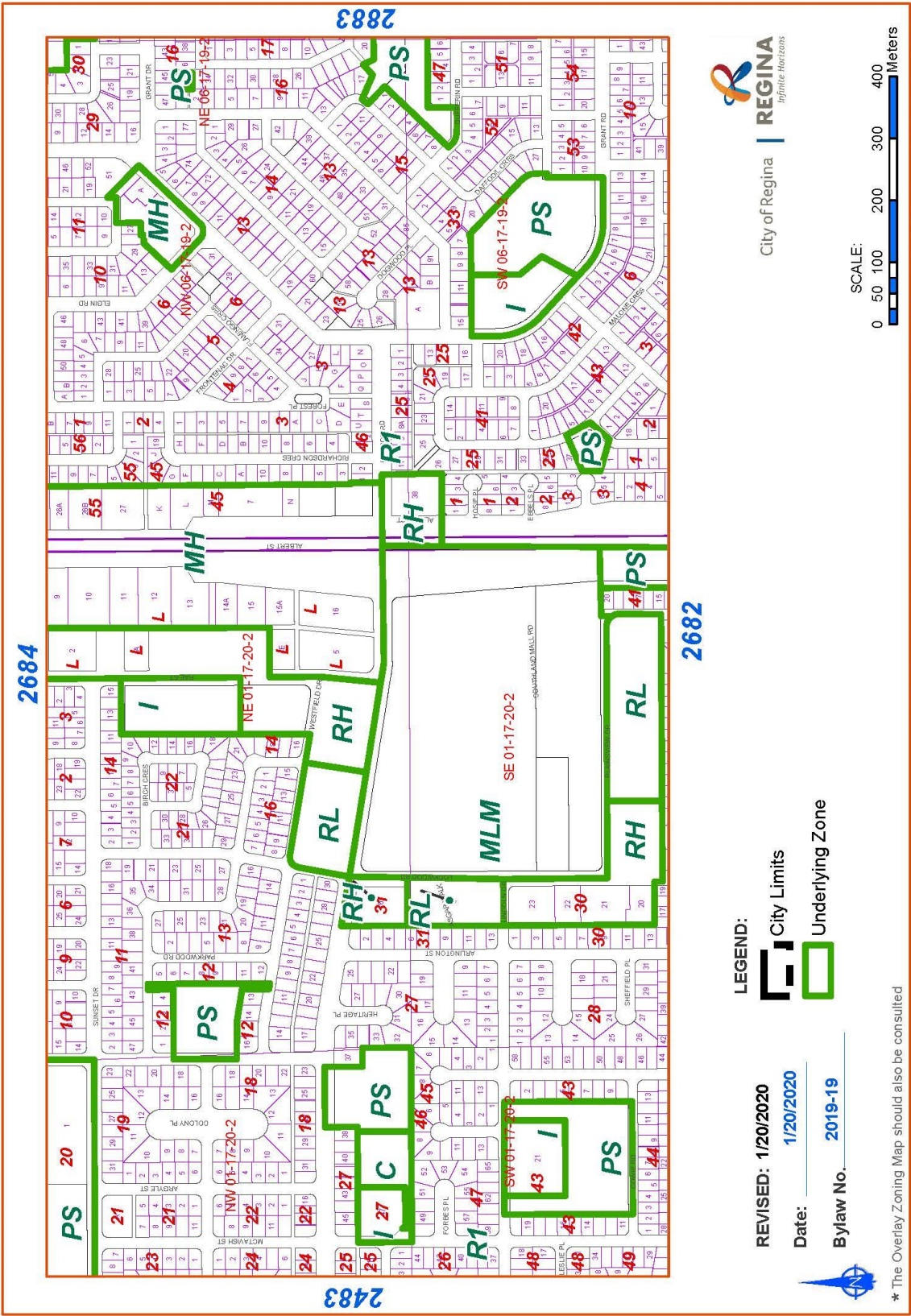




UNDERLYING ZONING MAP 2495 (A)

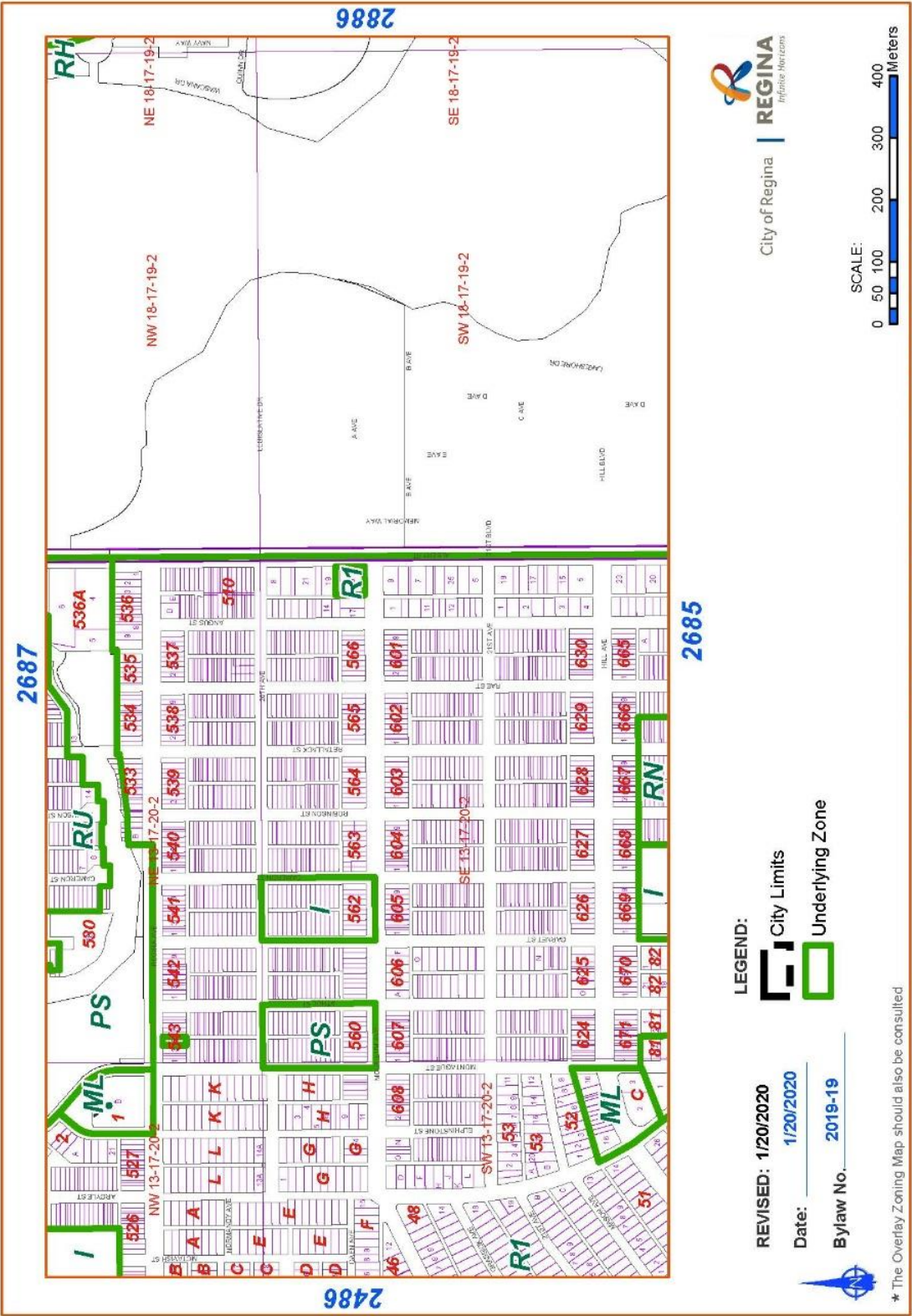


* The Overlay Zoning Map should also be consulted



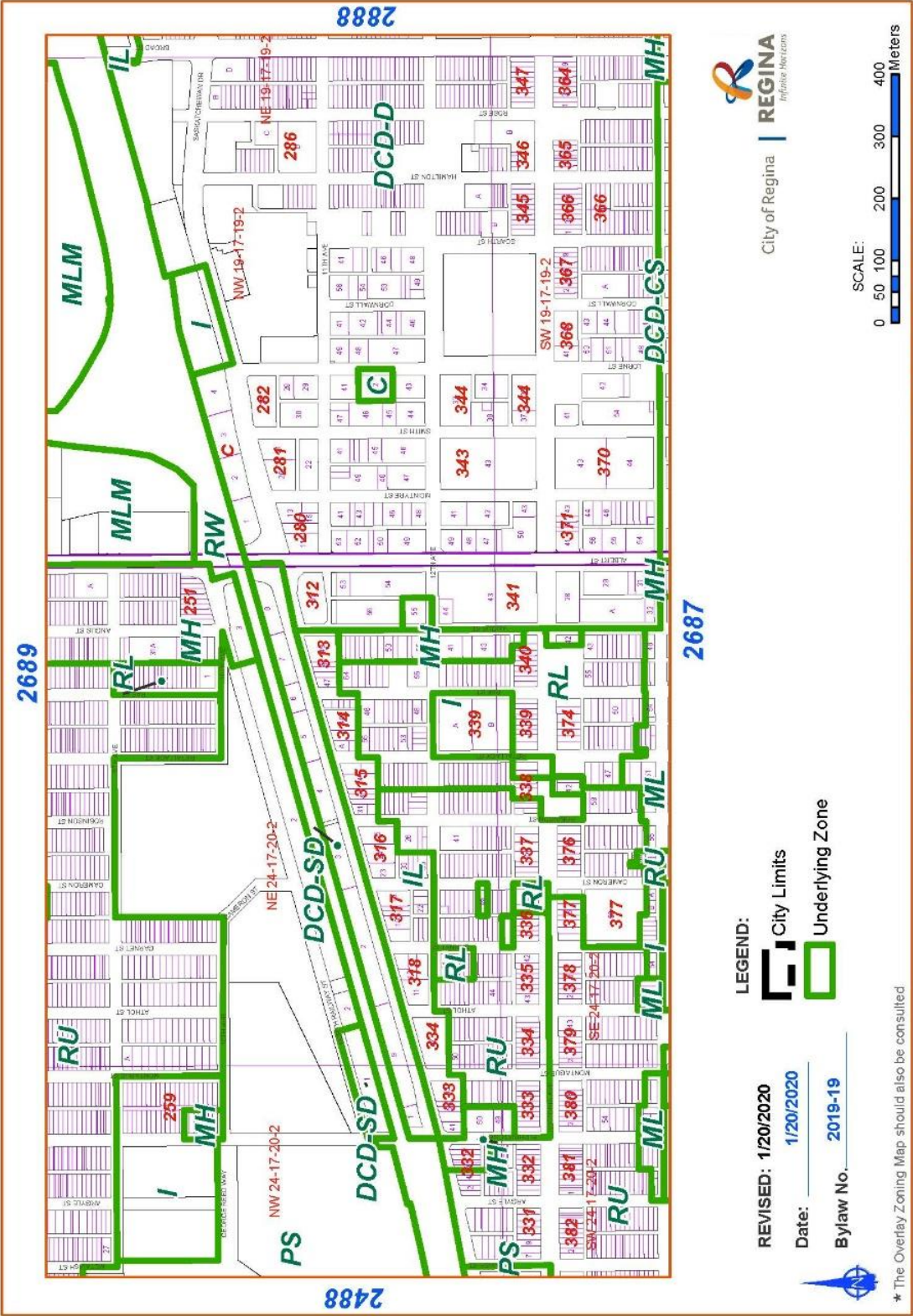




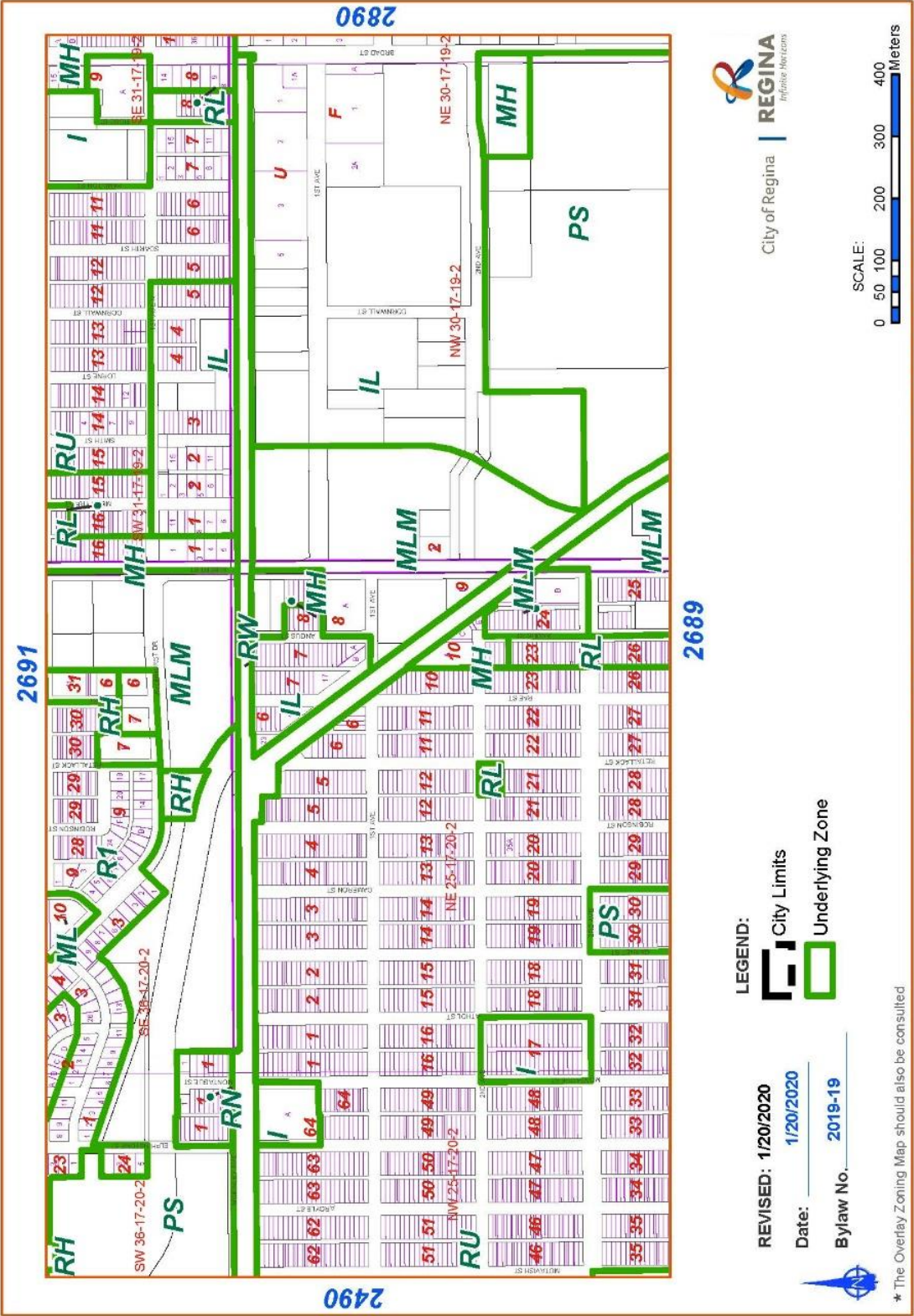


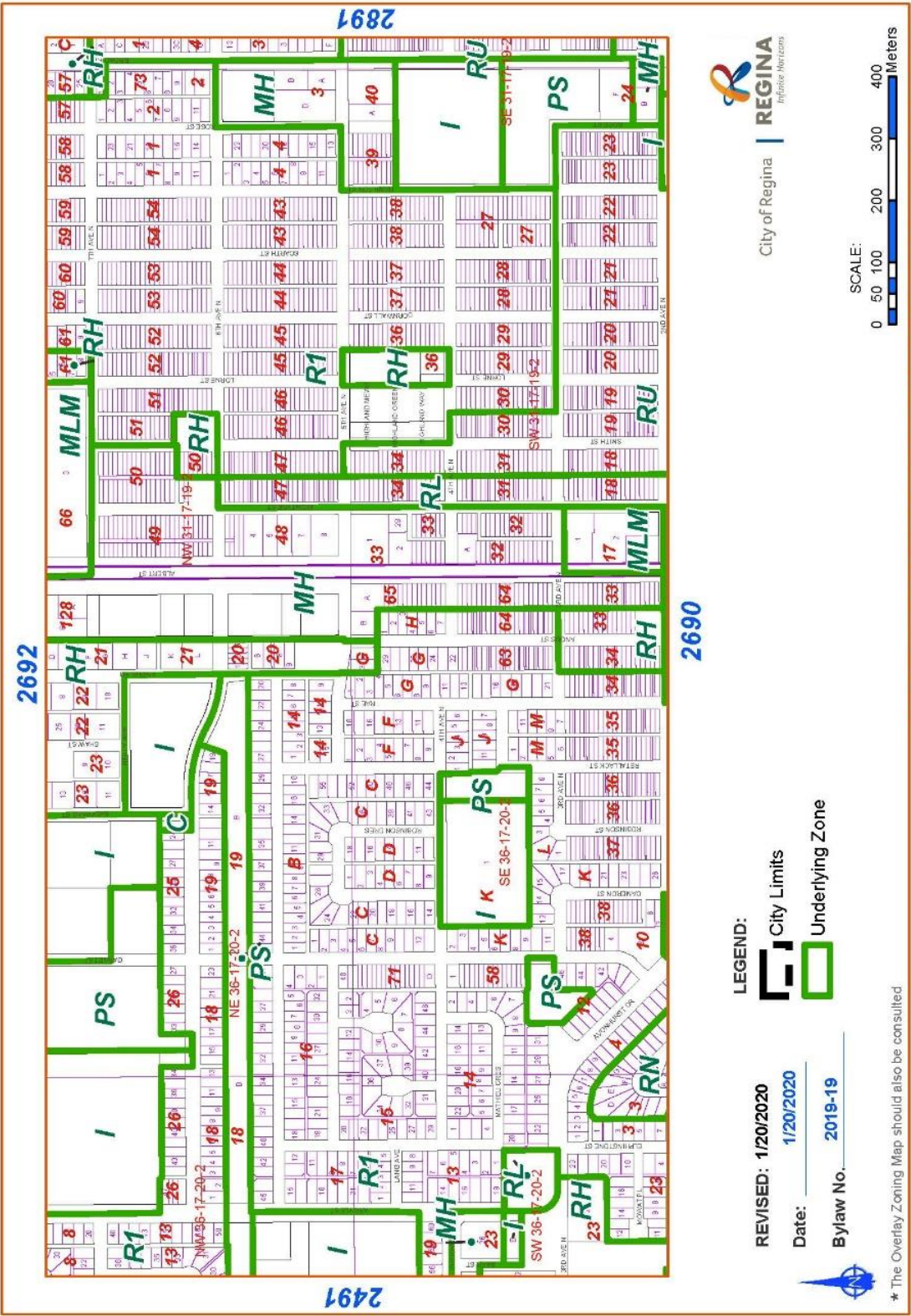
* The Overlay Zoning Map should also be consulted



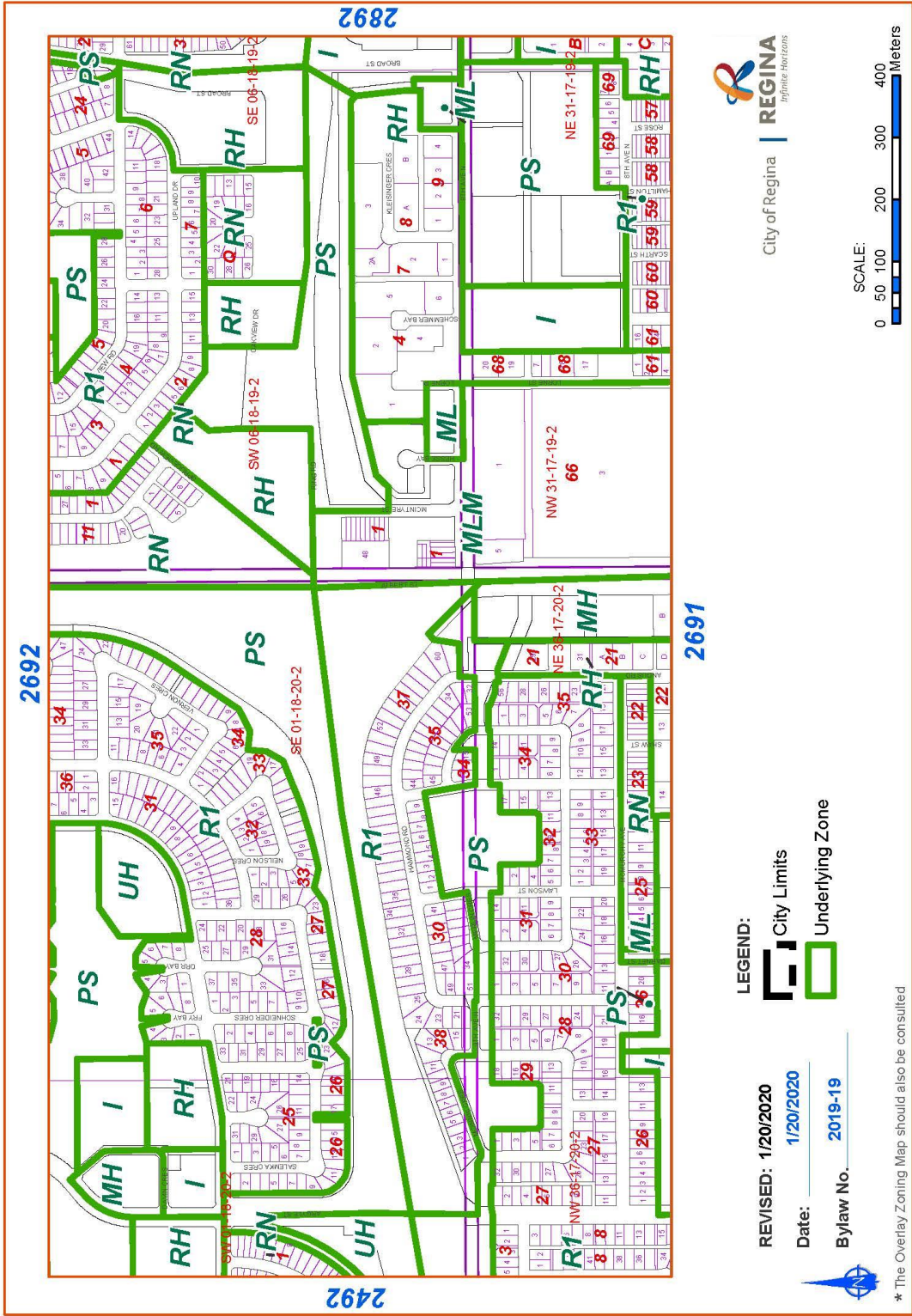




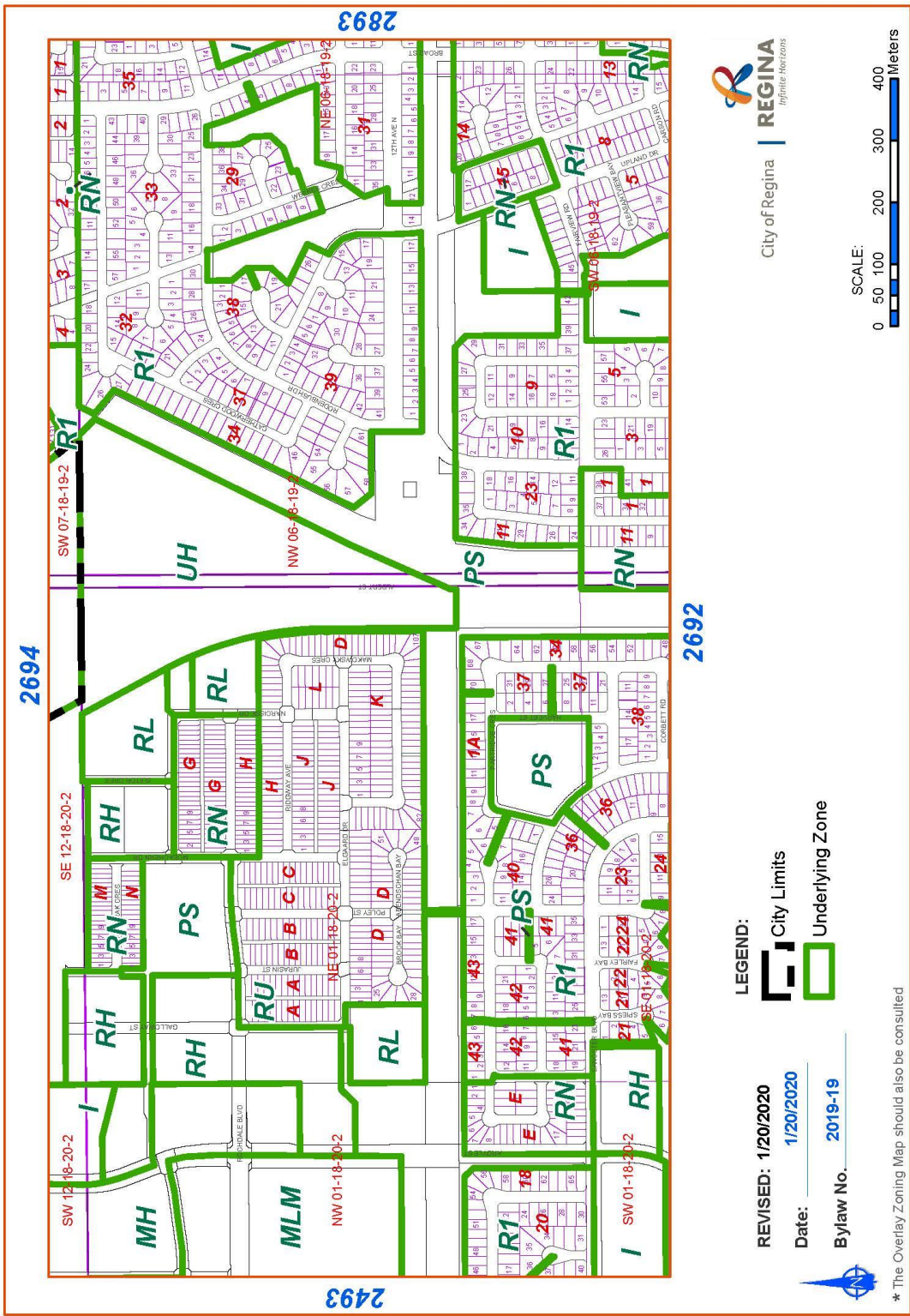




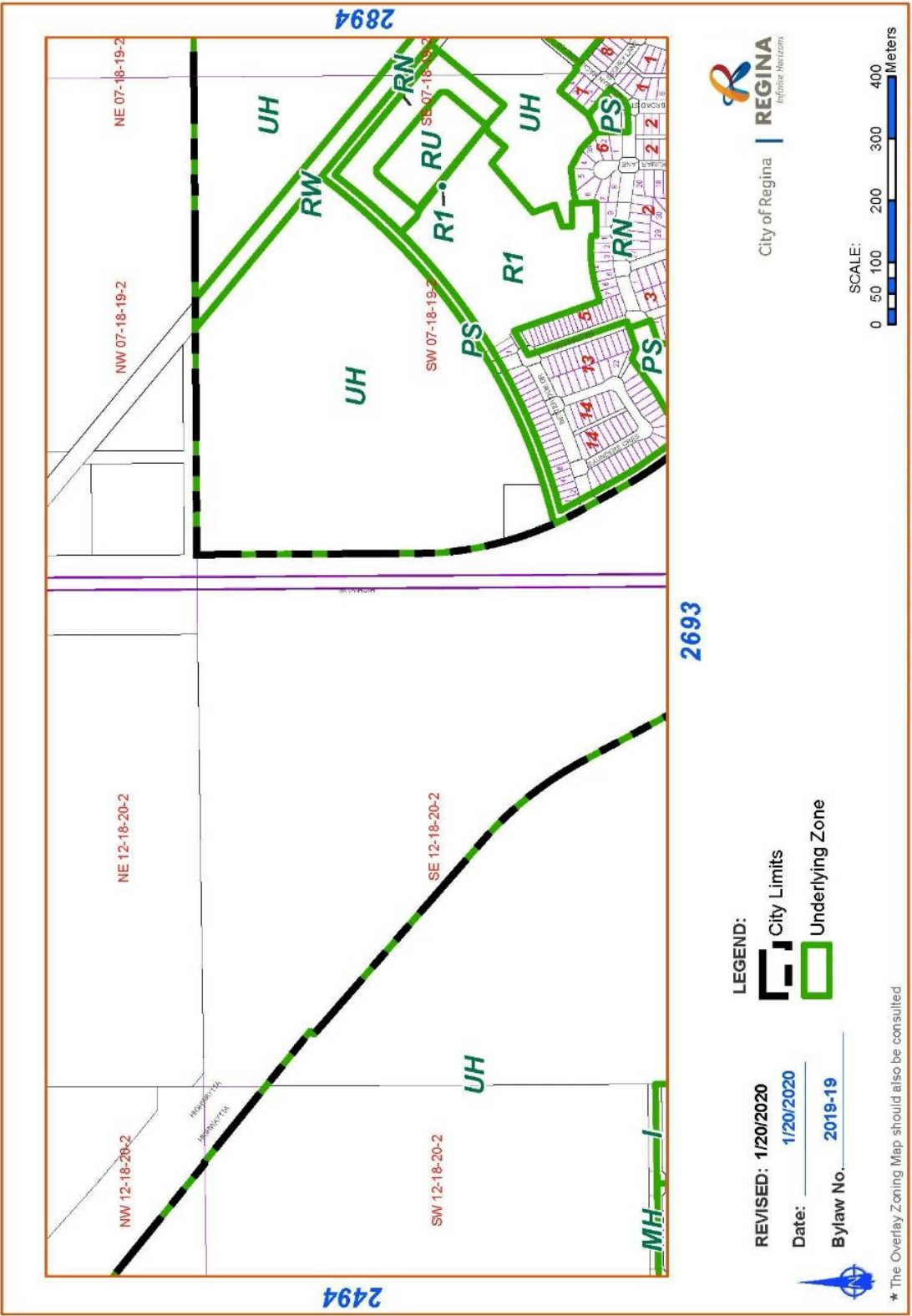
* The Overlay Zoning Map should also be consulted



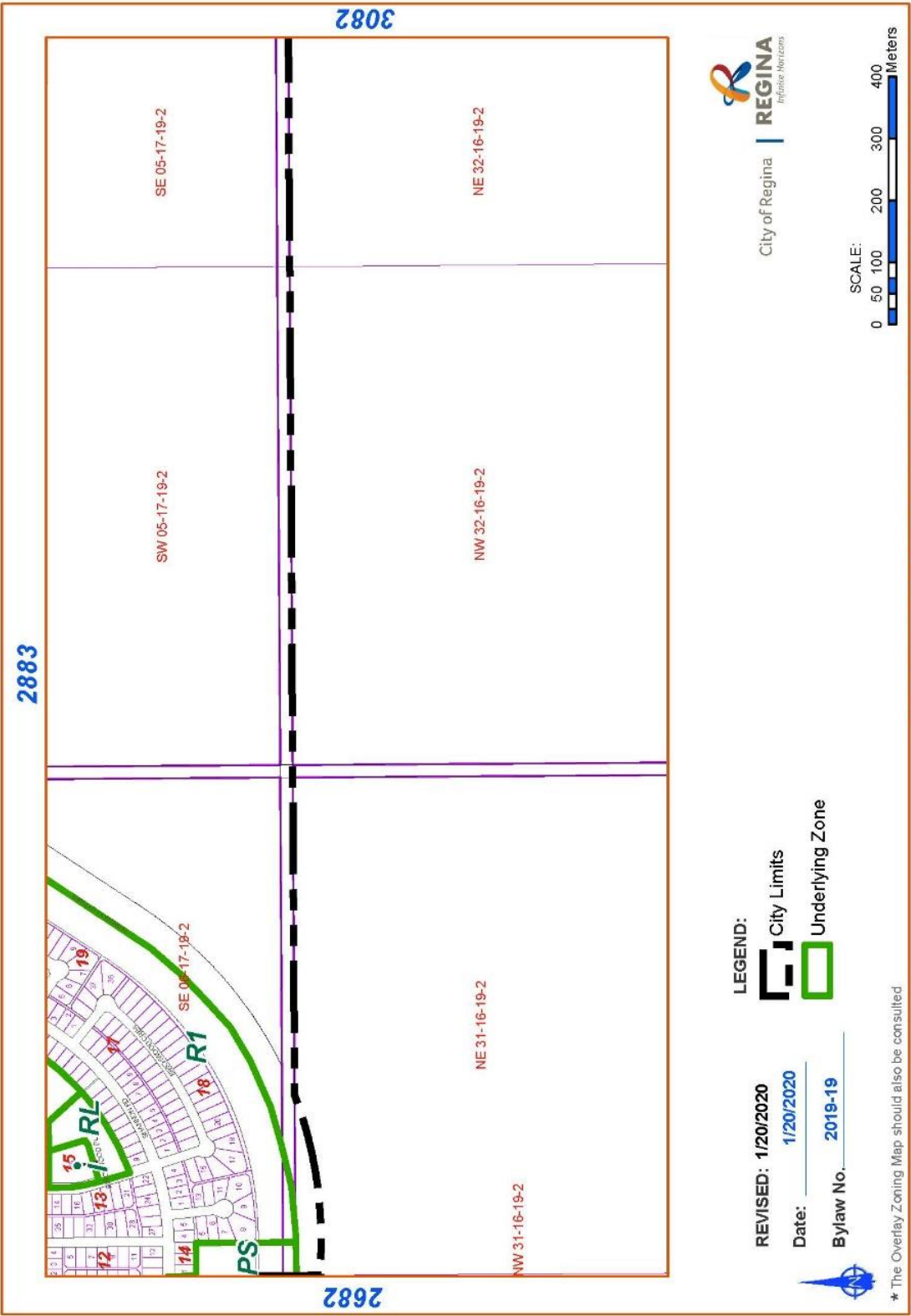
* The Overlay Zoning Map should also be consulted



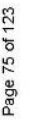
* The Overlay Zoning Map should also be consulted

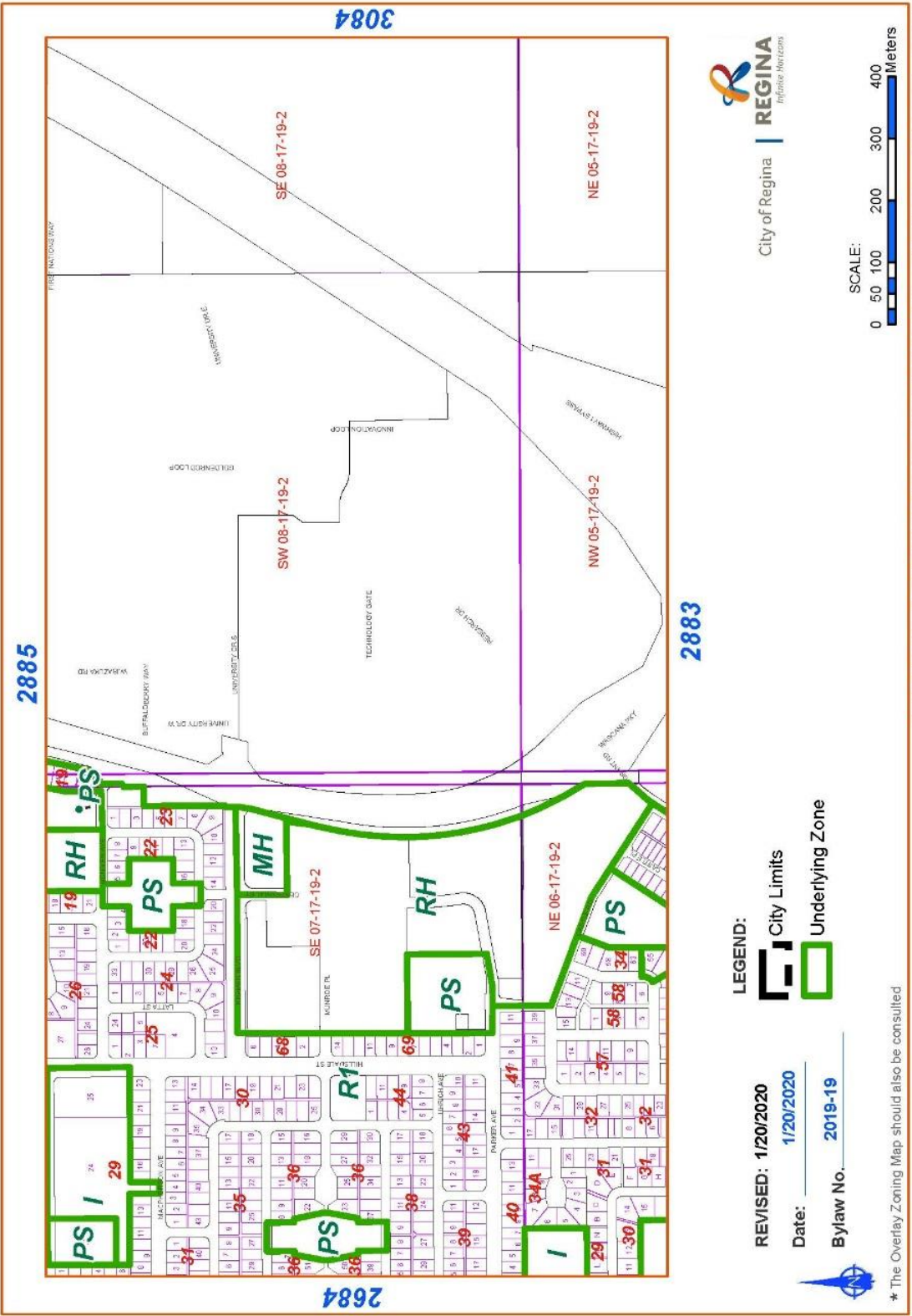


* The Overlay Zoning Map should also be consulted



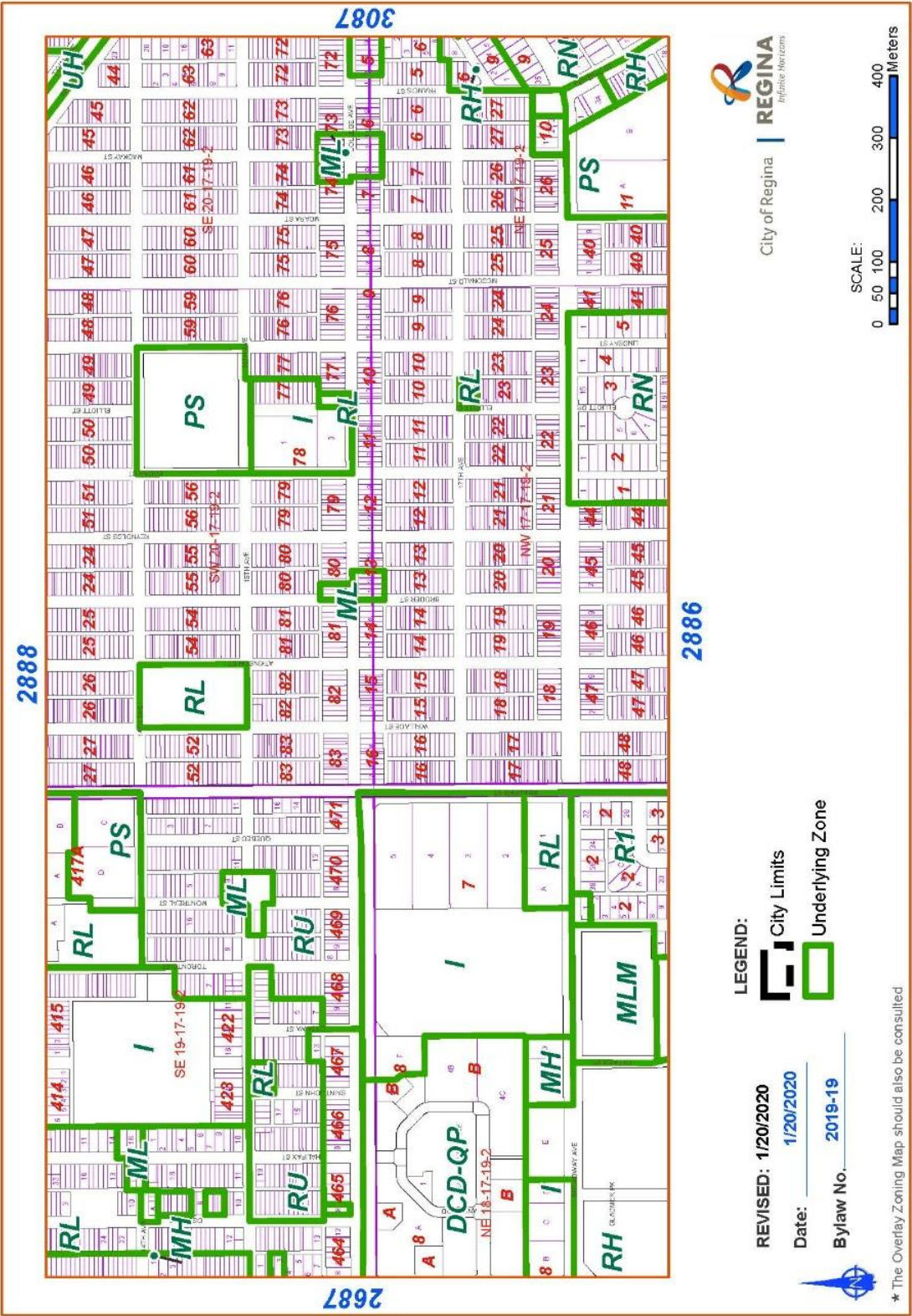
UNDERLYING ZONING MAP 2882 (A)

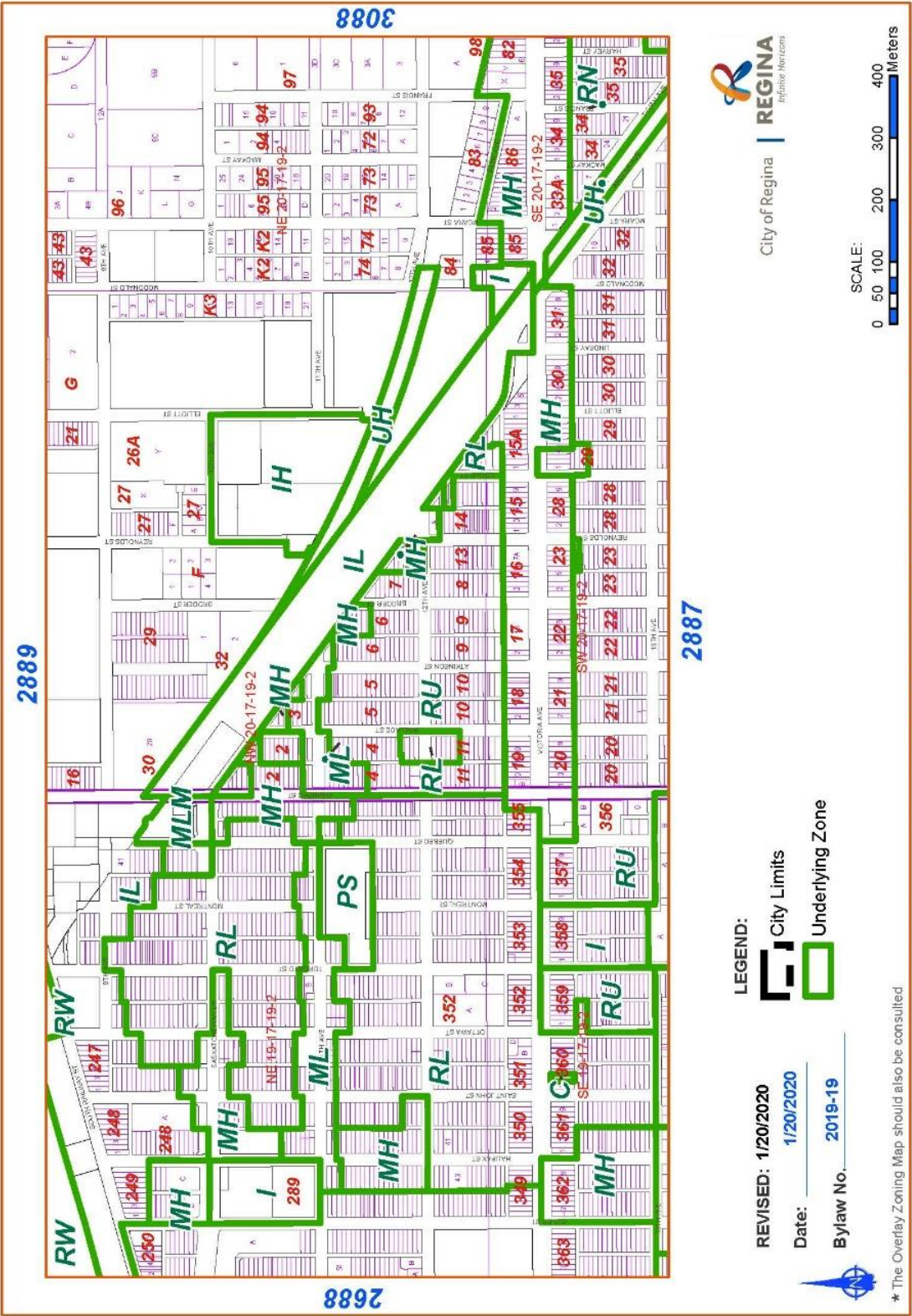




* The Overlay Zoning Map should also be consulted



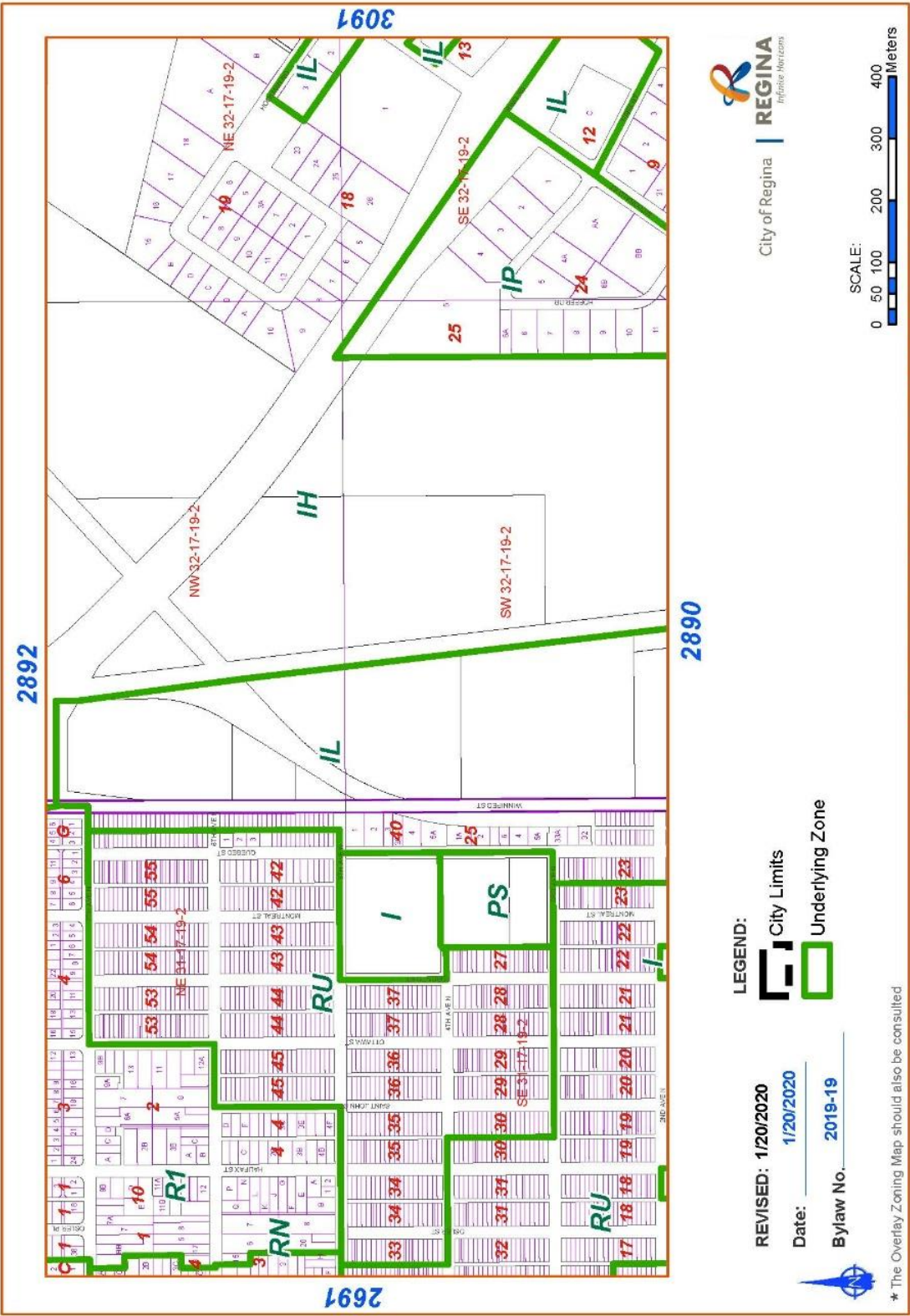




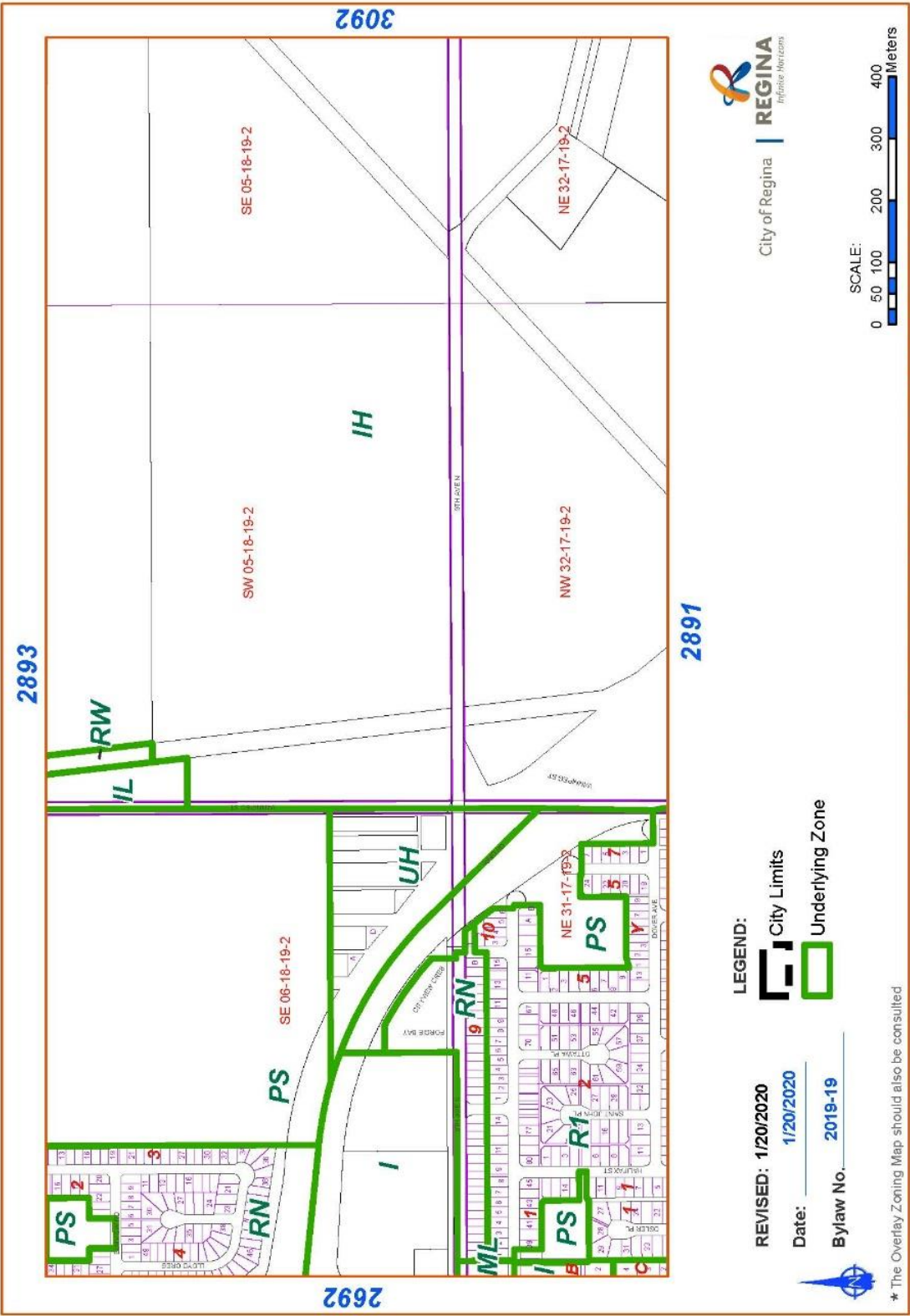
* The Overlay Zoning Map should also be consulted





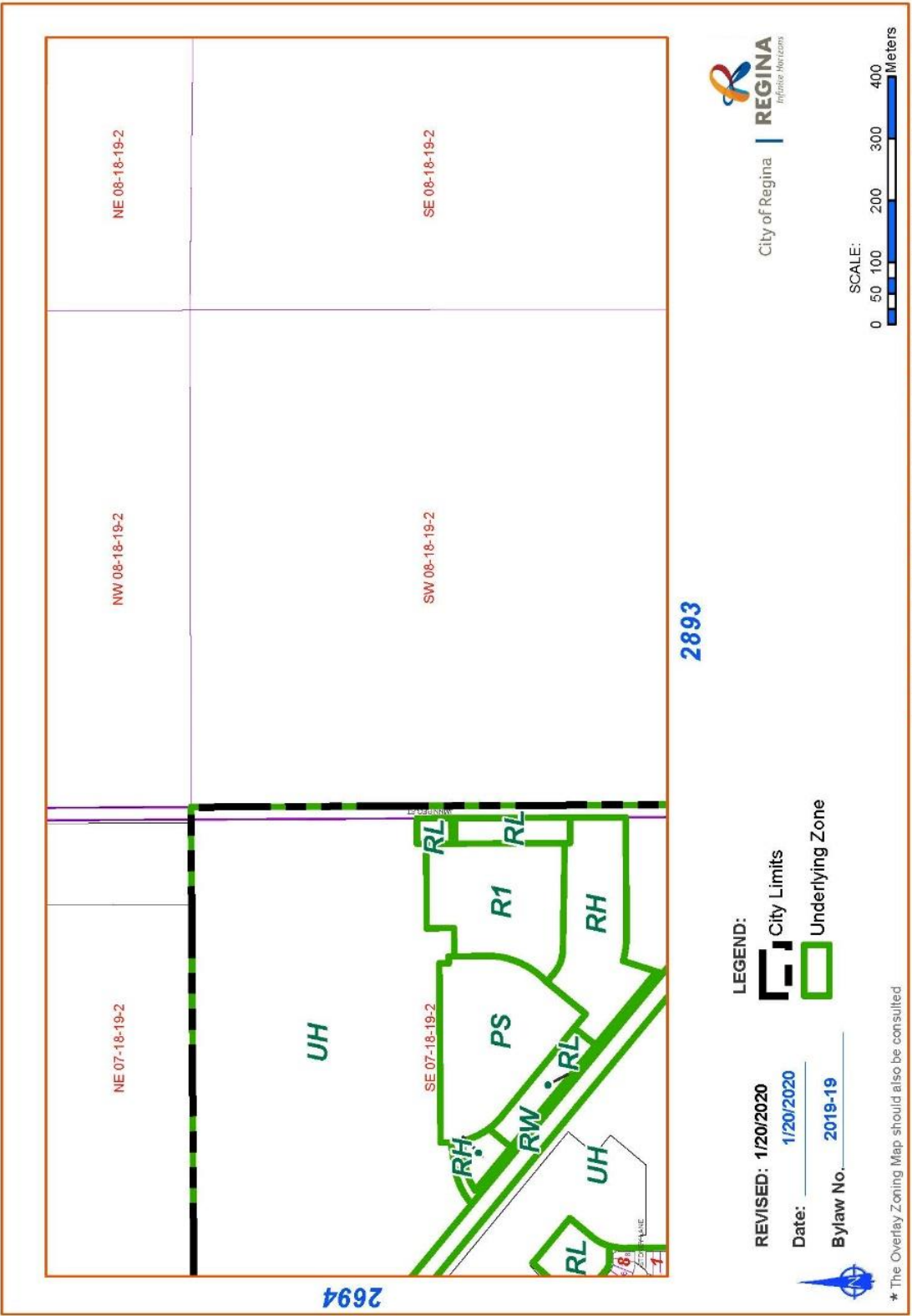


* The Overlay Zoning Map should also be consulted

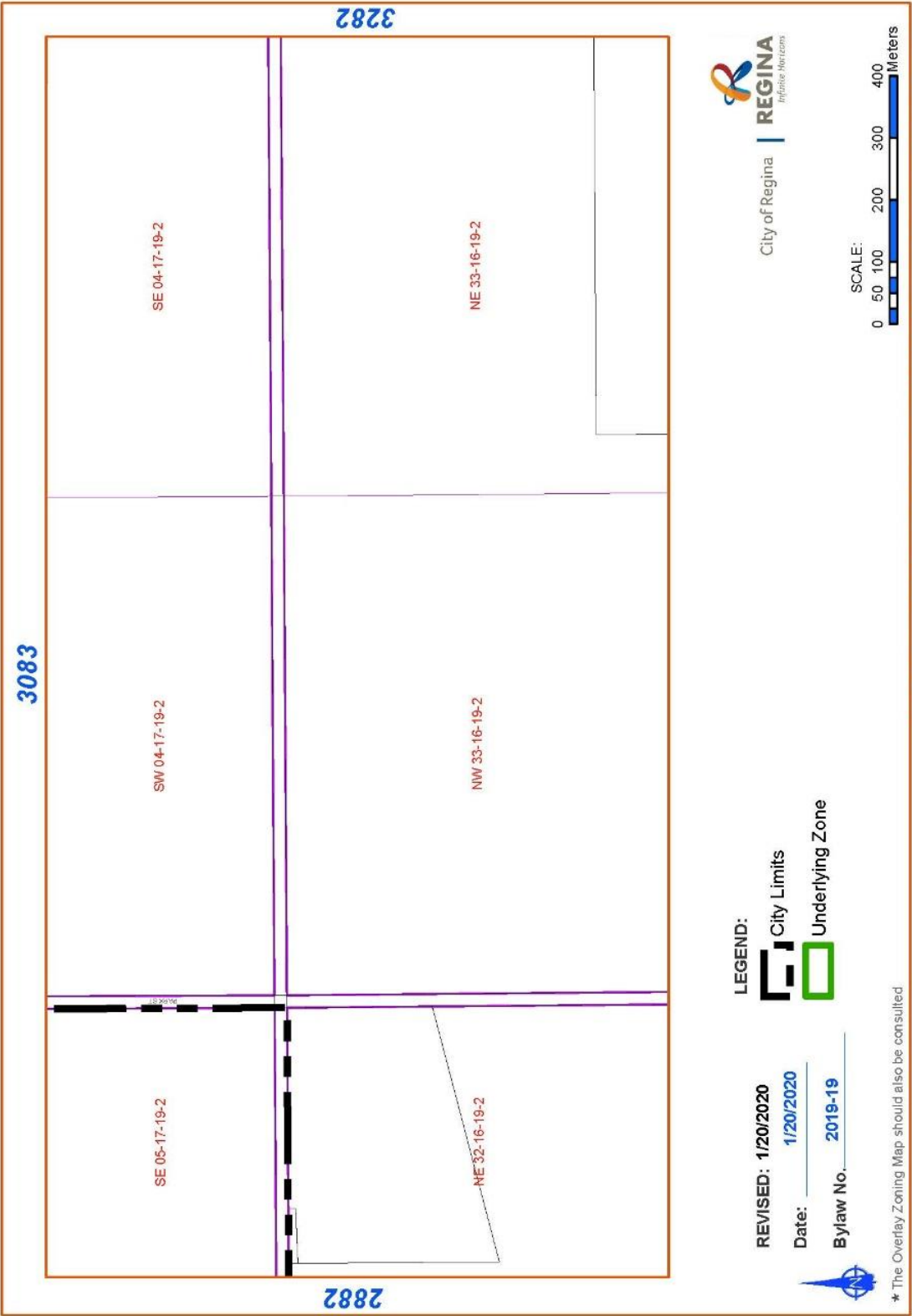


* The Overlay Zoning Map should also be consulted

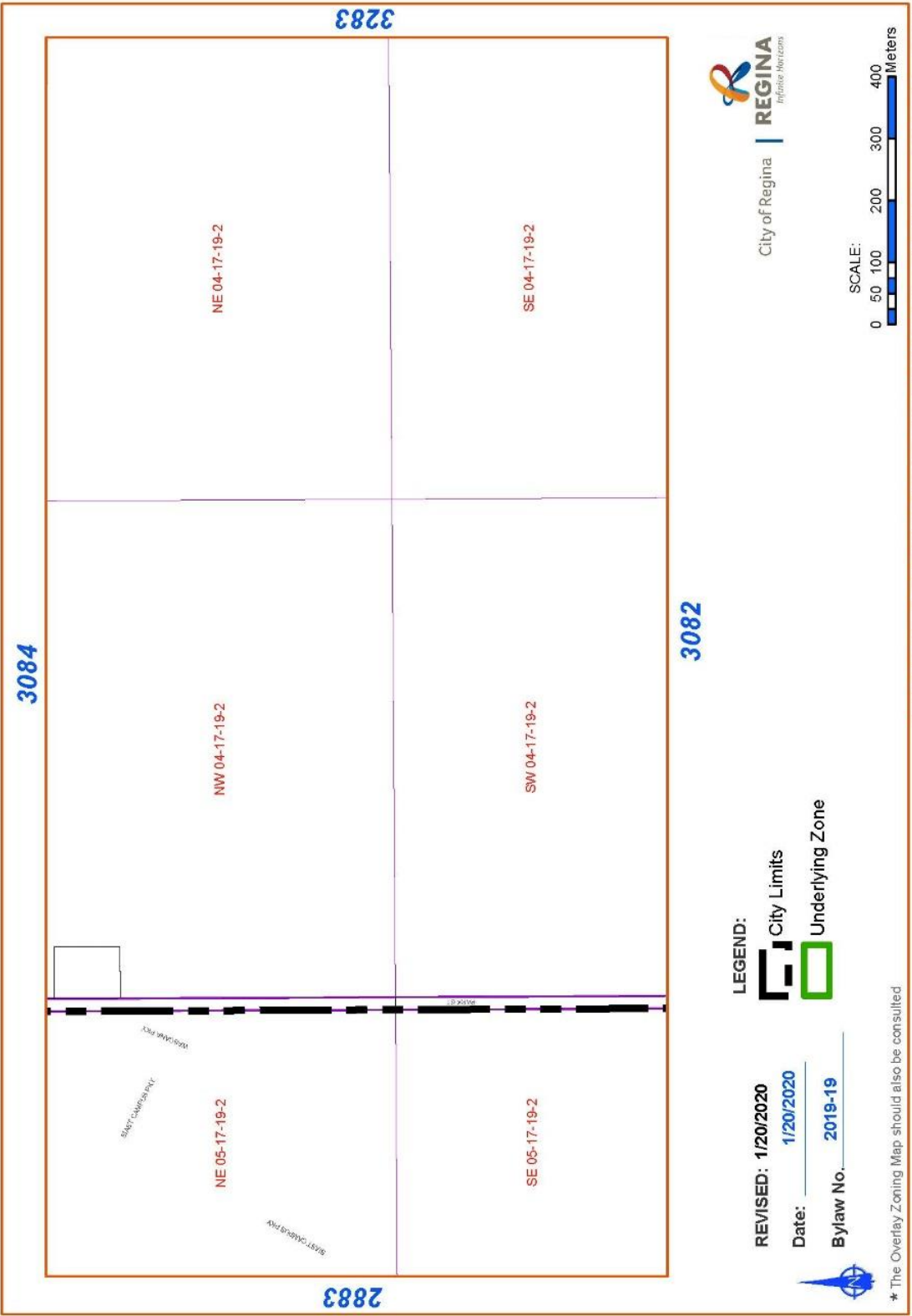




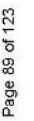
* The Overlay Zoning Map should also be consulted

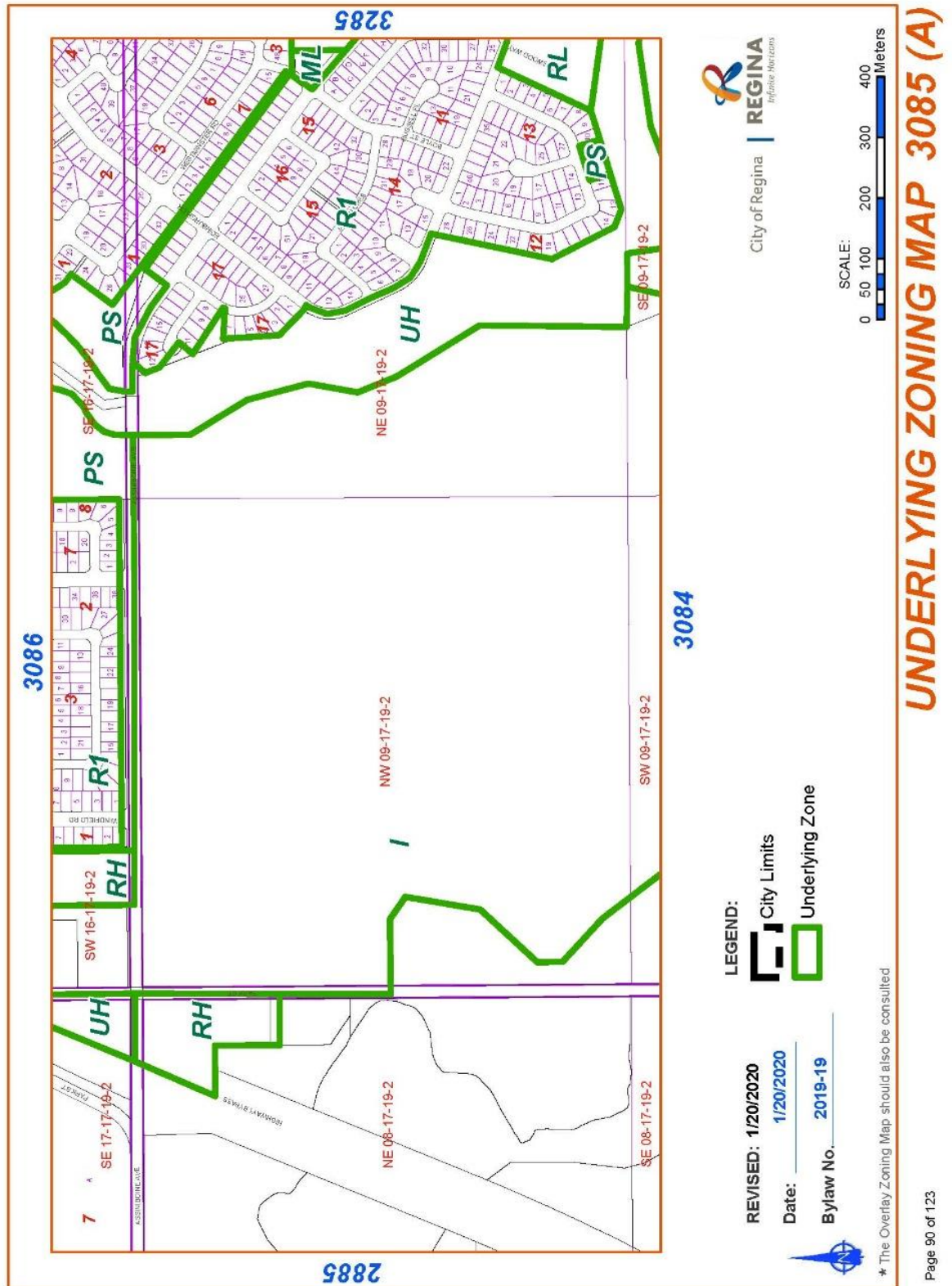


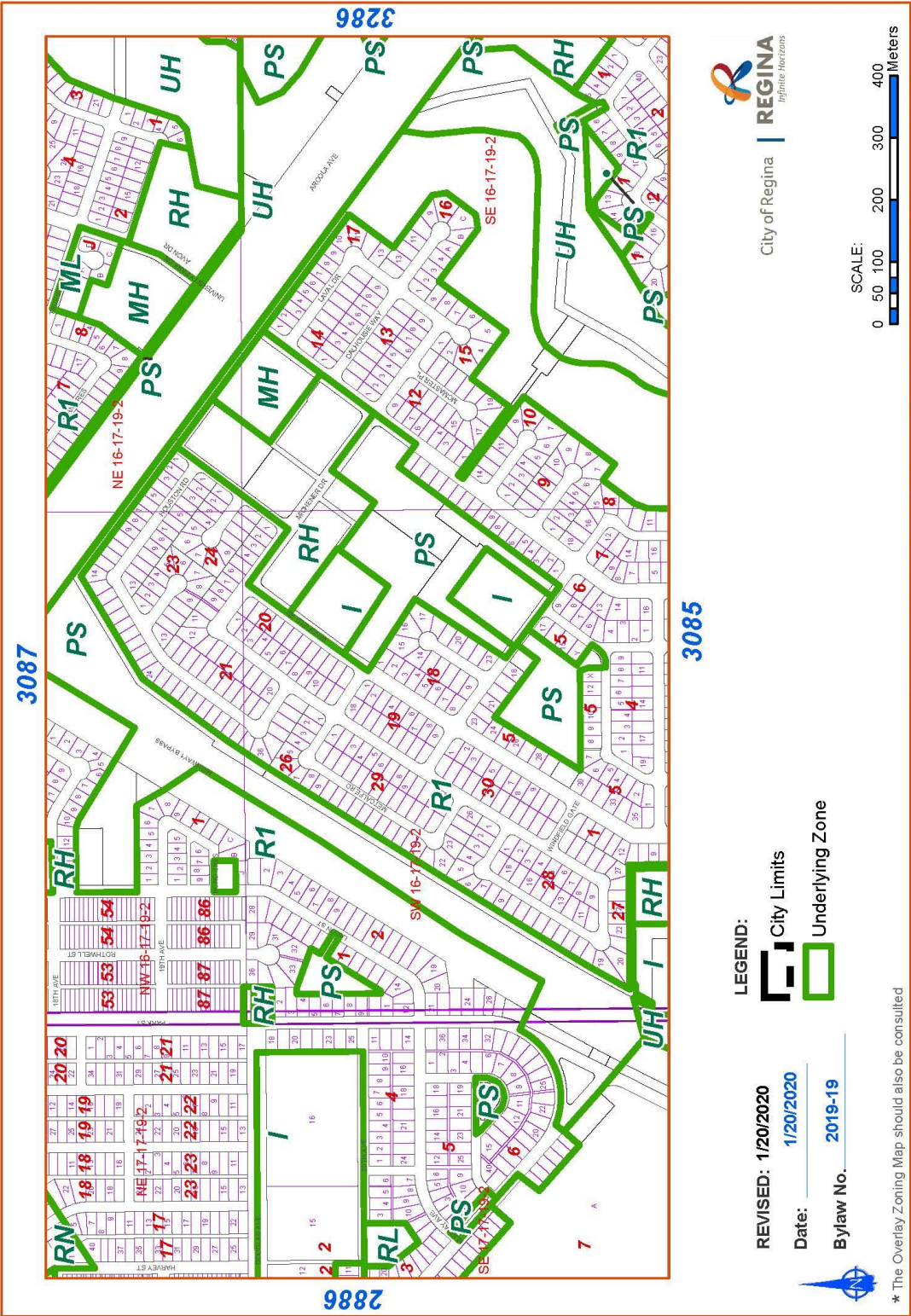
* The Overlay Zoning Map should also be consulted



UNDERLYING ZONING MAP 3083 (A)

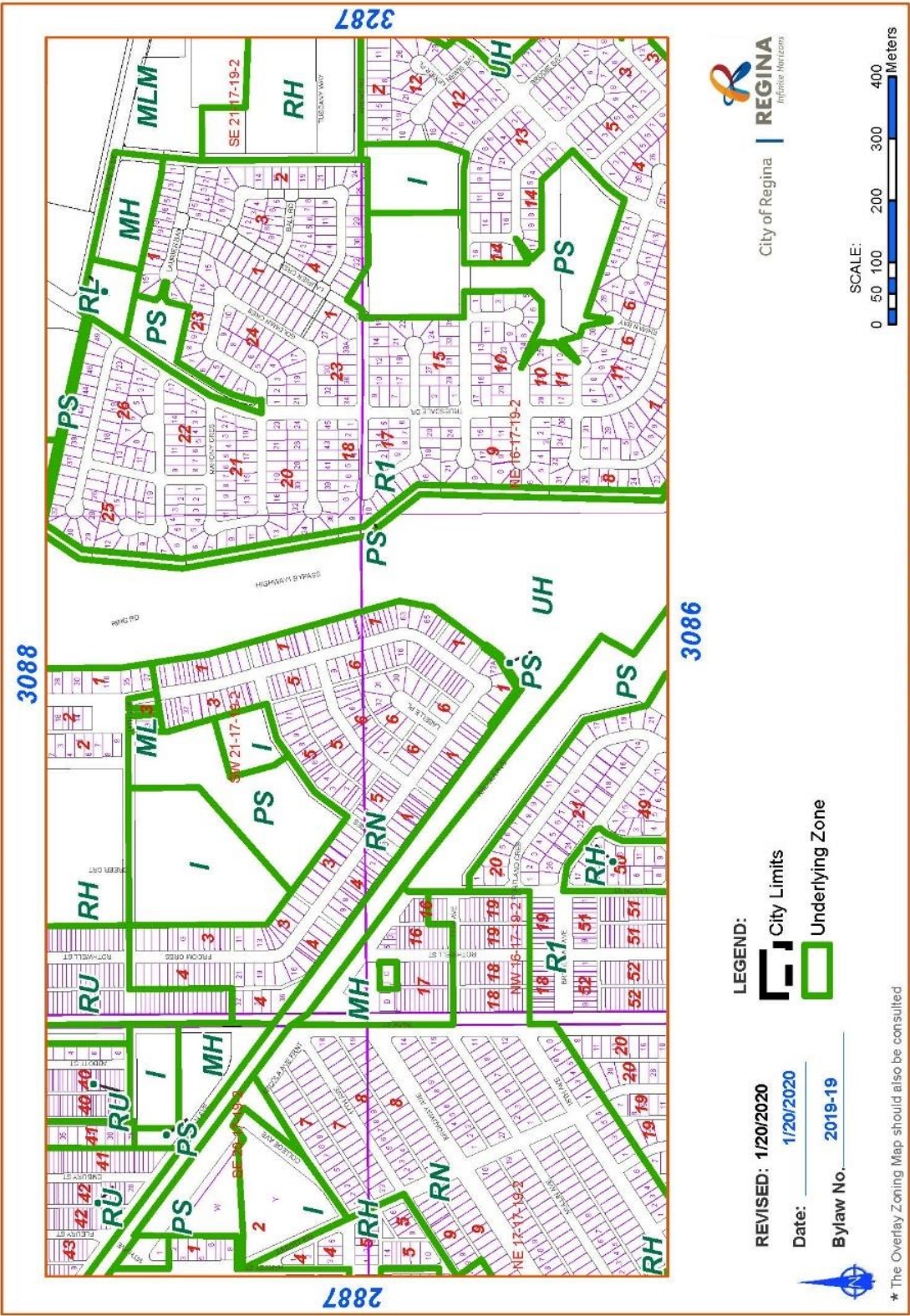




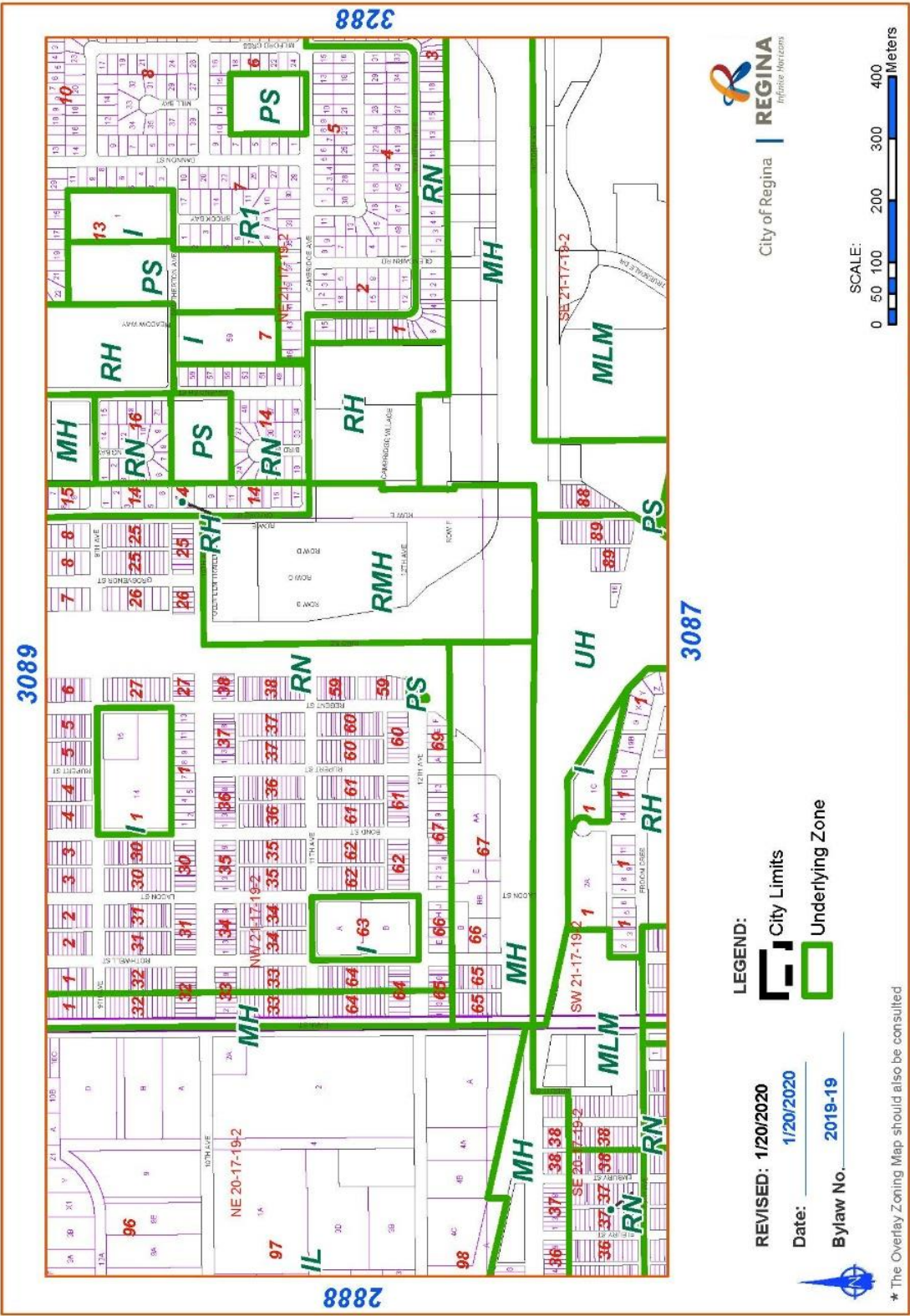


UNDERLYING ZONING MAP 3086 (A)

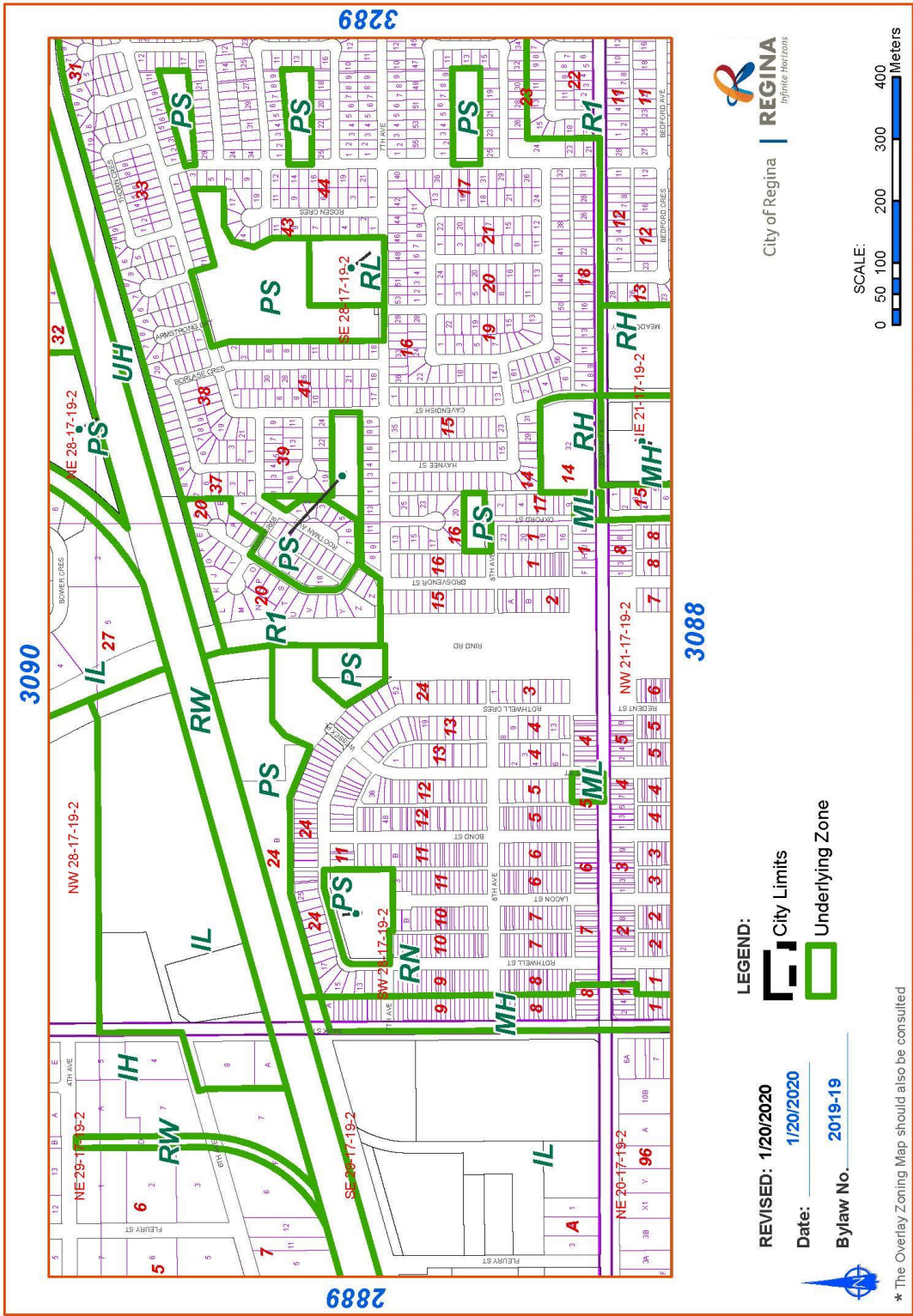
* The Overlay Zoning Map should also be consulted



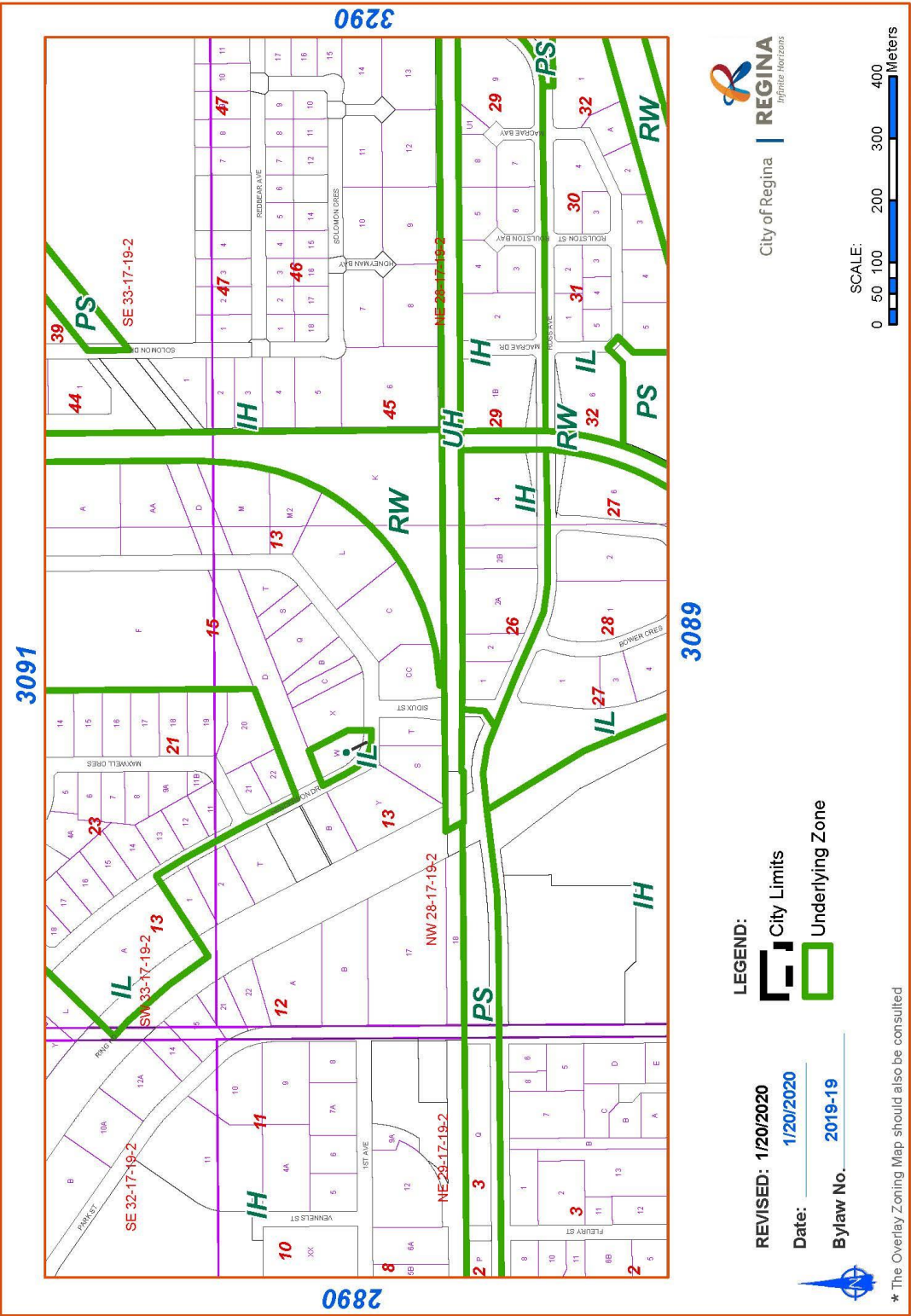
* The Overlay Zoning Map should also be consulted

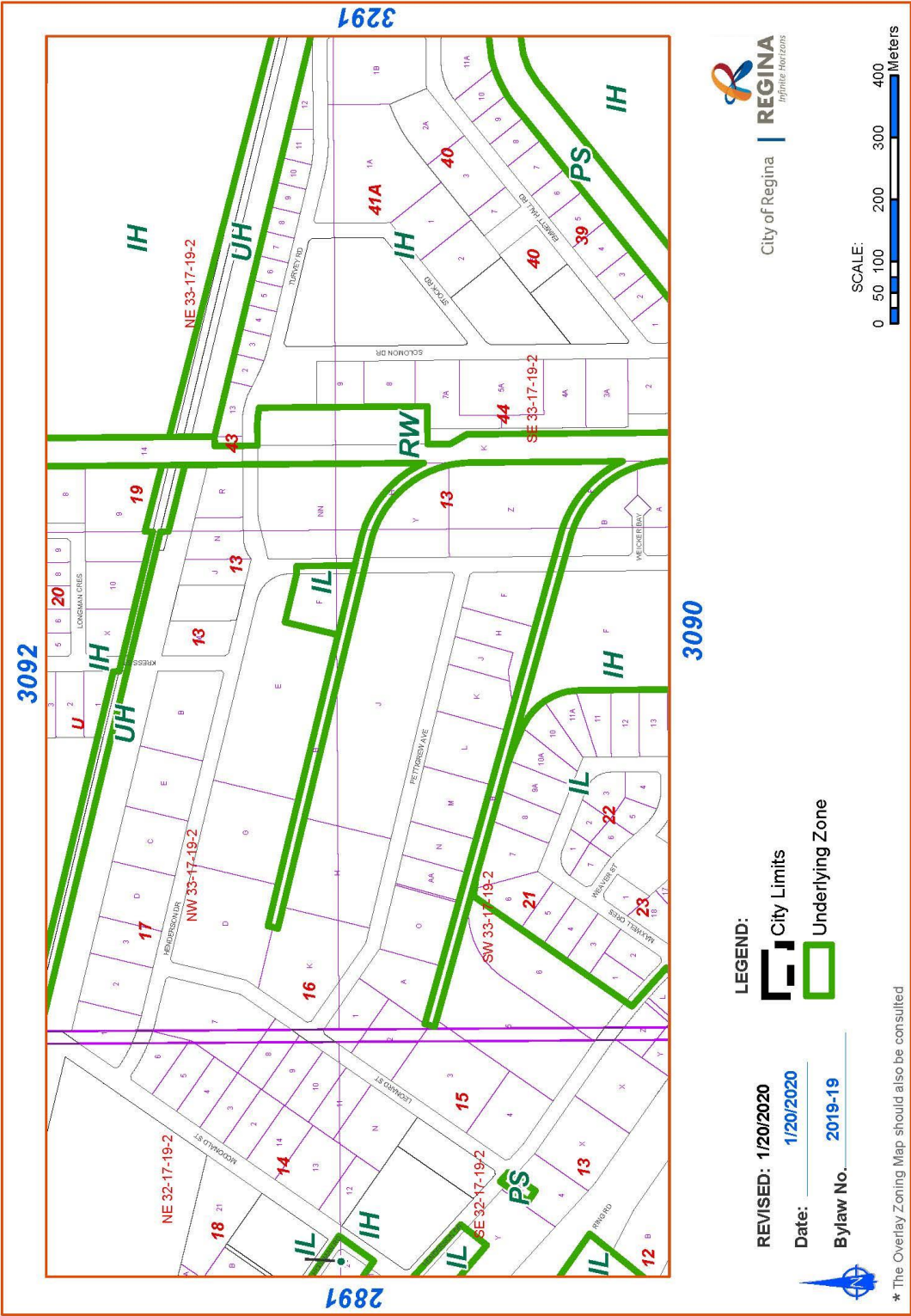


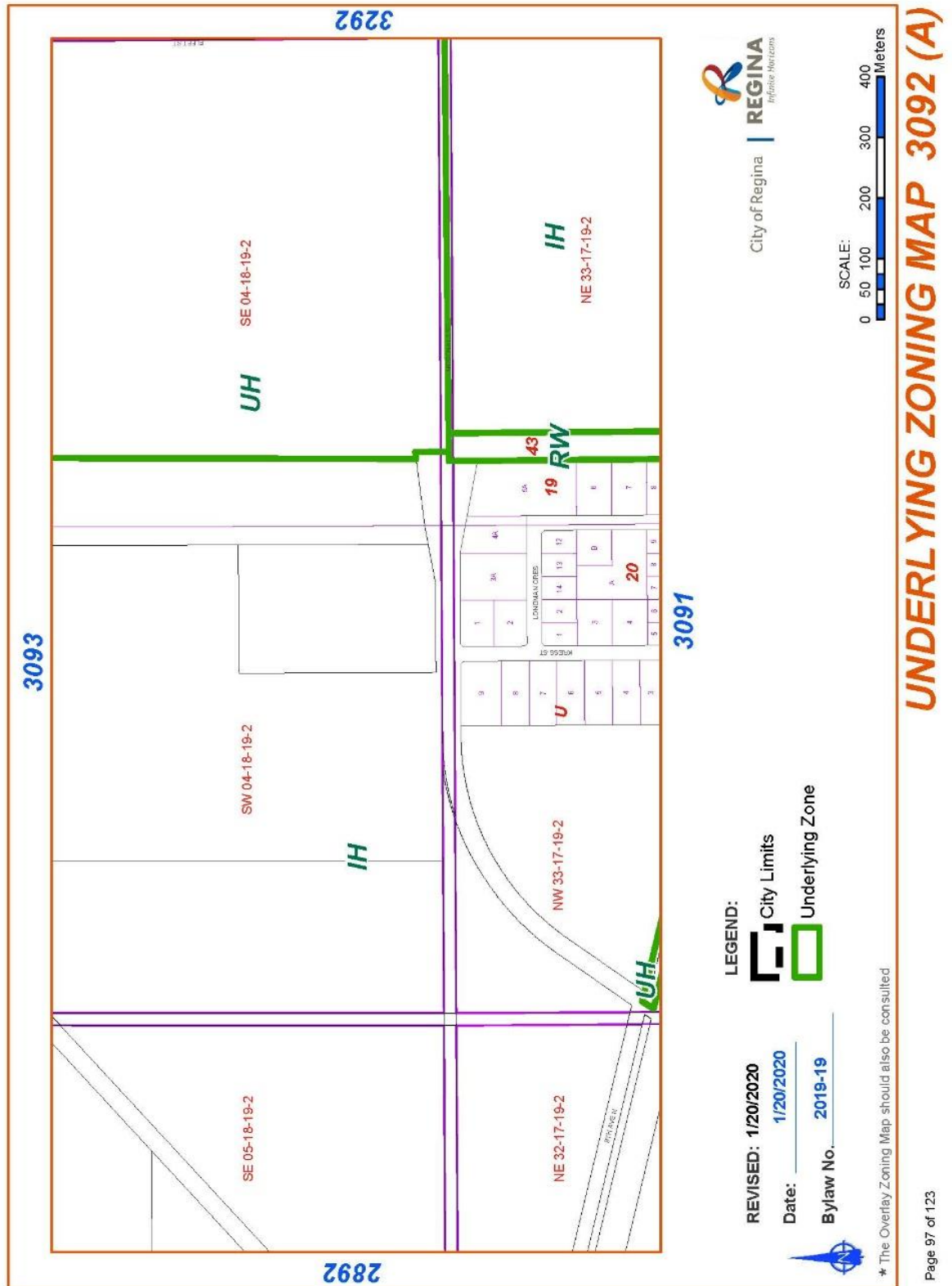
* The Overlay Zoning Map should also be consulted

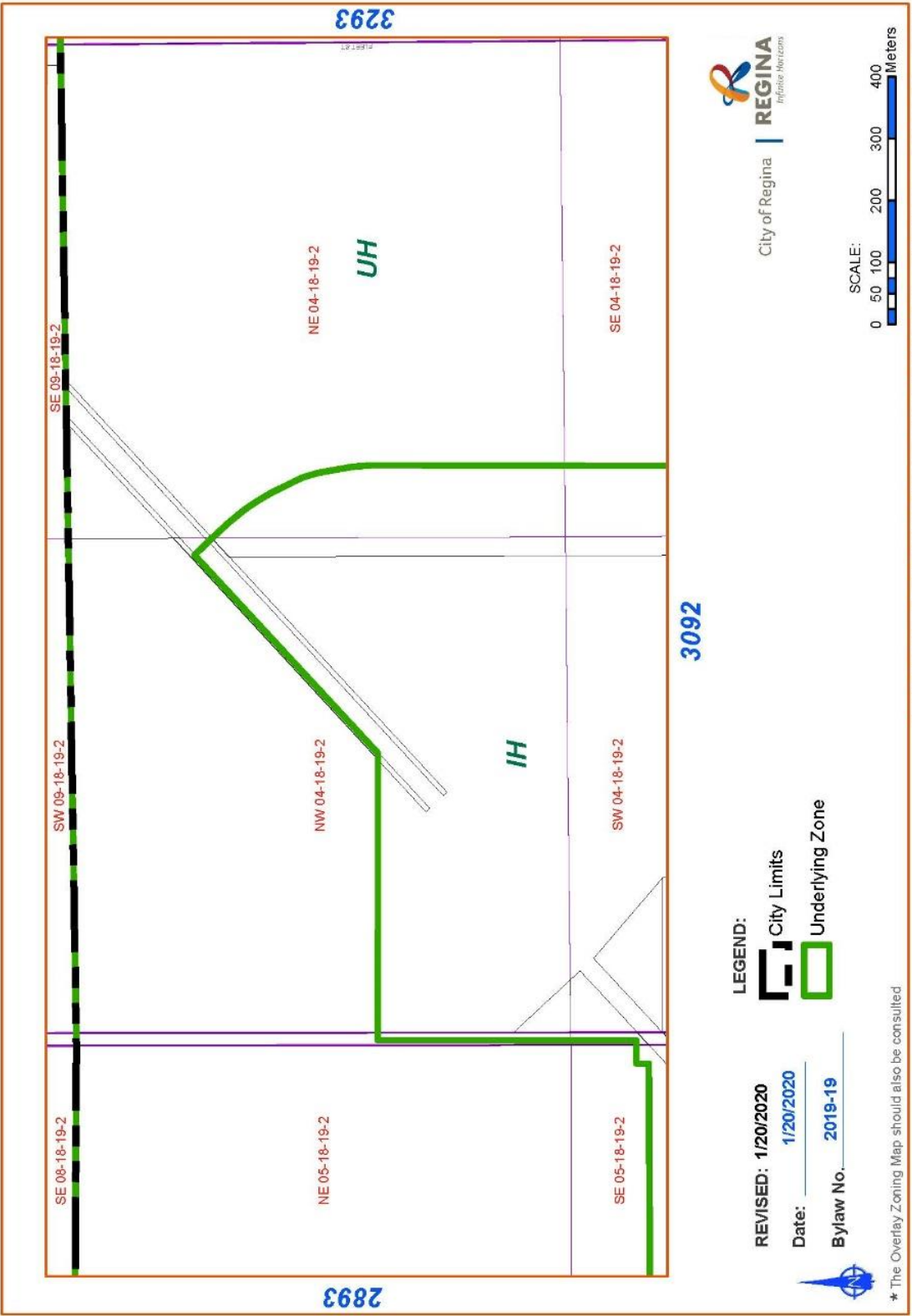


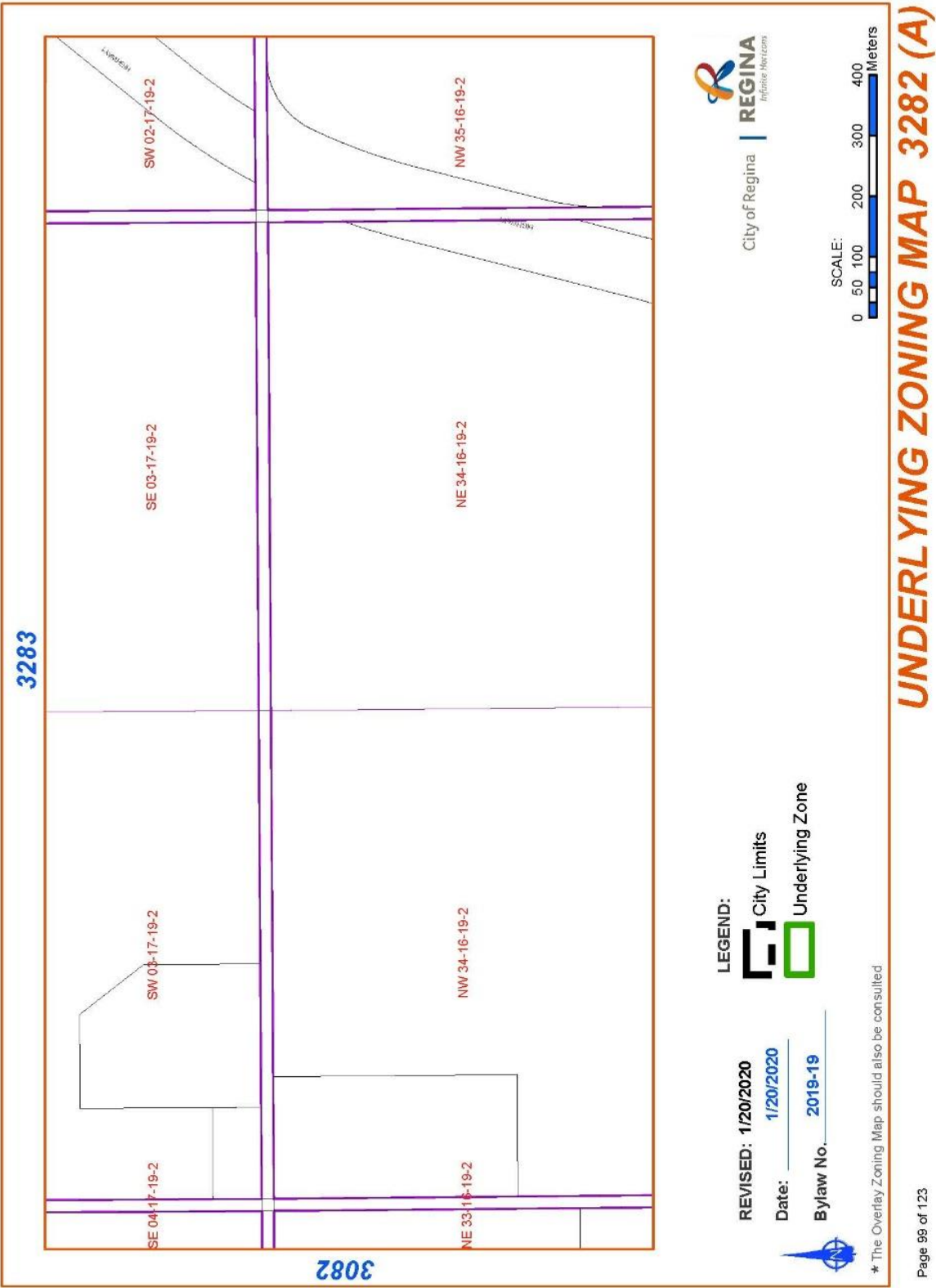
* The Overlay Zoning Map should also be consulted

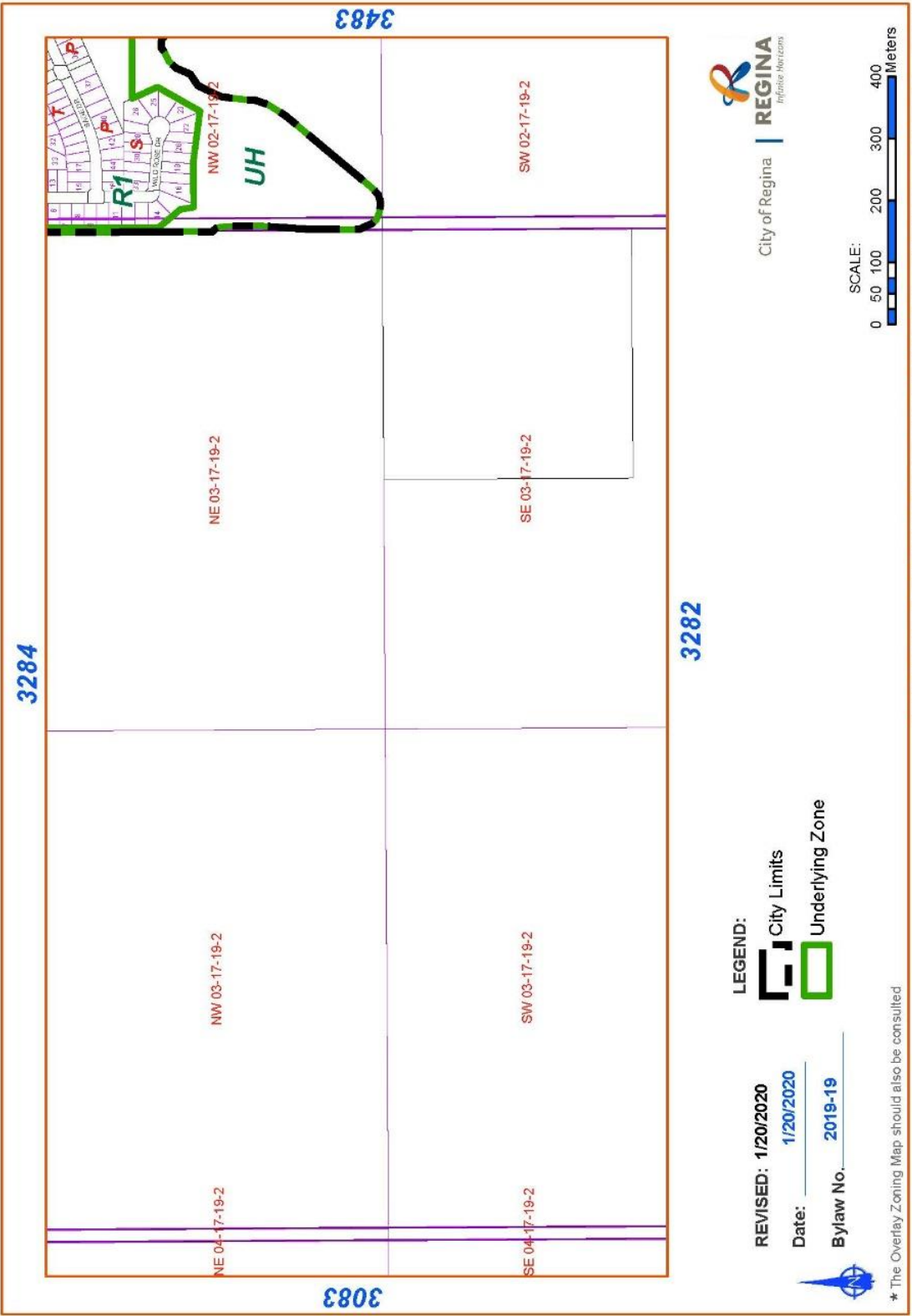




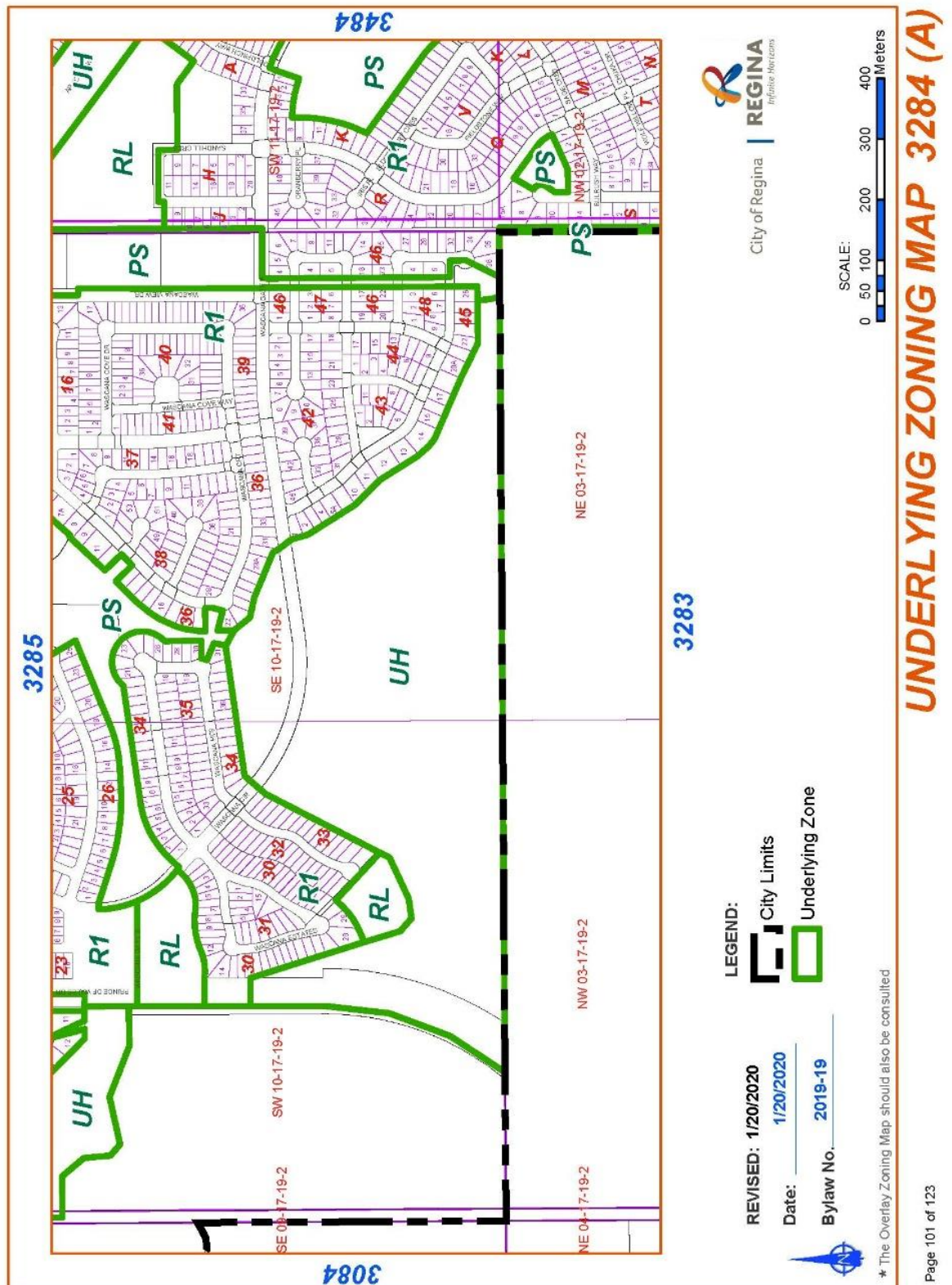


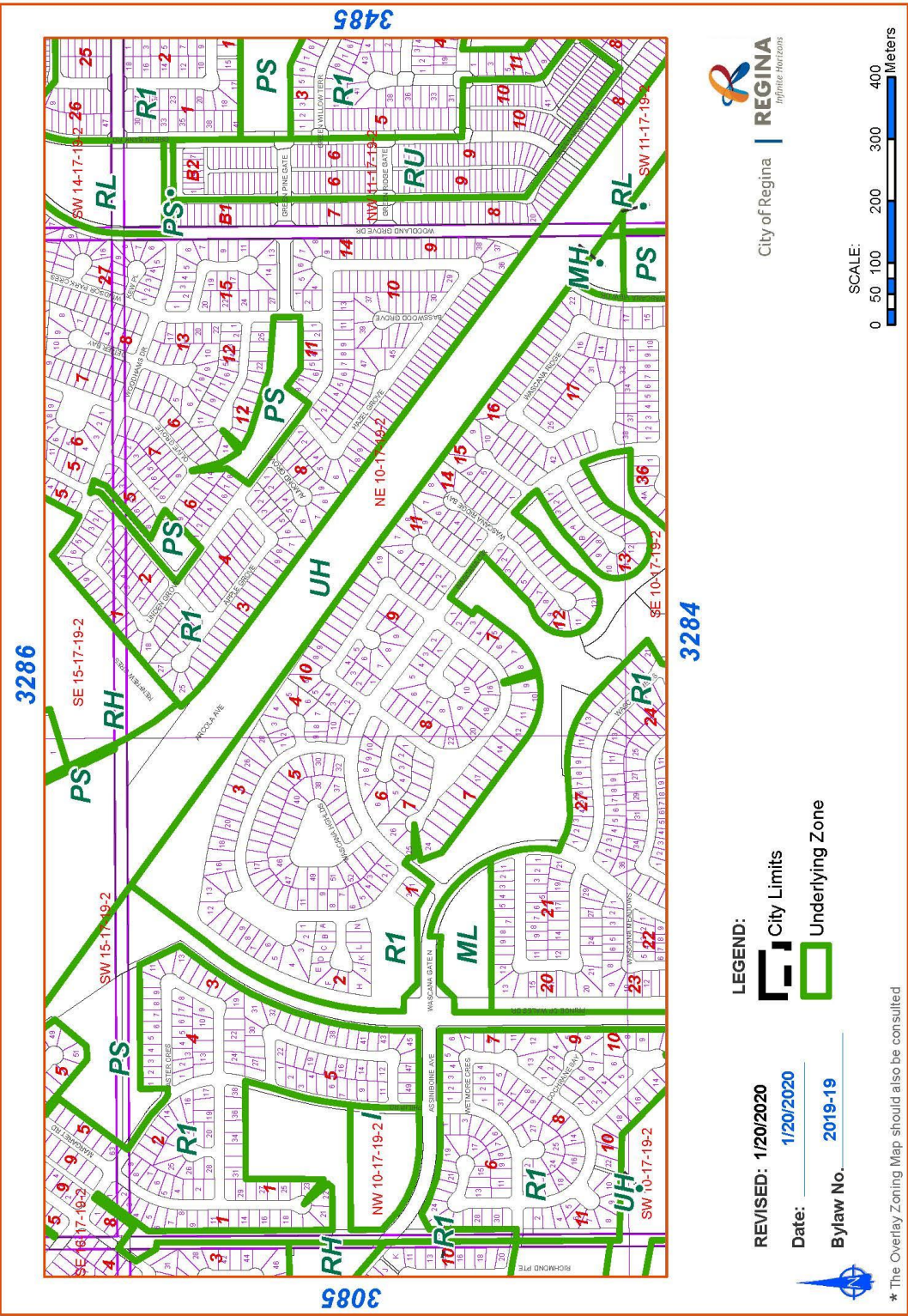




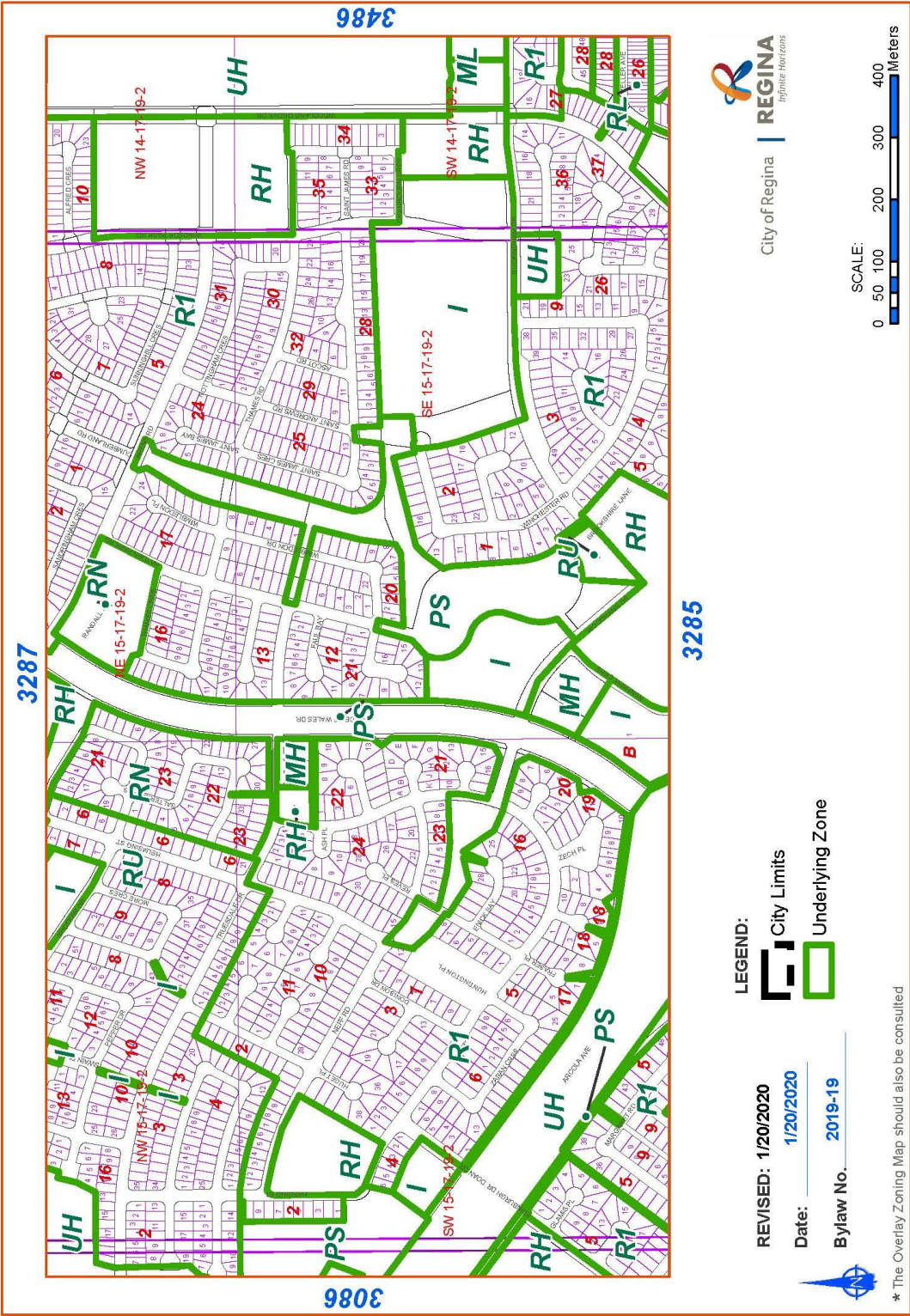


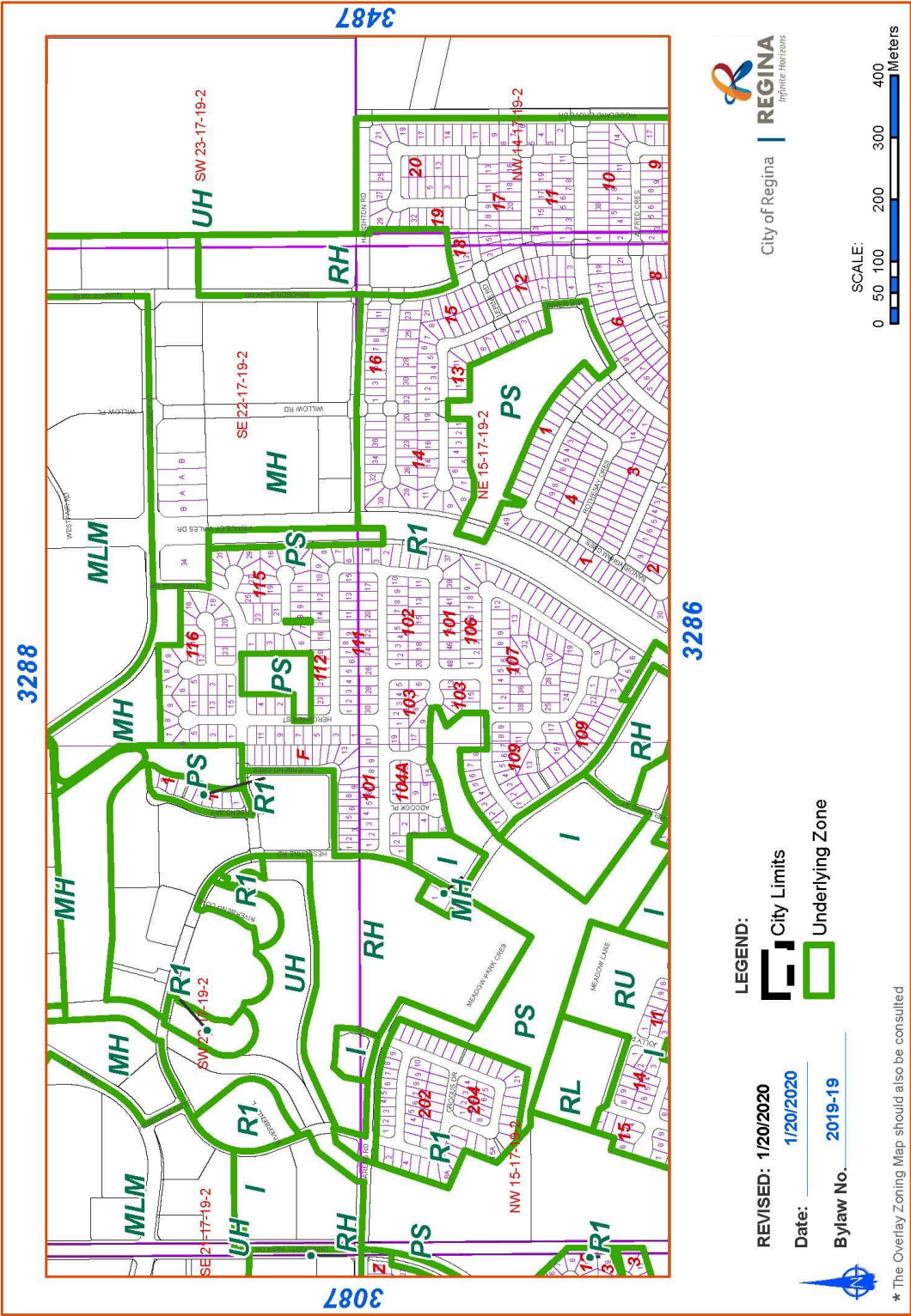
UNDERLYING ZONING MAP 3283 (A)



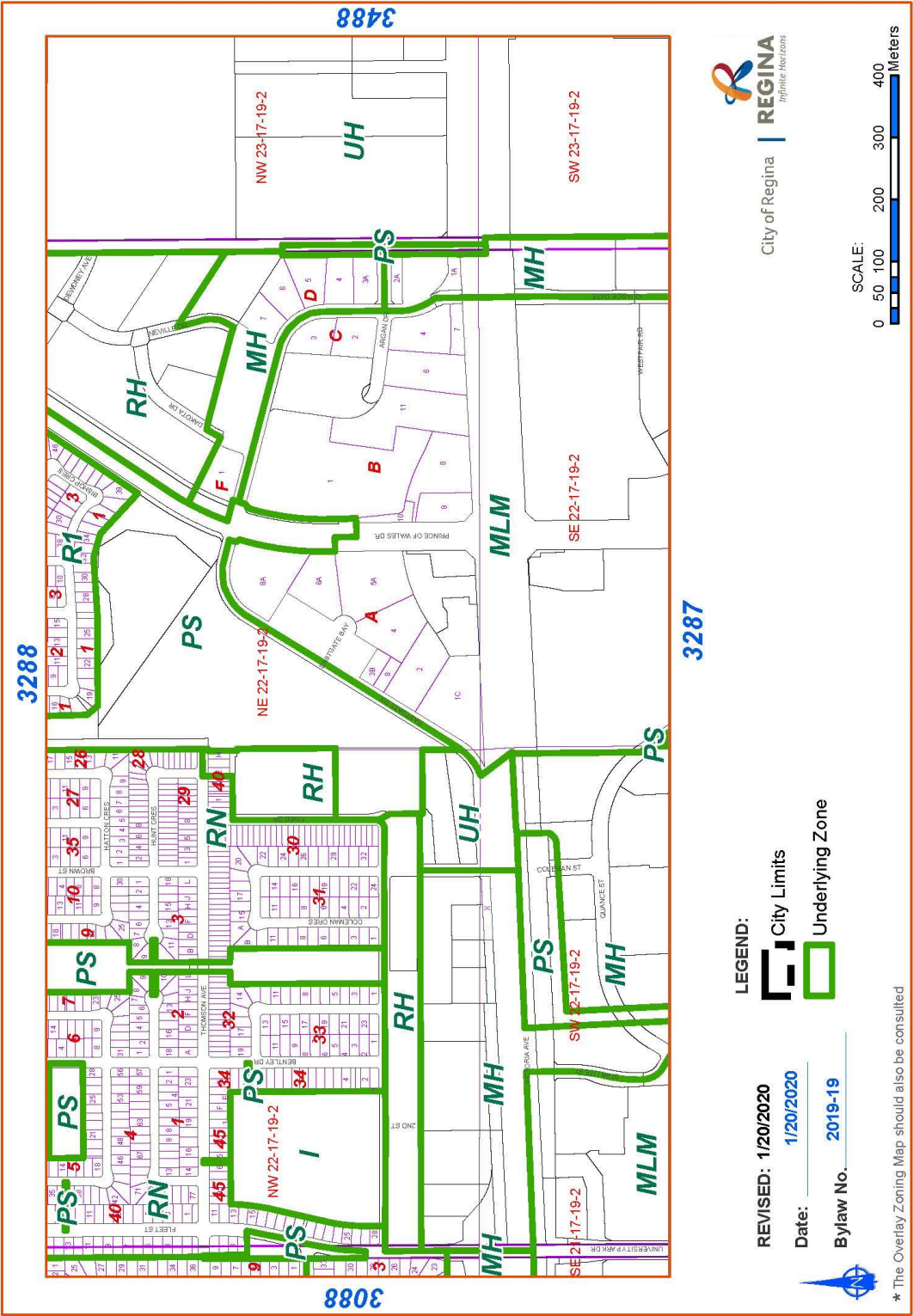


* The Overlay Zoning Map should also be consulted

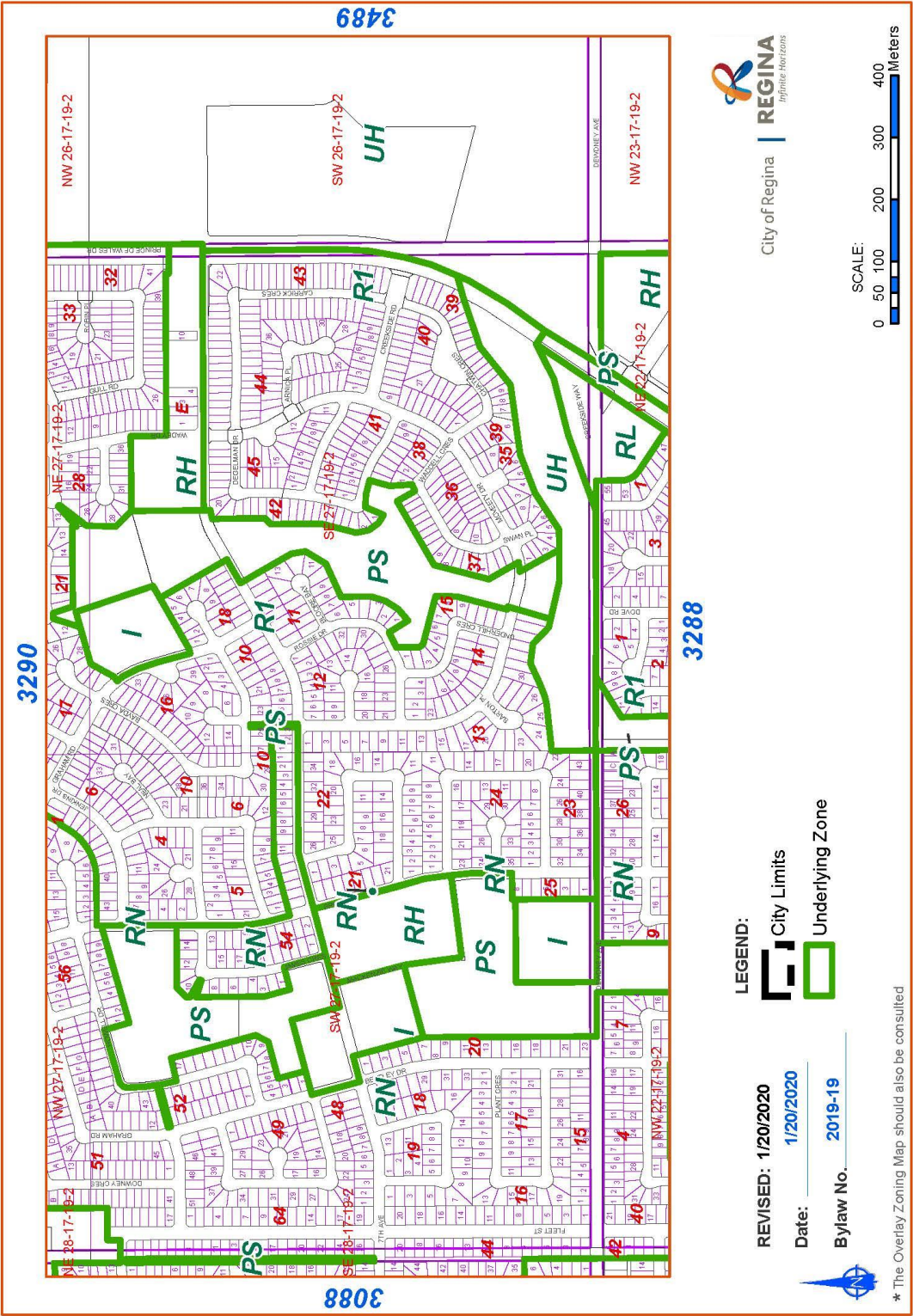


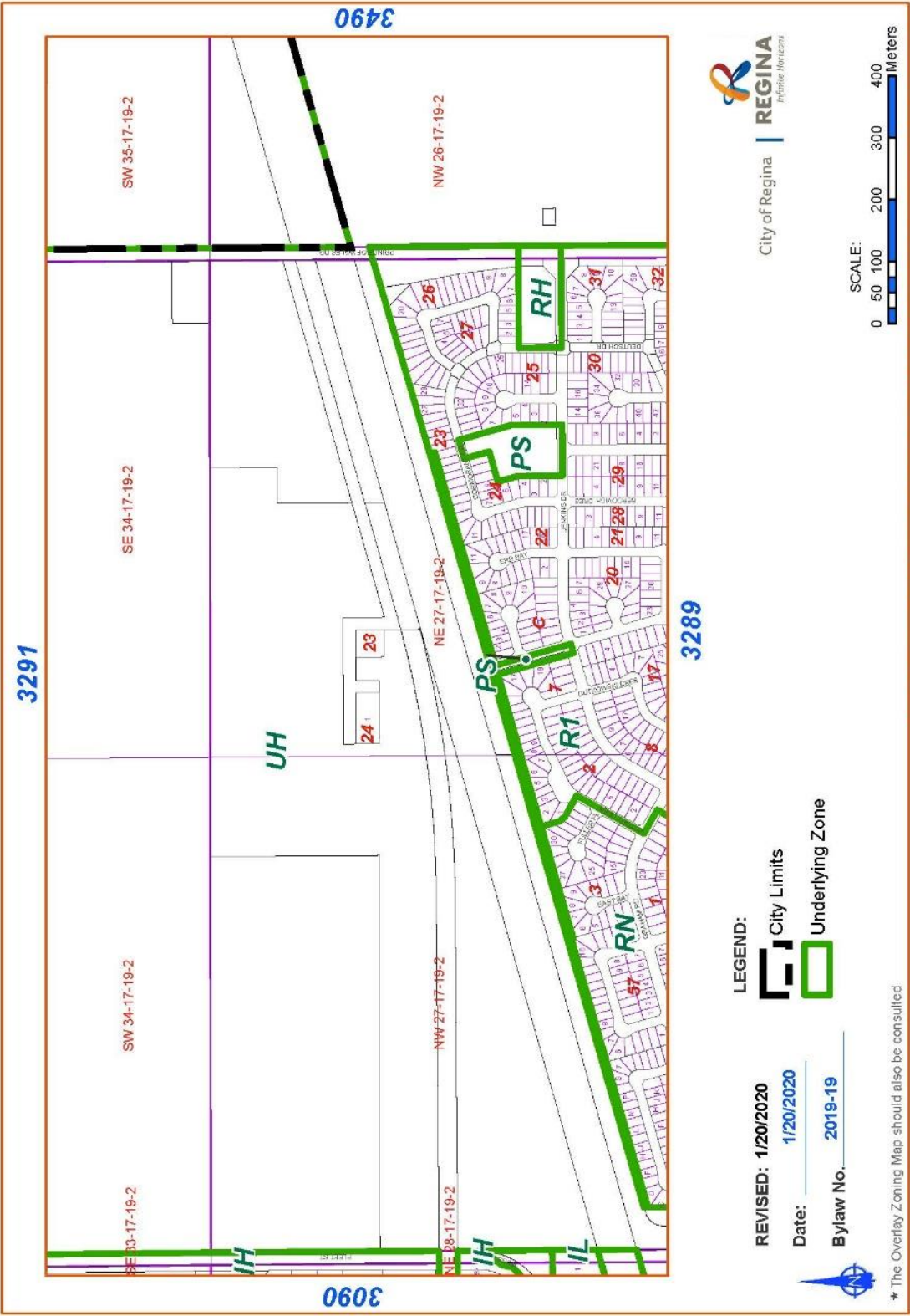


* The Overlay Zoning Map should also be consulted



* The Overlay Zoning Map should also be consulted

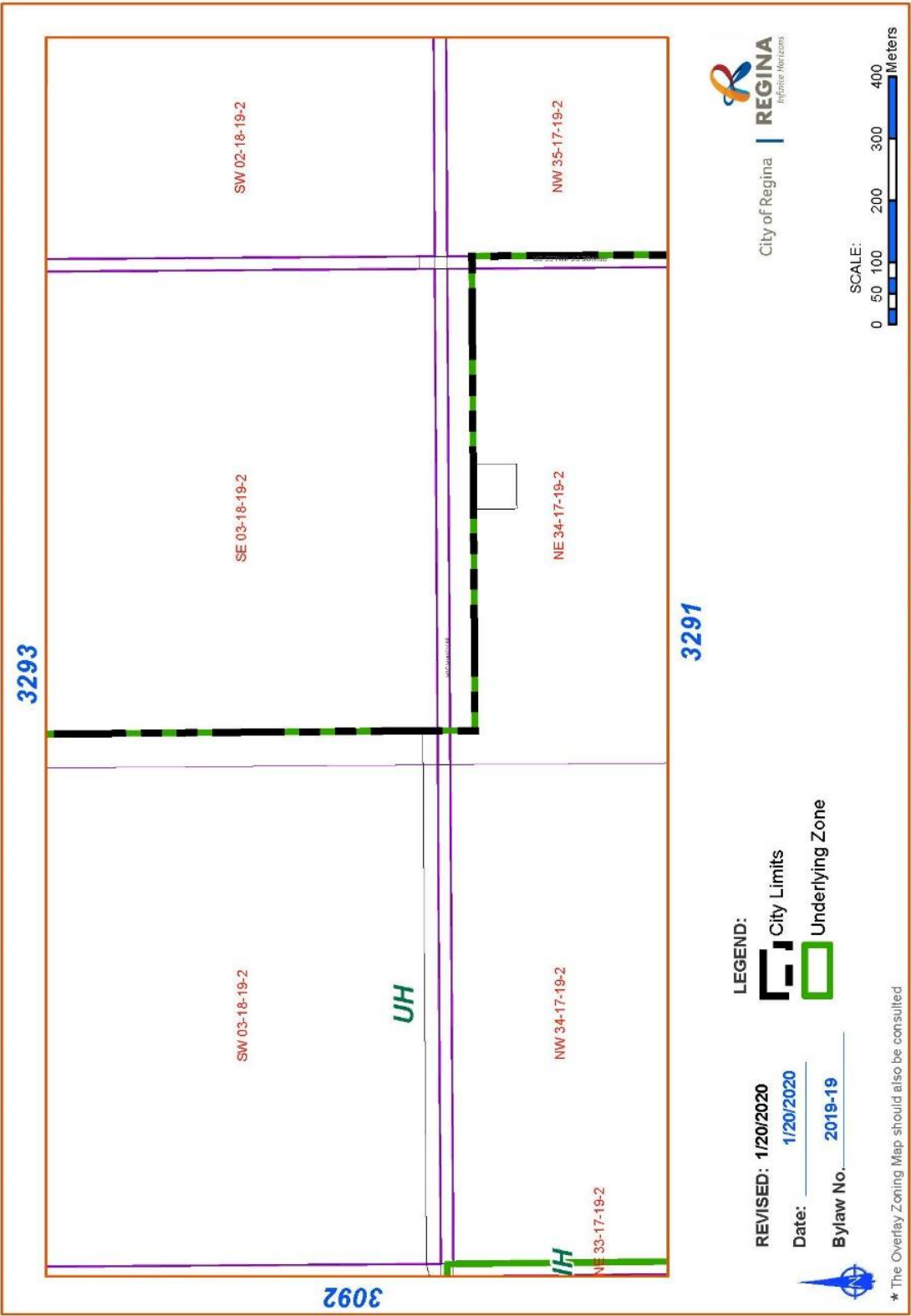




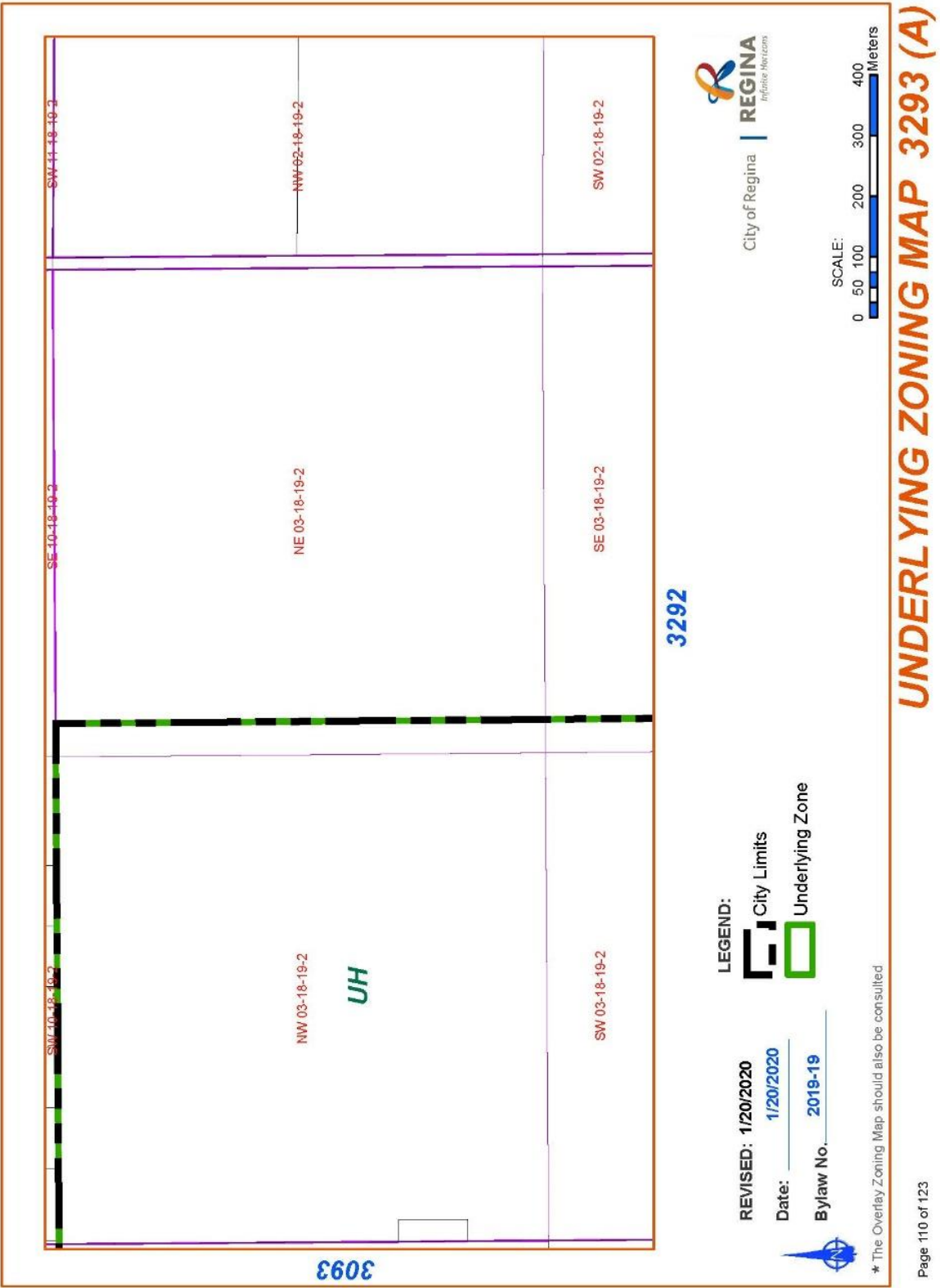
UNDERLYING ZONING MAP 3290 (A)

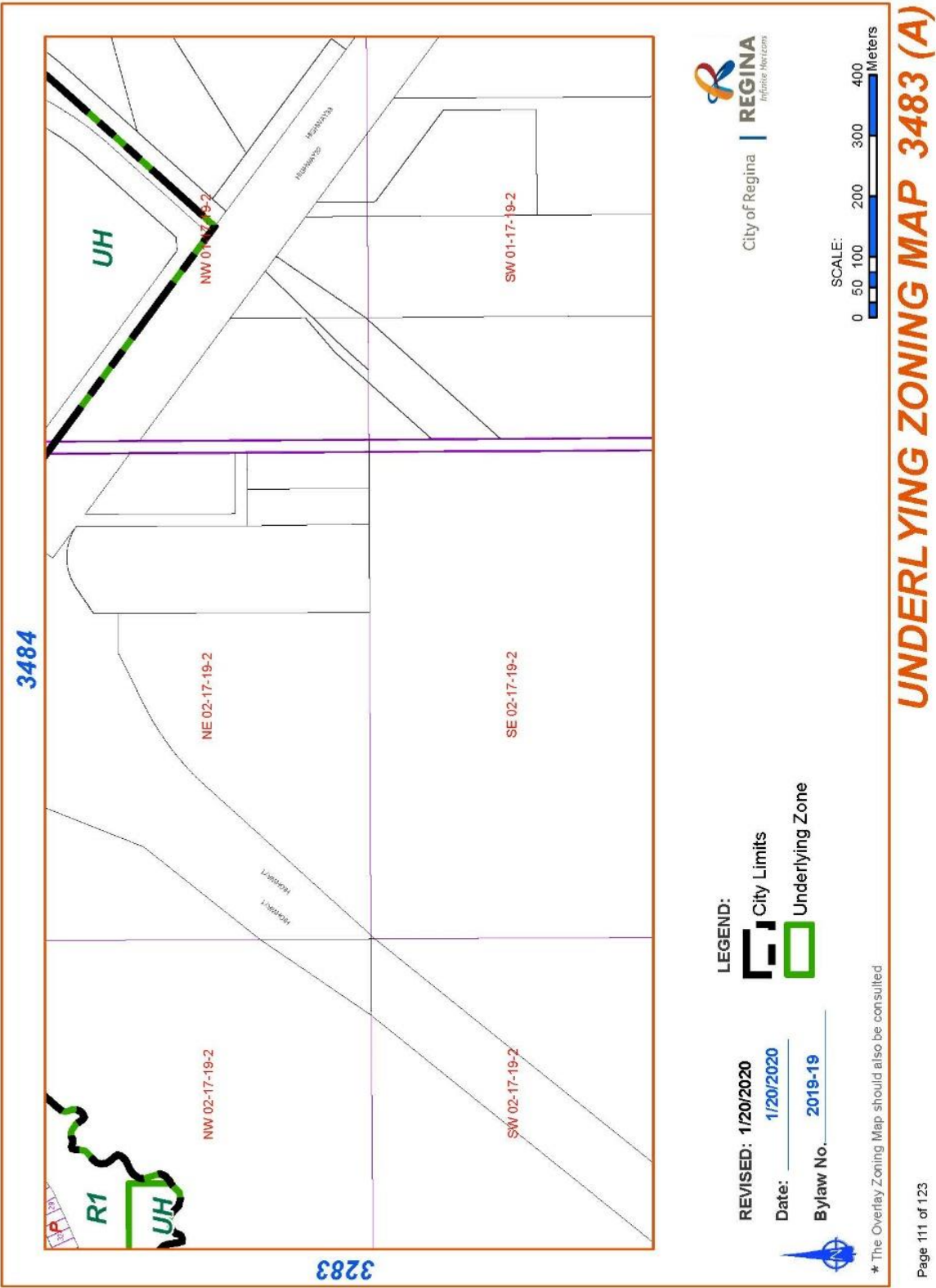
* The Overlay Zoning Map should also be consulted

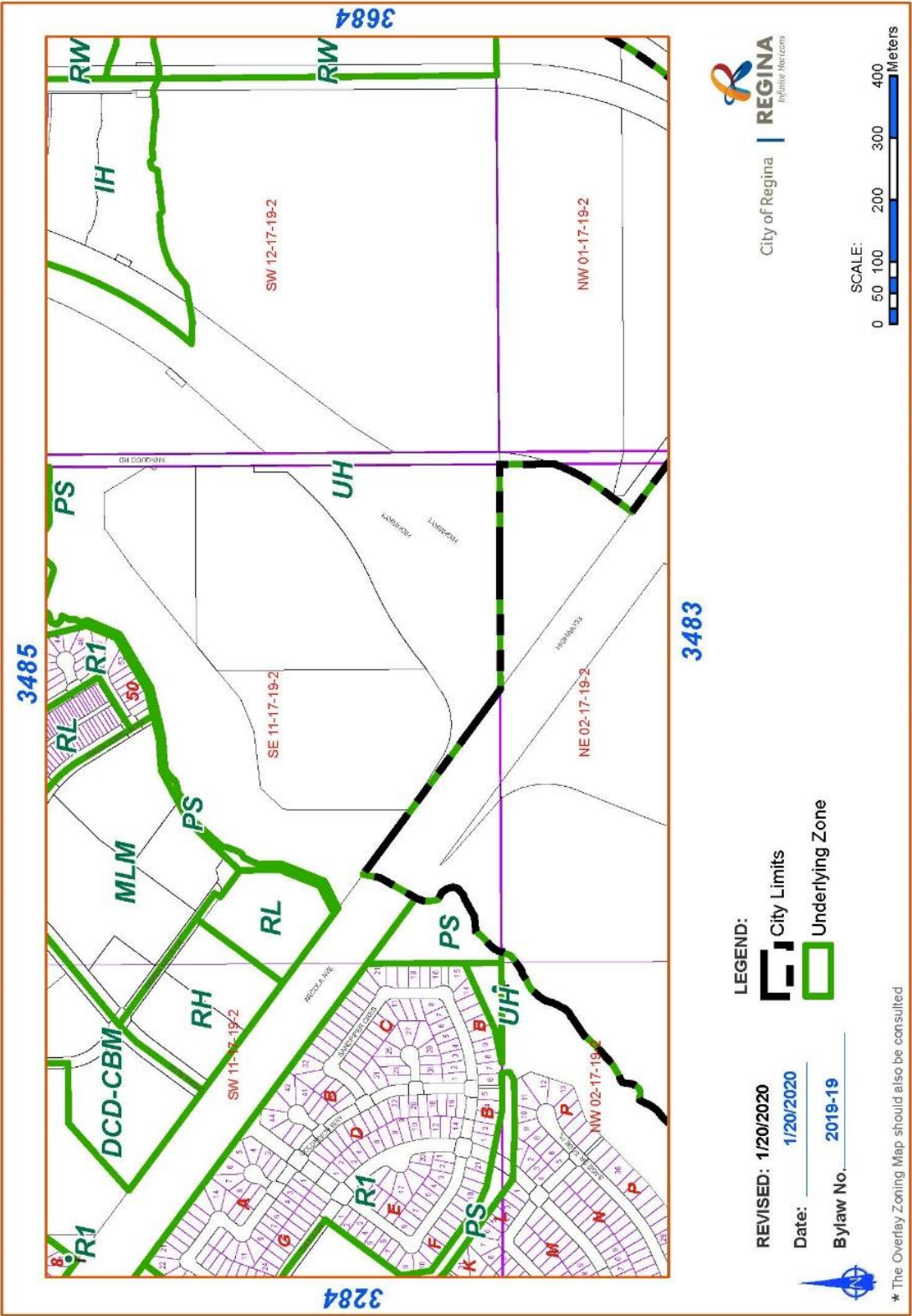


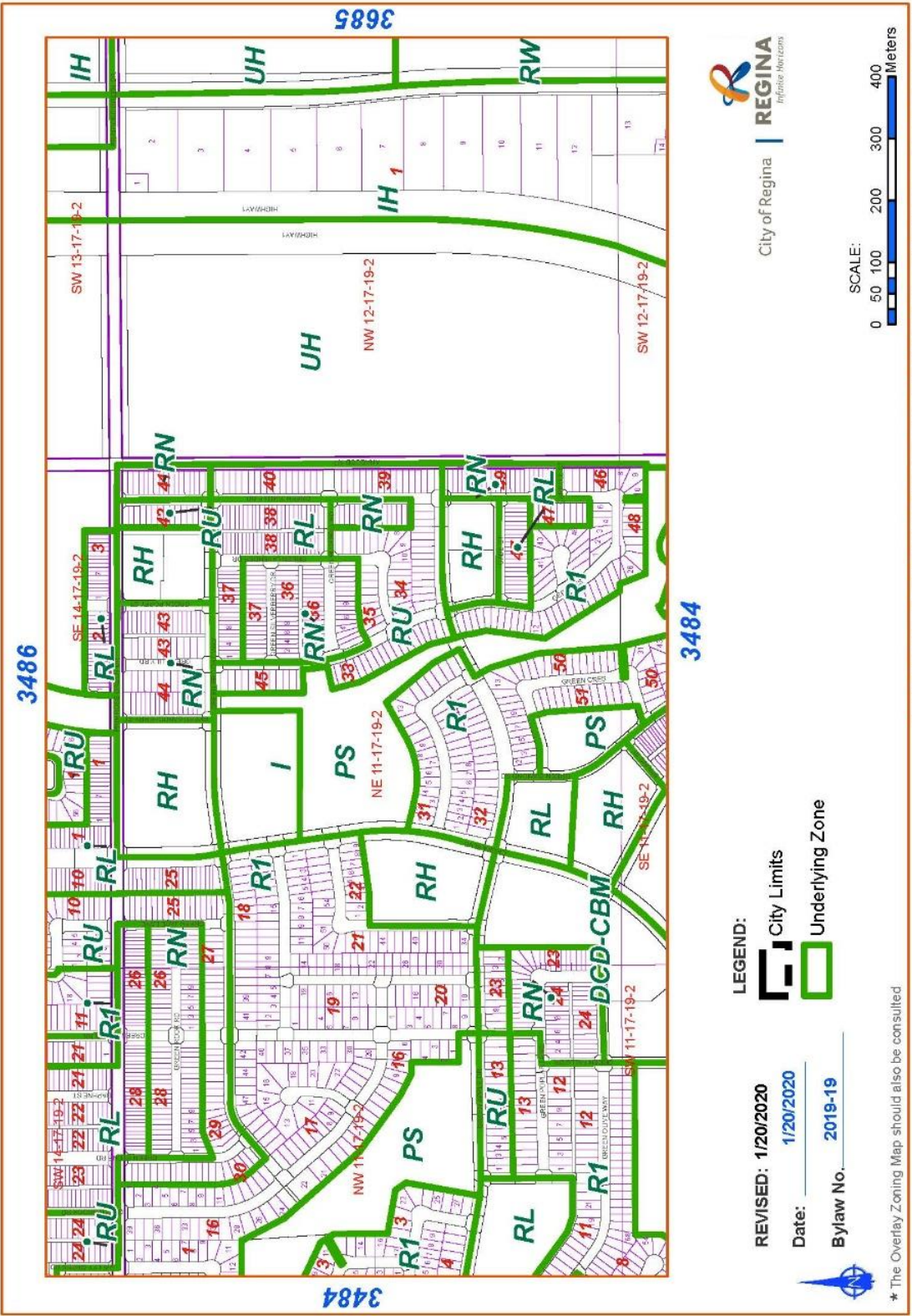


UNDERLYING ZONING MAP 3292 (A)



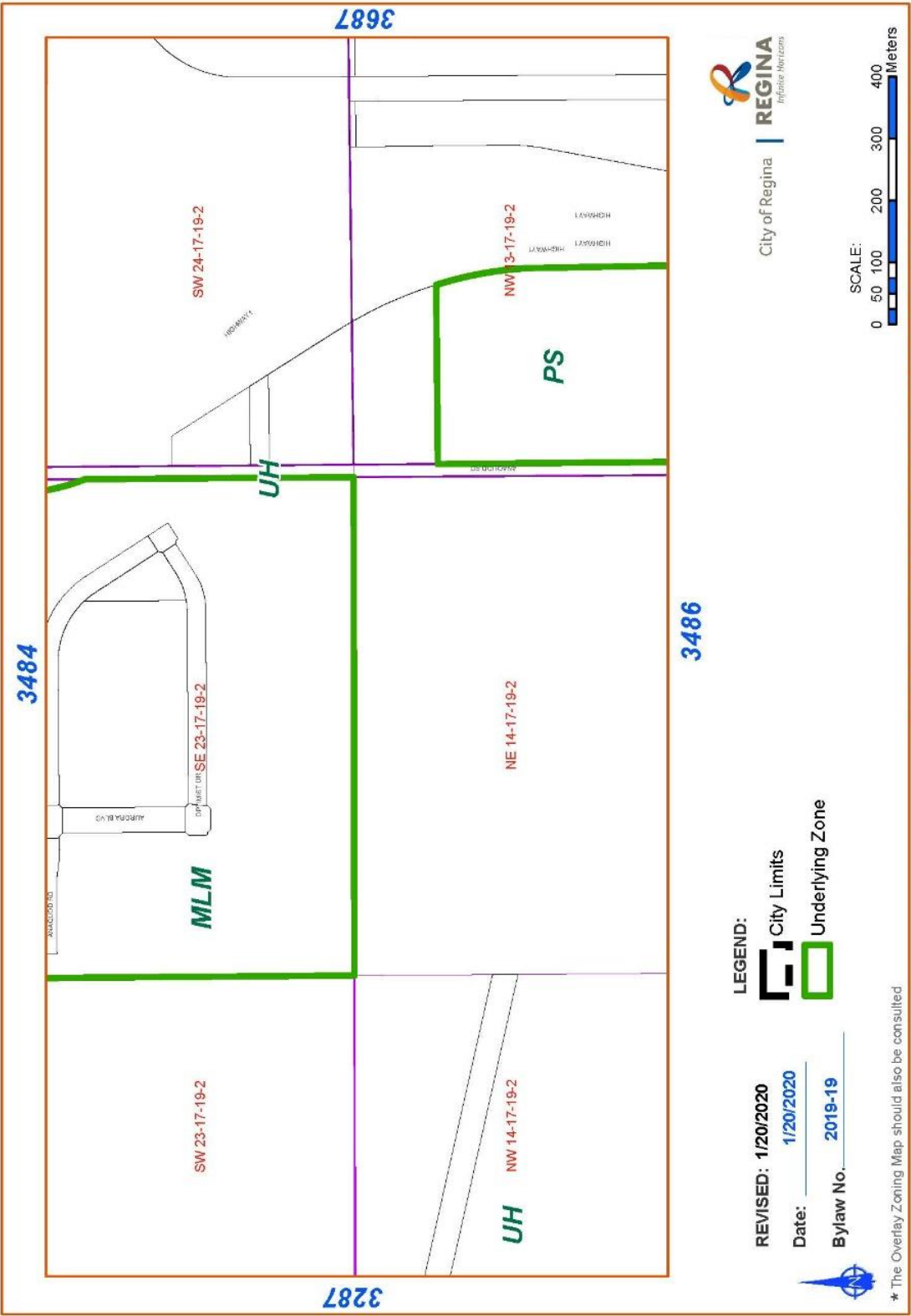


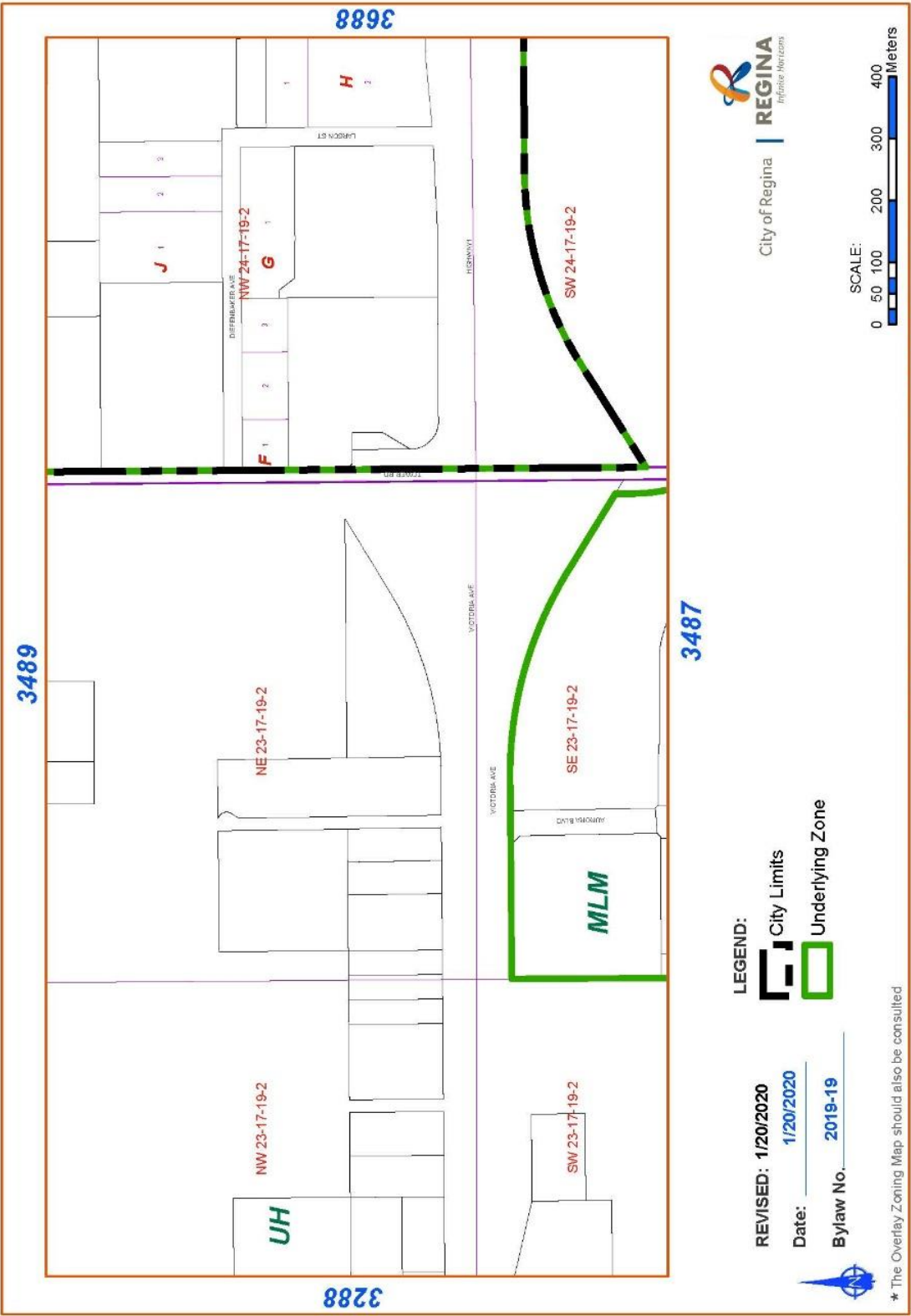




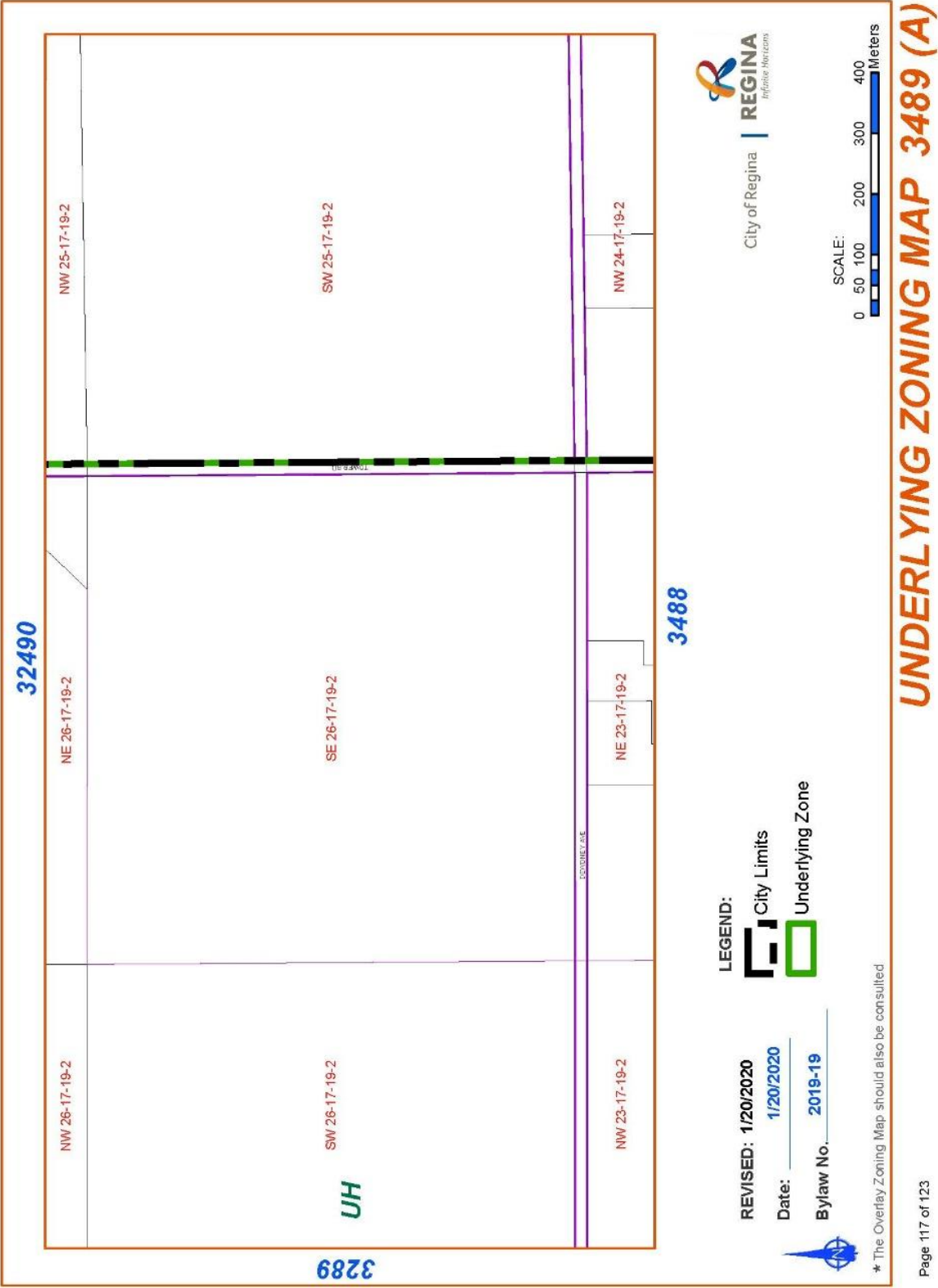
* The Overlay Zoning Map should also be consulted

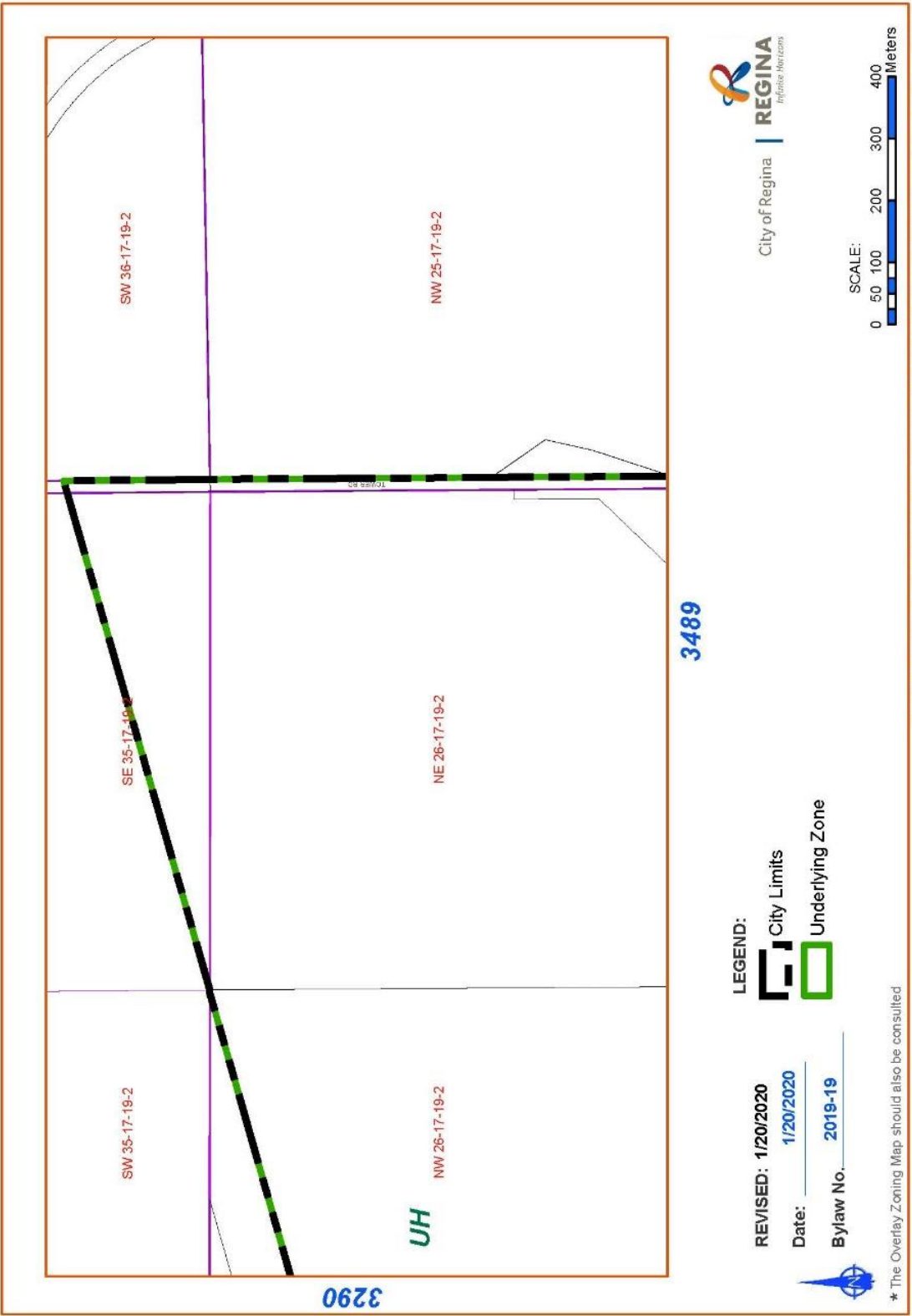




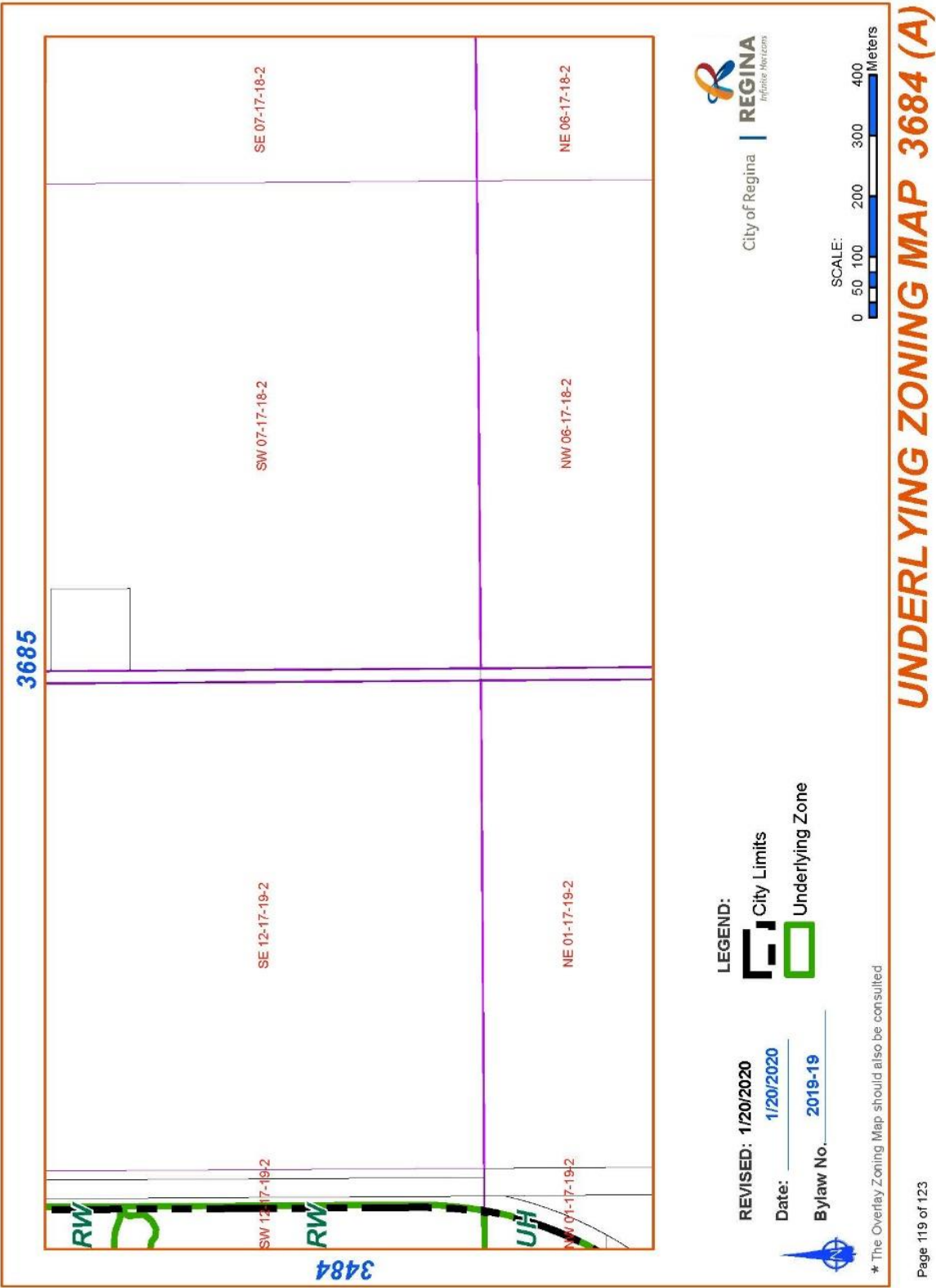


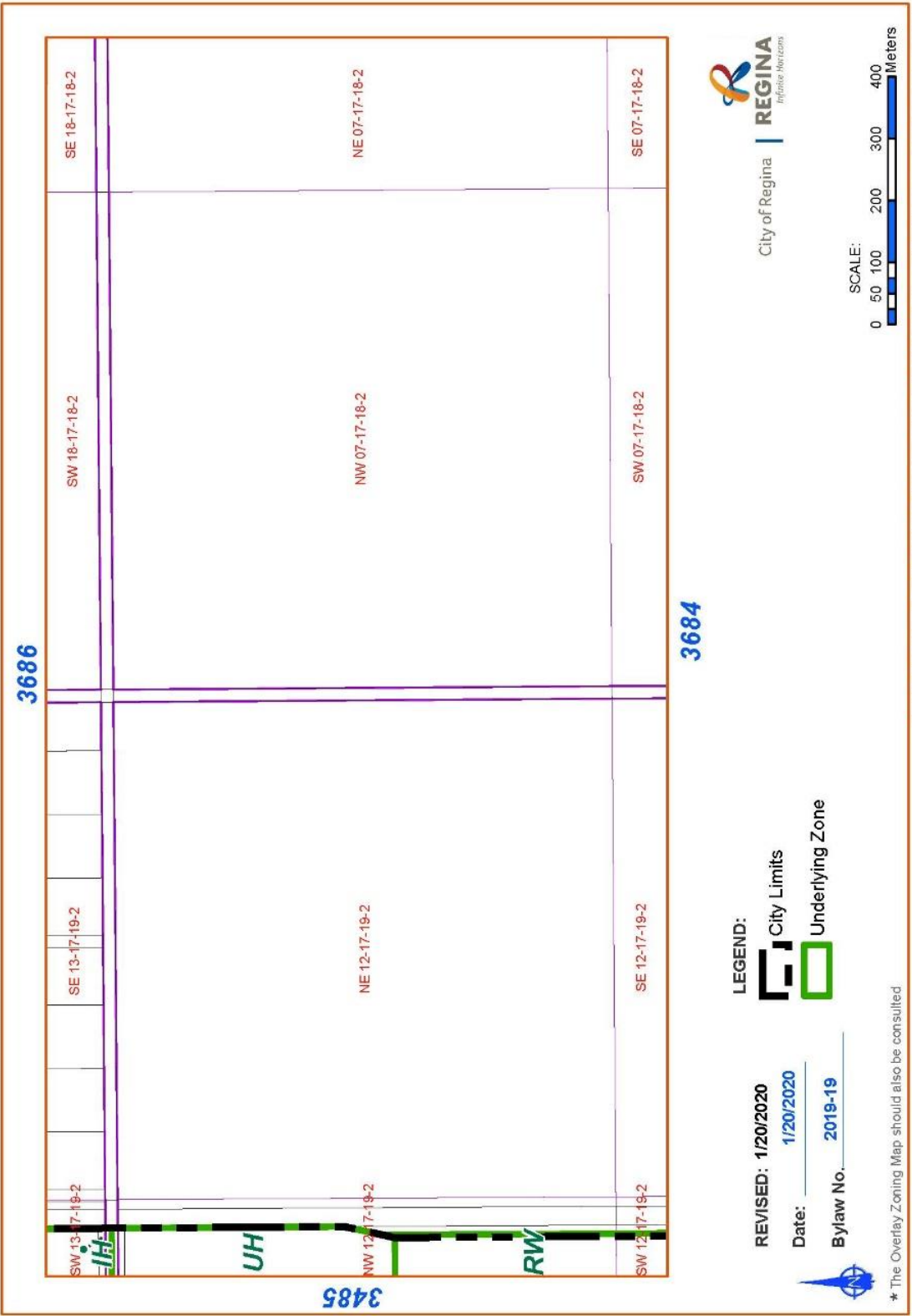
* The Overlay Zoning Map should also be consulted

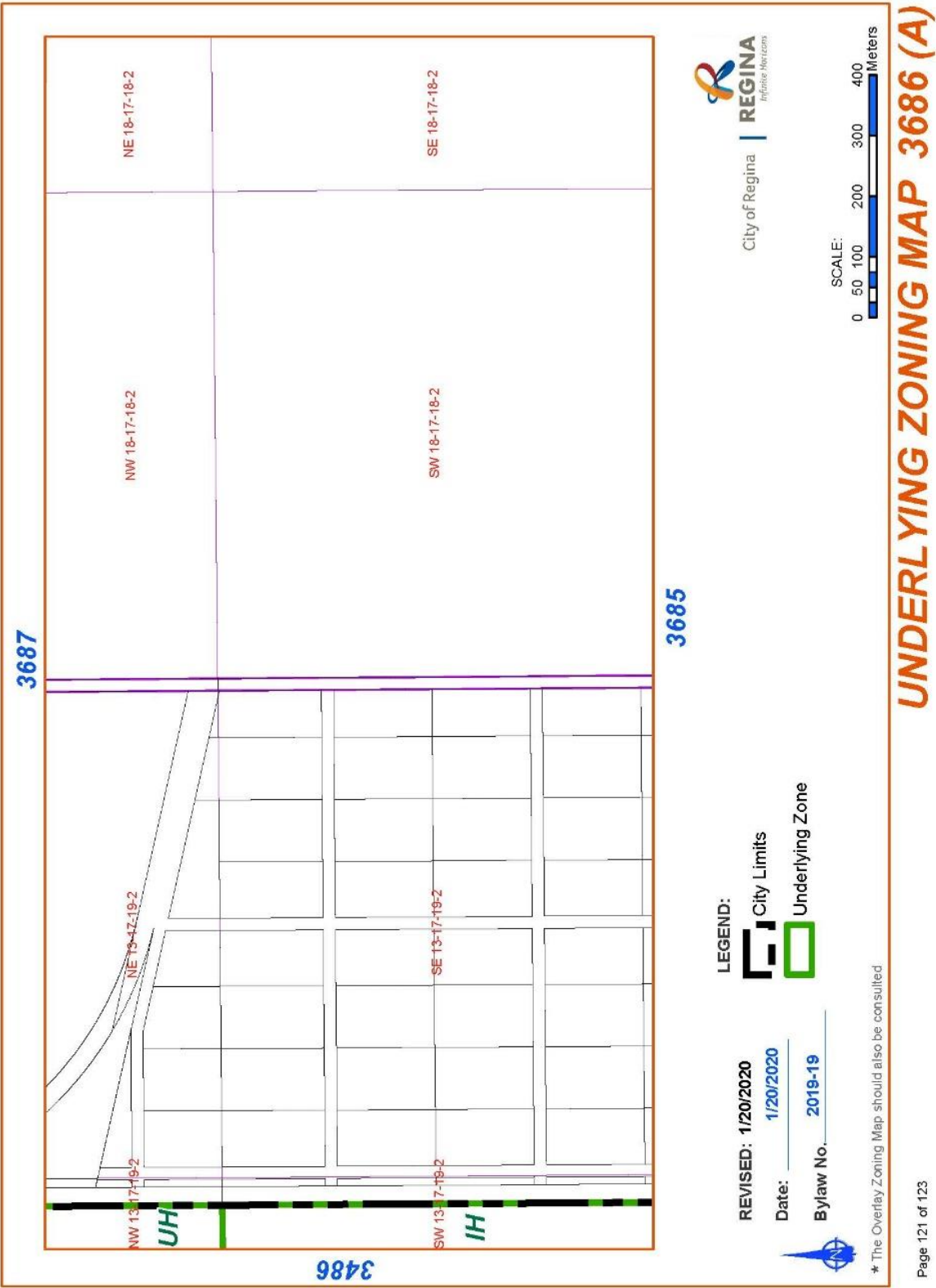


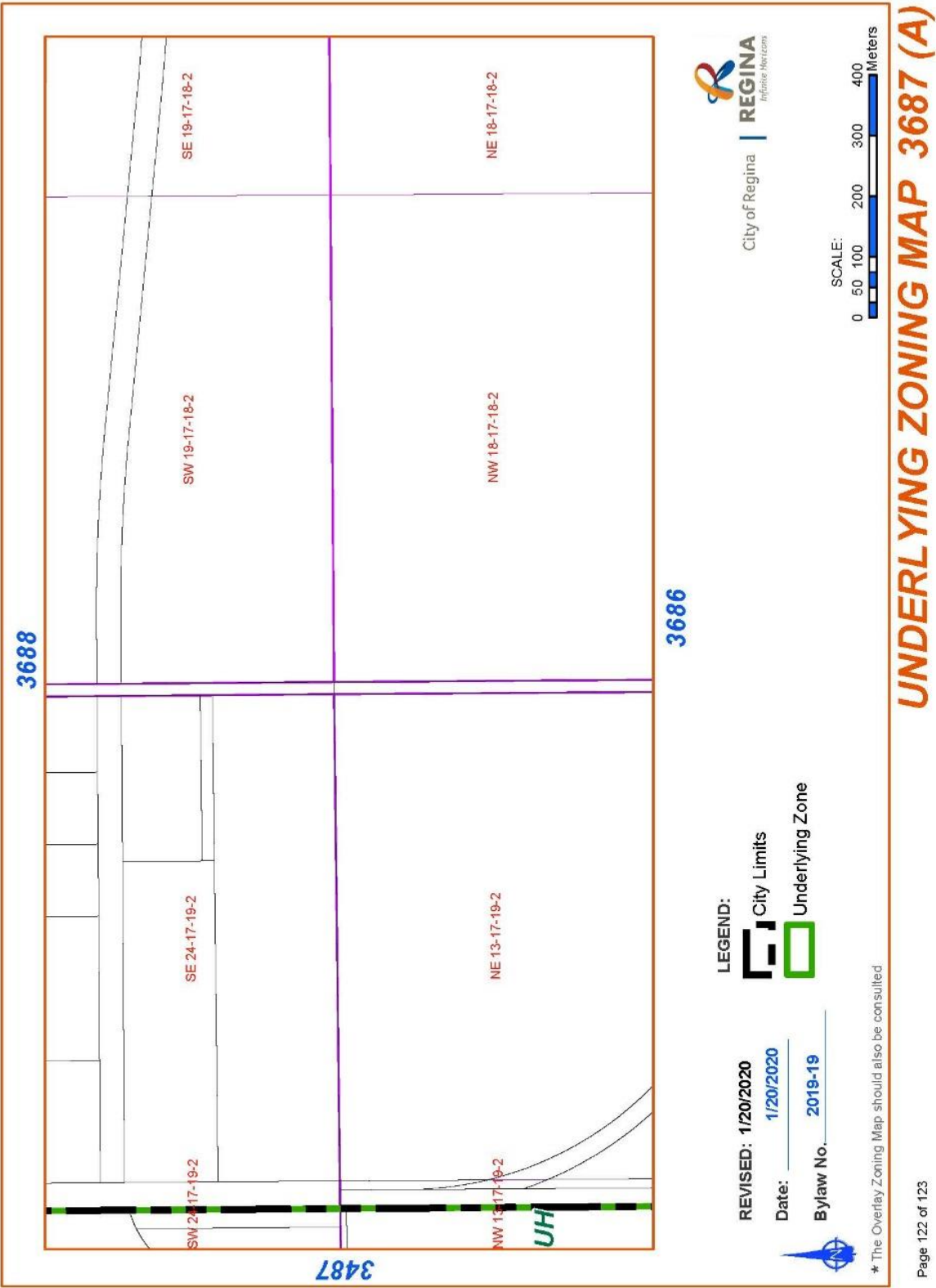


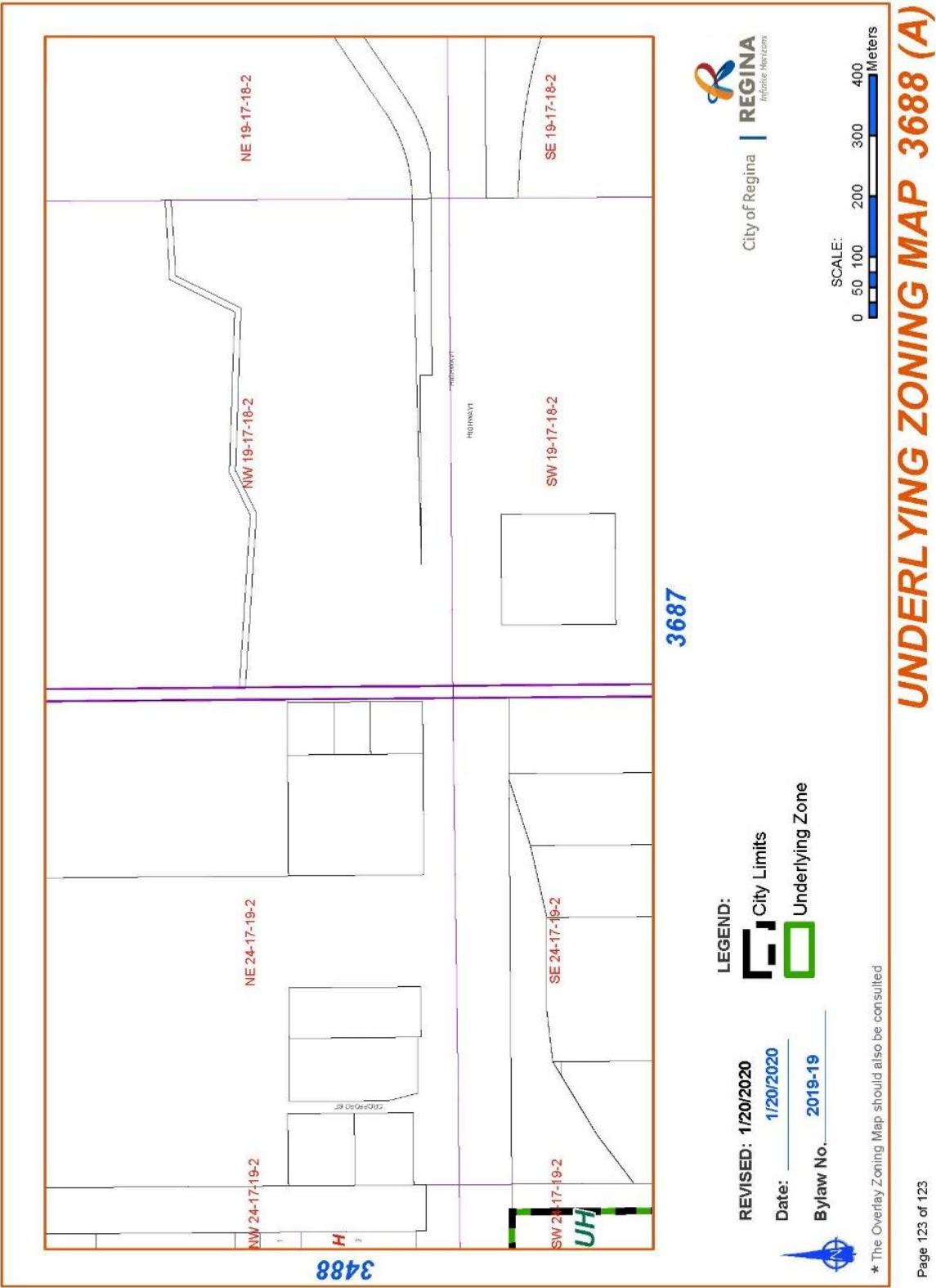
UNDERLYING ZONING MAP 3490 (A)











ABSTRACT

BYLAW NO. 2019-65

THE REGINA ZONING 2019 AMENDMENT BYLAW (No. 3)

PURPOSE:	To identify the flood fringe areas for the 1:500 estimated peak water elevation as an overlay on all applicable zoning maps.
ABSTRACT:	This establishes the flood fringe overlay zone and identifies the flood fringe areas for the 1:500 estimated peak water elevation as an overlay on all applicable zoning maps.
STATUTORY AUTHORITY:	Sections 46, 47 and 49 of <i>The Planning and Development Act</i> .
MINISTER'S APPROVAL:	Required
PUBLIC HEARING:	Required
PUBLIC NOTICE:	Advertised in the Leader Post January 14, 2020, January 18, 2020 and January 22, 2020.
REFERENCE:	City Council, January 29, 2020, CR19-16.
AMENDS/REPEALS:	Amends Bylaw 2019-19
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning and Development Services