

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- 3 Chapter 9 – Maps is repealed and the attached Chapter 9 – Maps substituted.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.

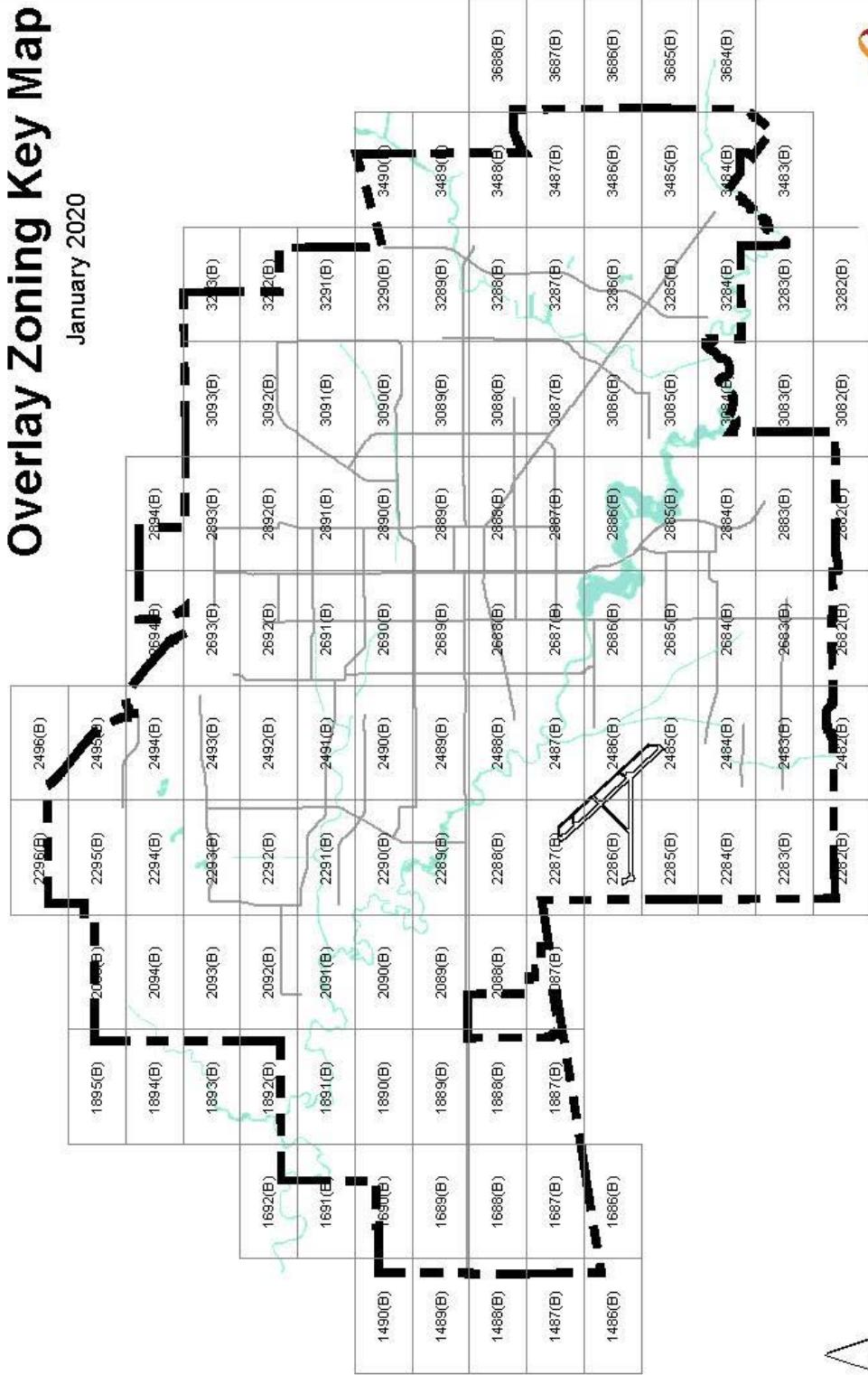
9 ZONING MAPS

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 Key Map

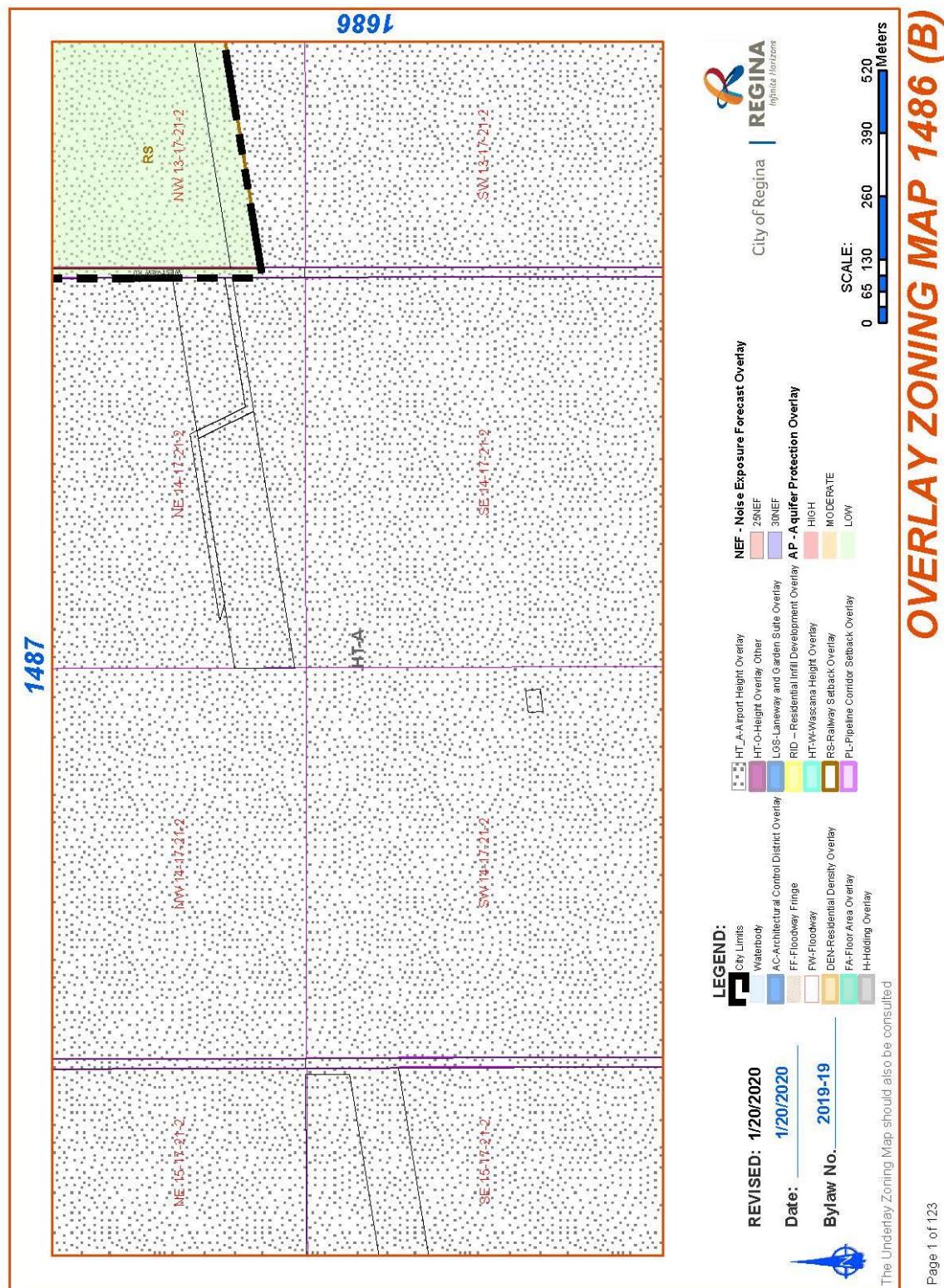
January 2020

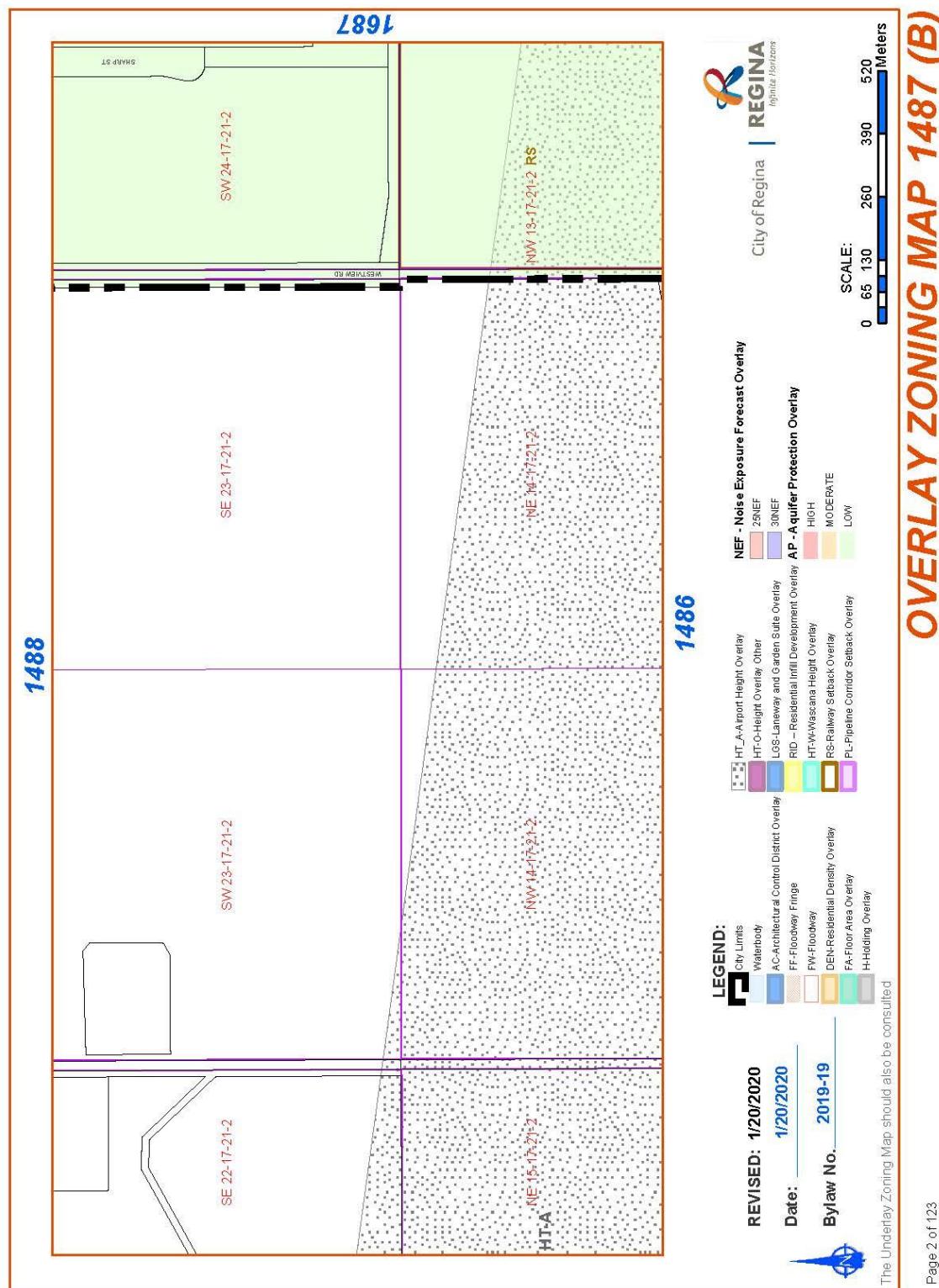


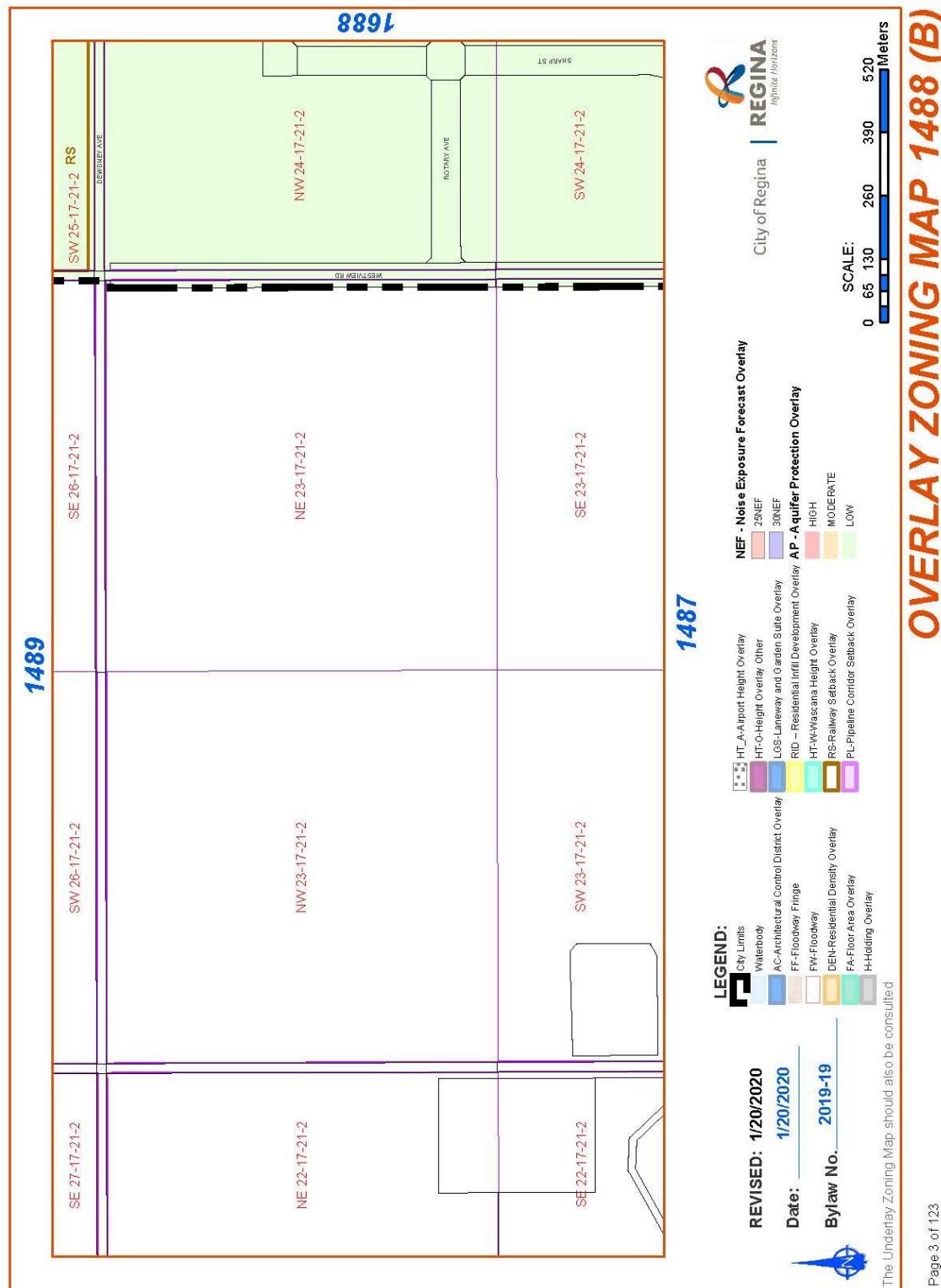
The Underlay Zoning Map should be also be consulted

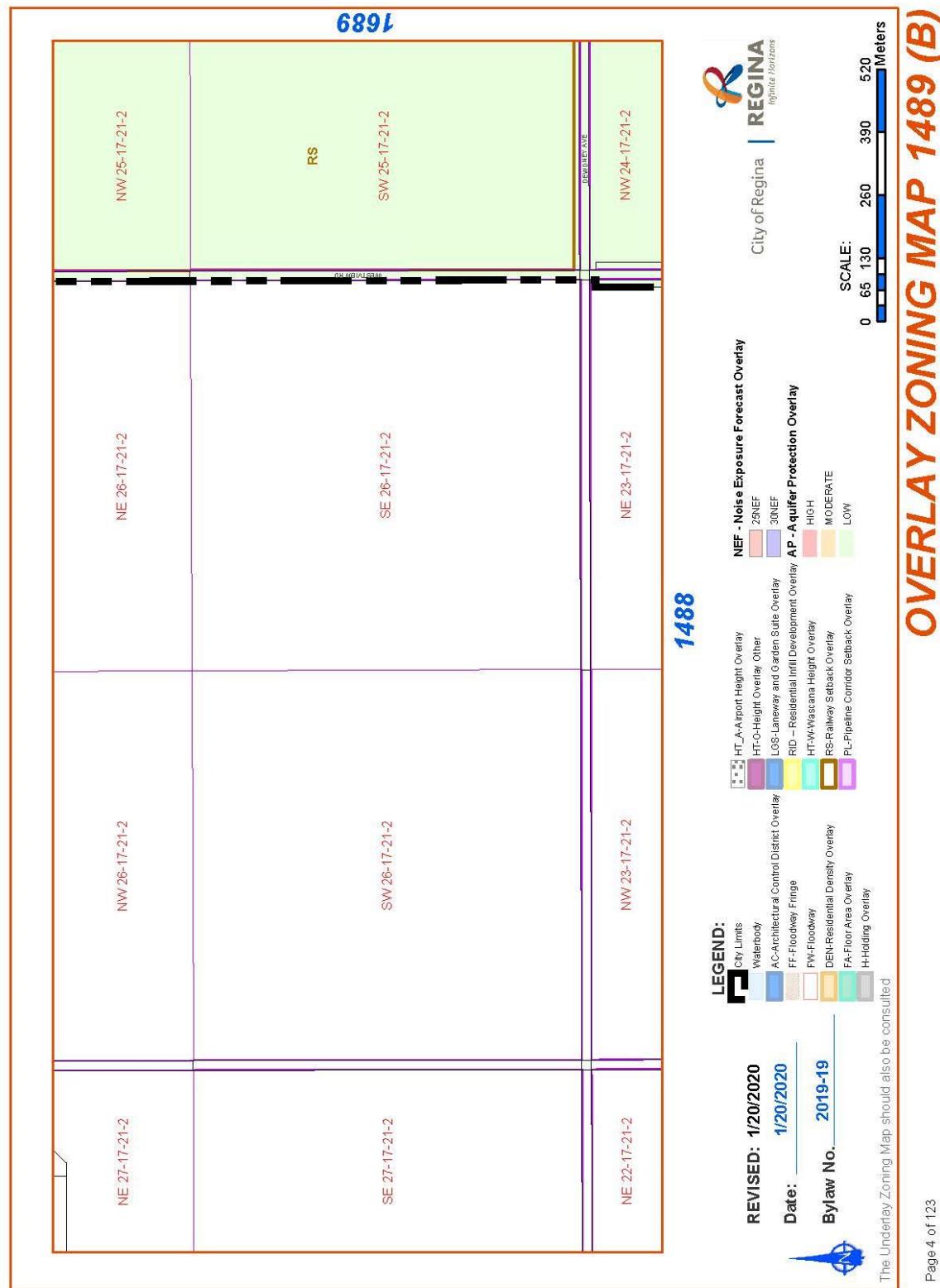


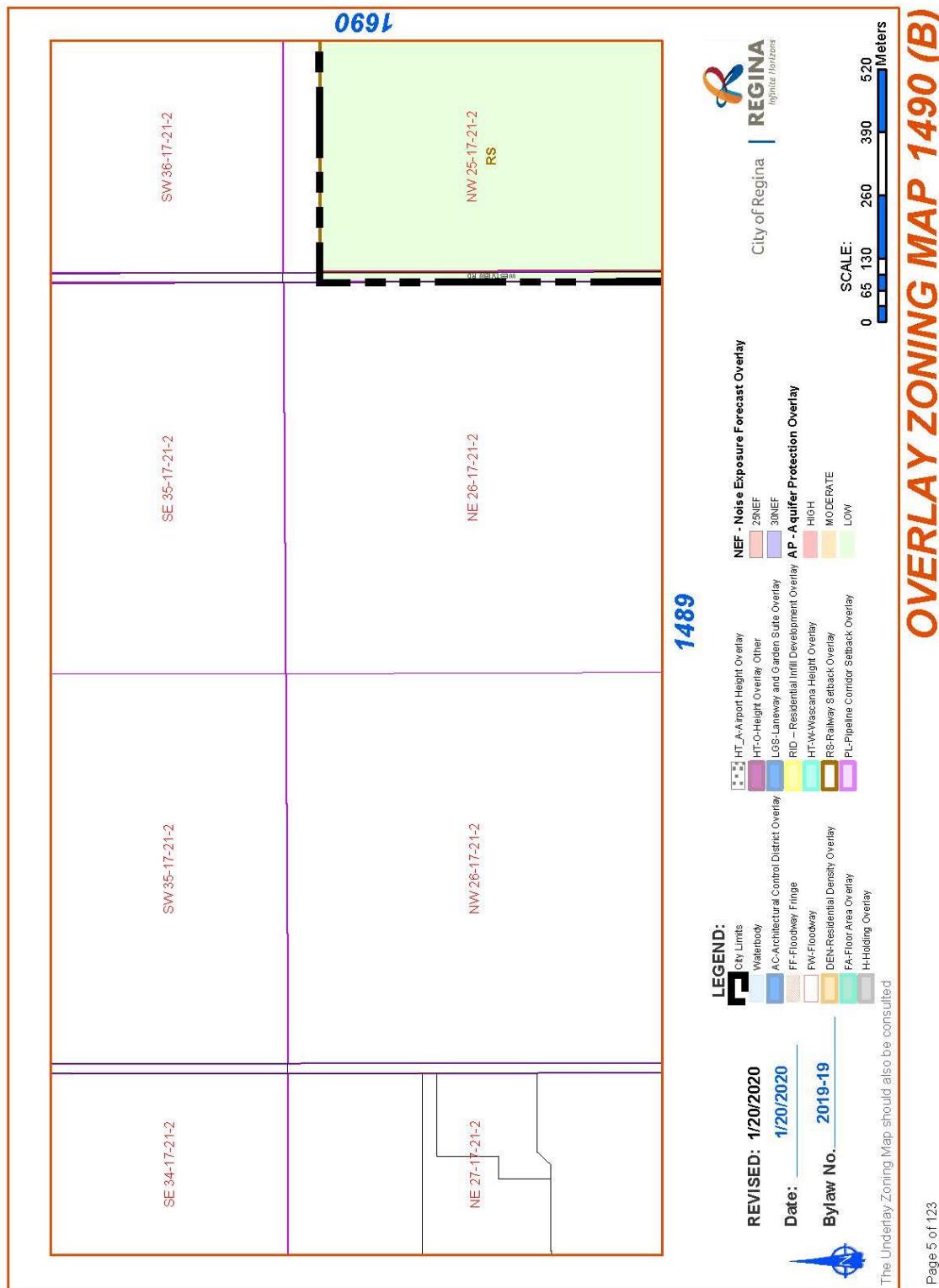
City of Regina

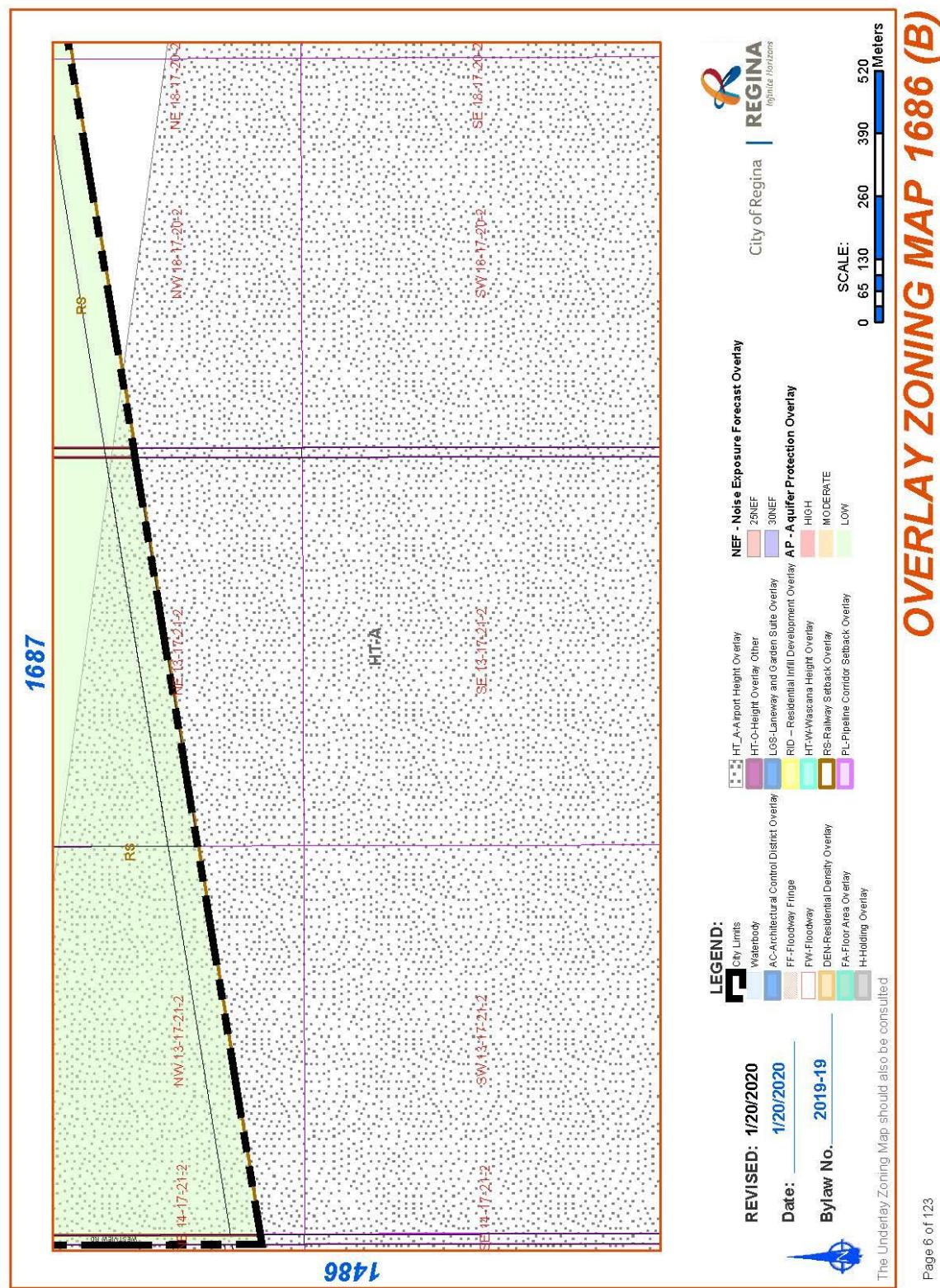


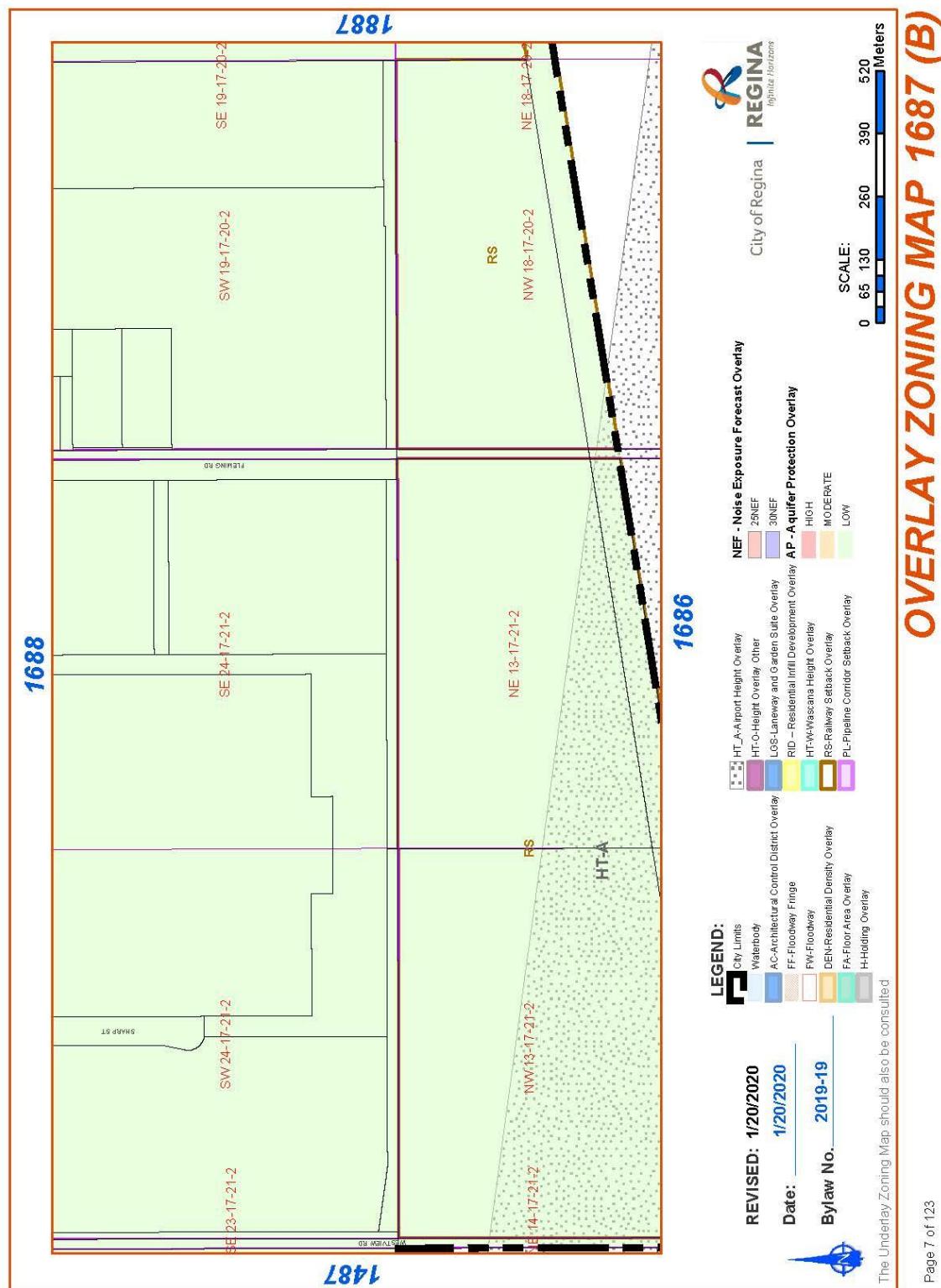


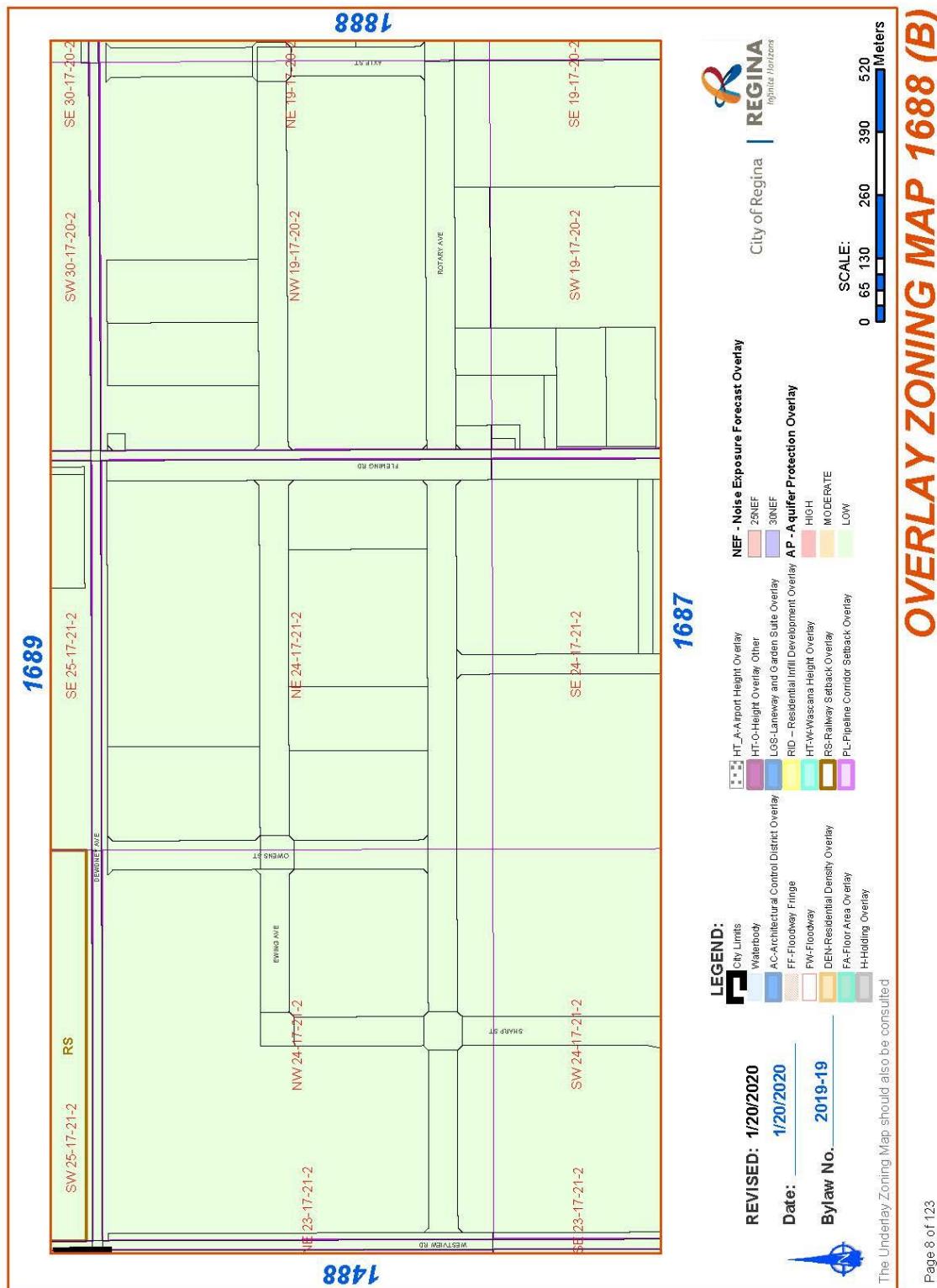


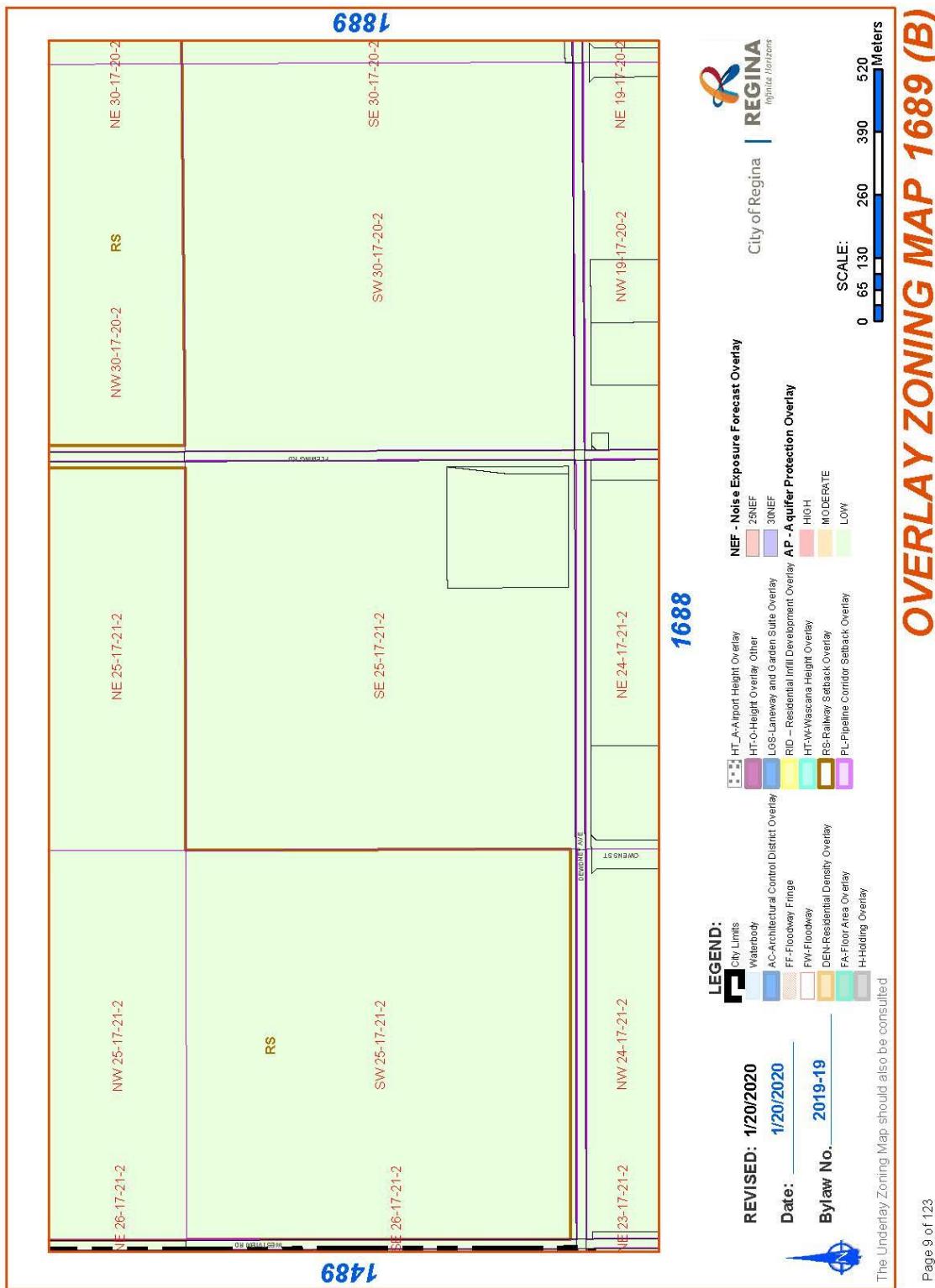


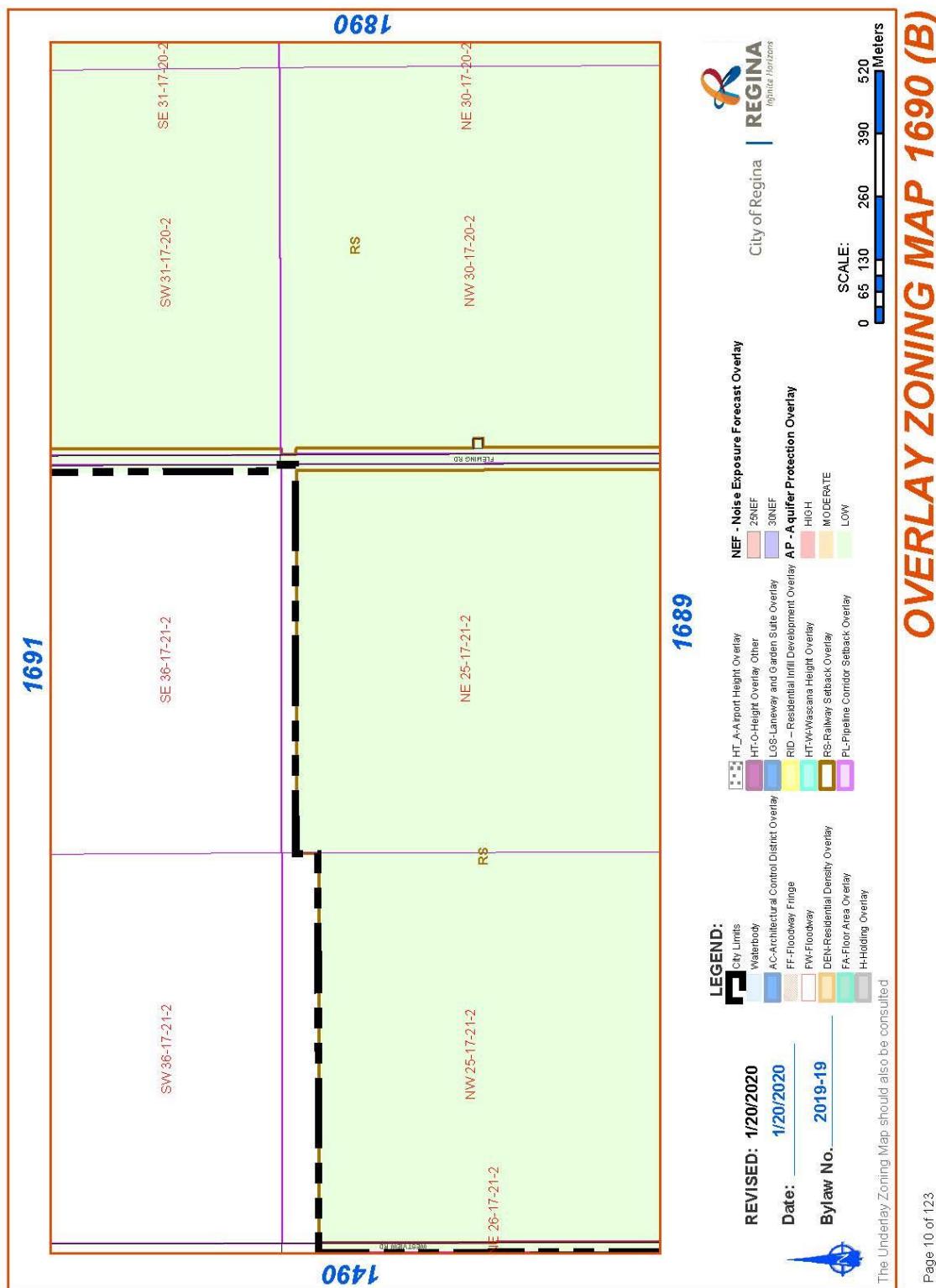


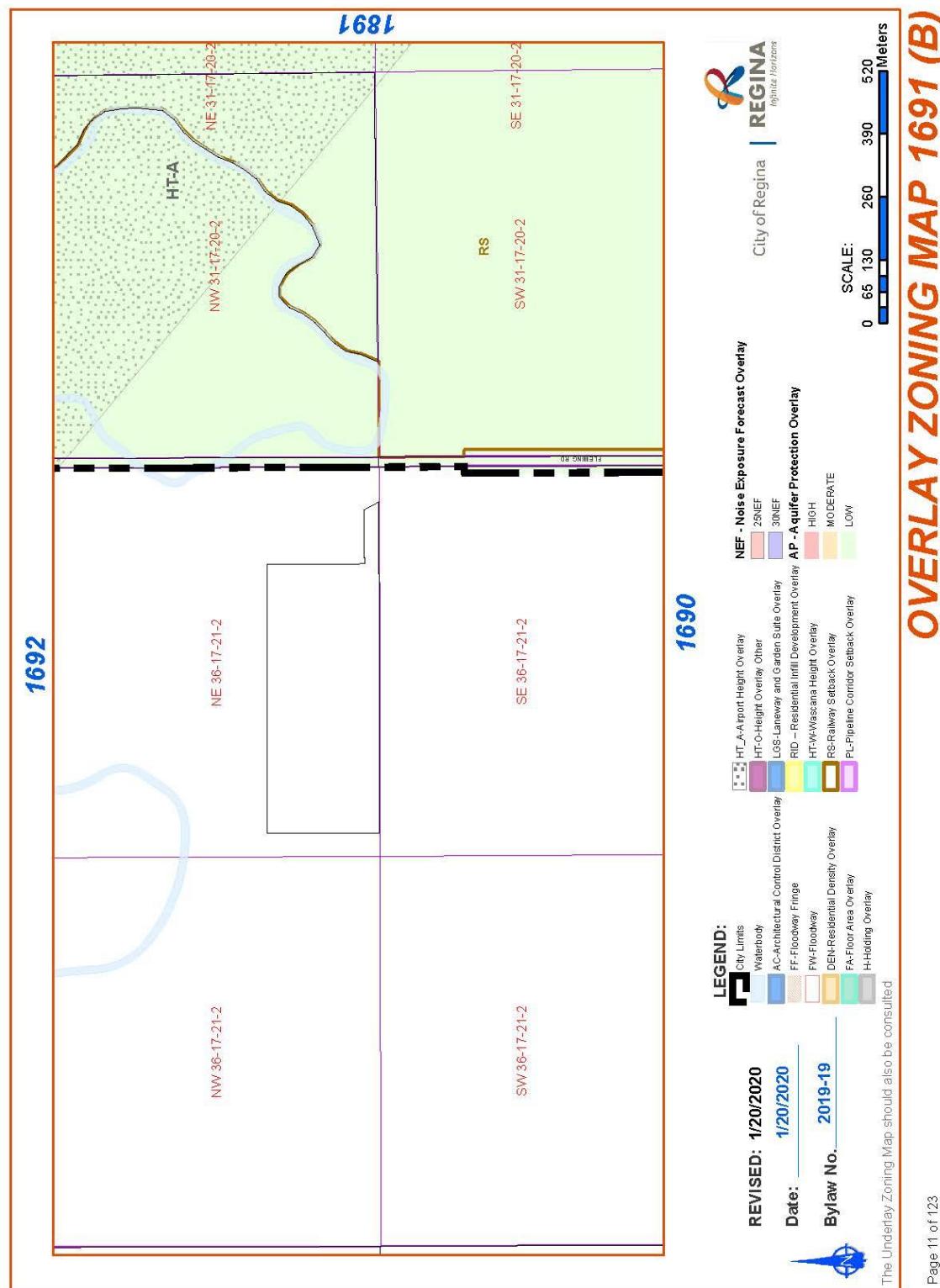


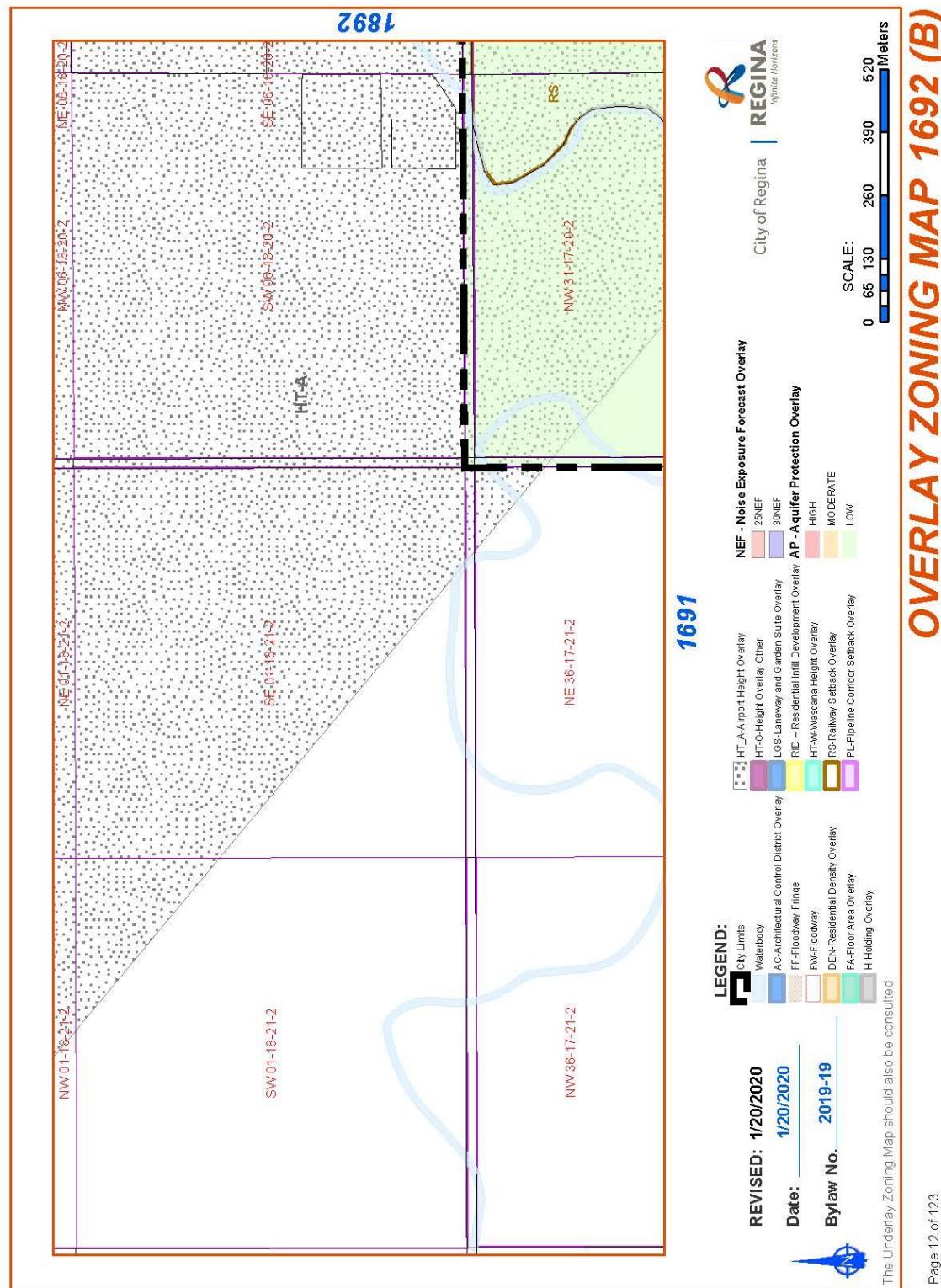


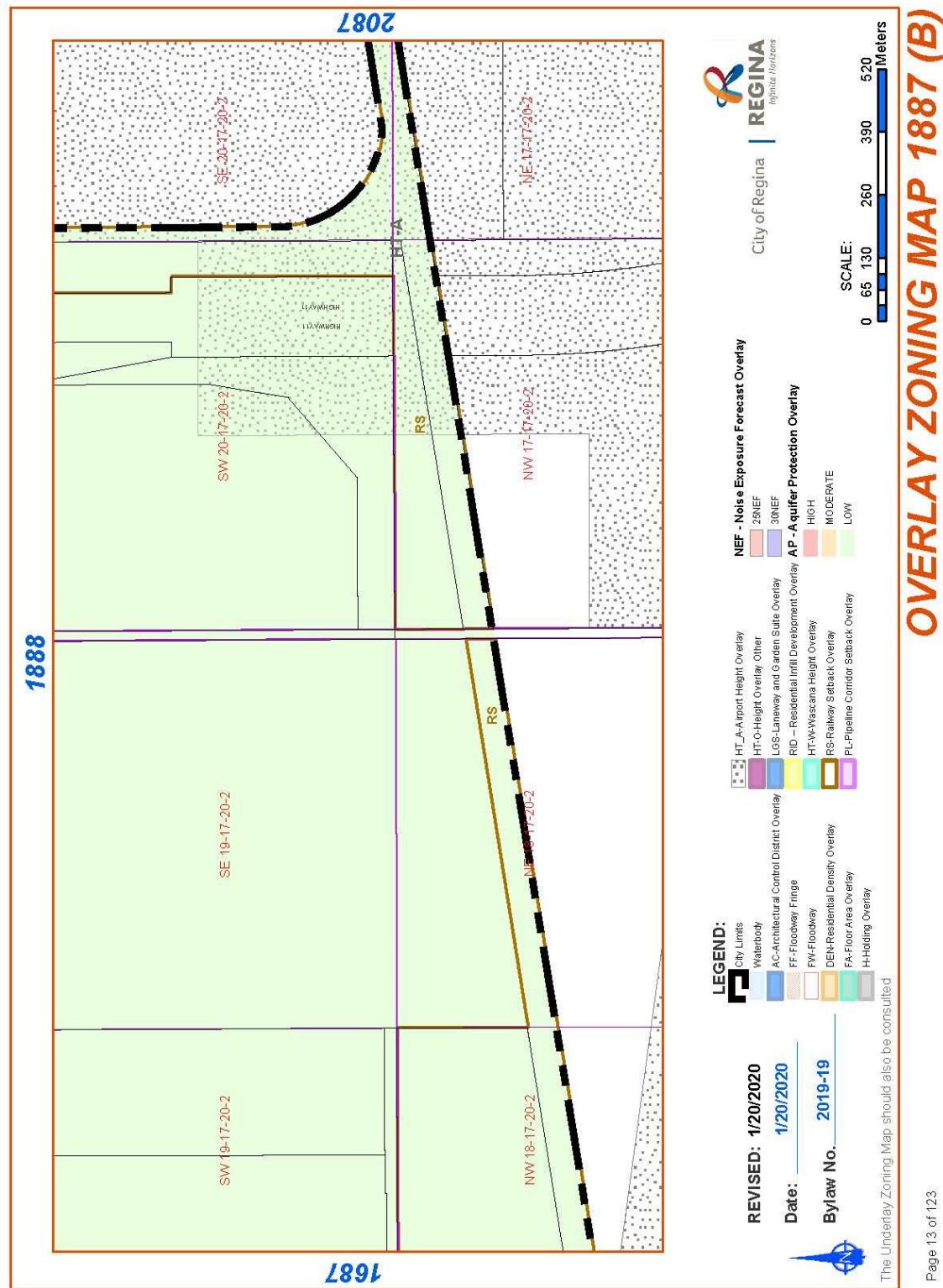


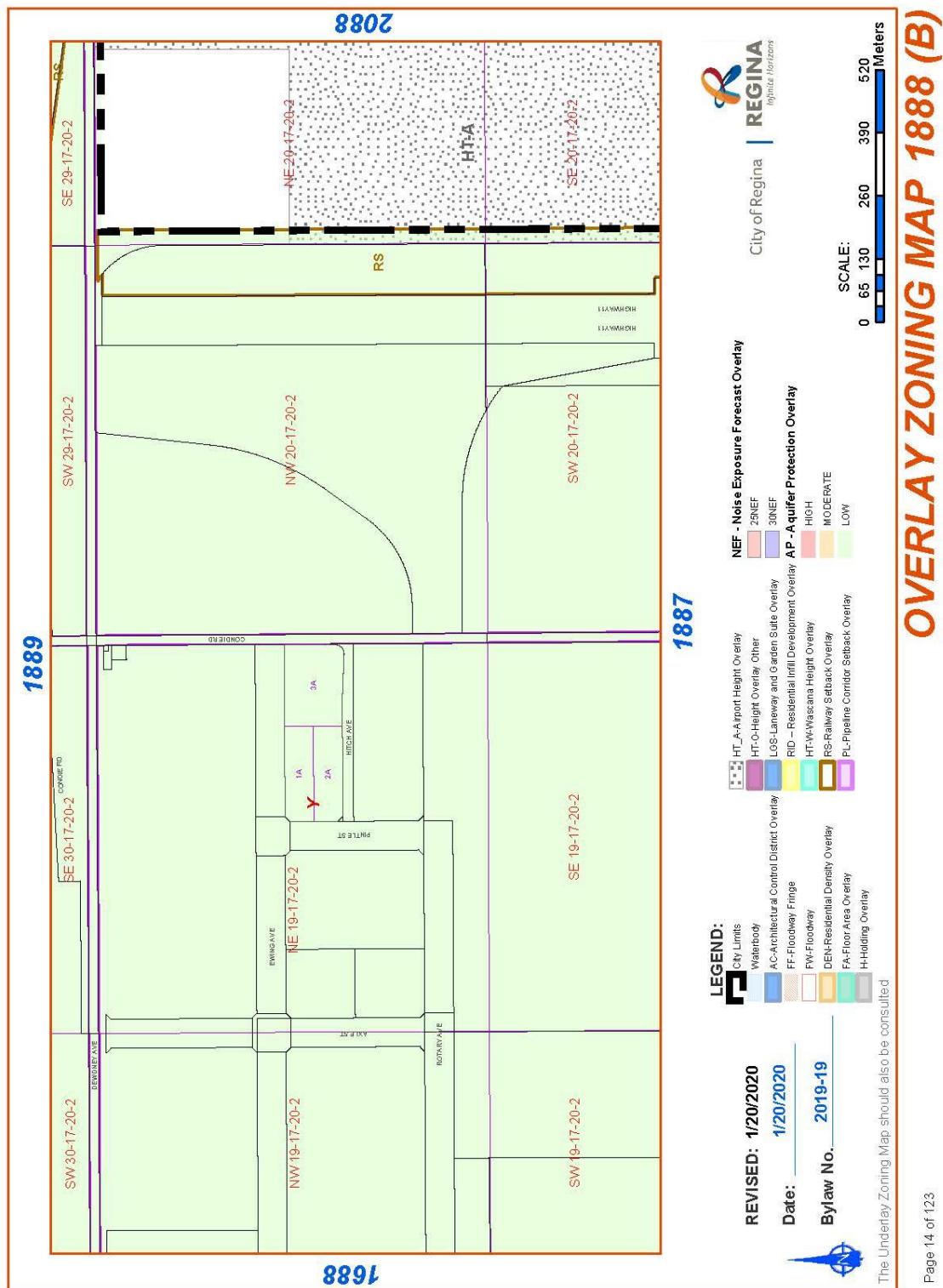




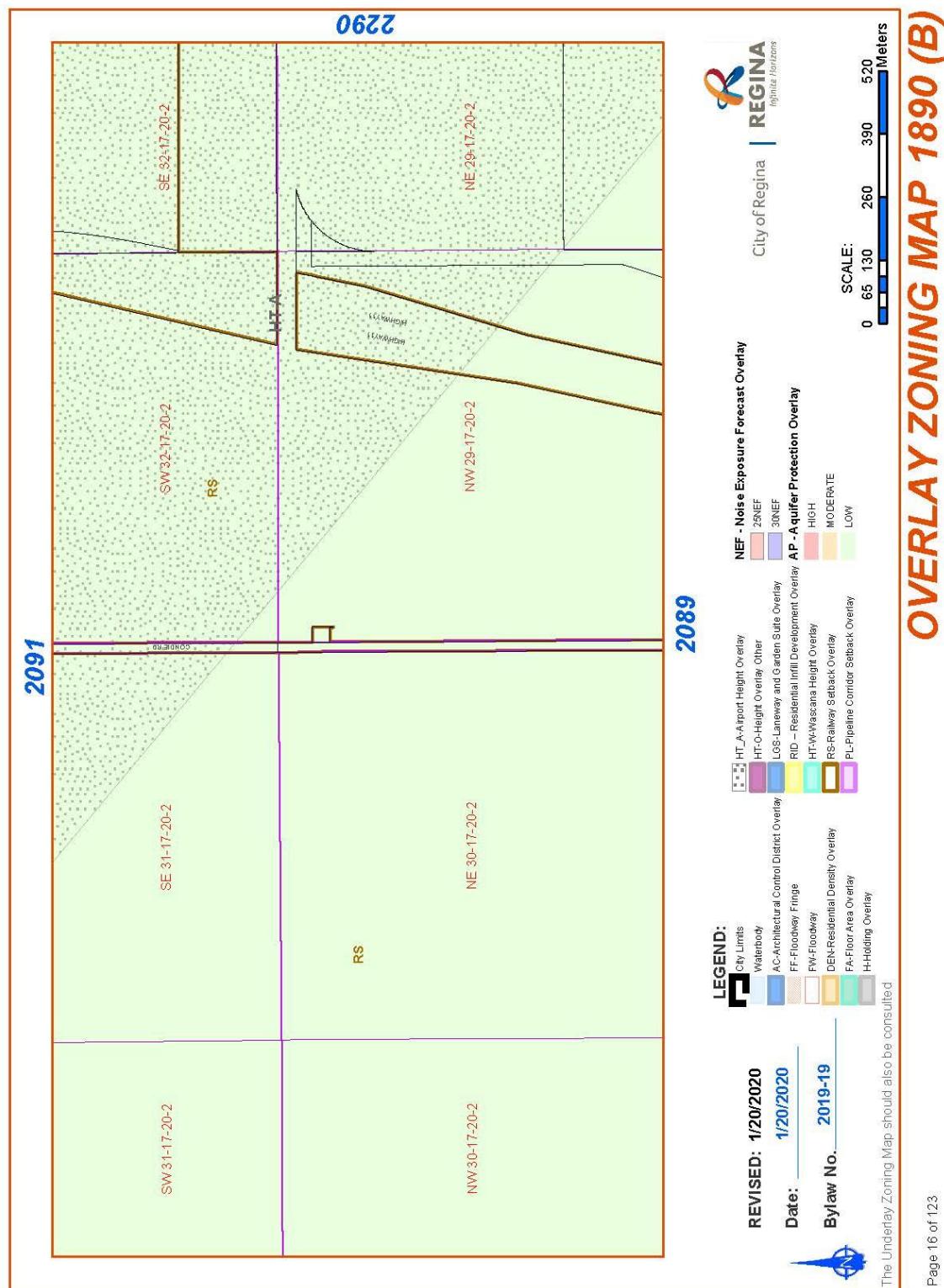


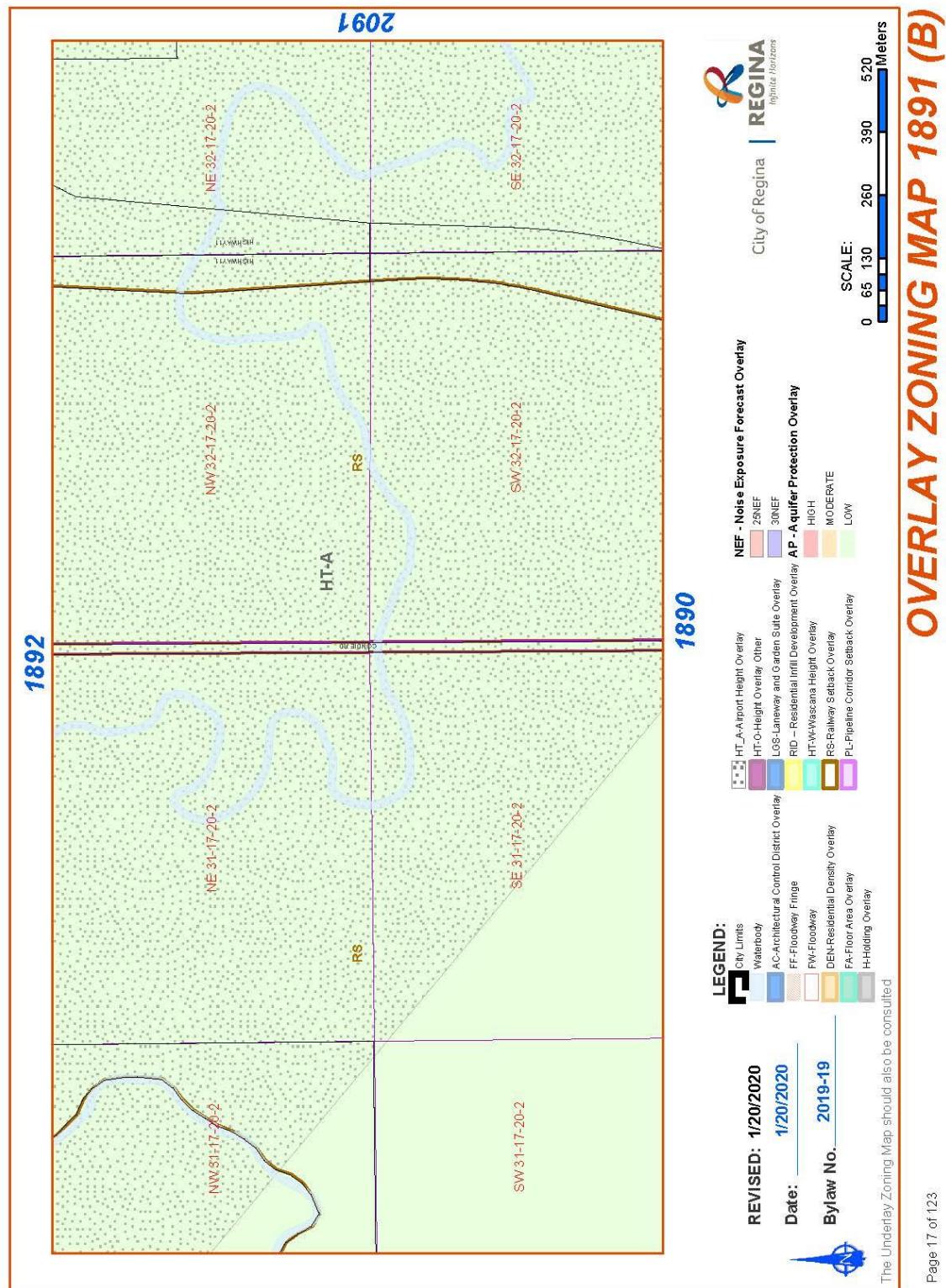


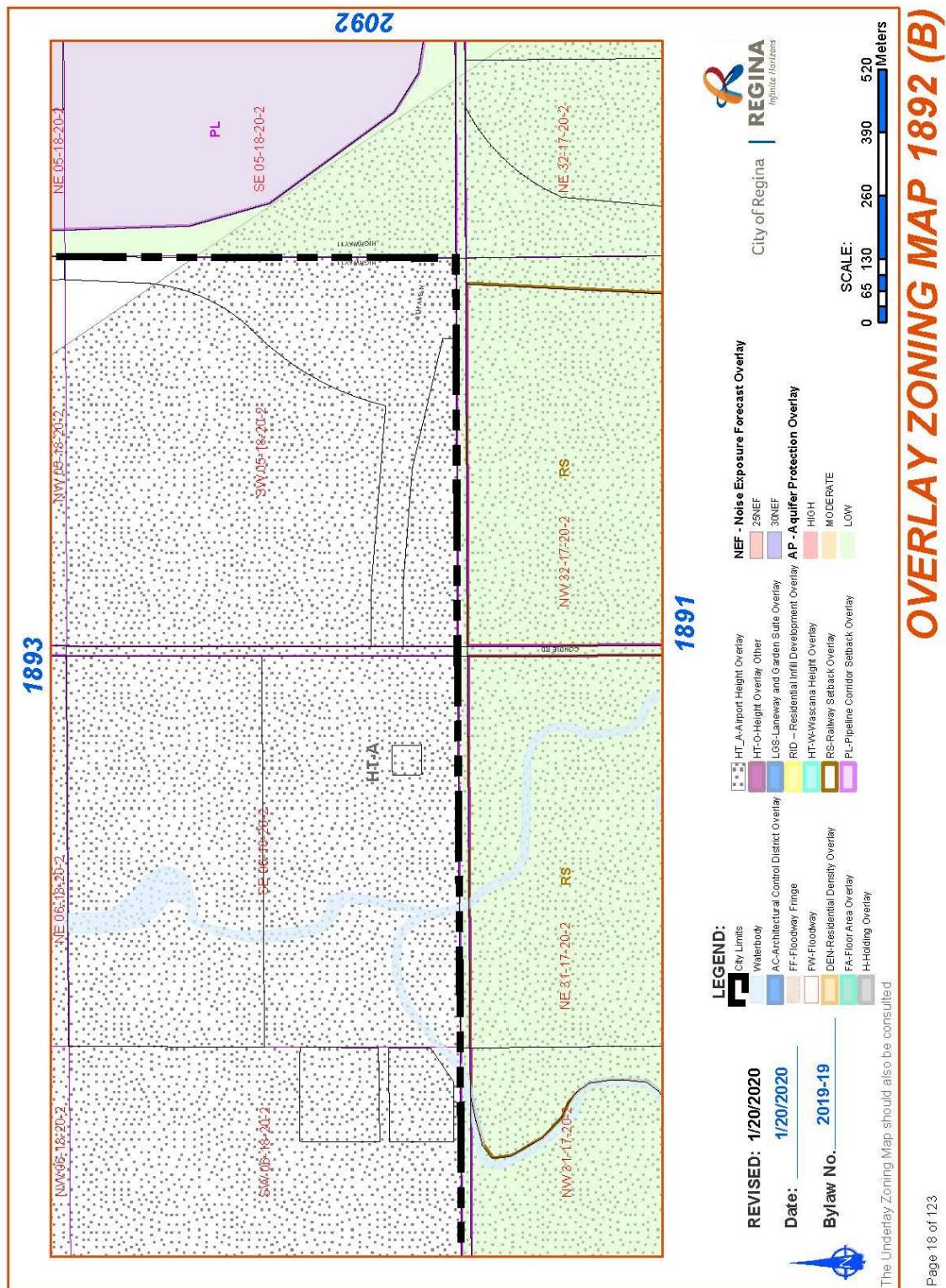


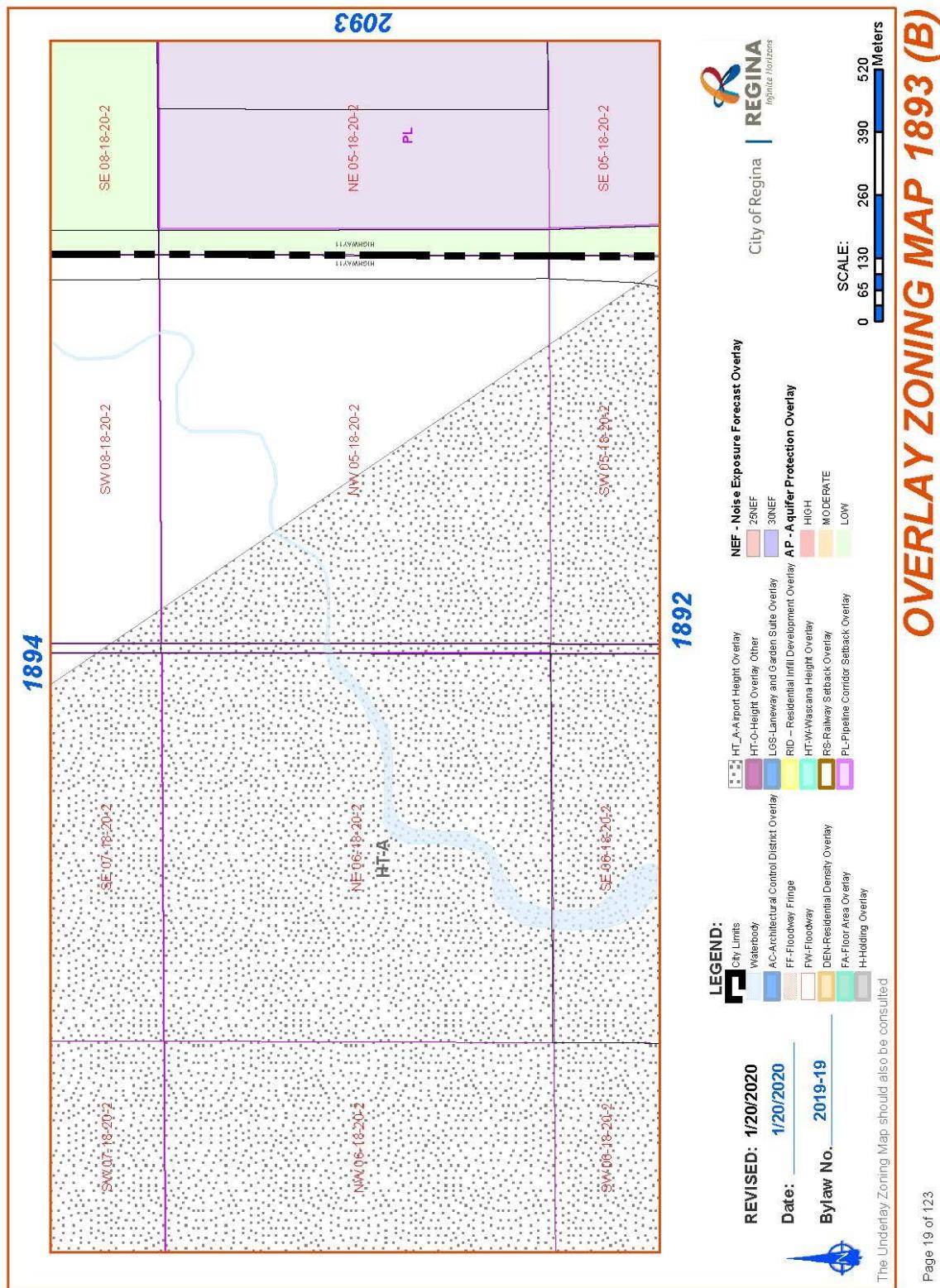


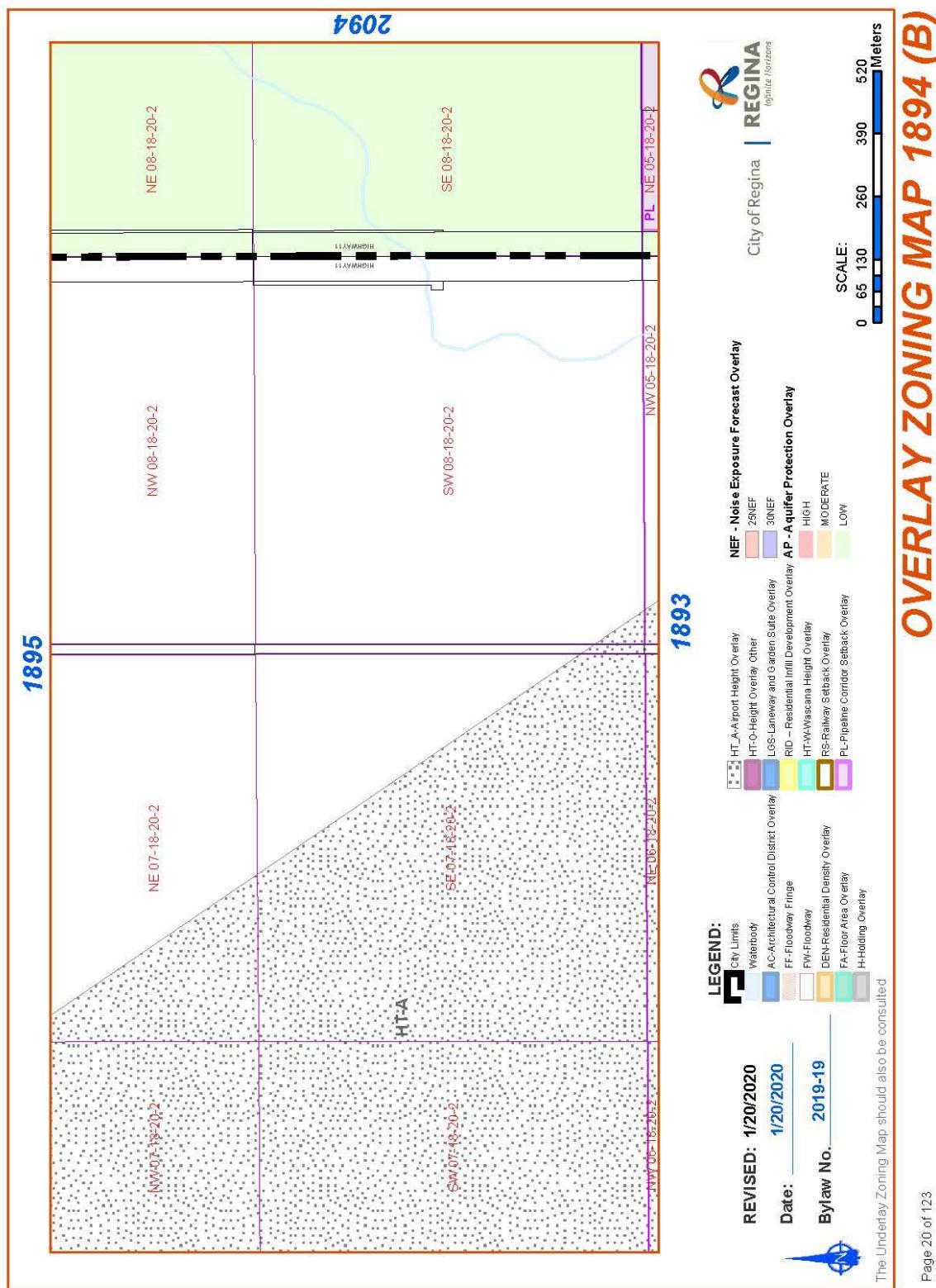


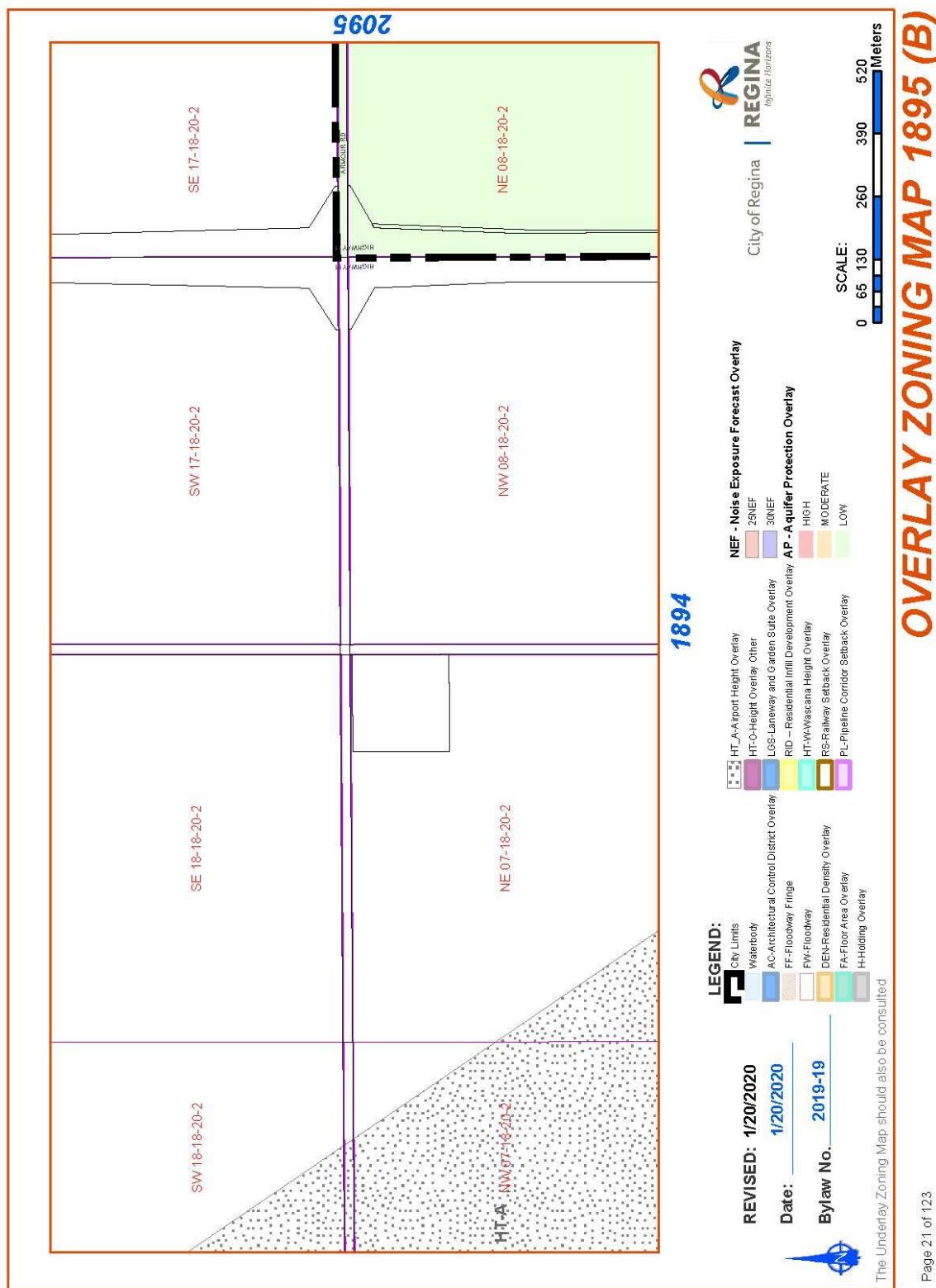


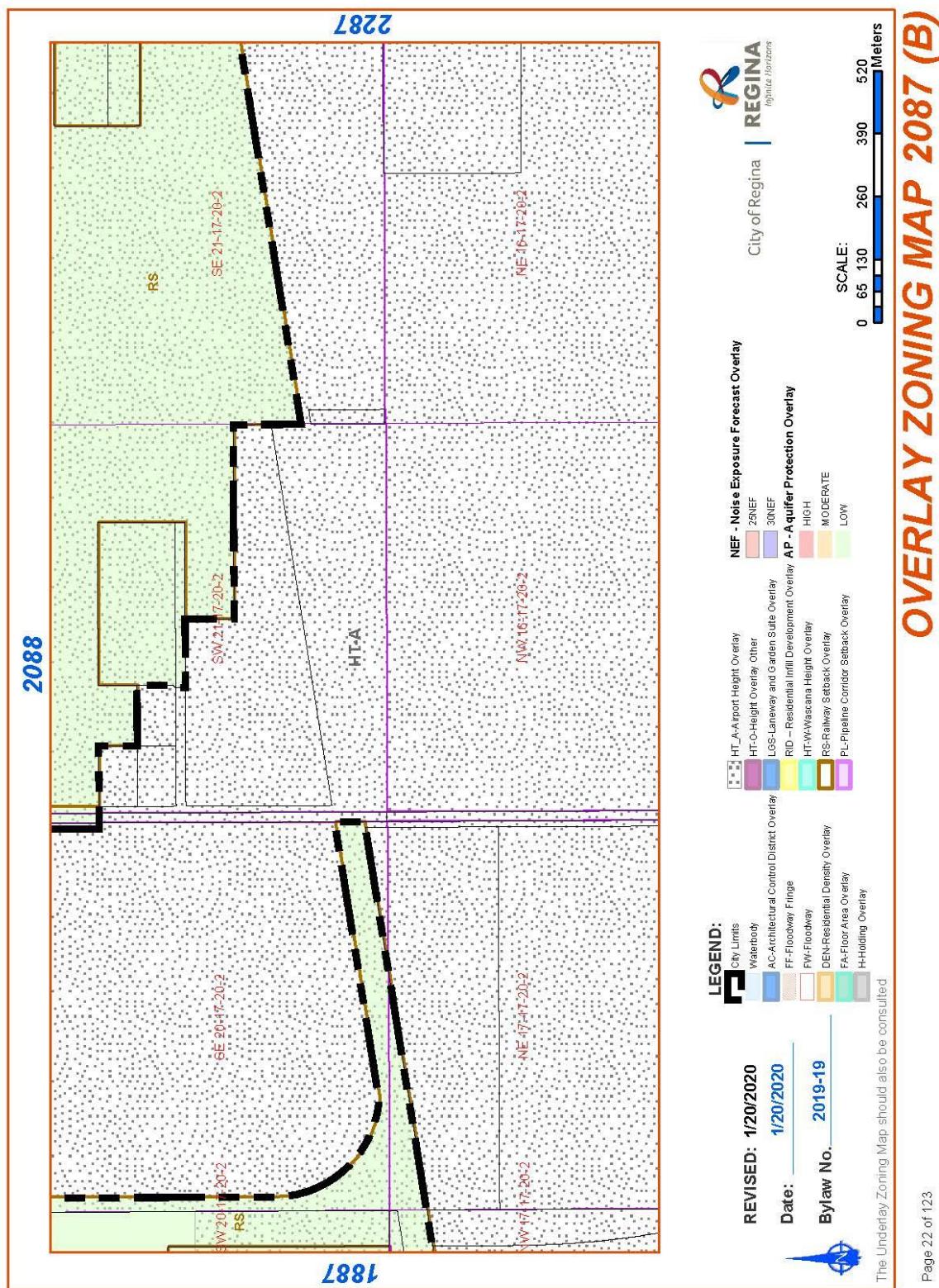


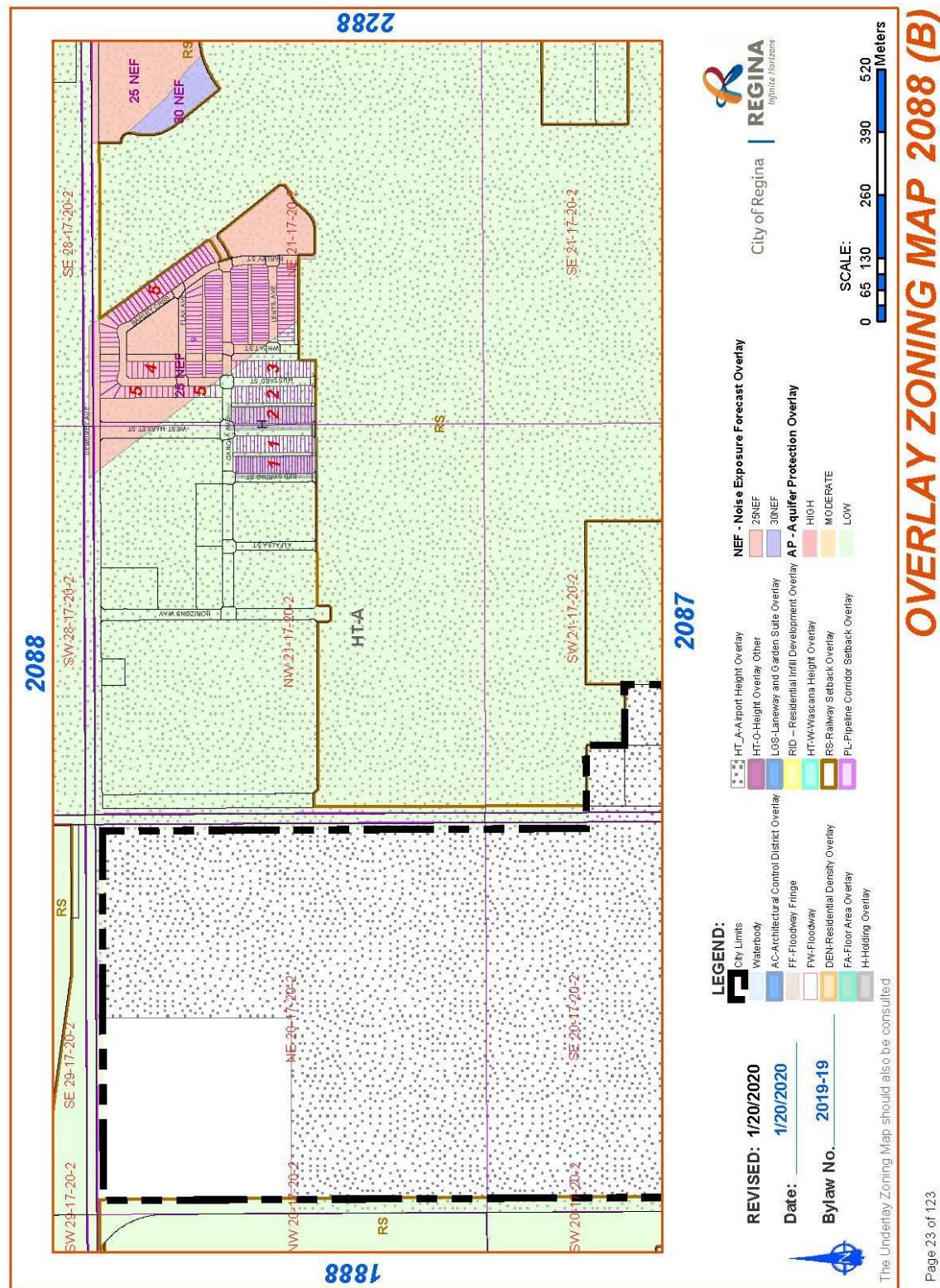


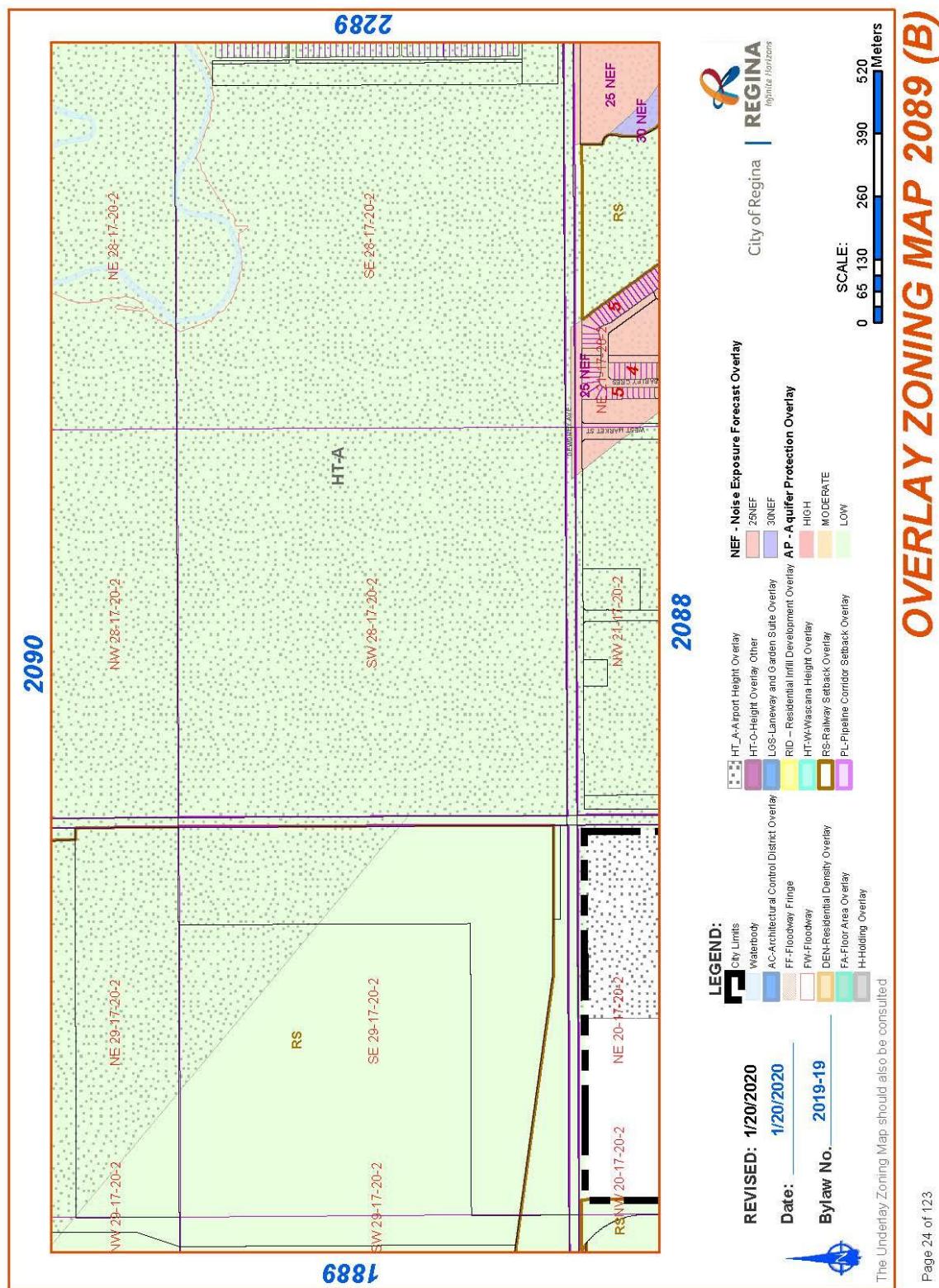


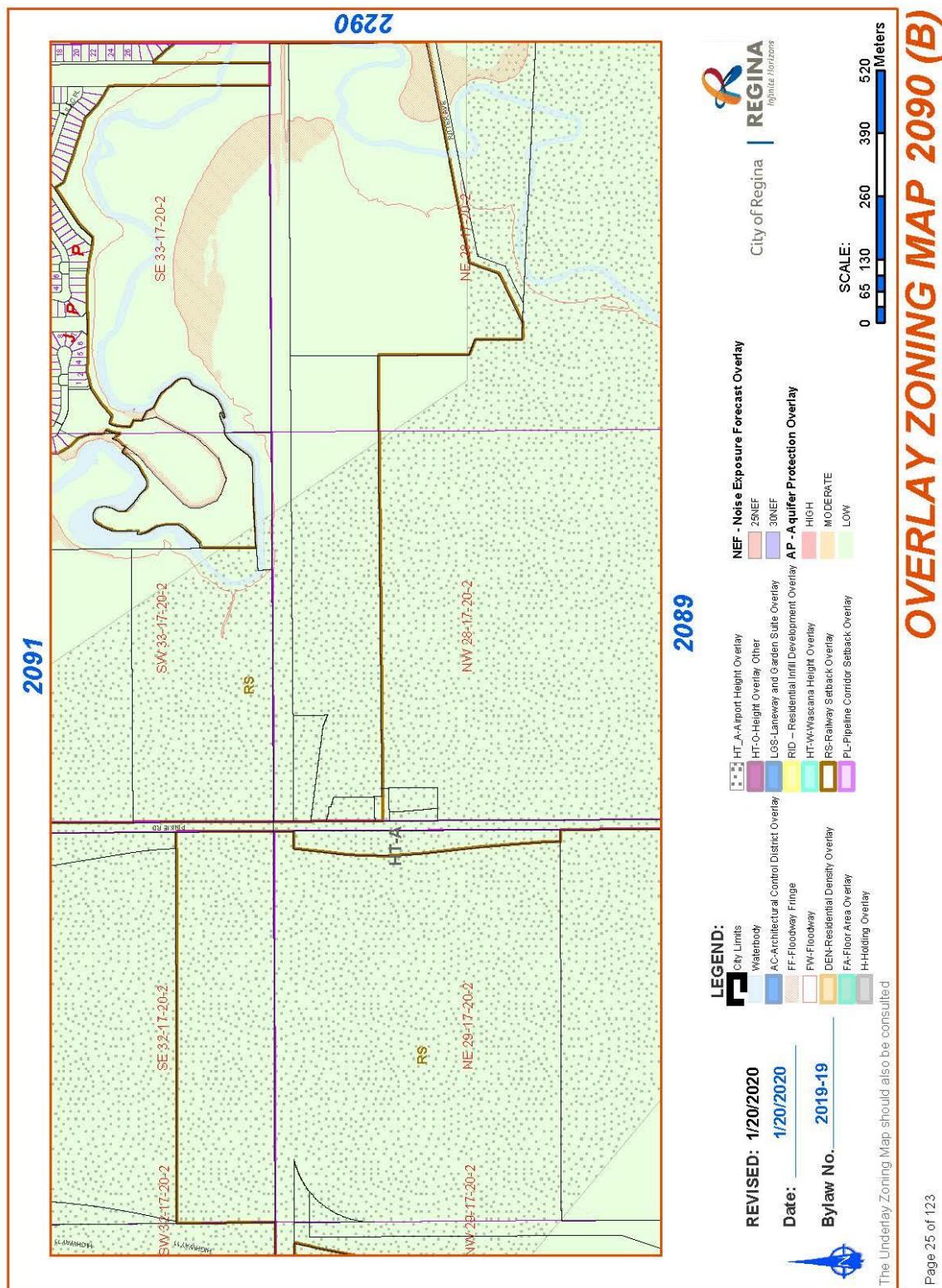


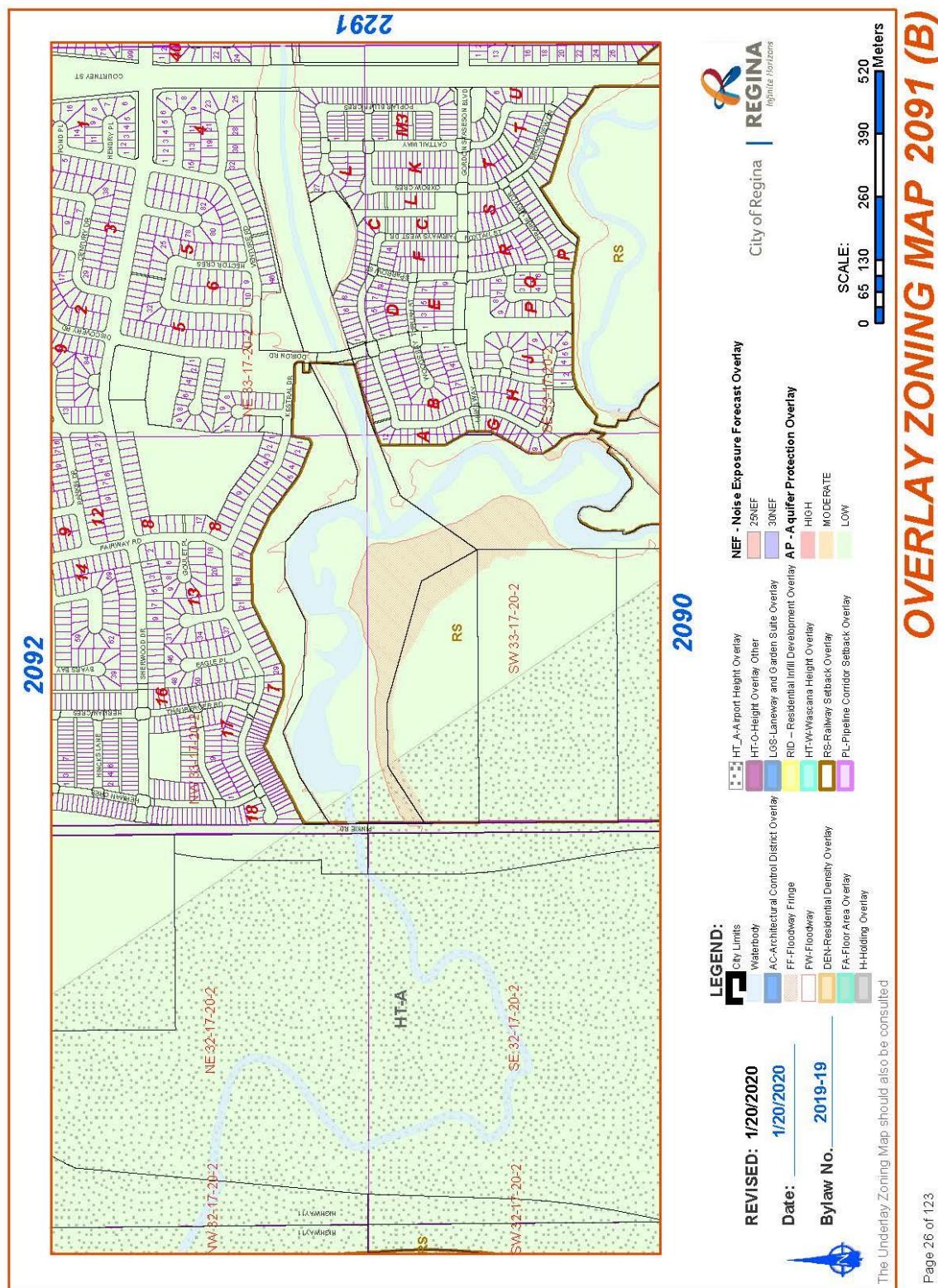


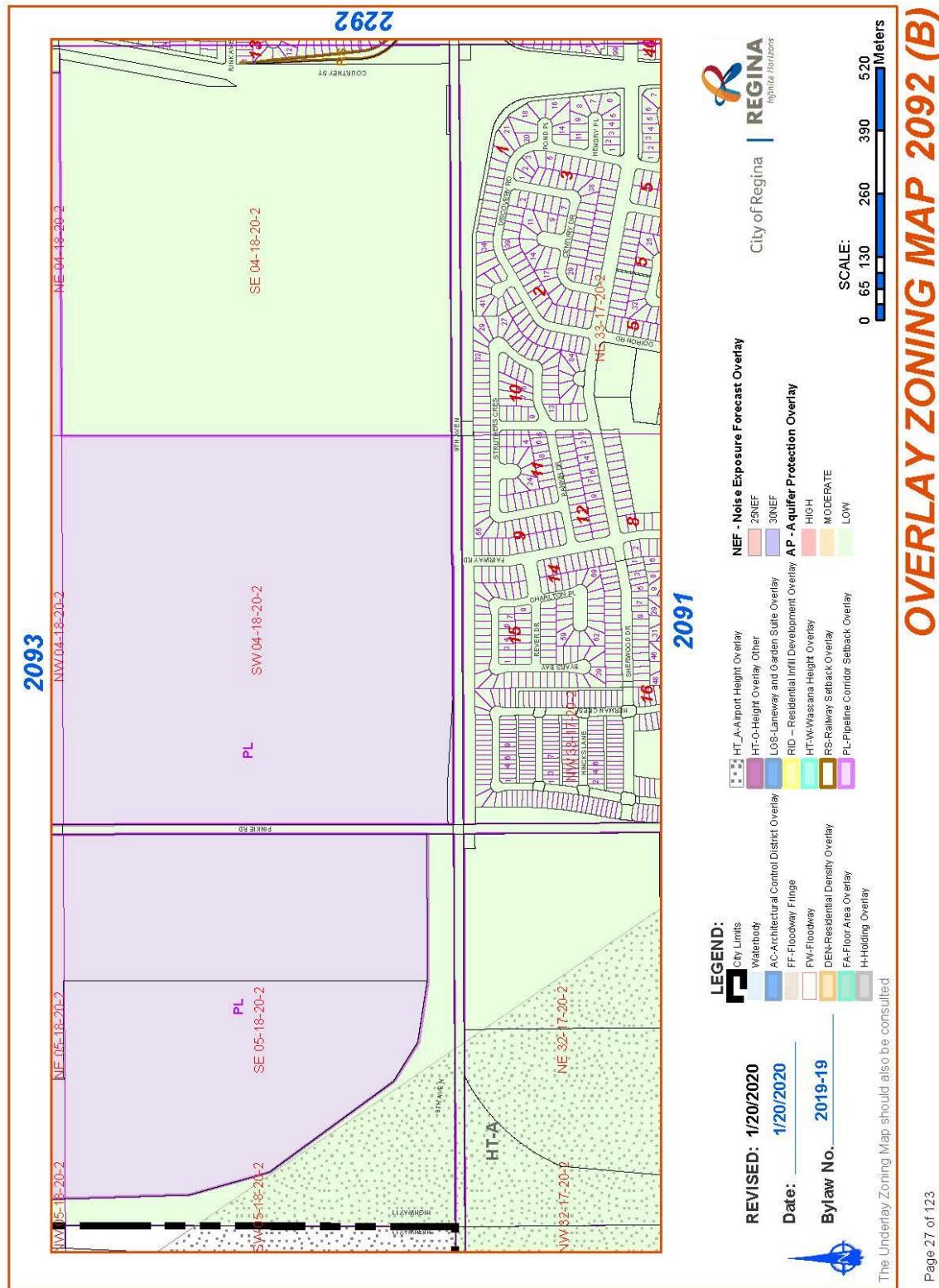


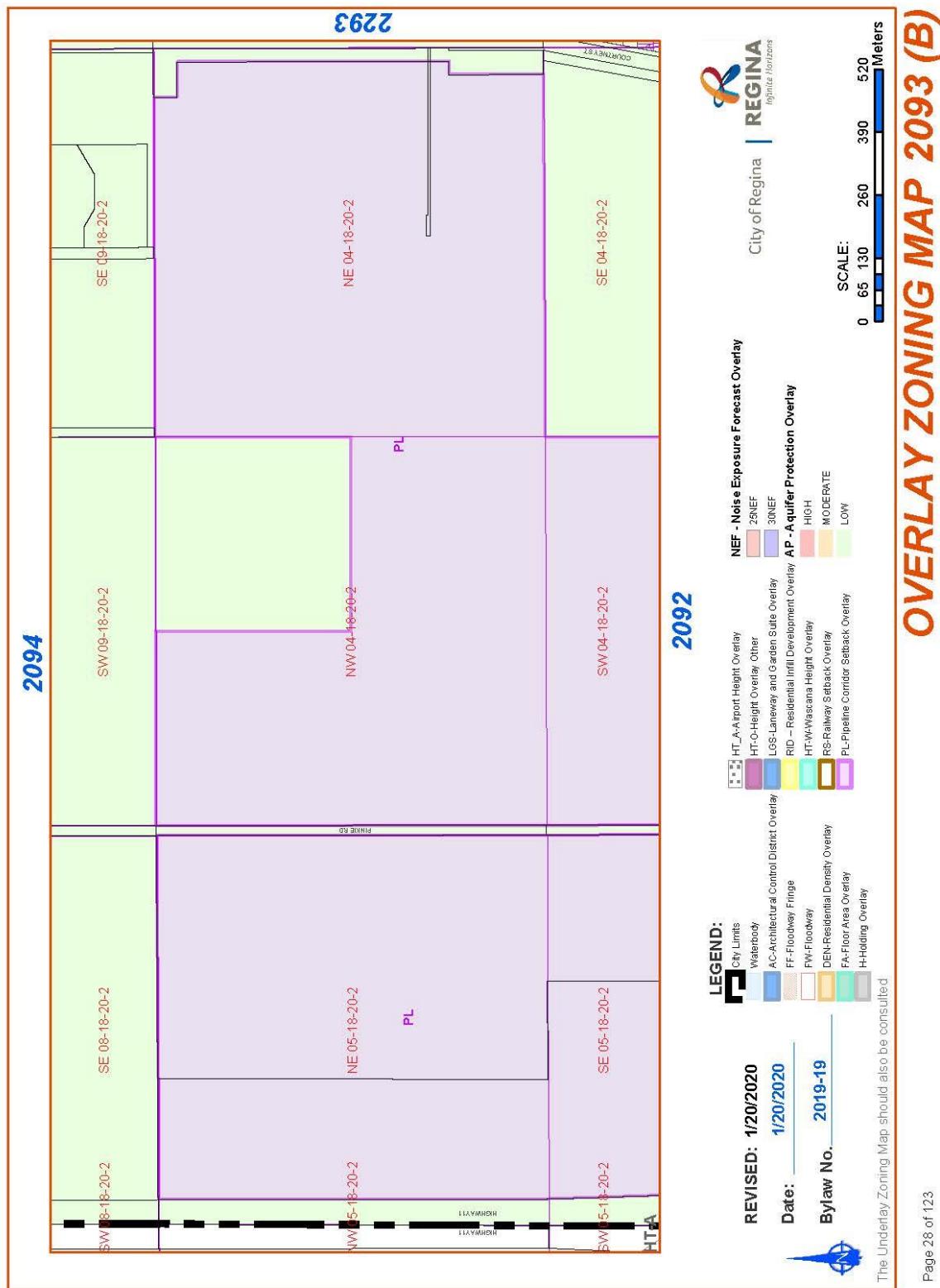


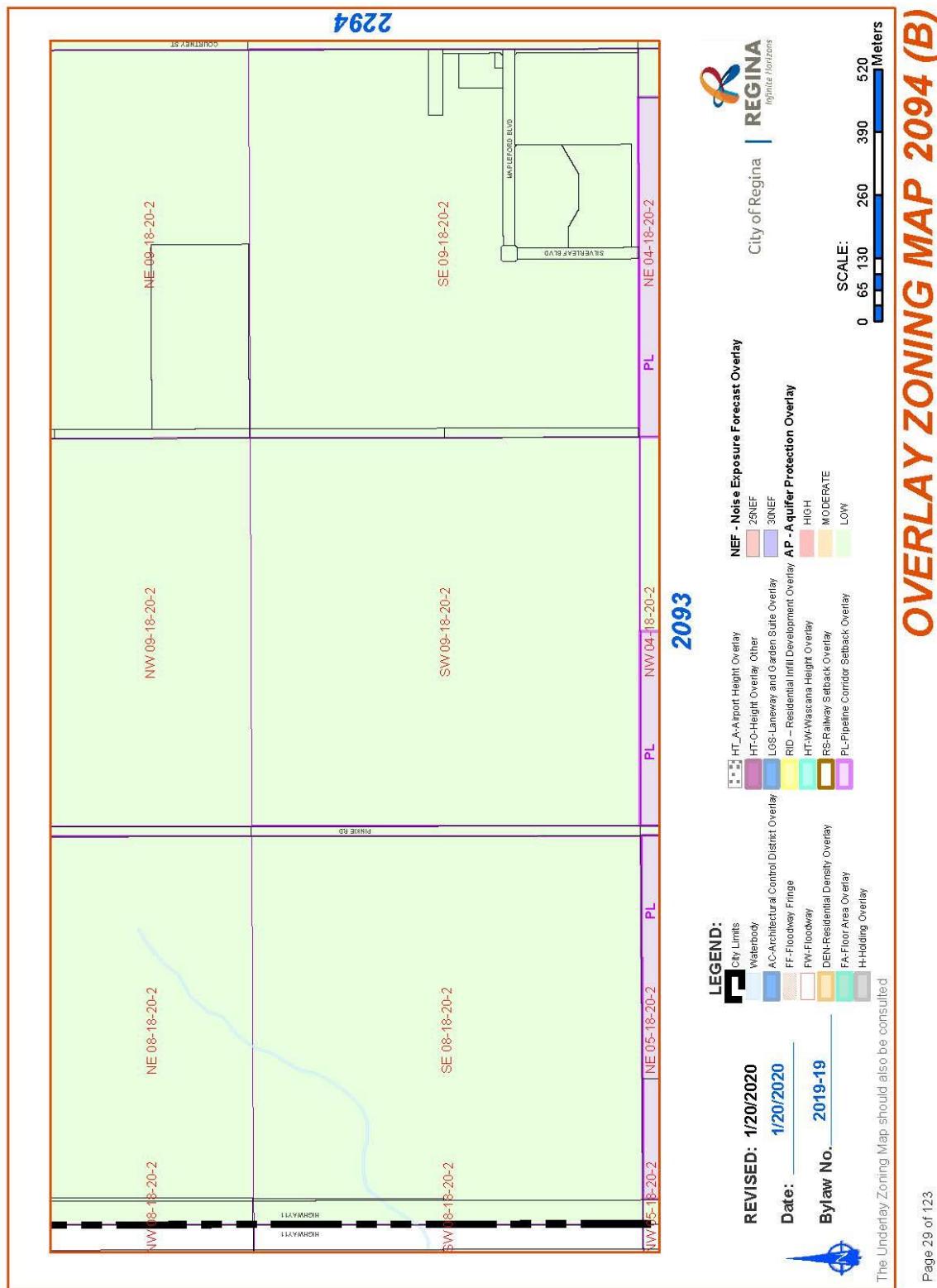


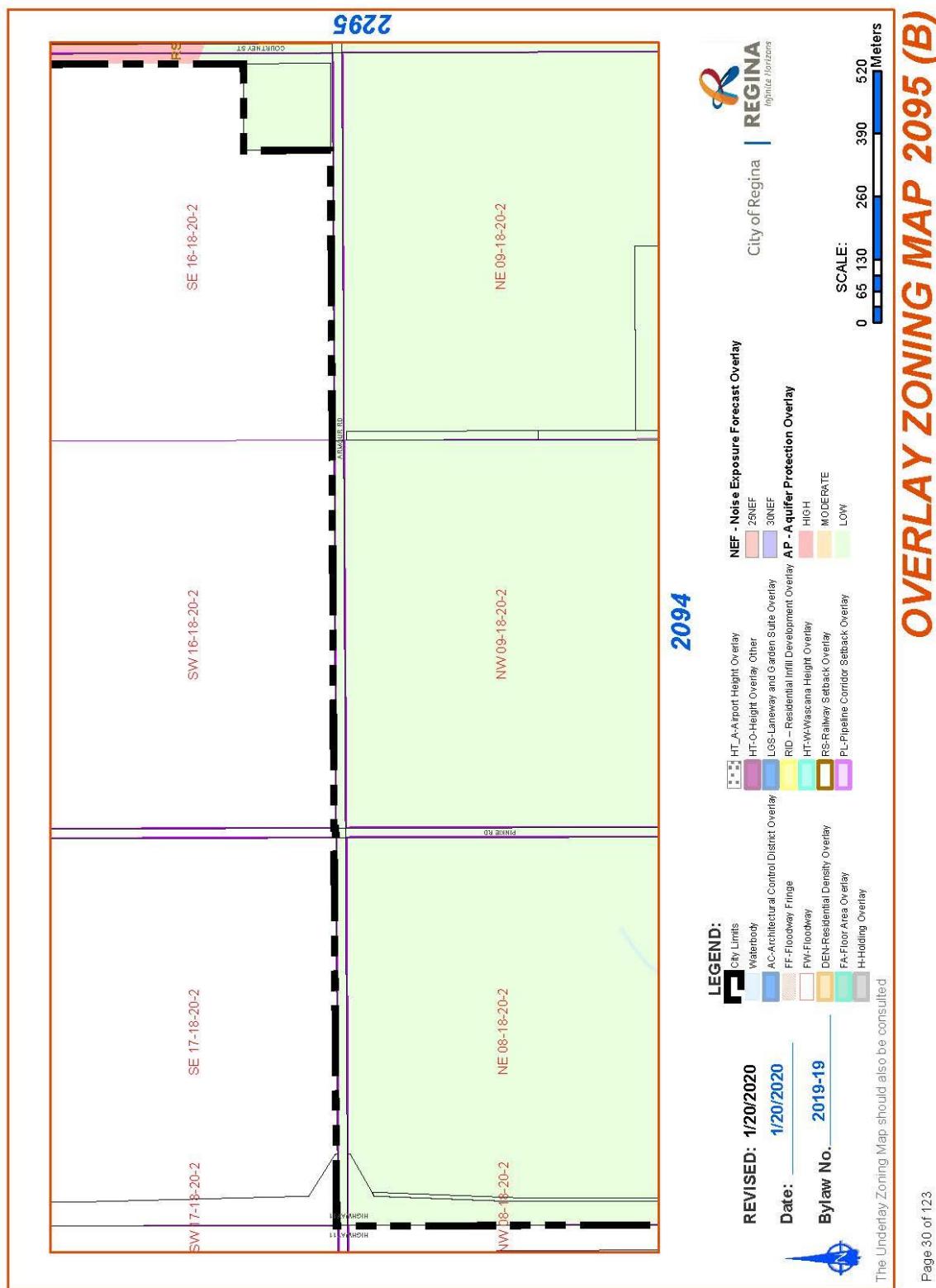


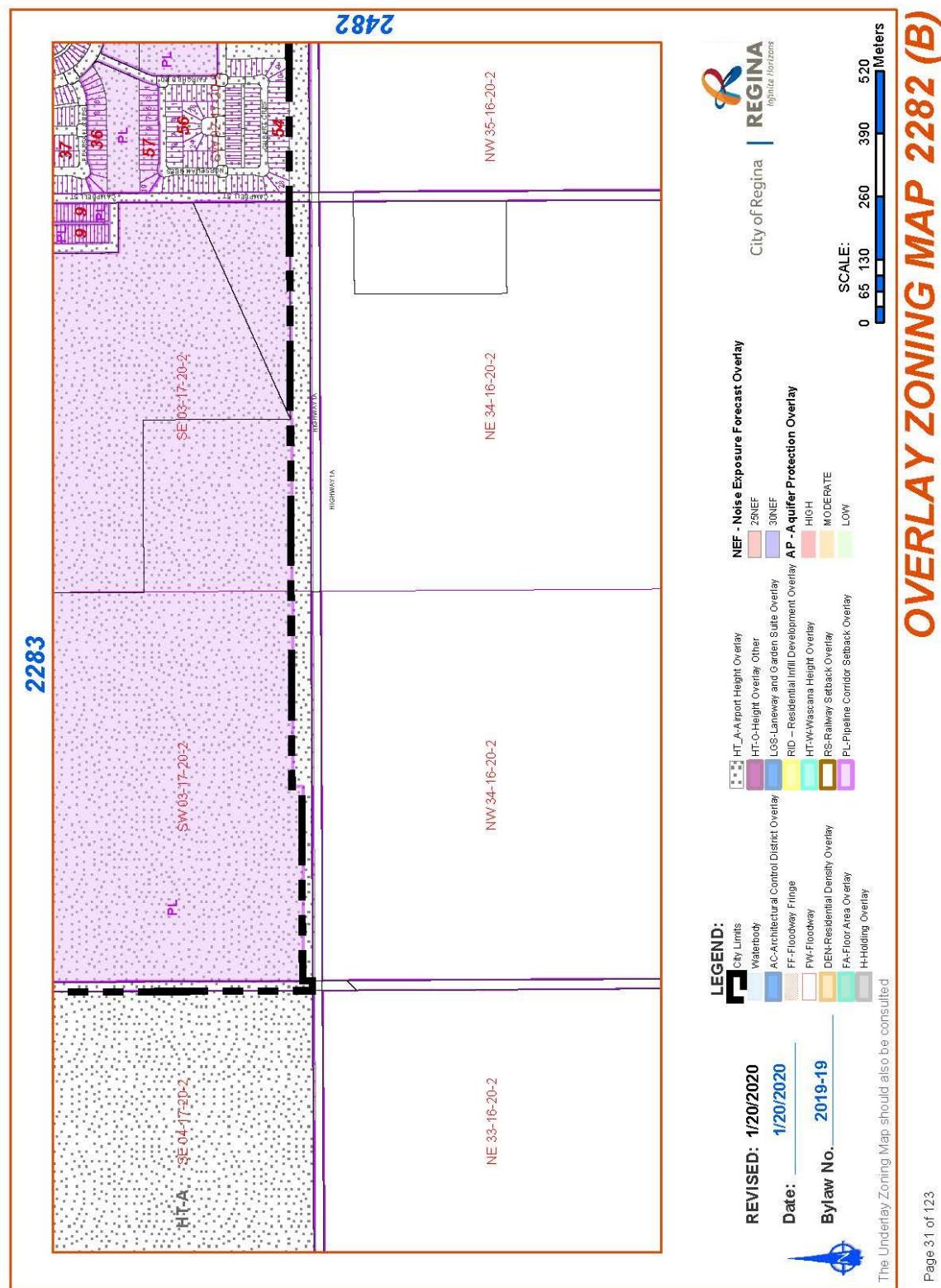


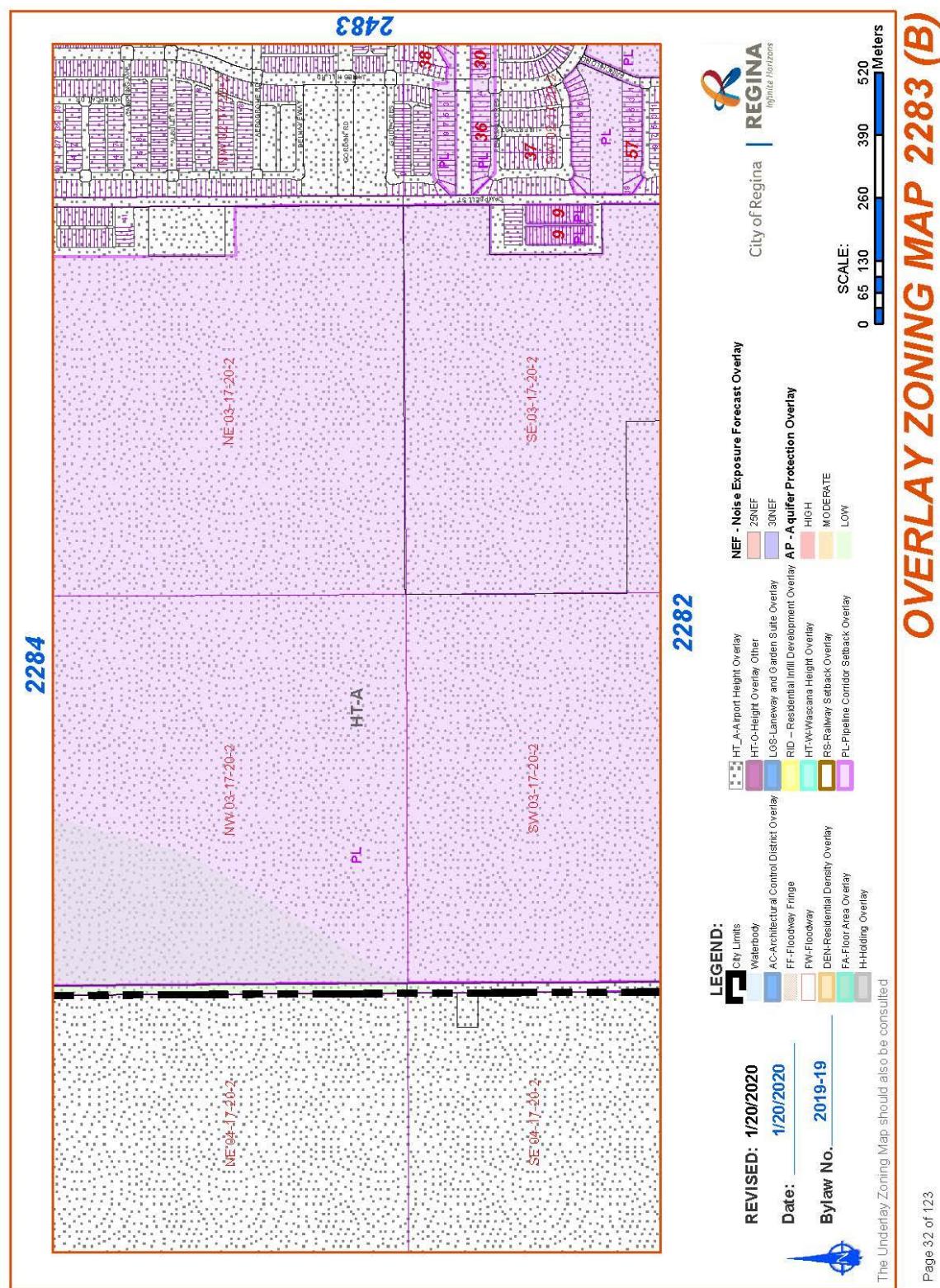


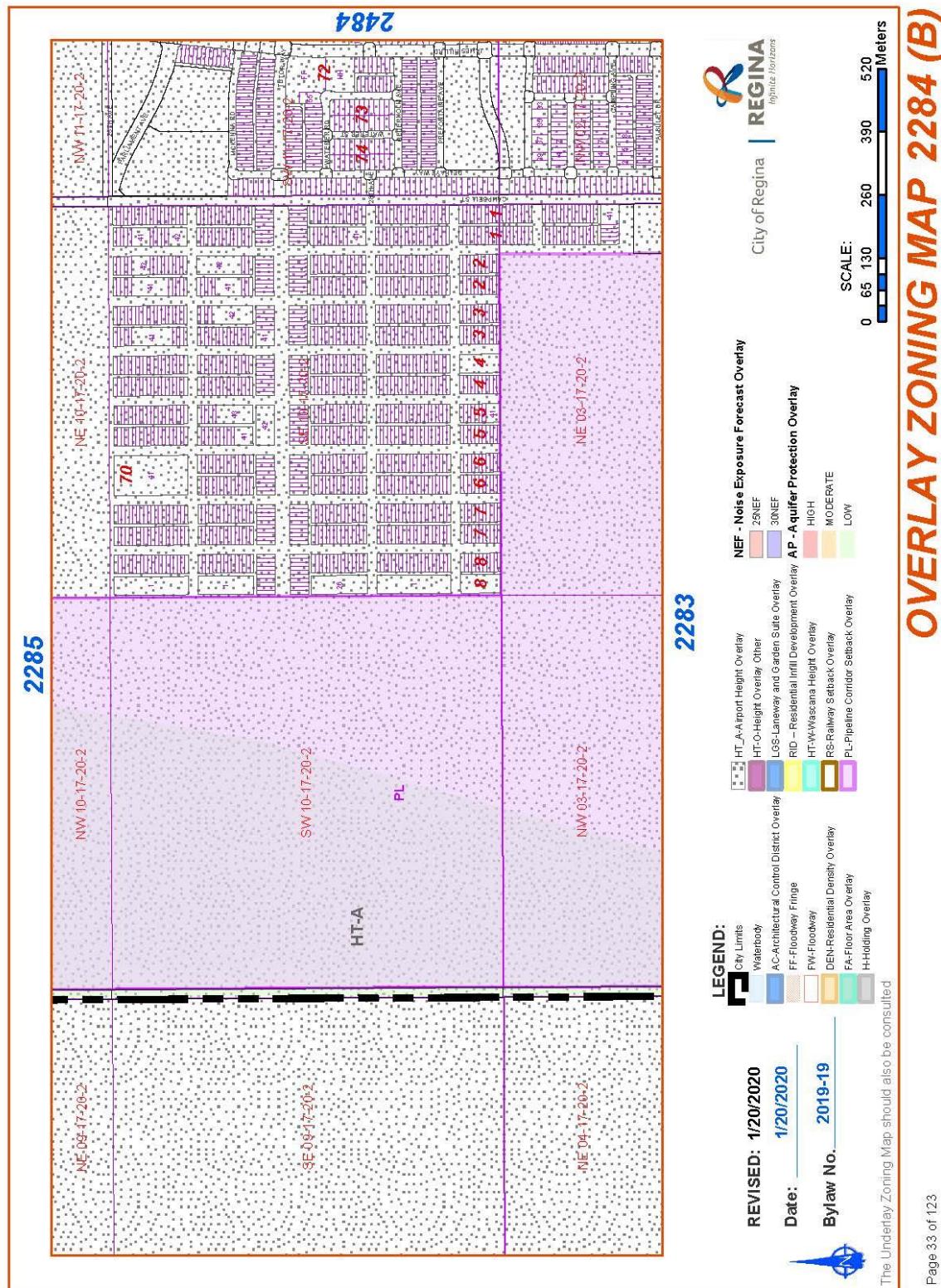


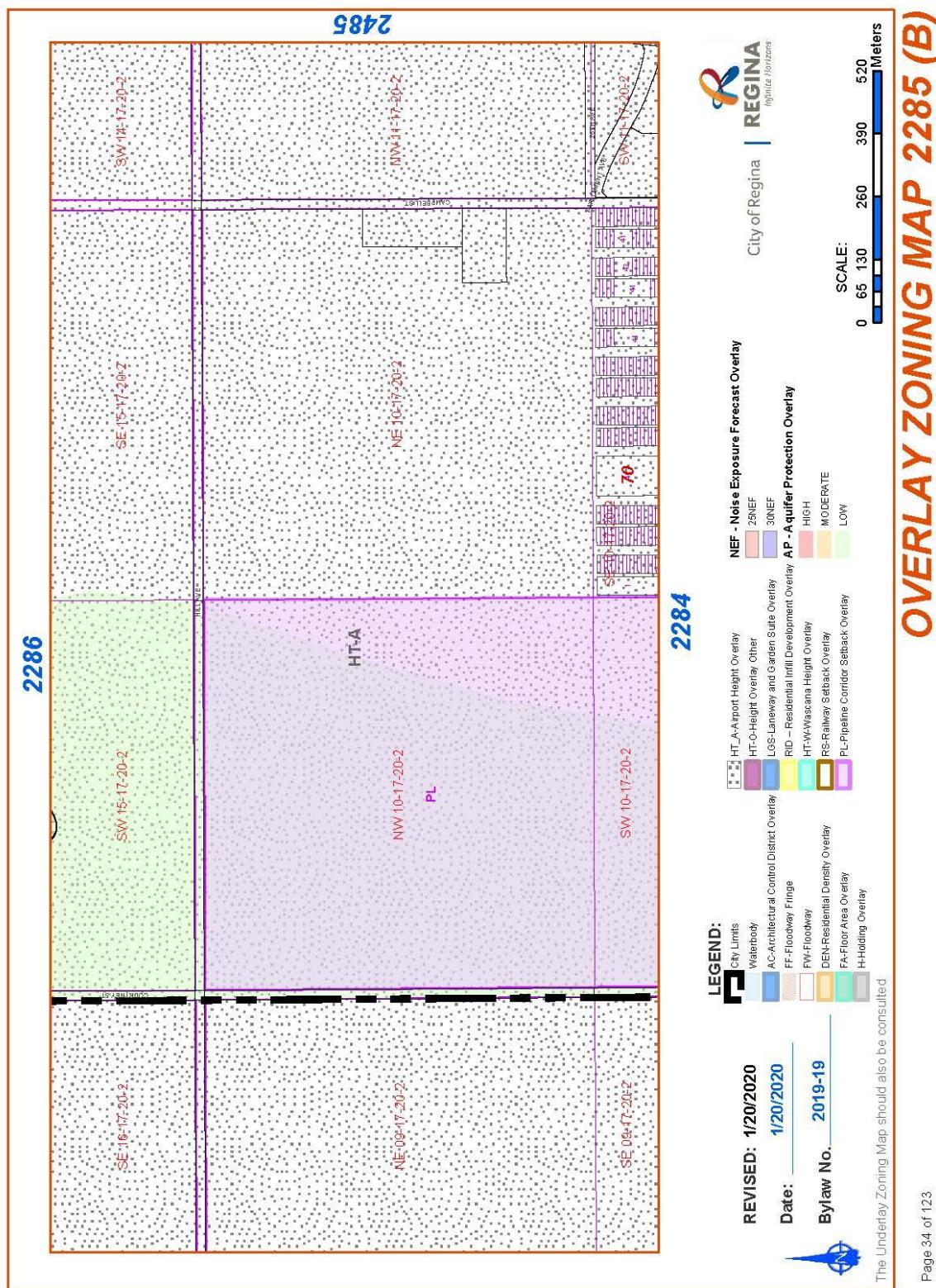


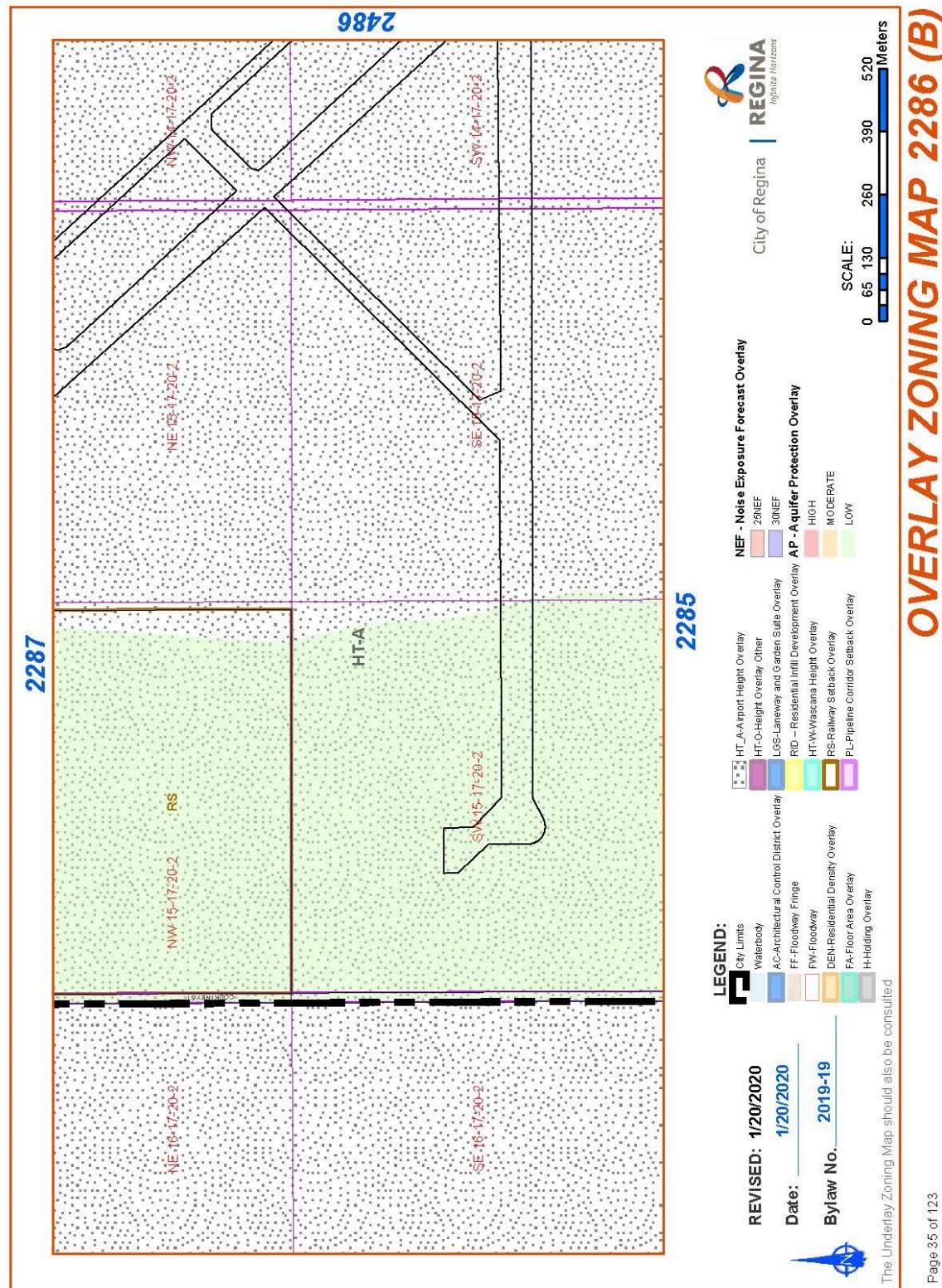


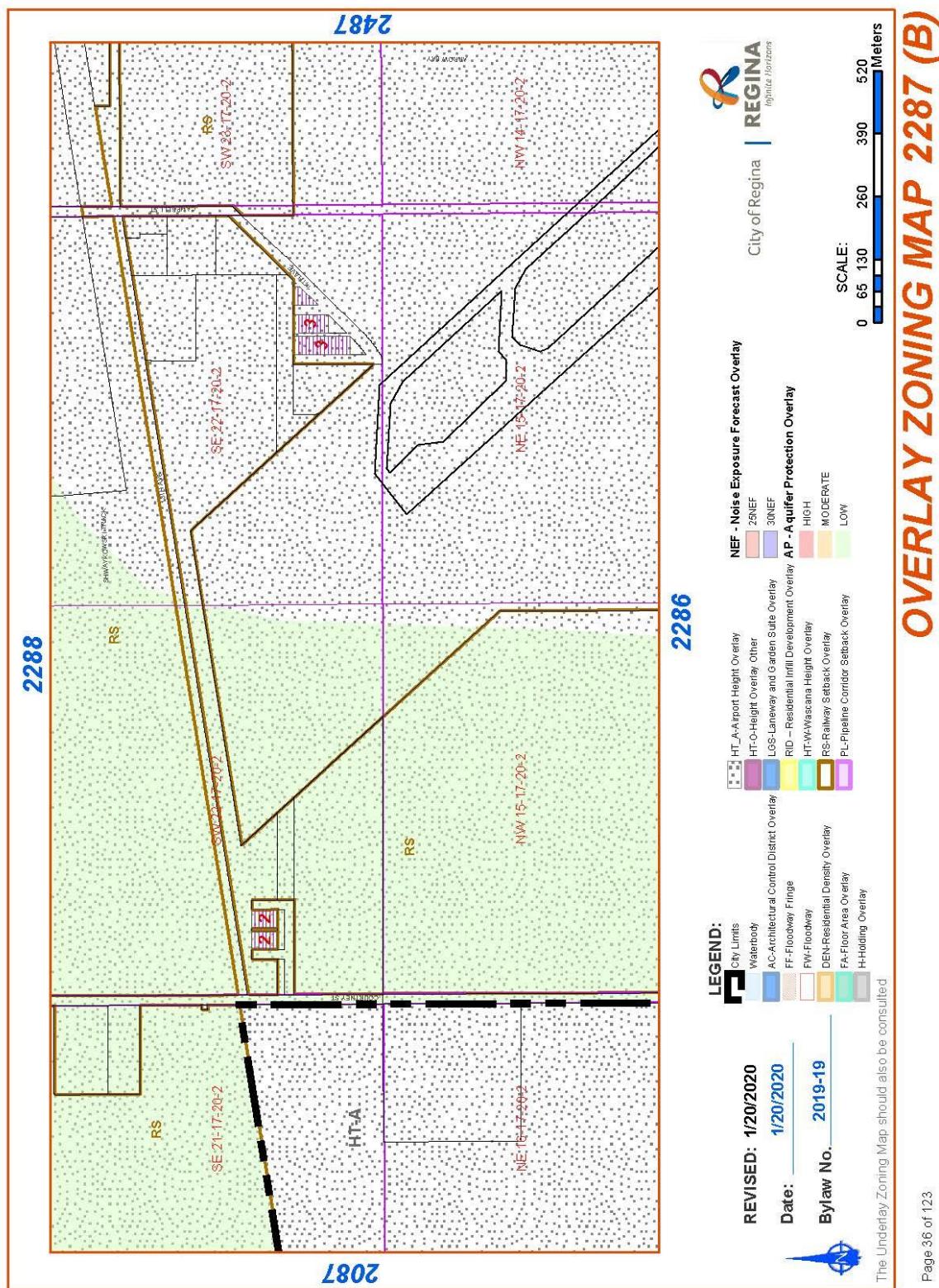


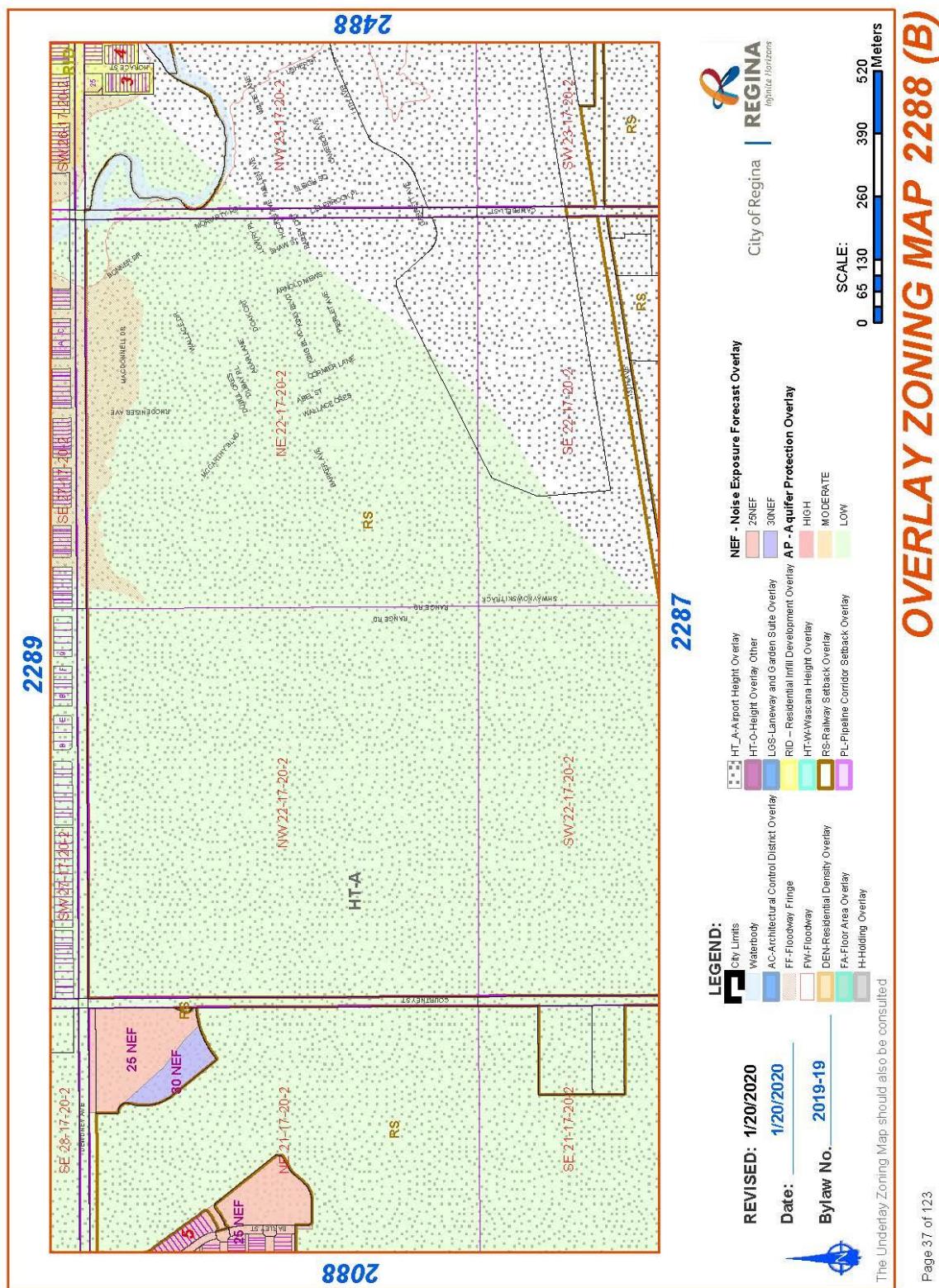


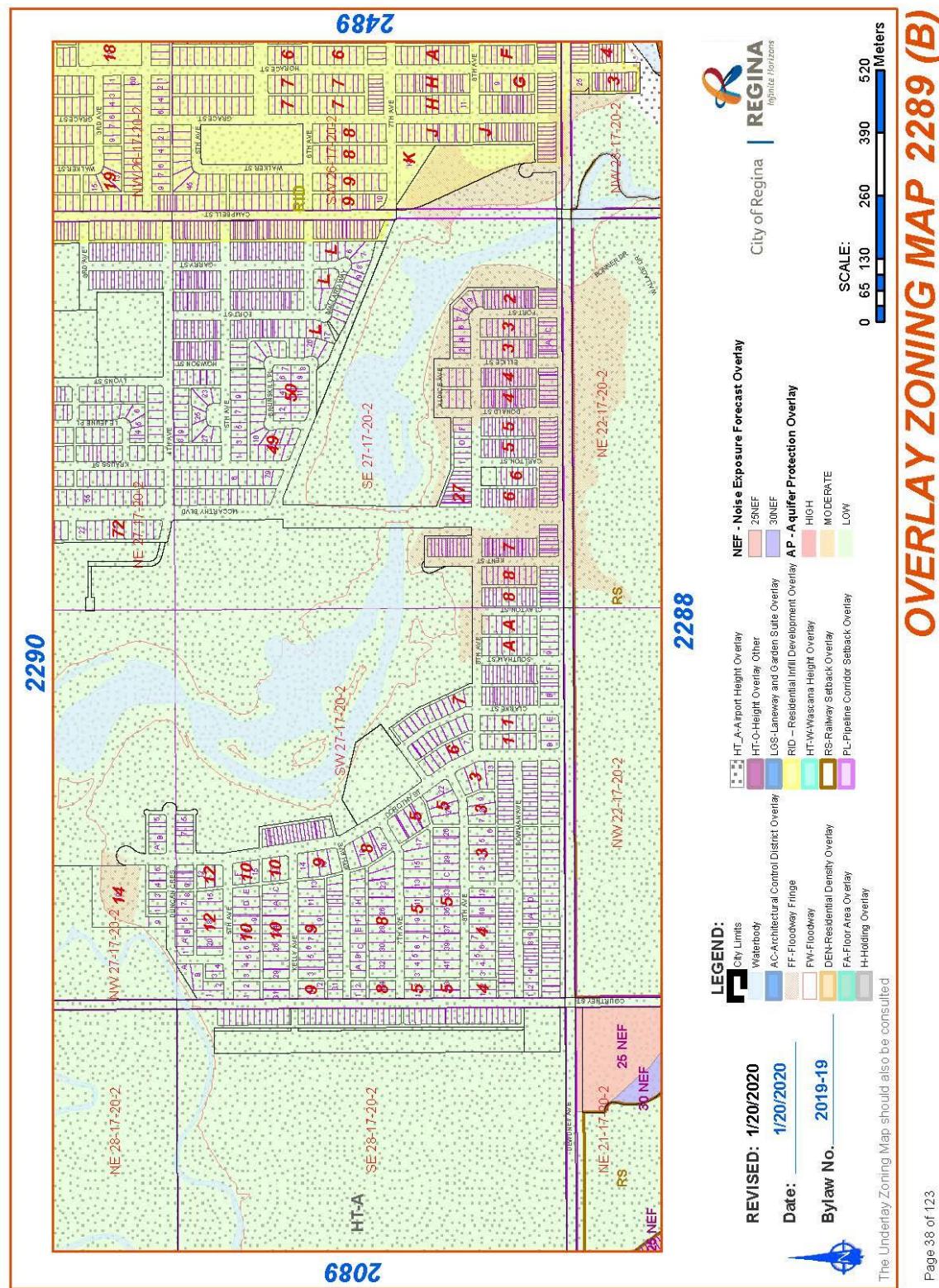


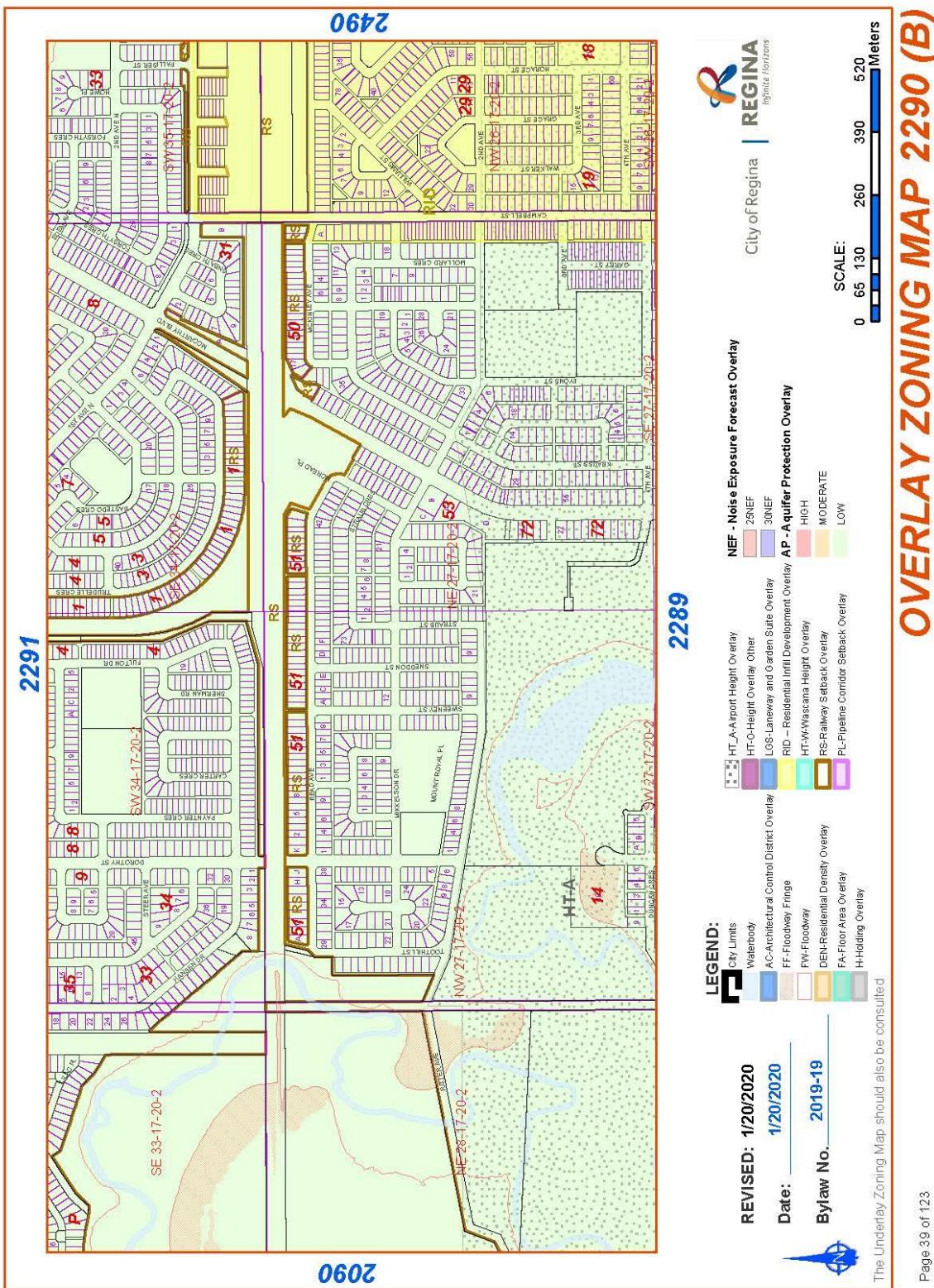


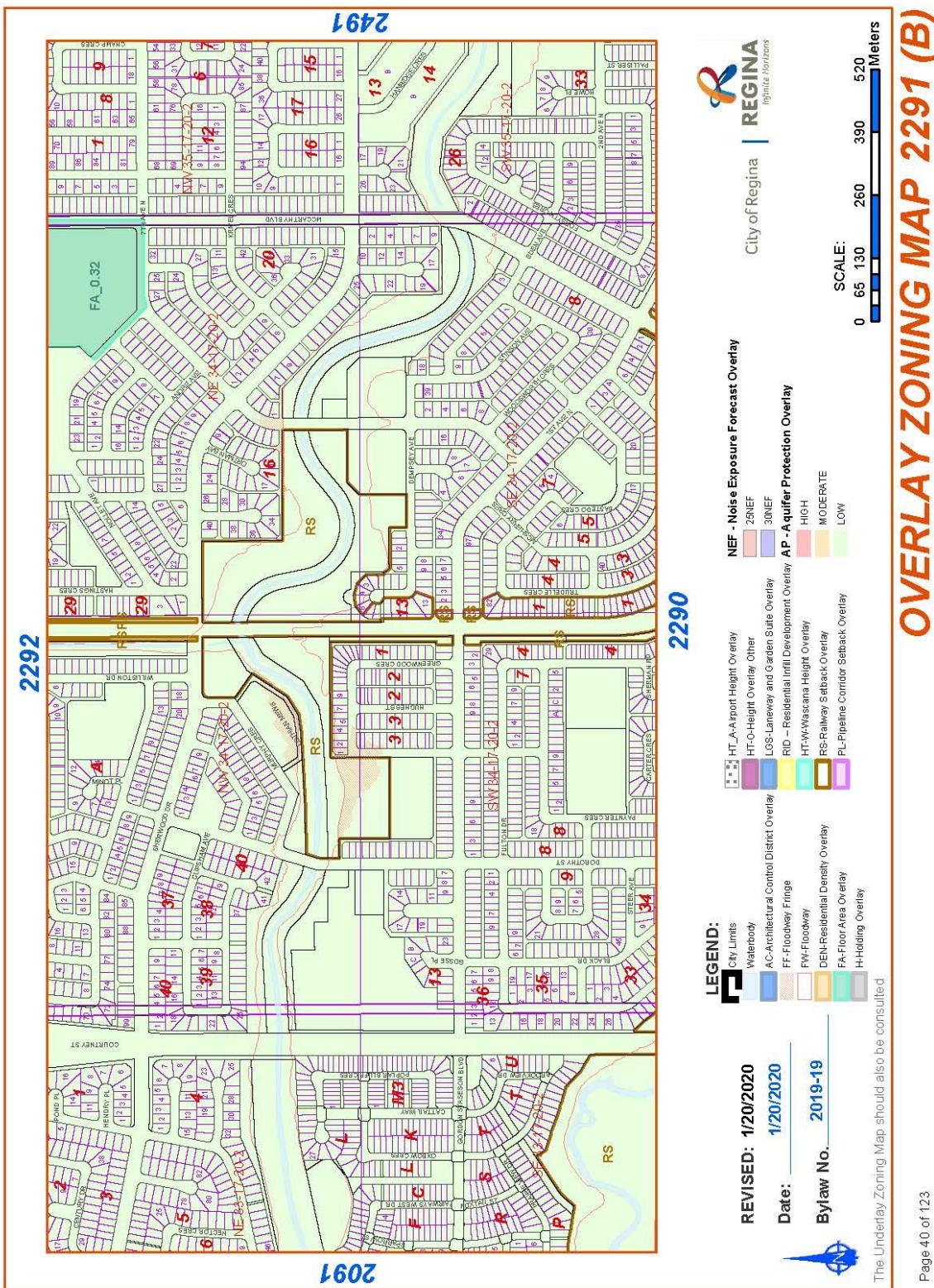


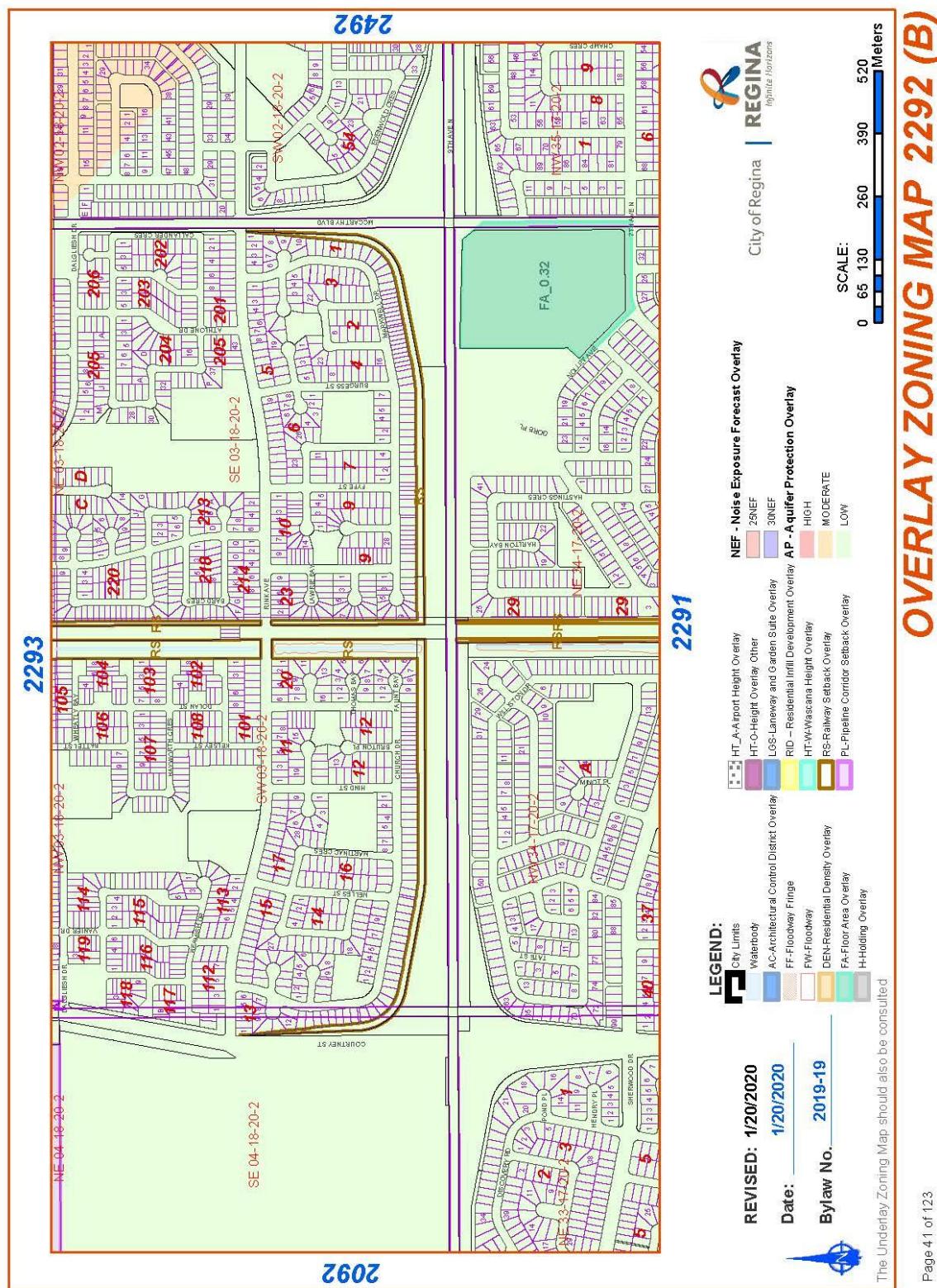


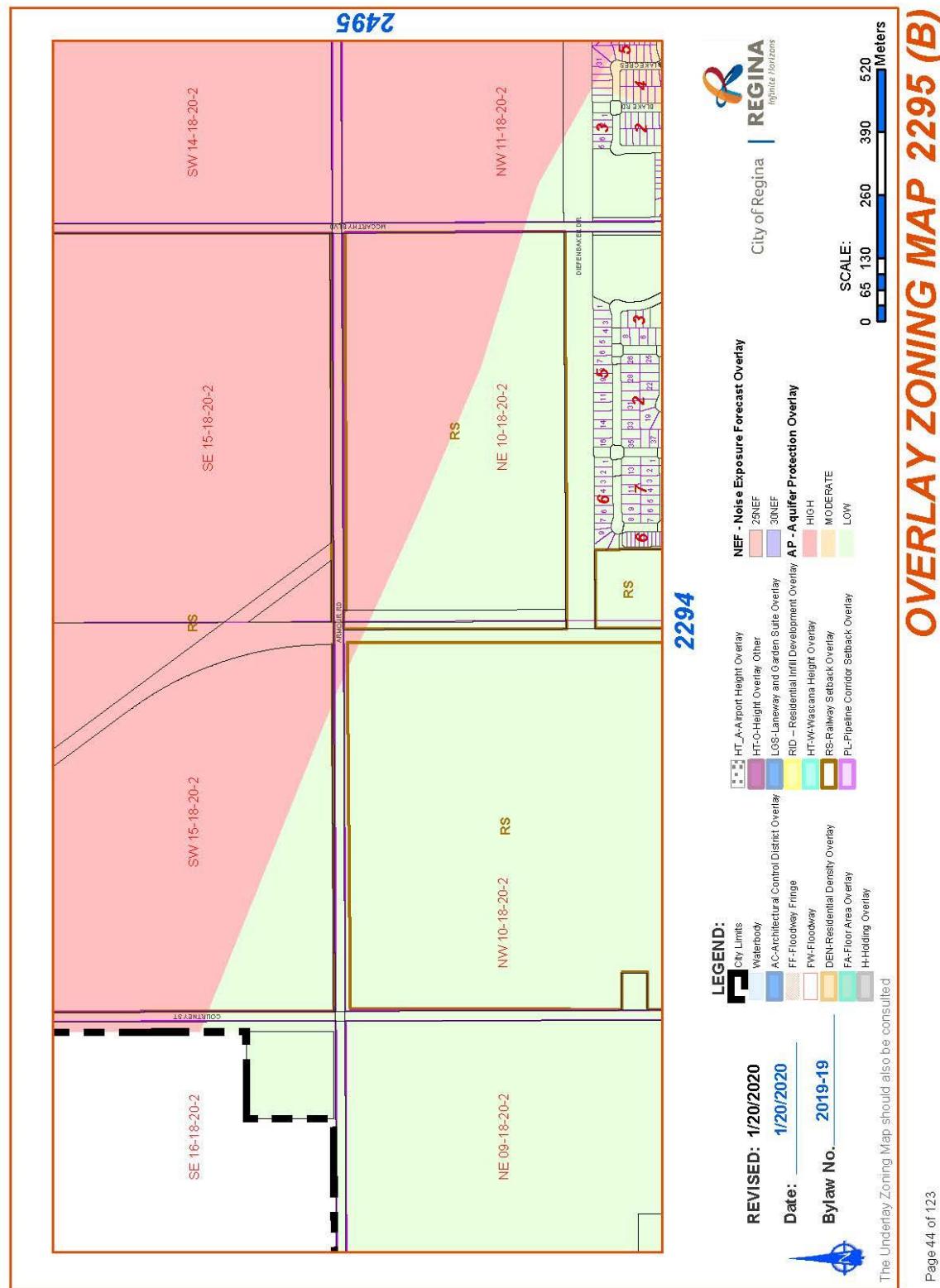


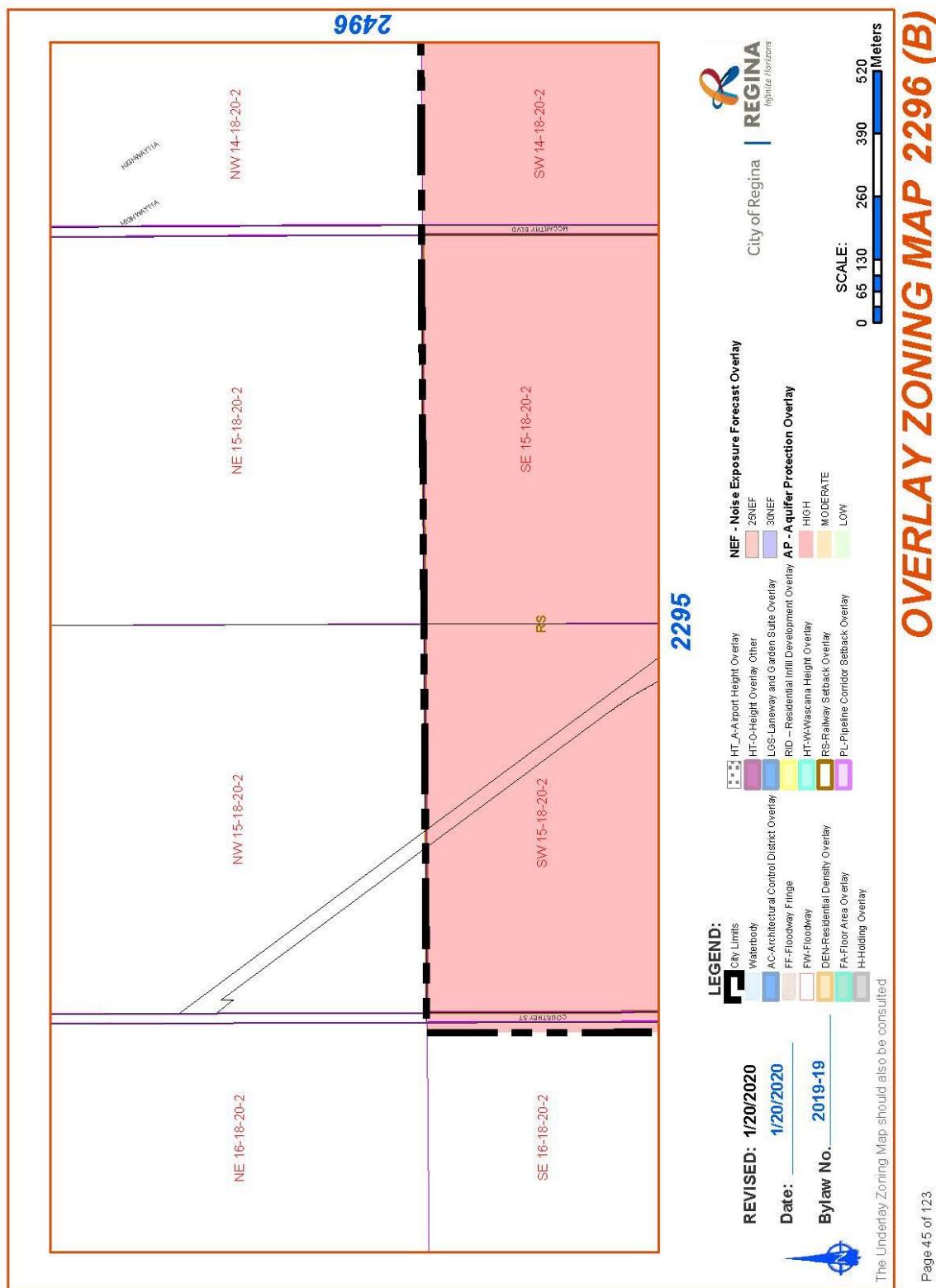


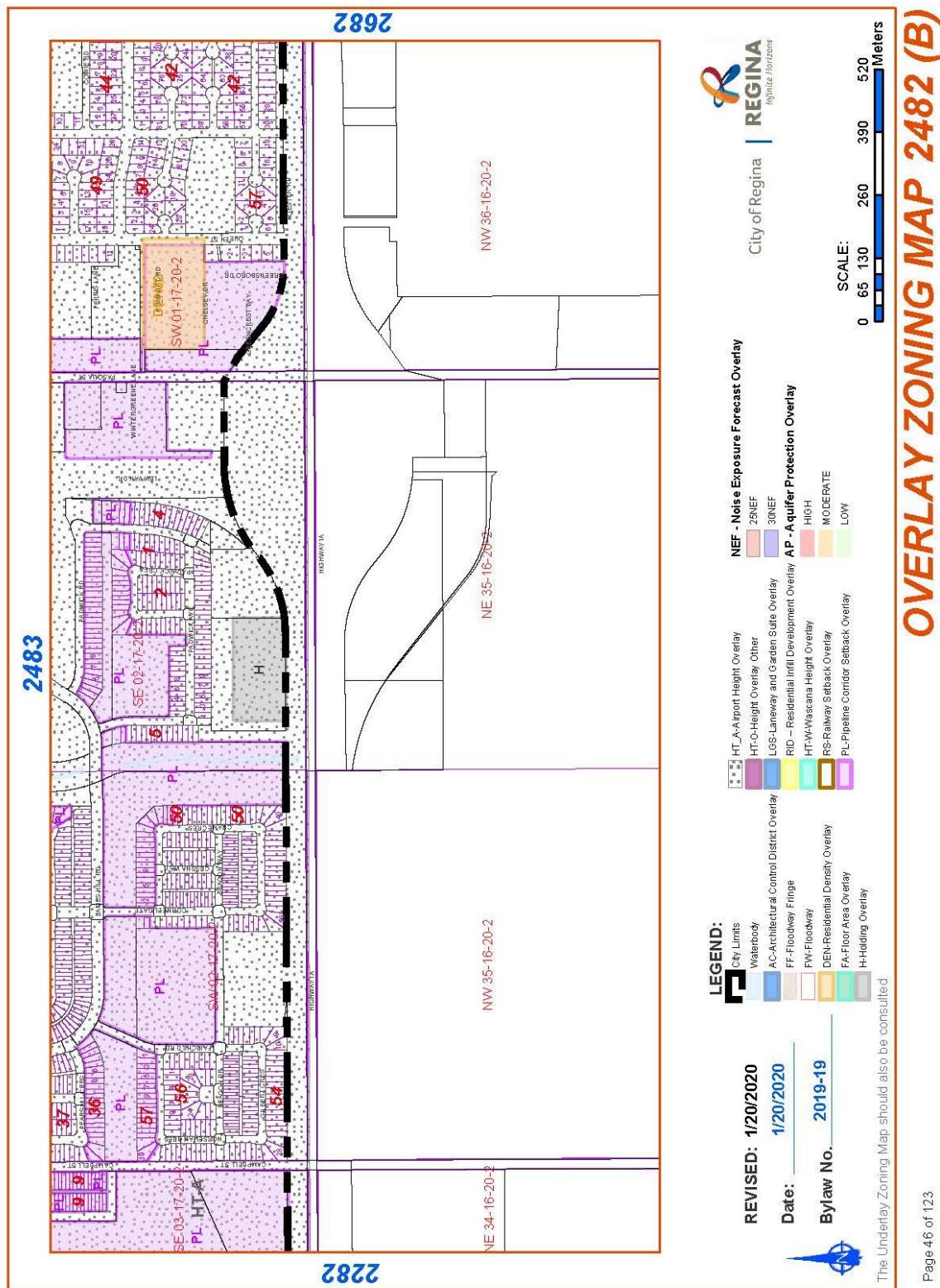


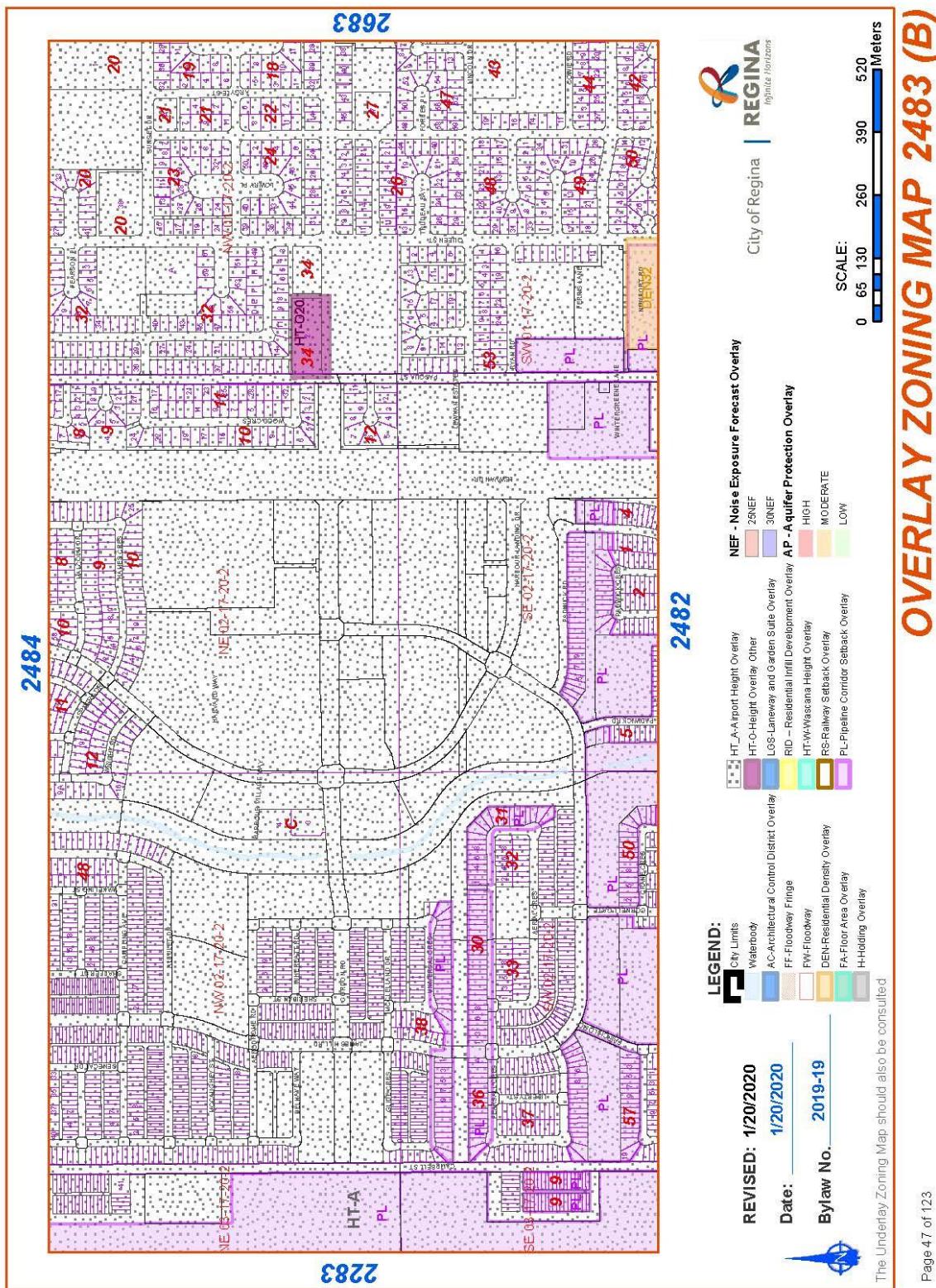


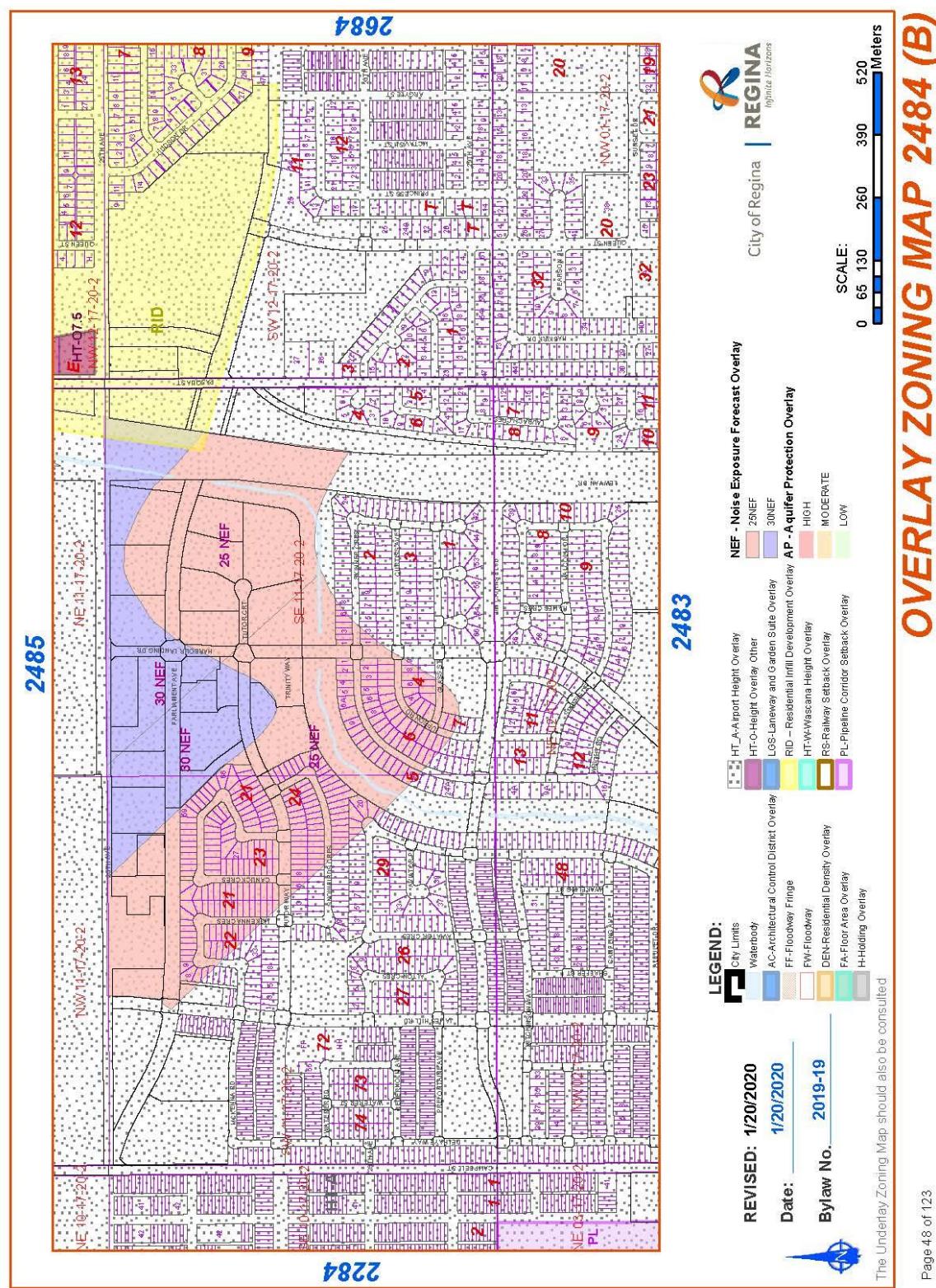


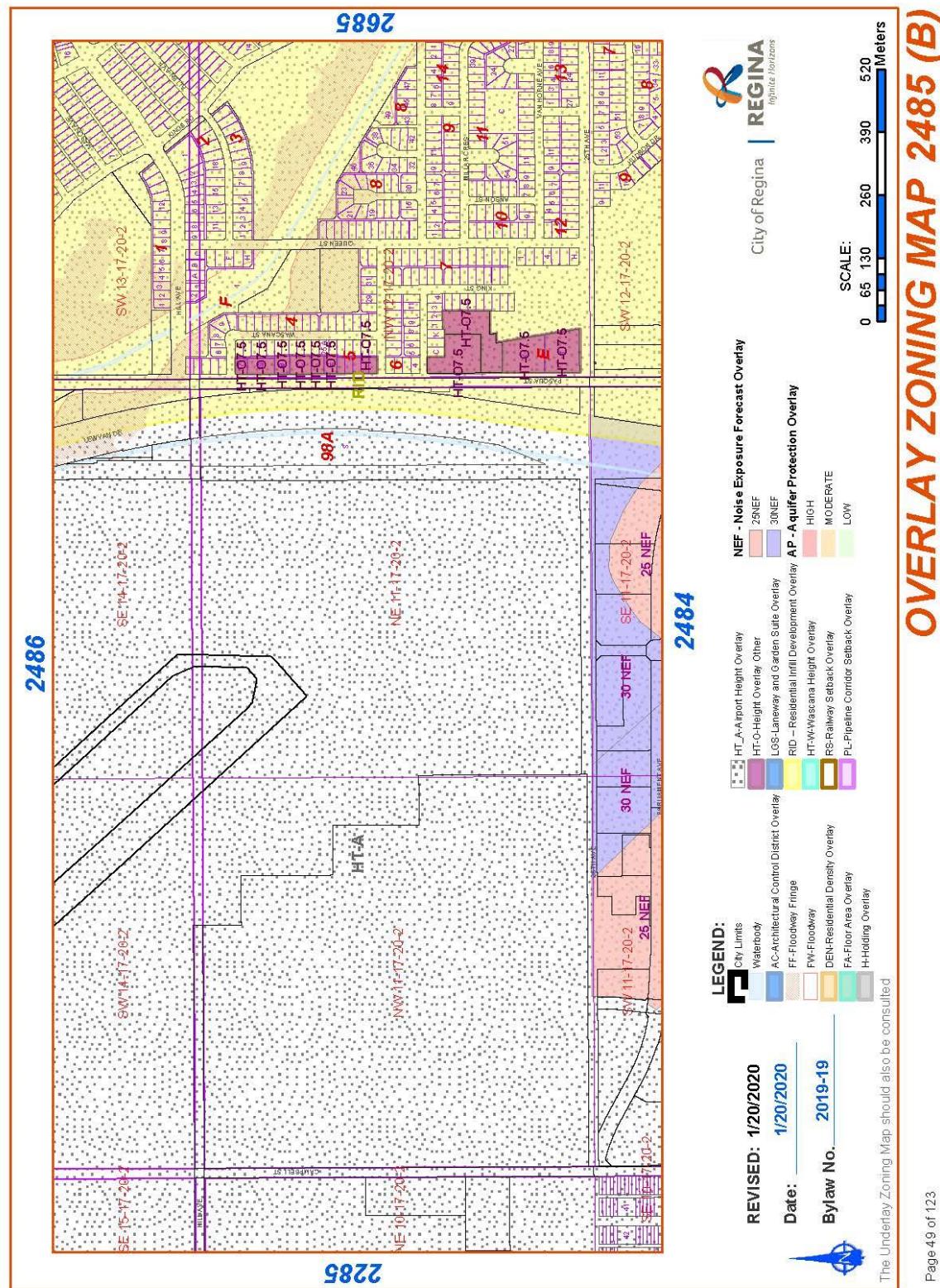


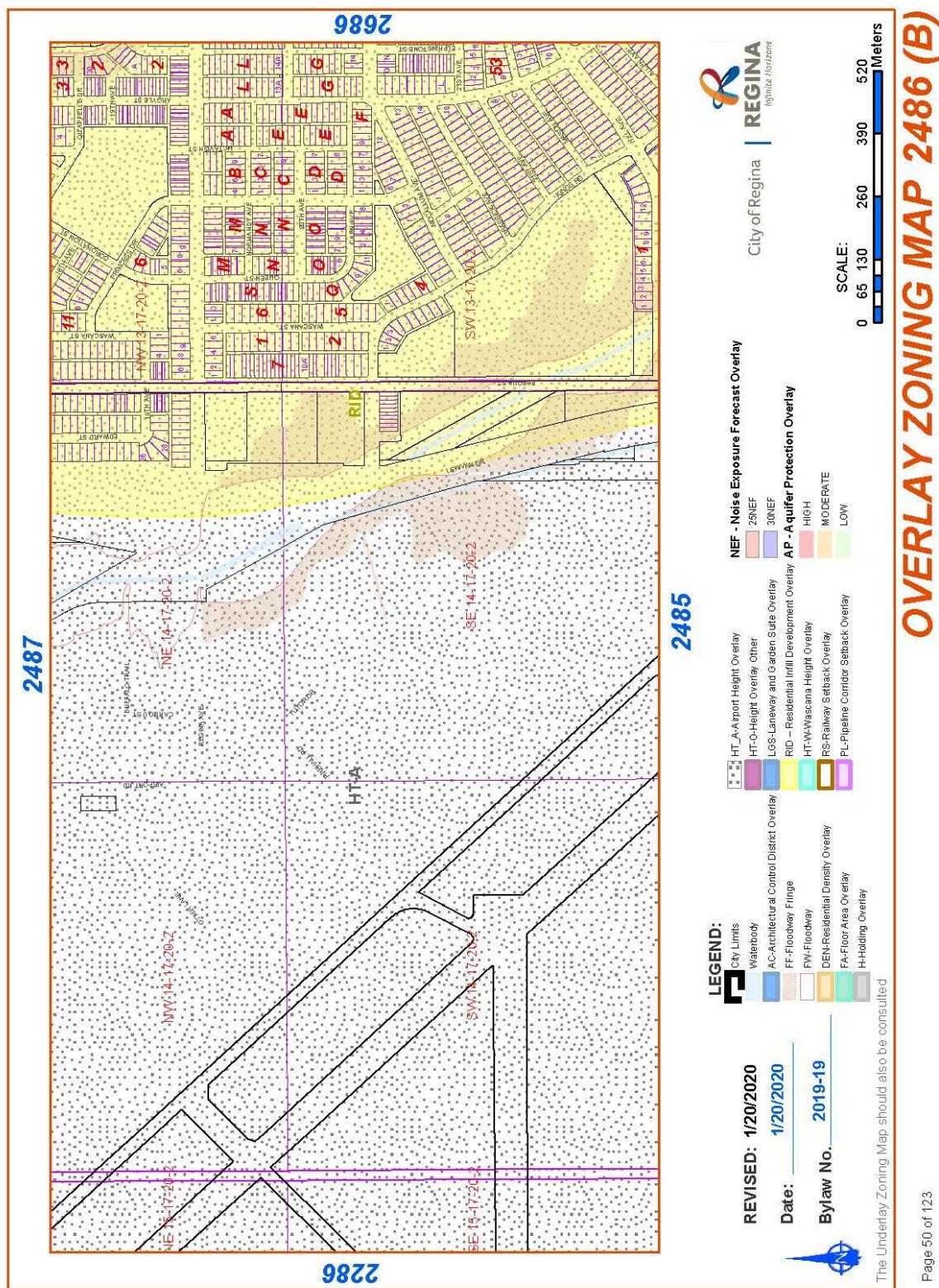


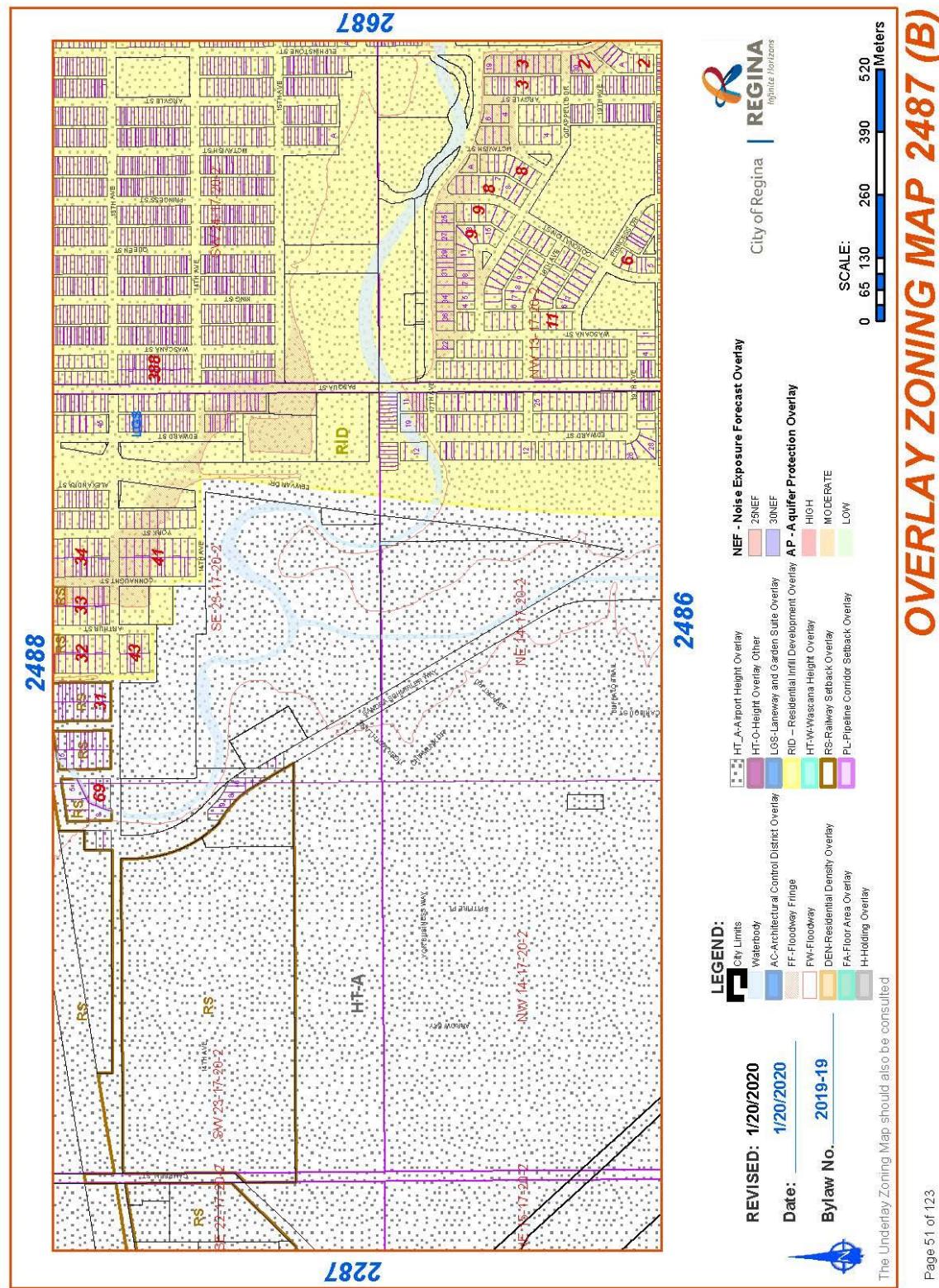


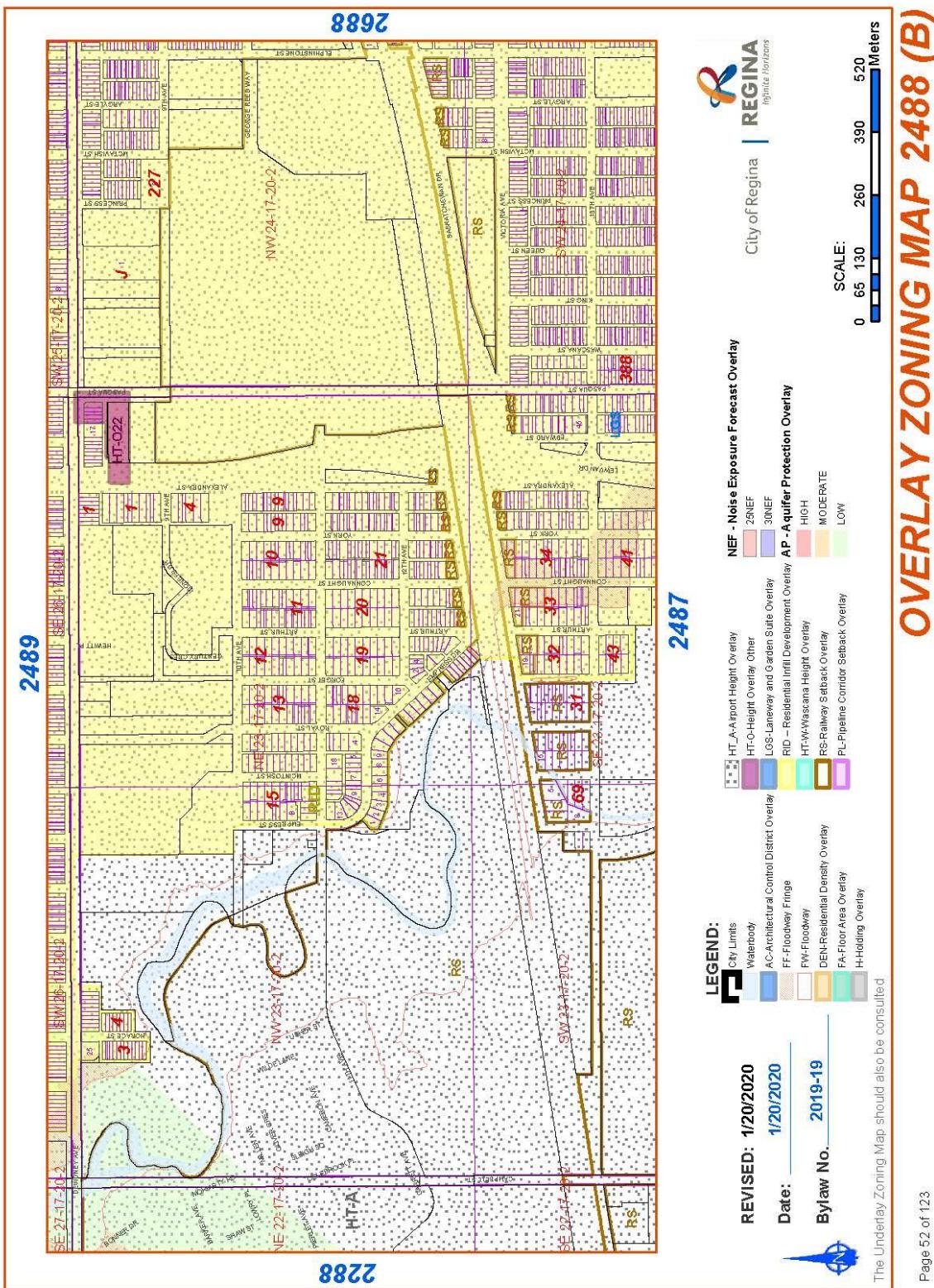


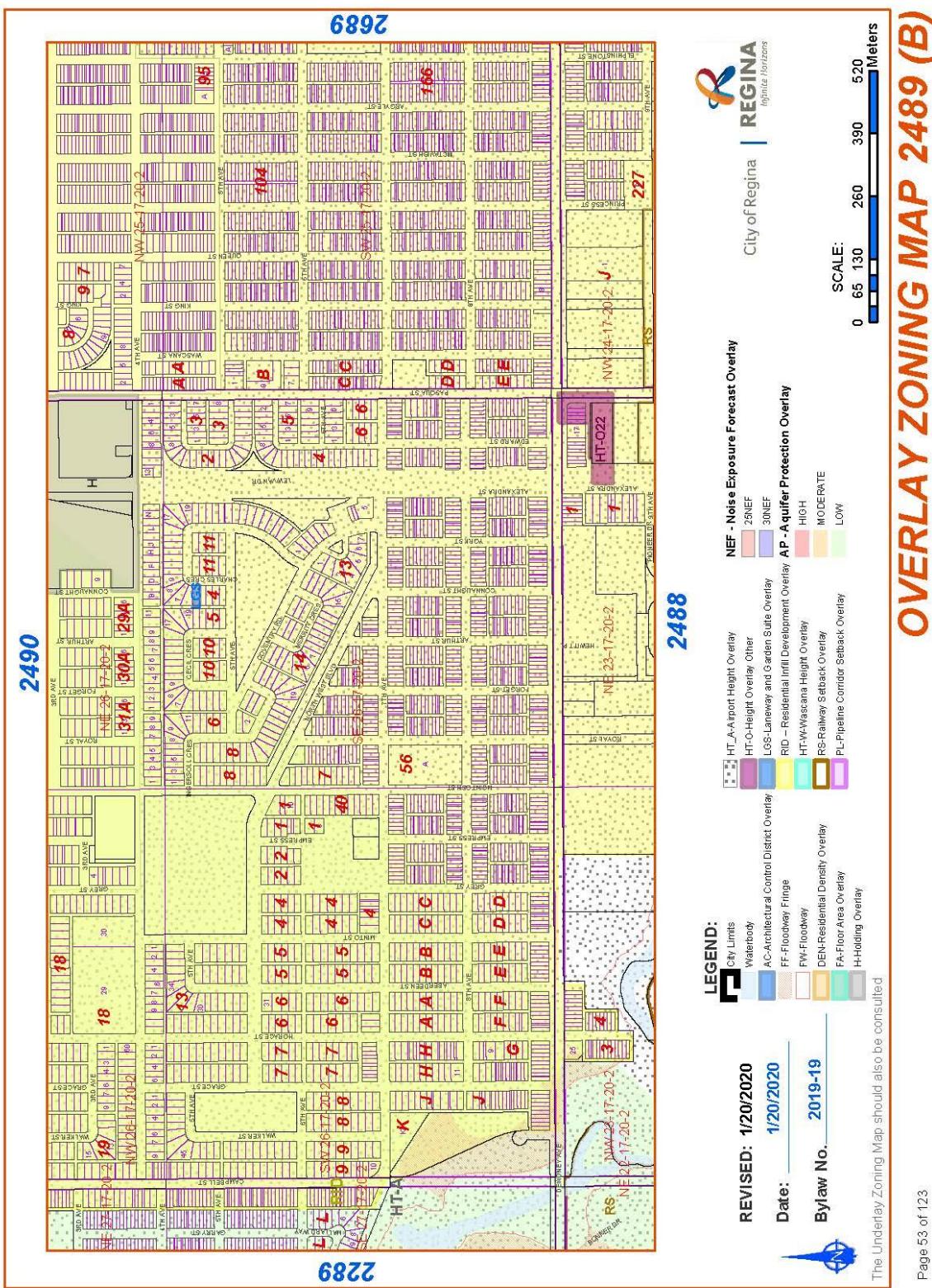






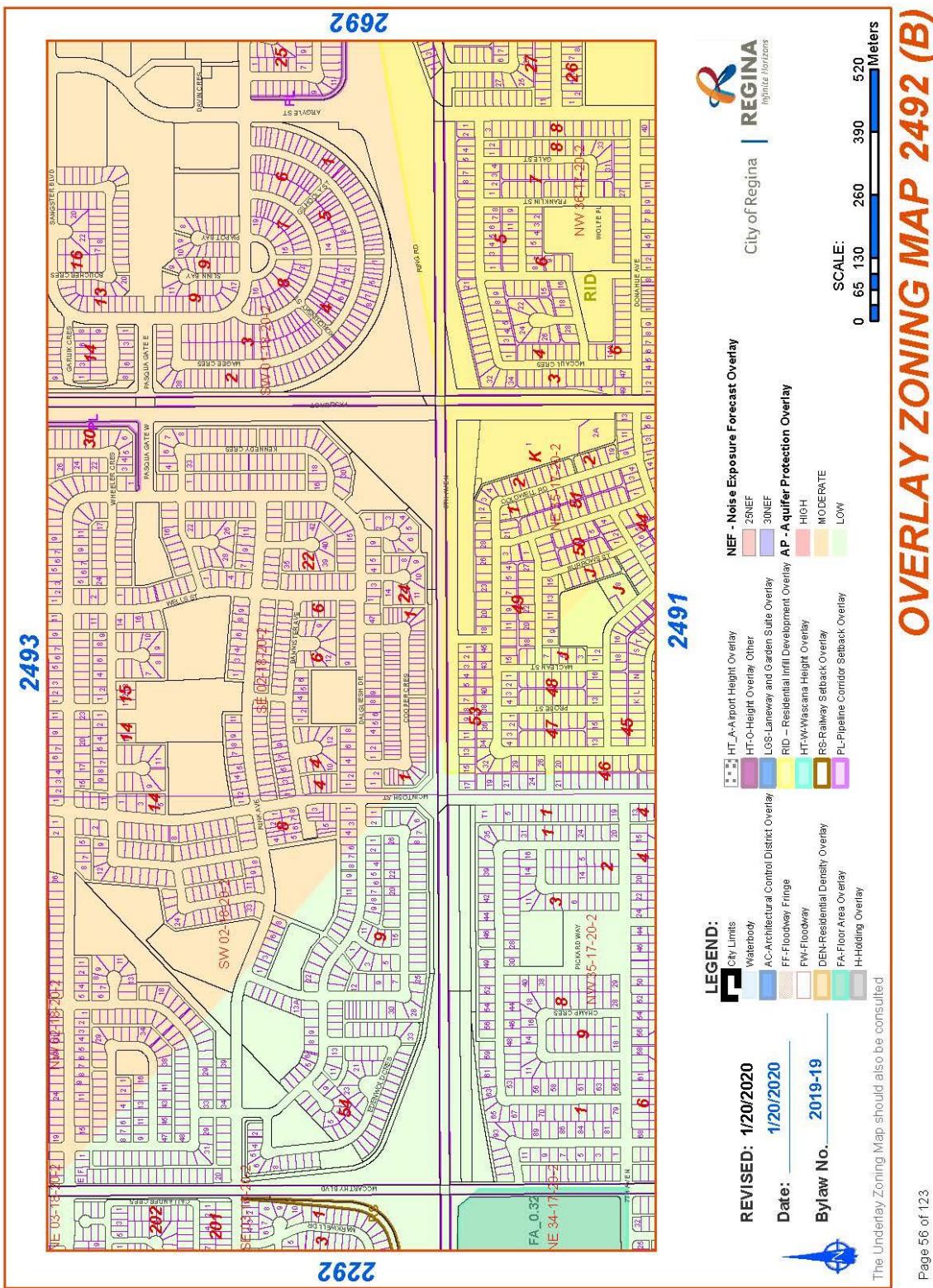


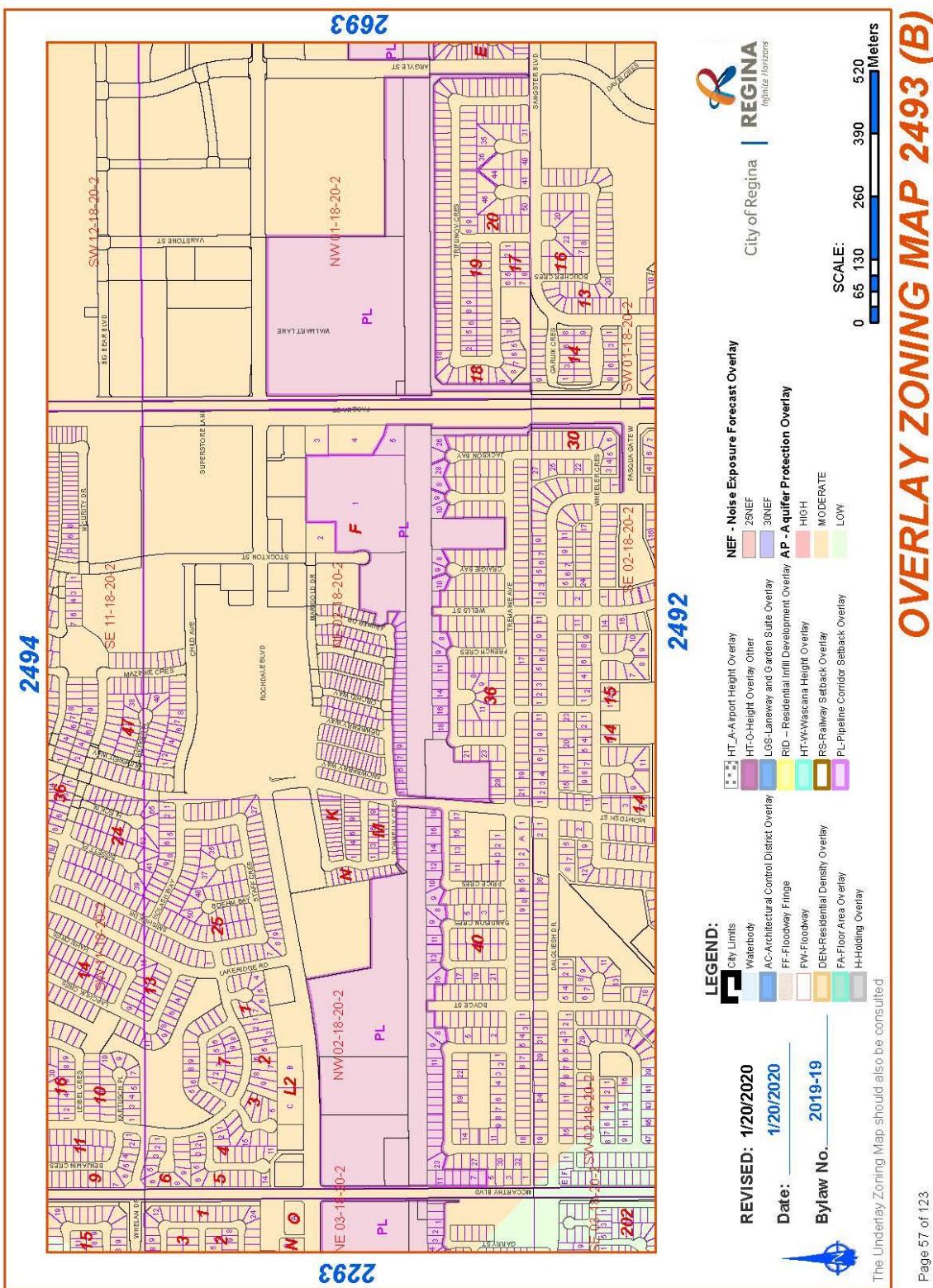


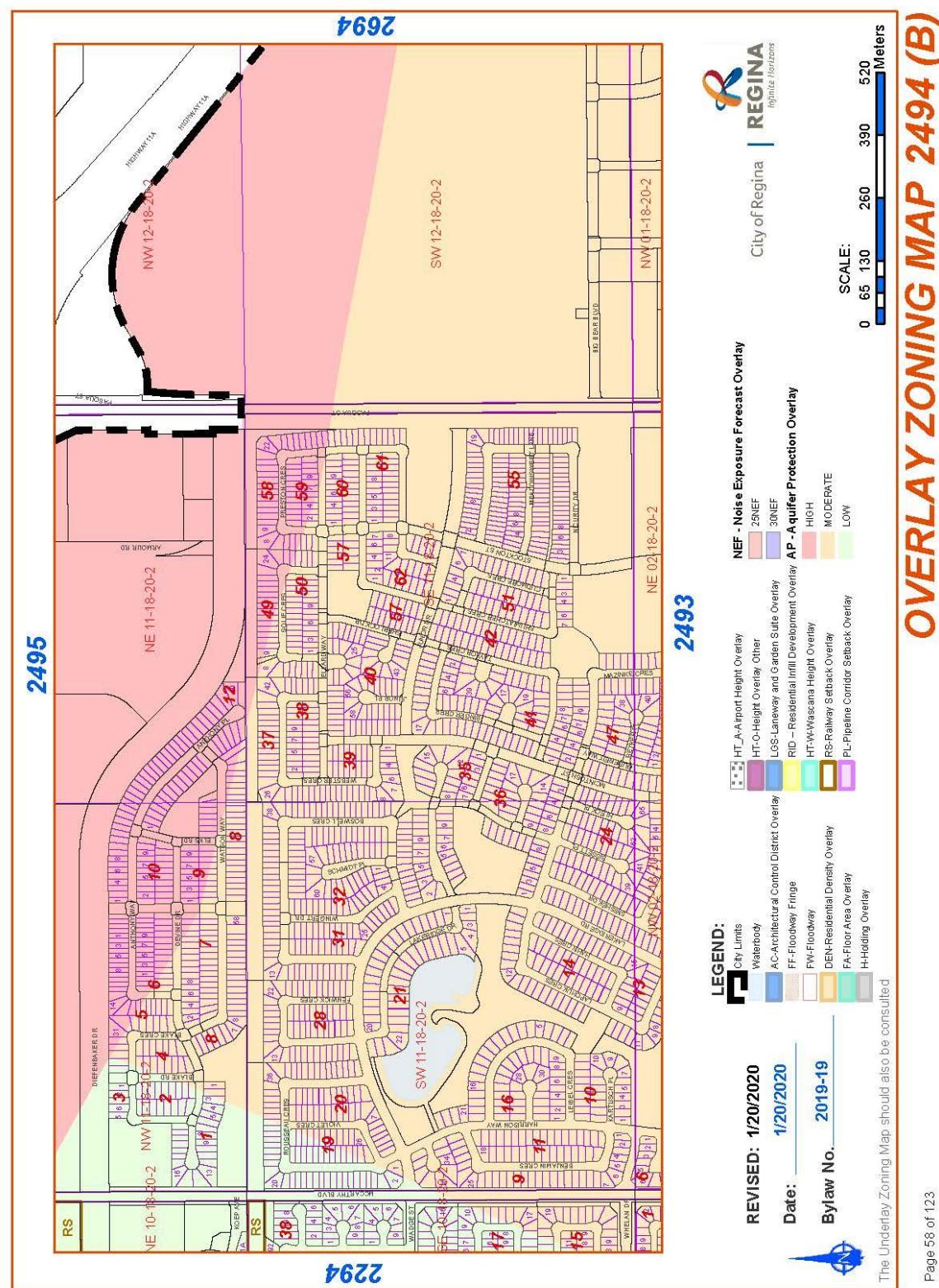


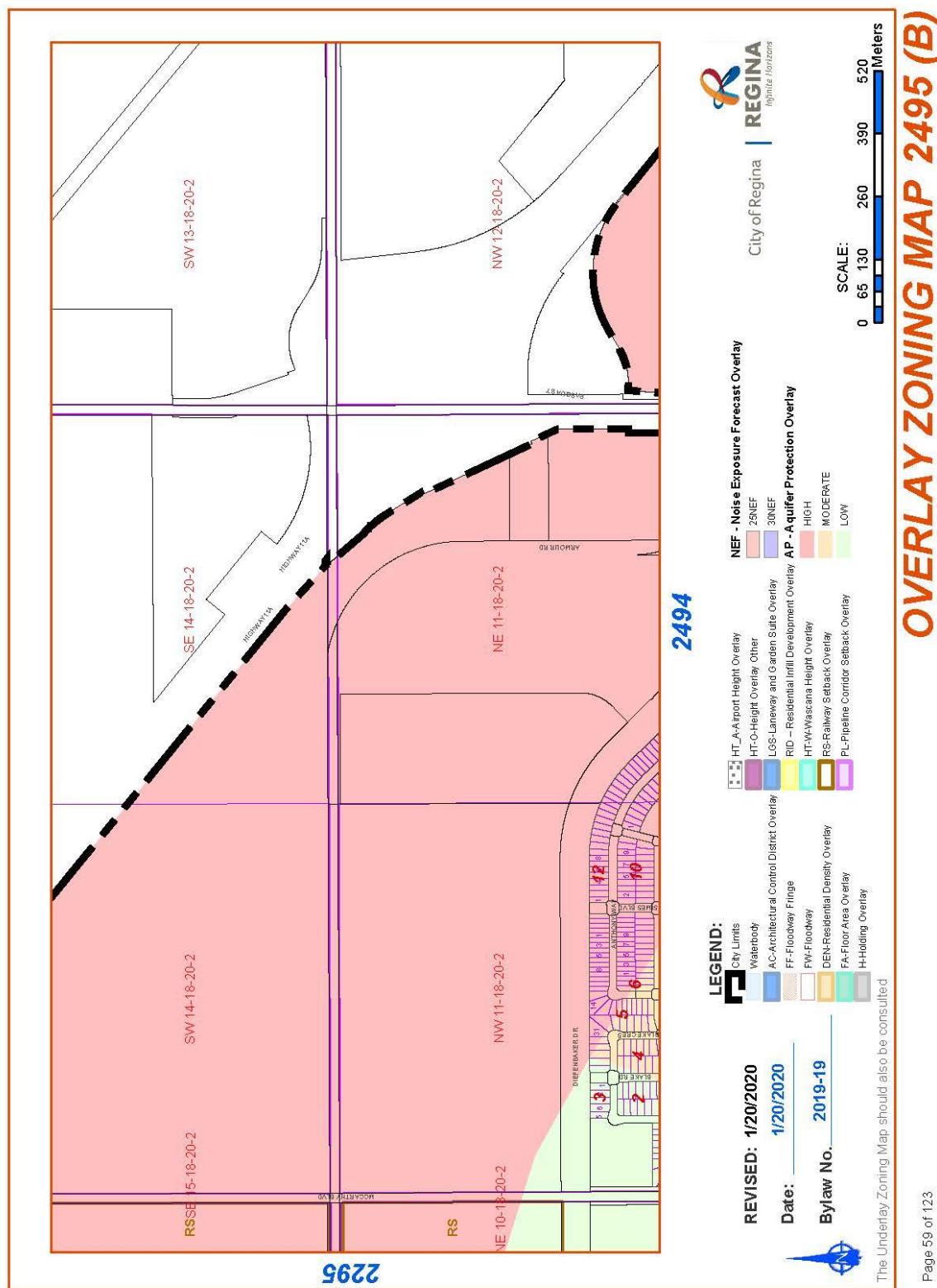


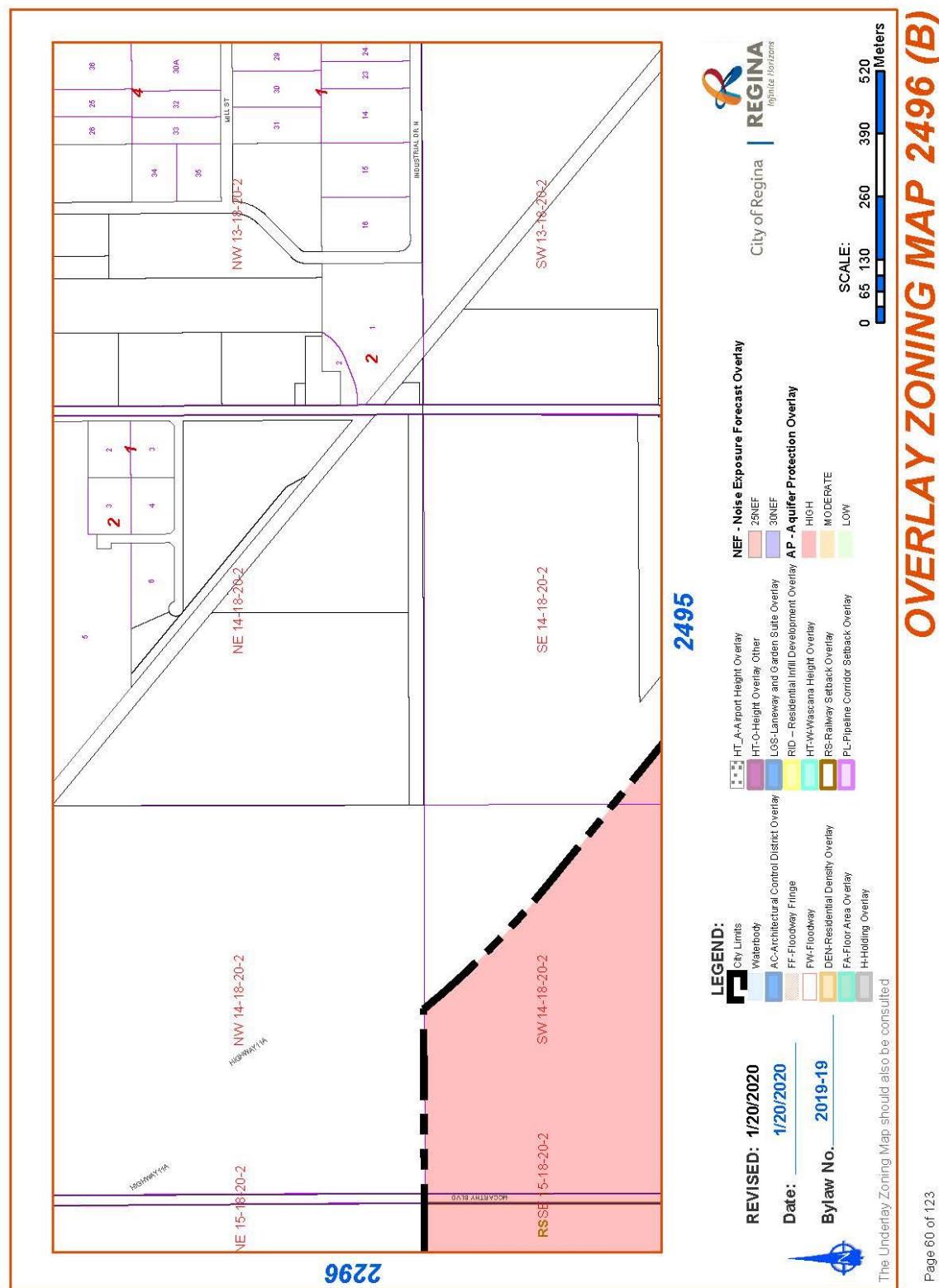


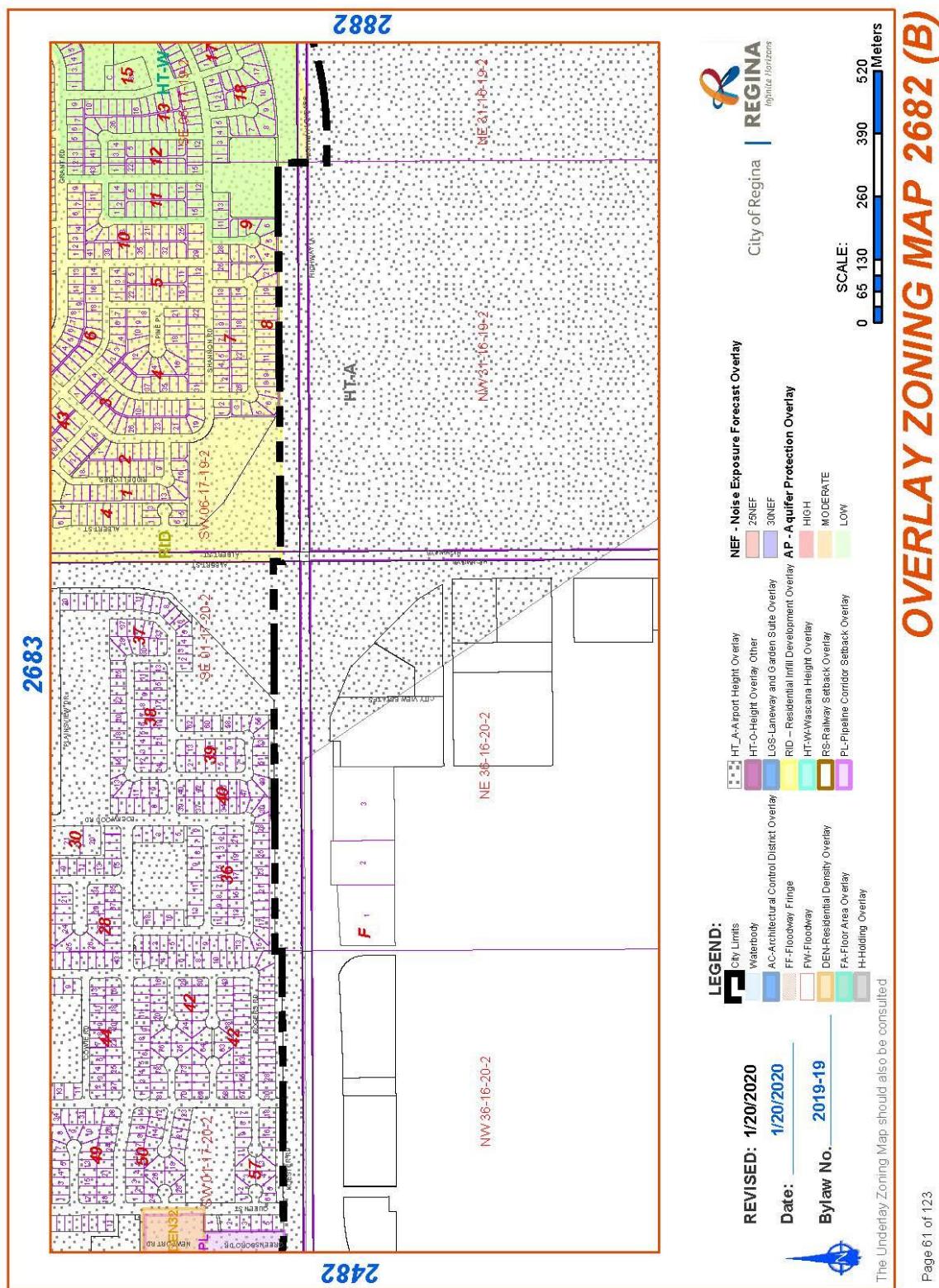


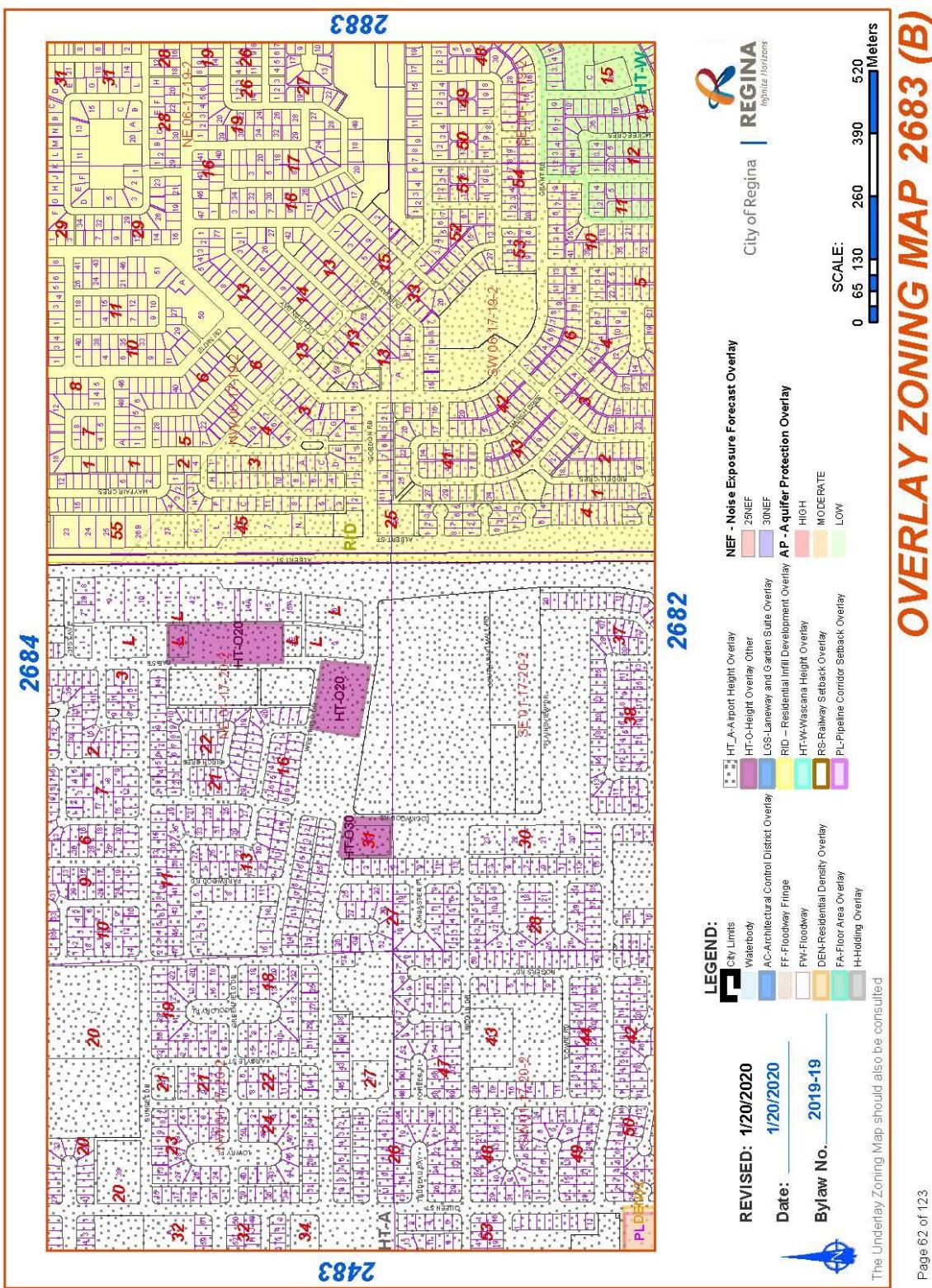


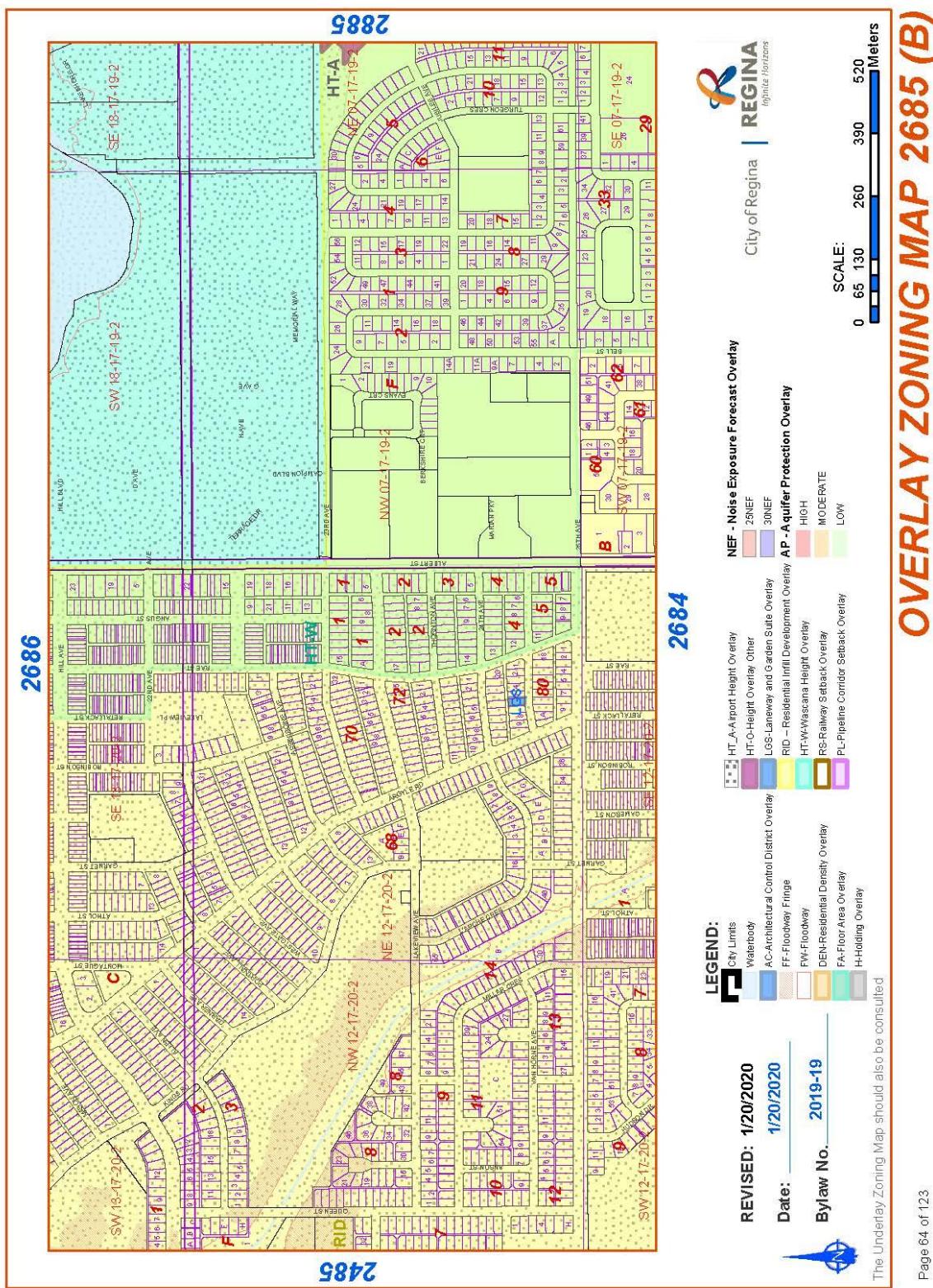


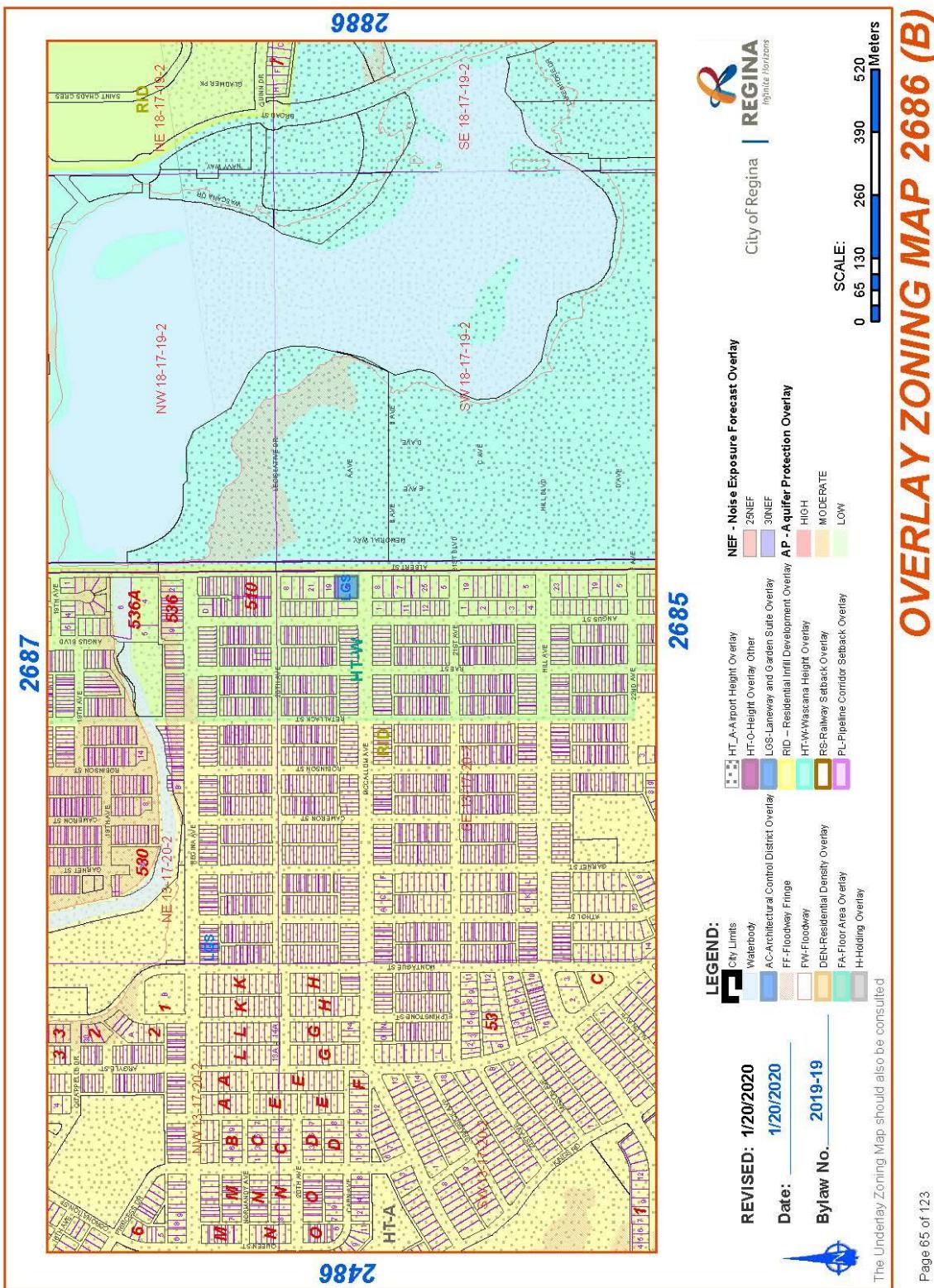


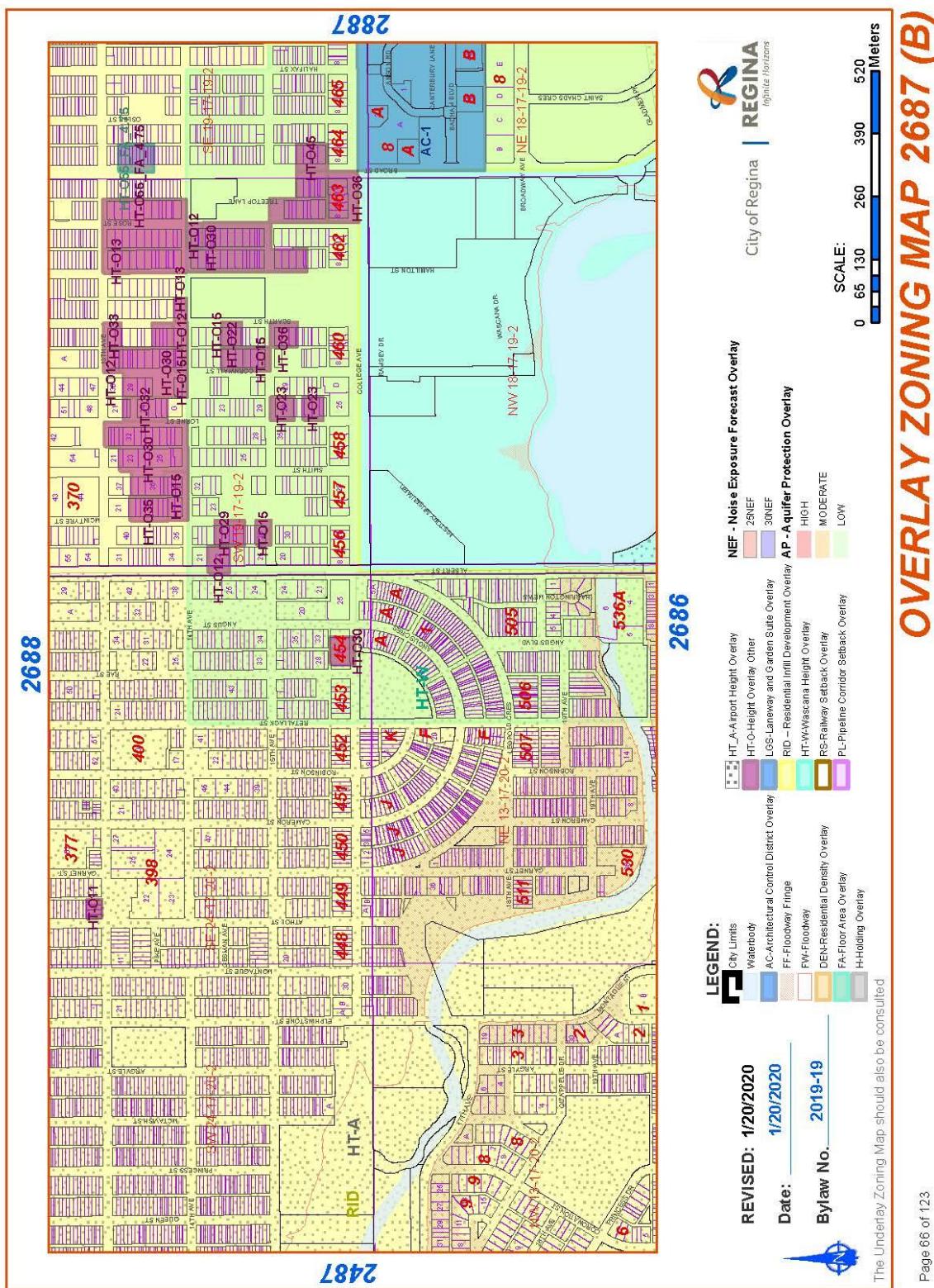


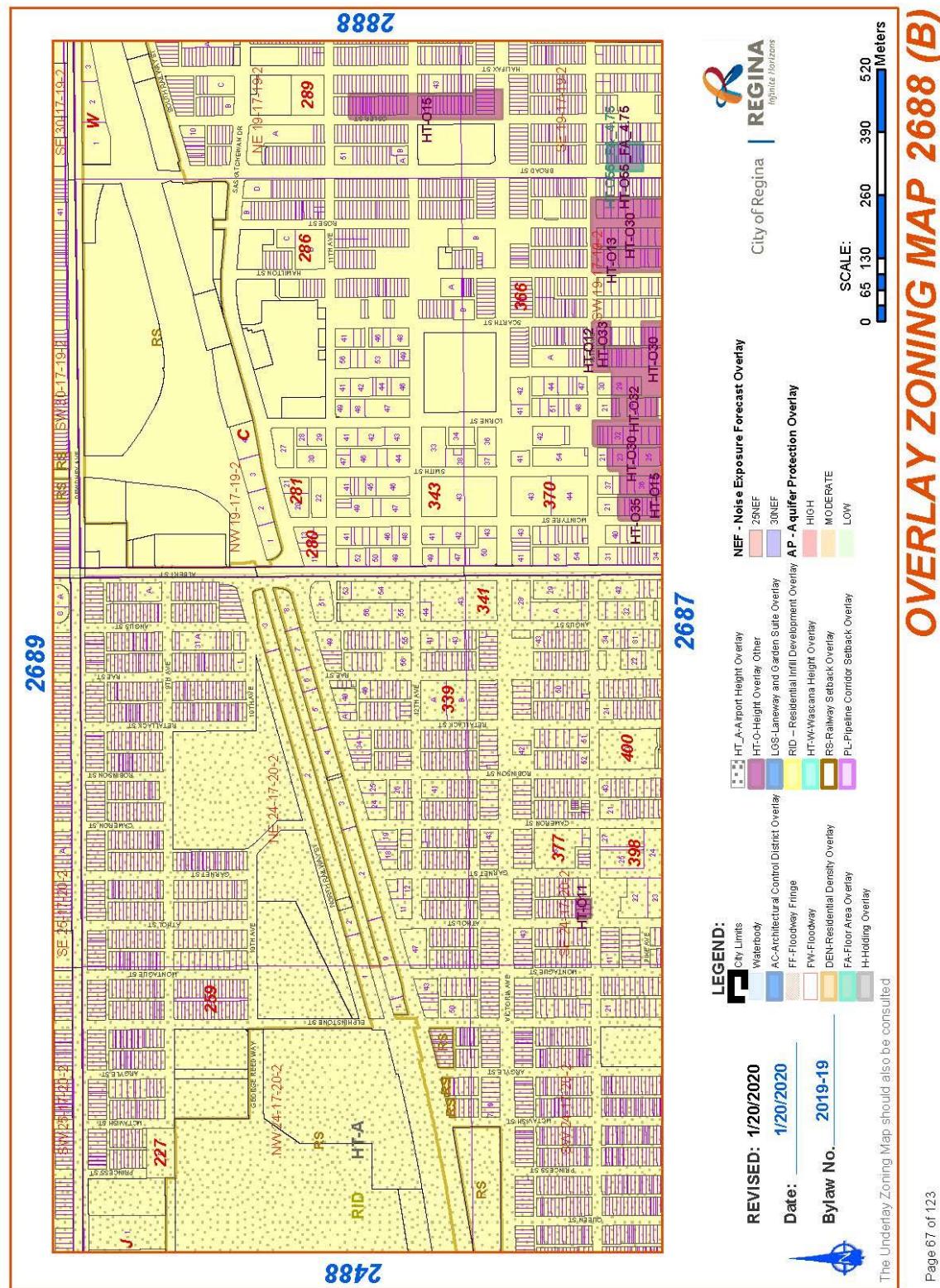




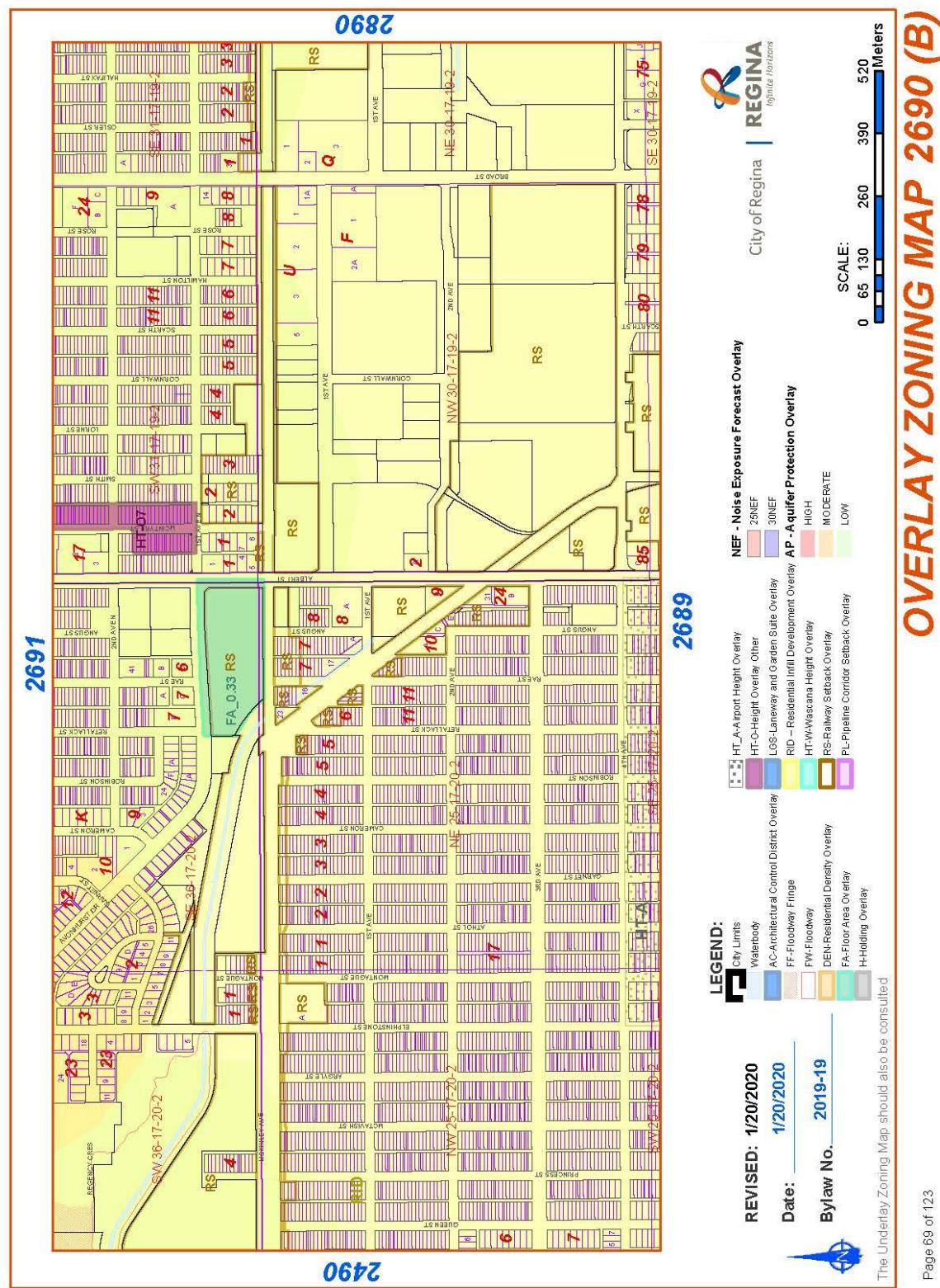


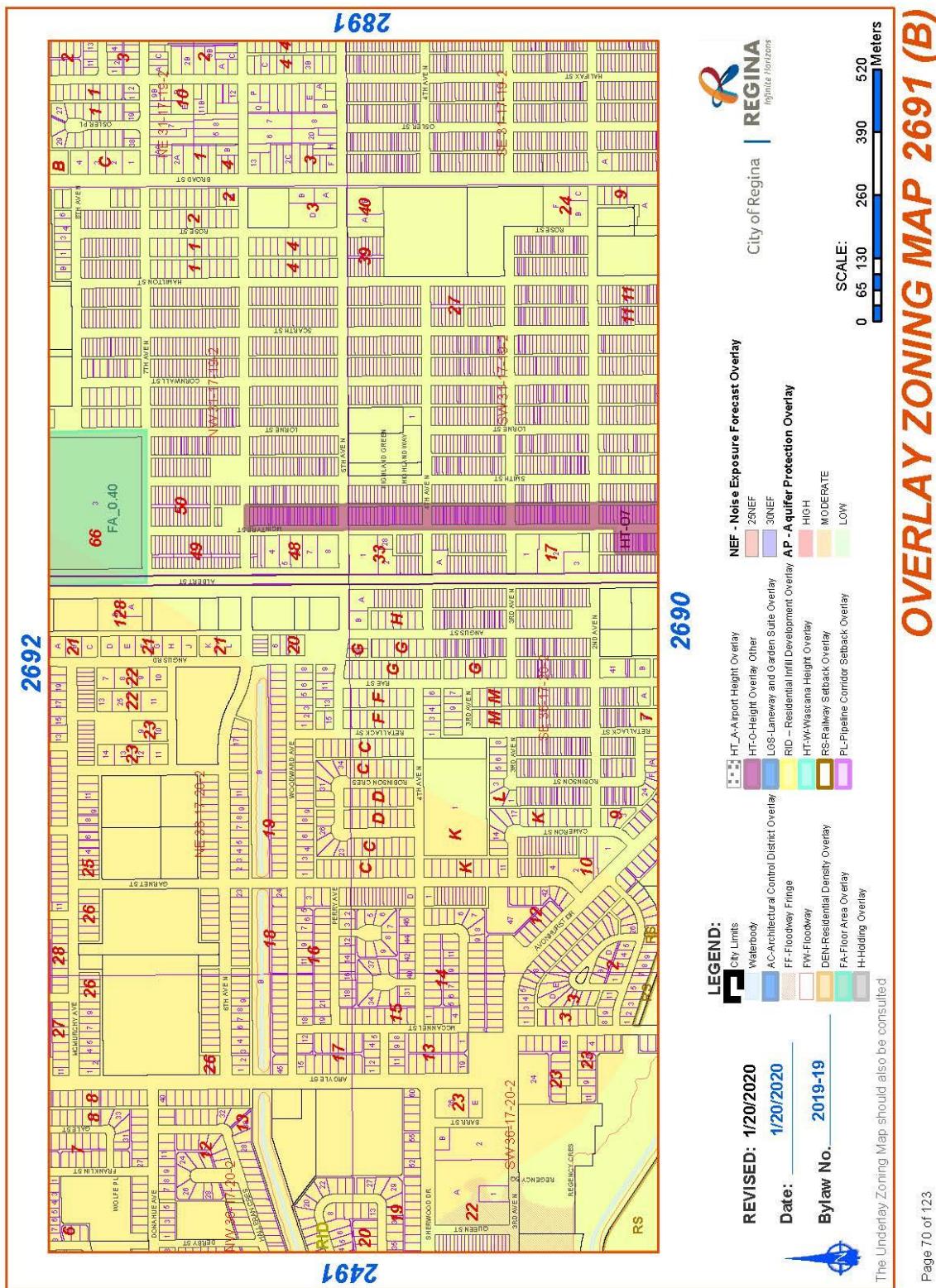


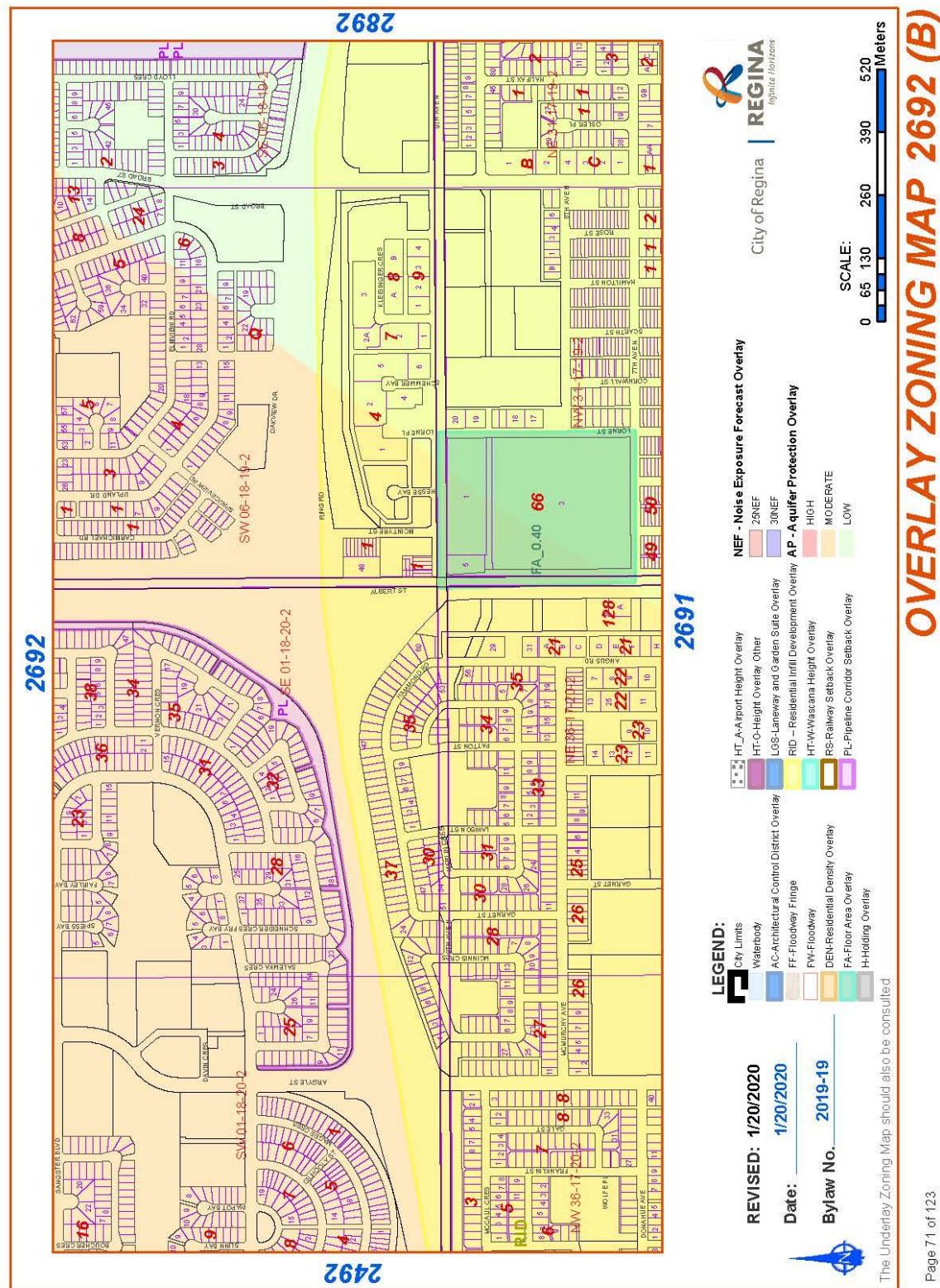


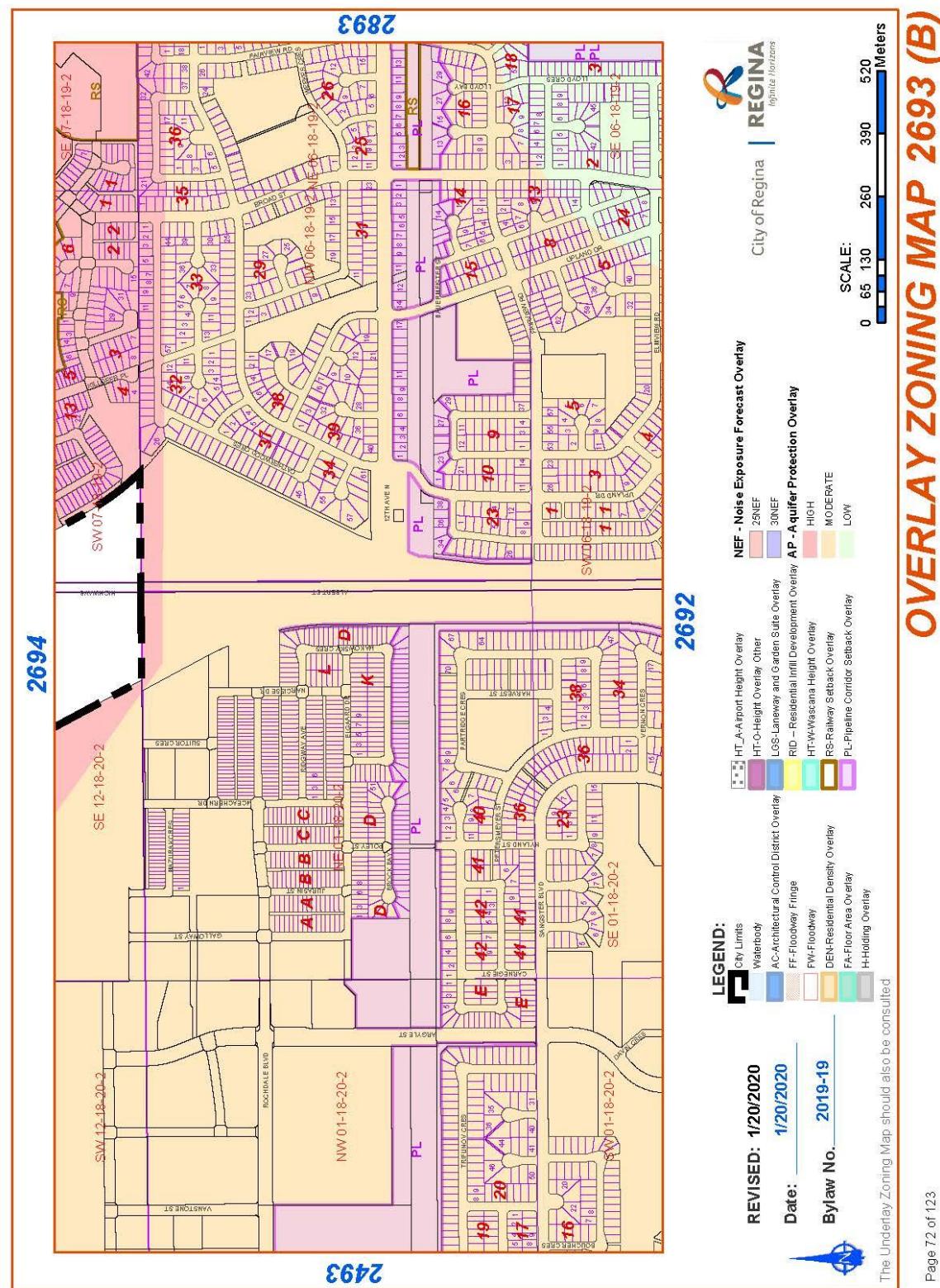


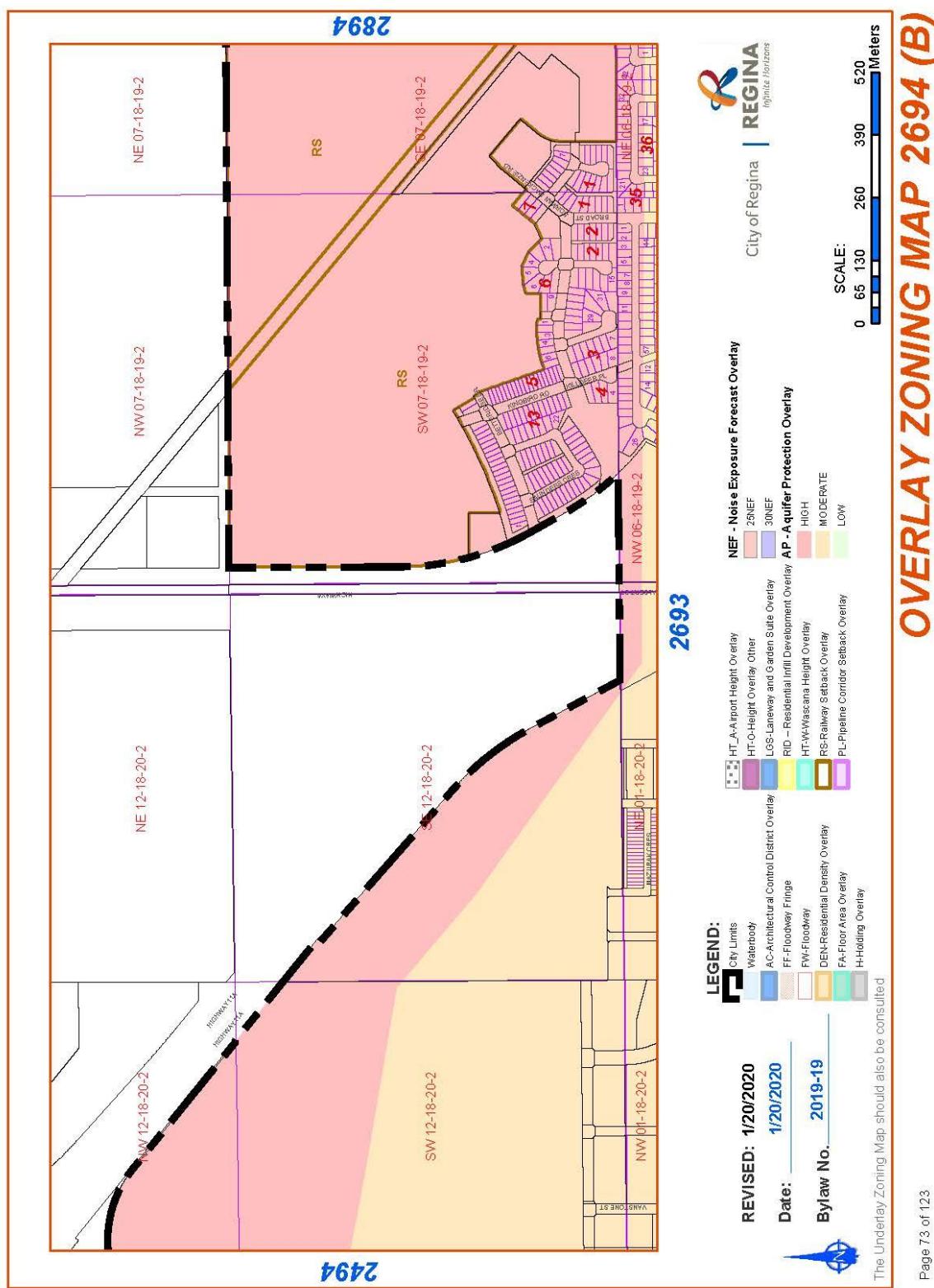


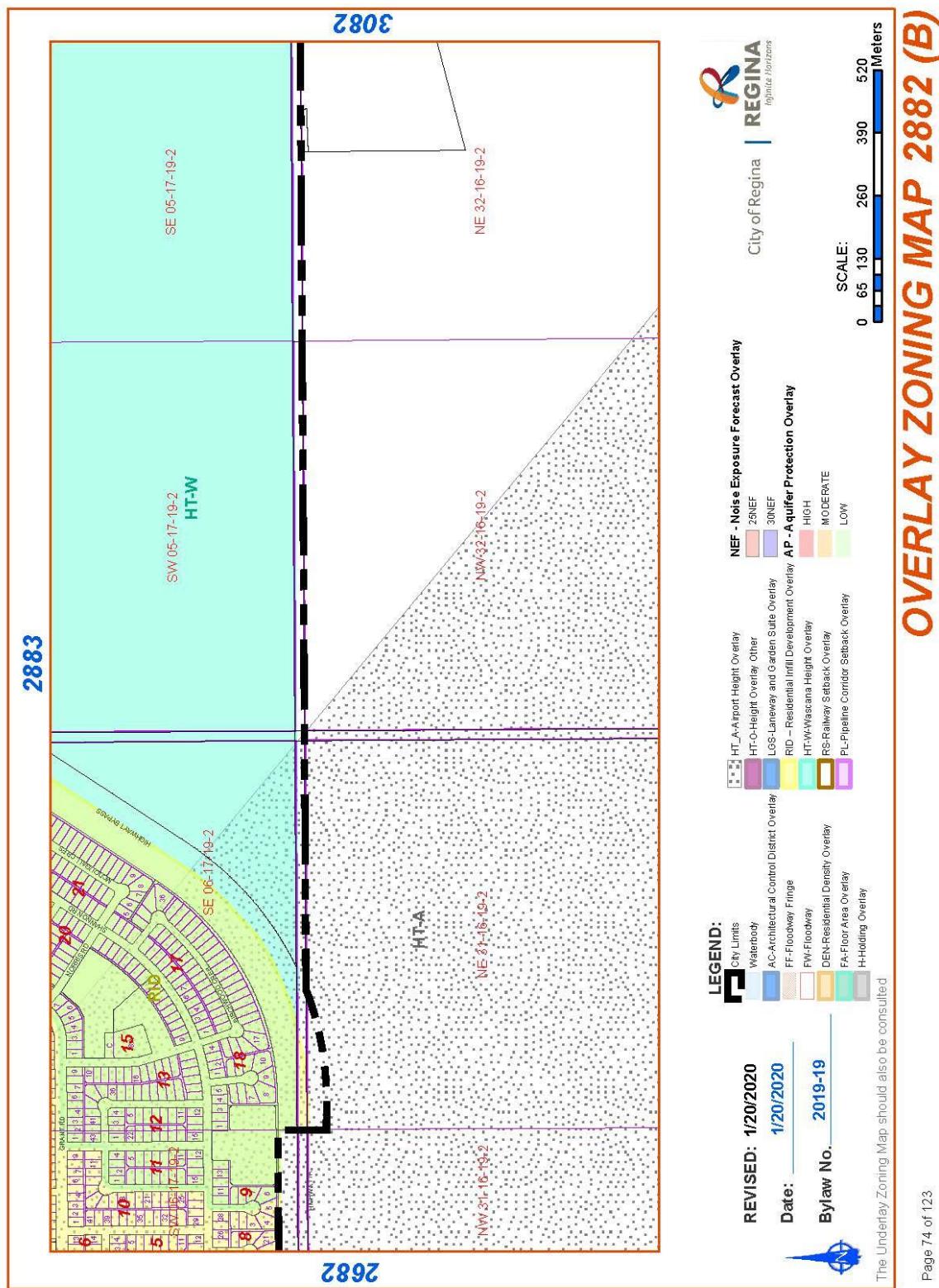


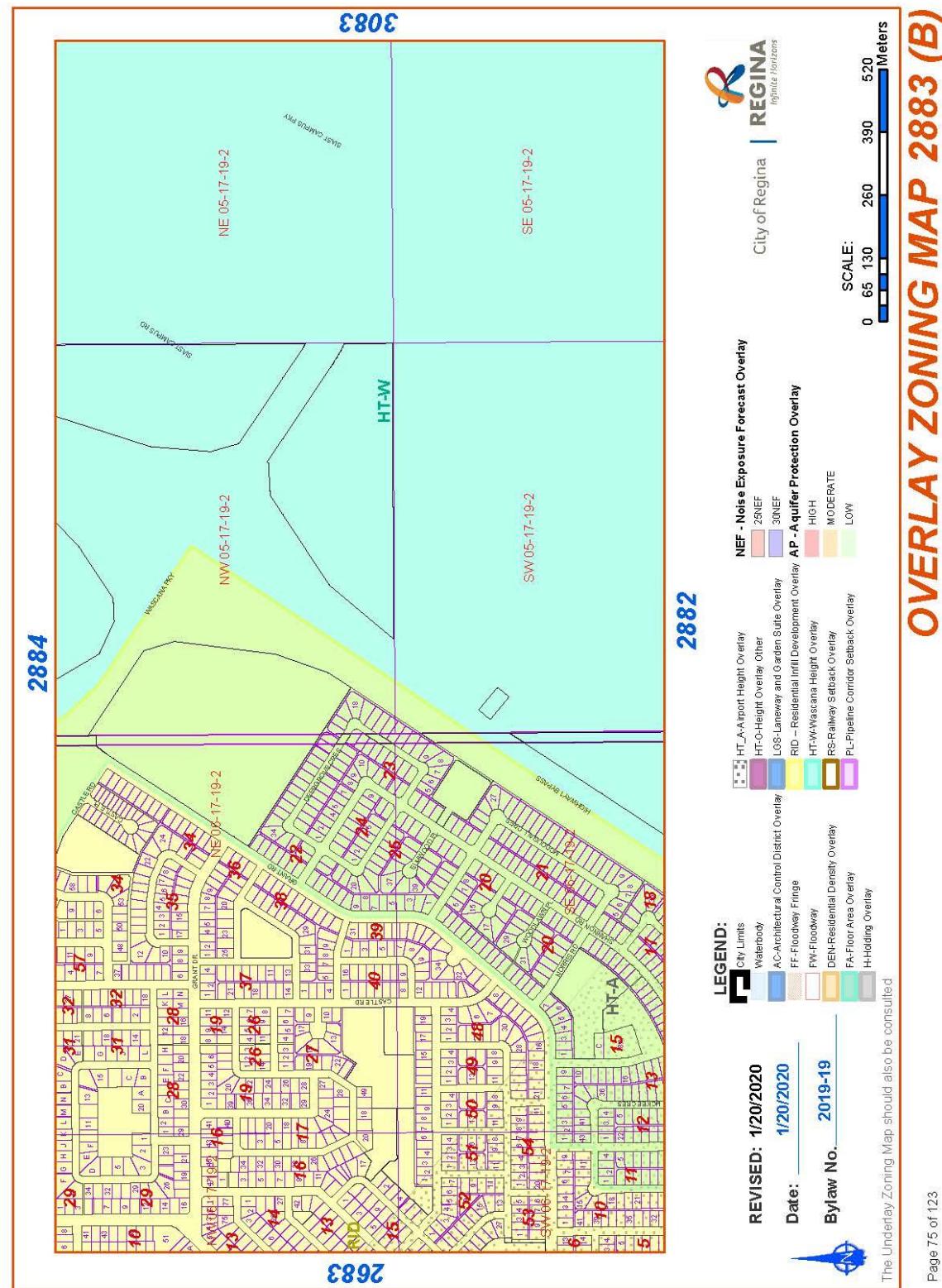


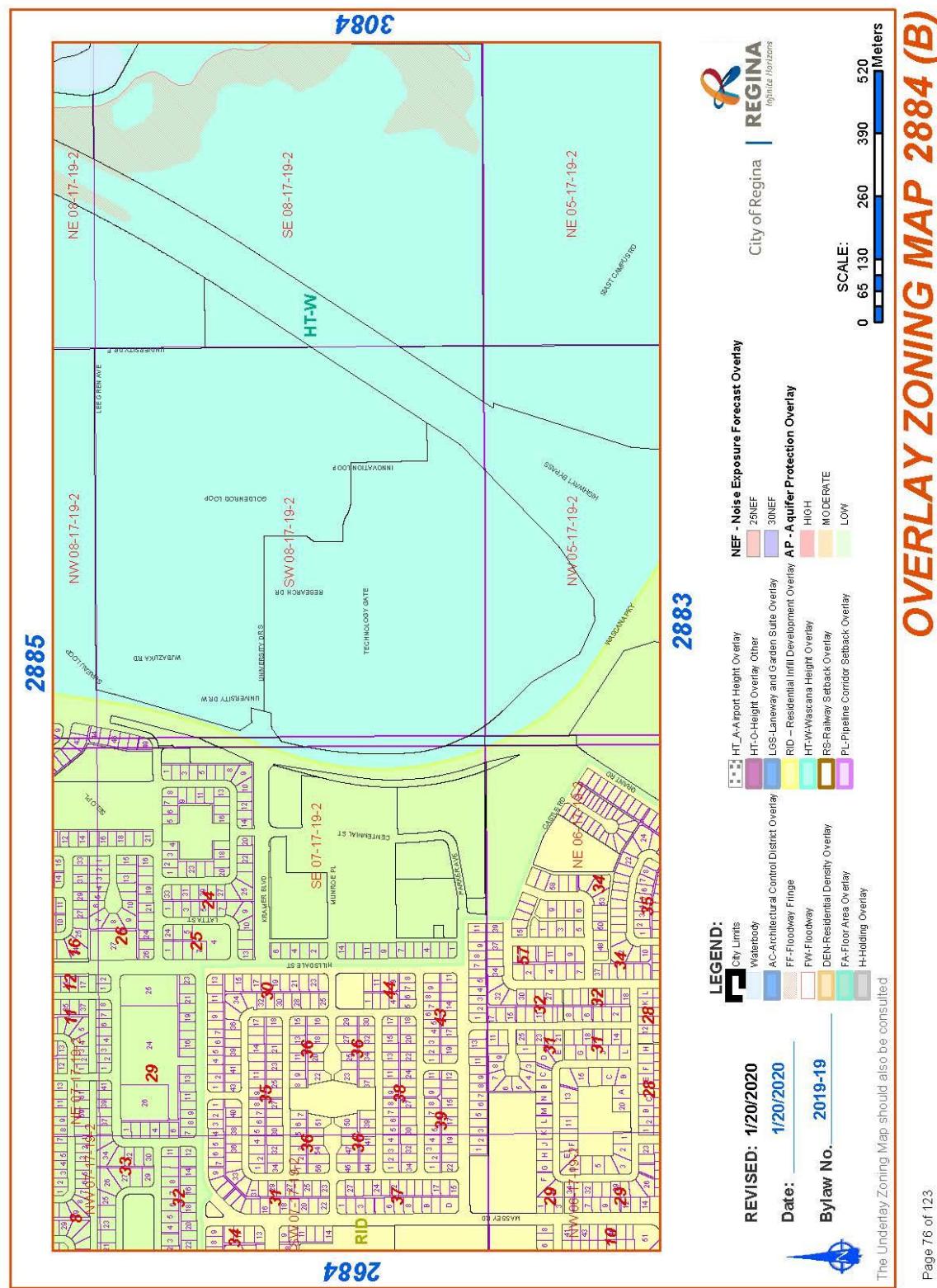


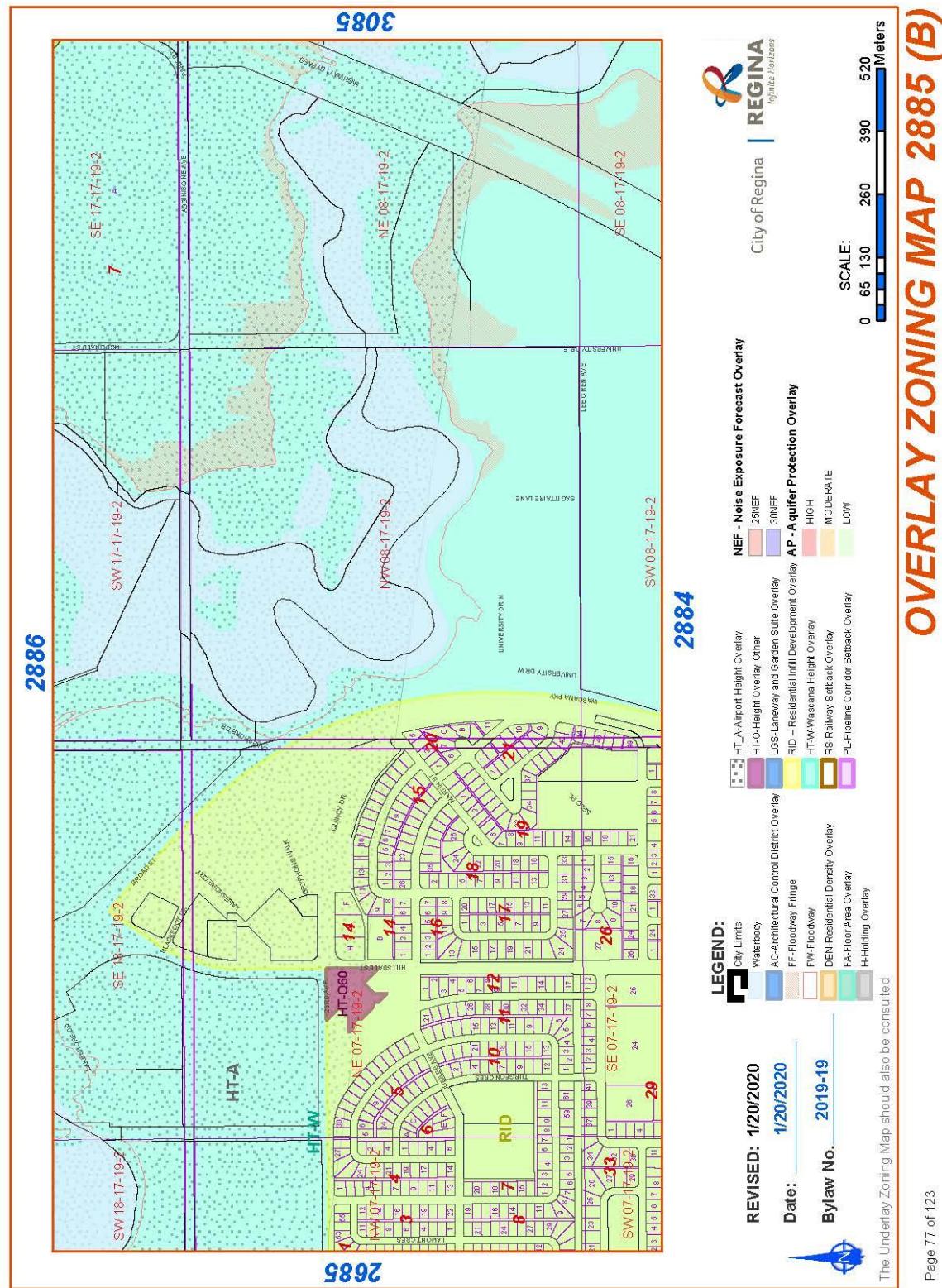


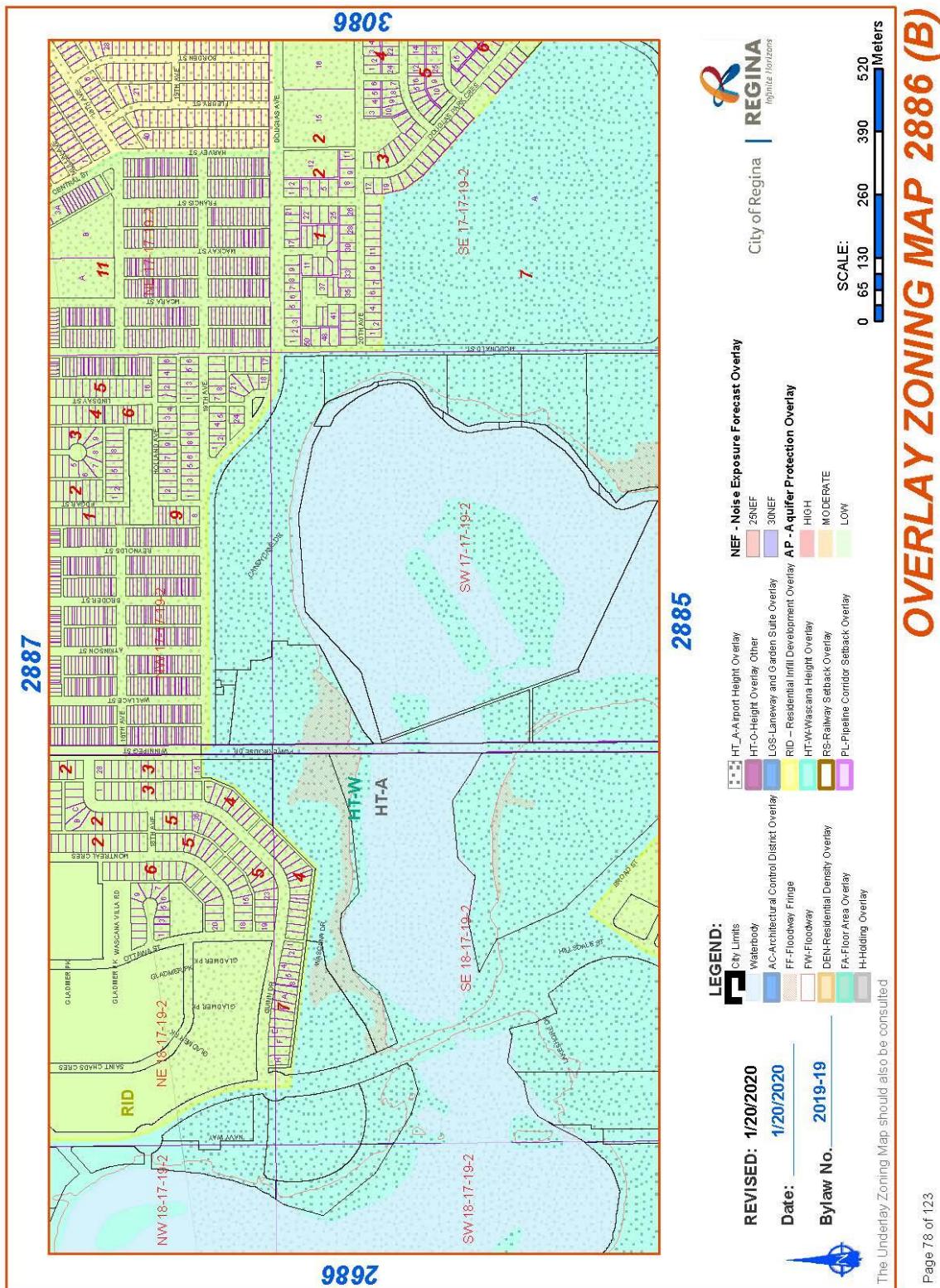


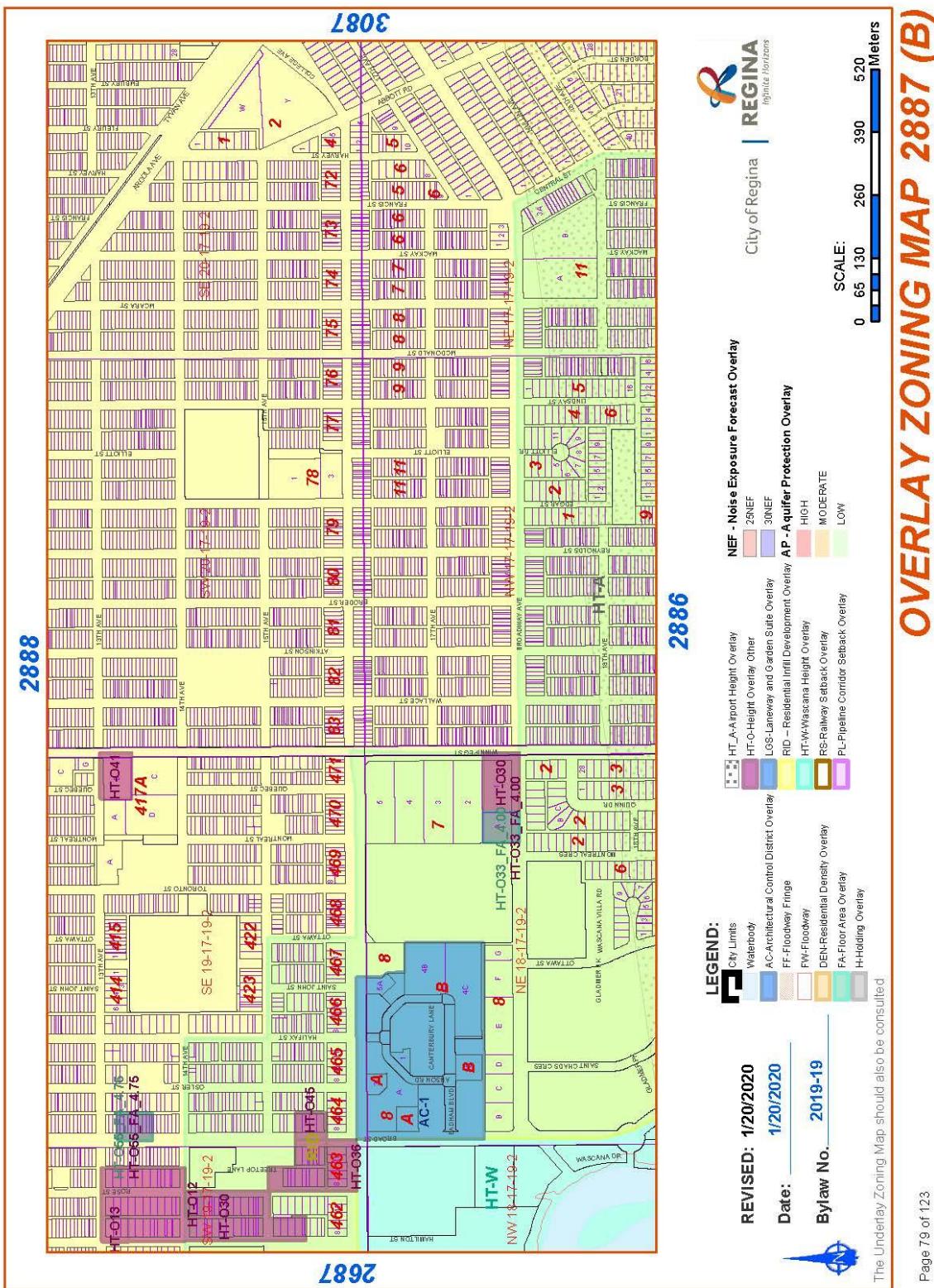


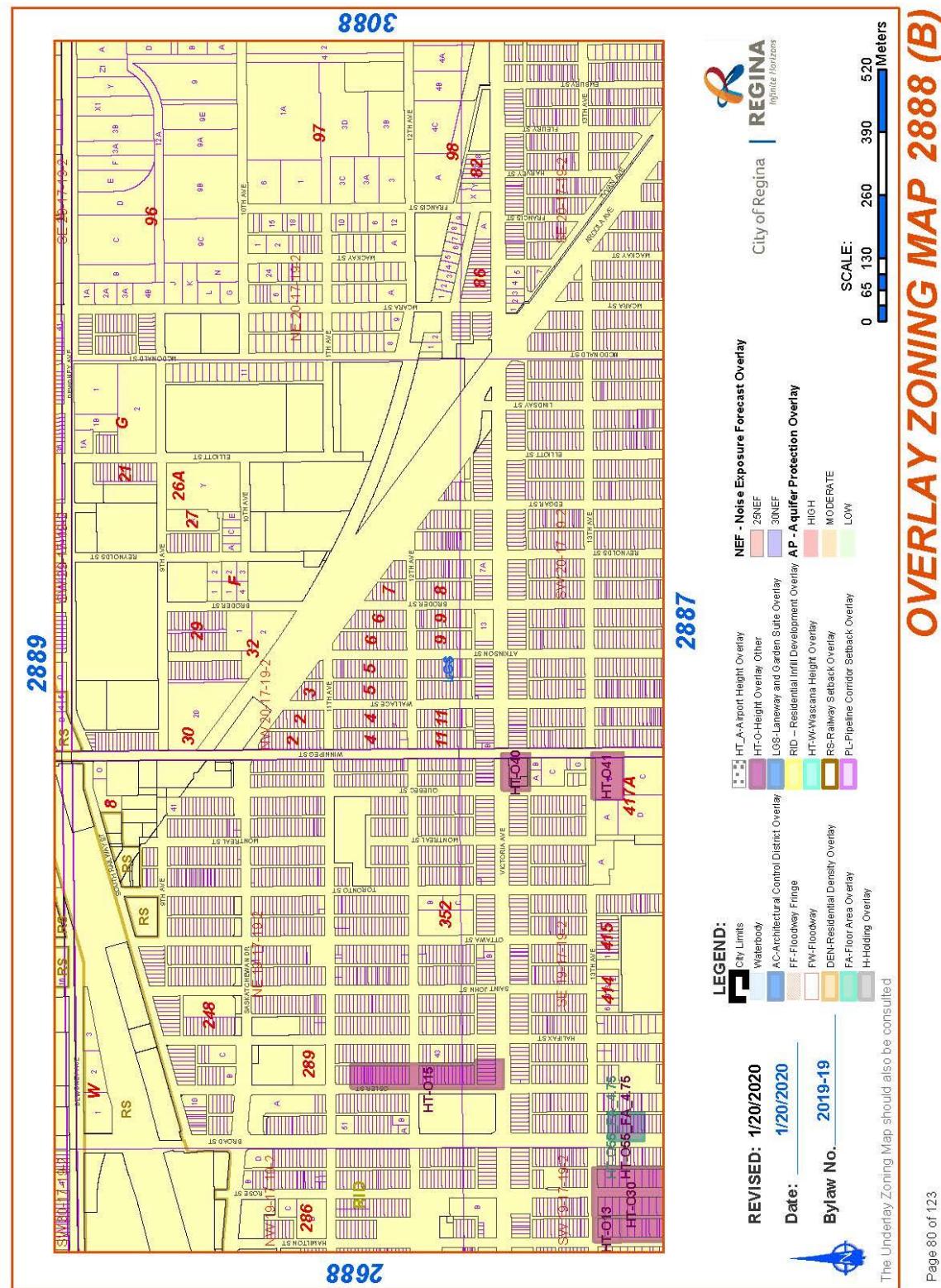


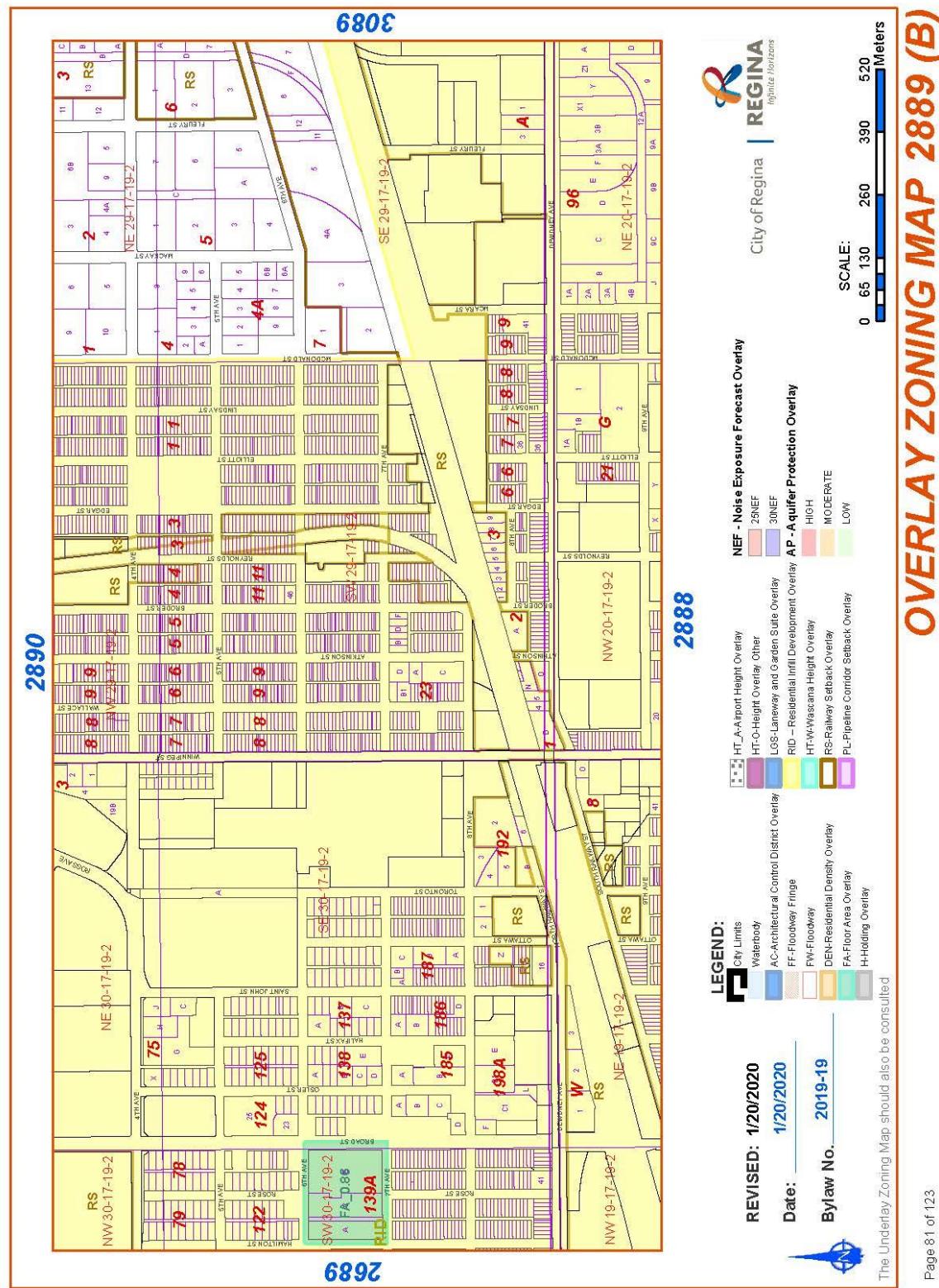


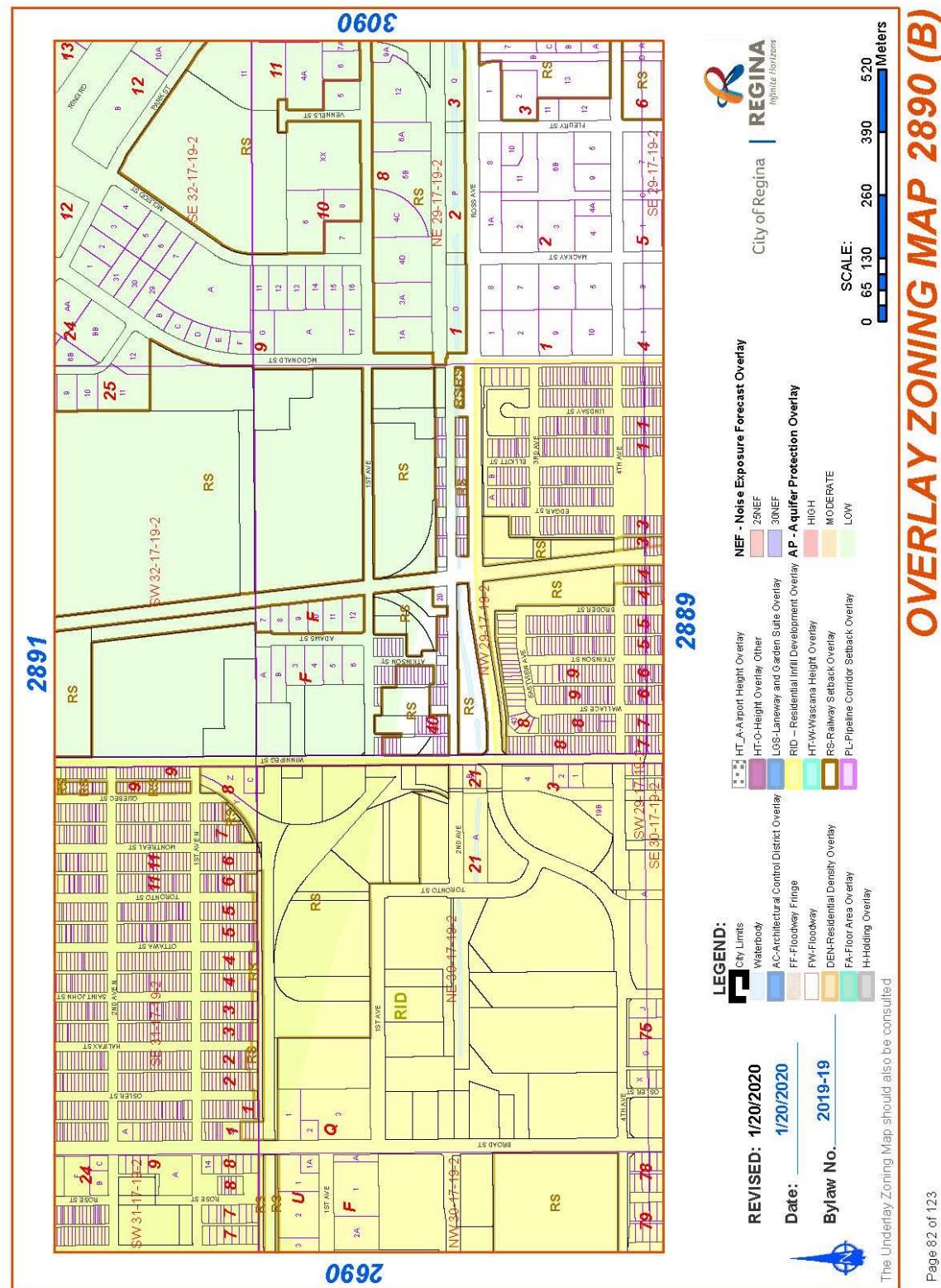


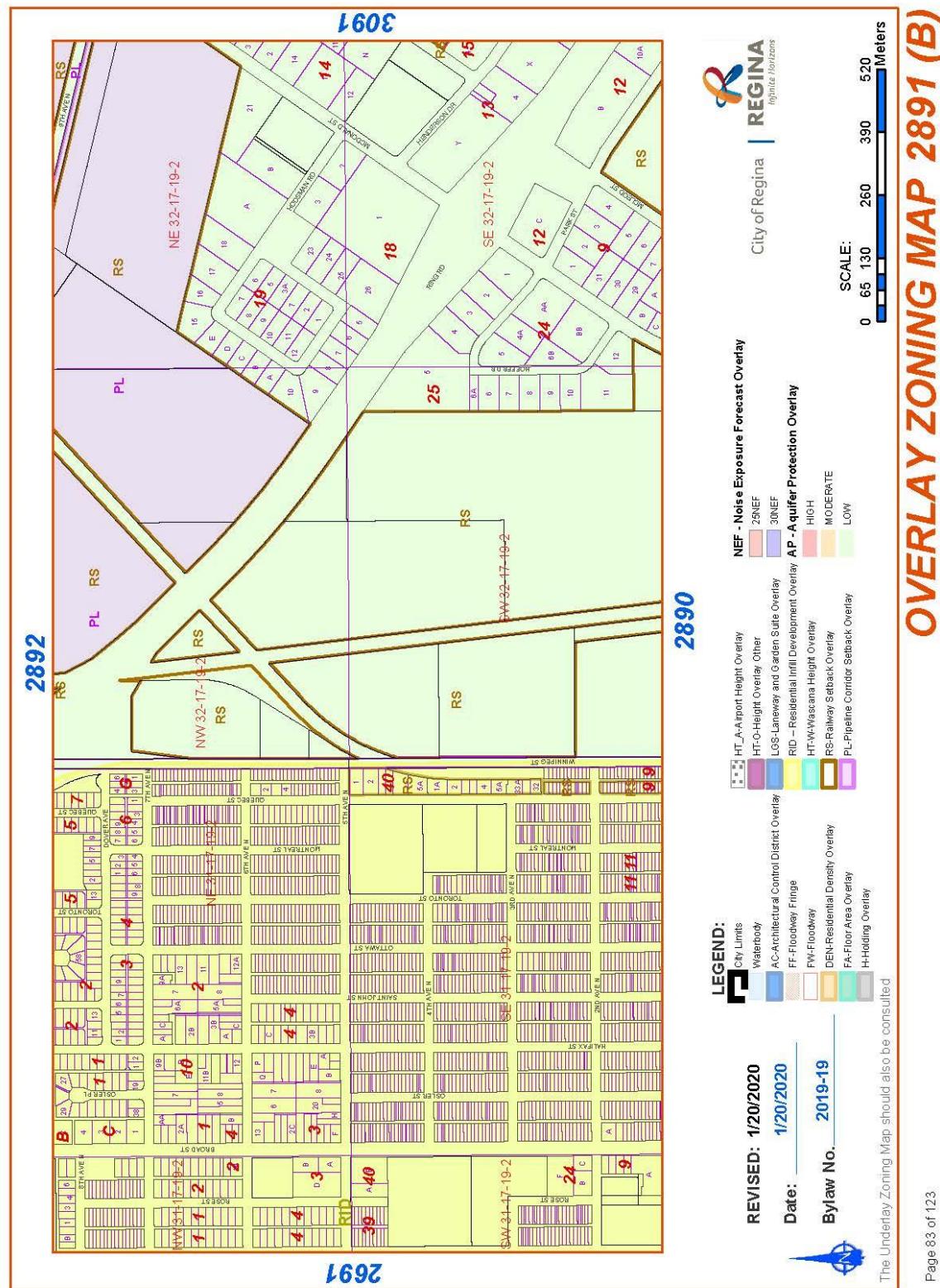


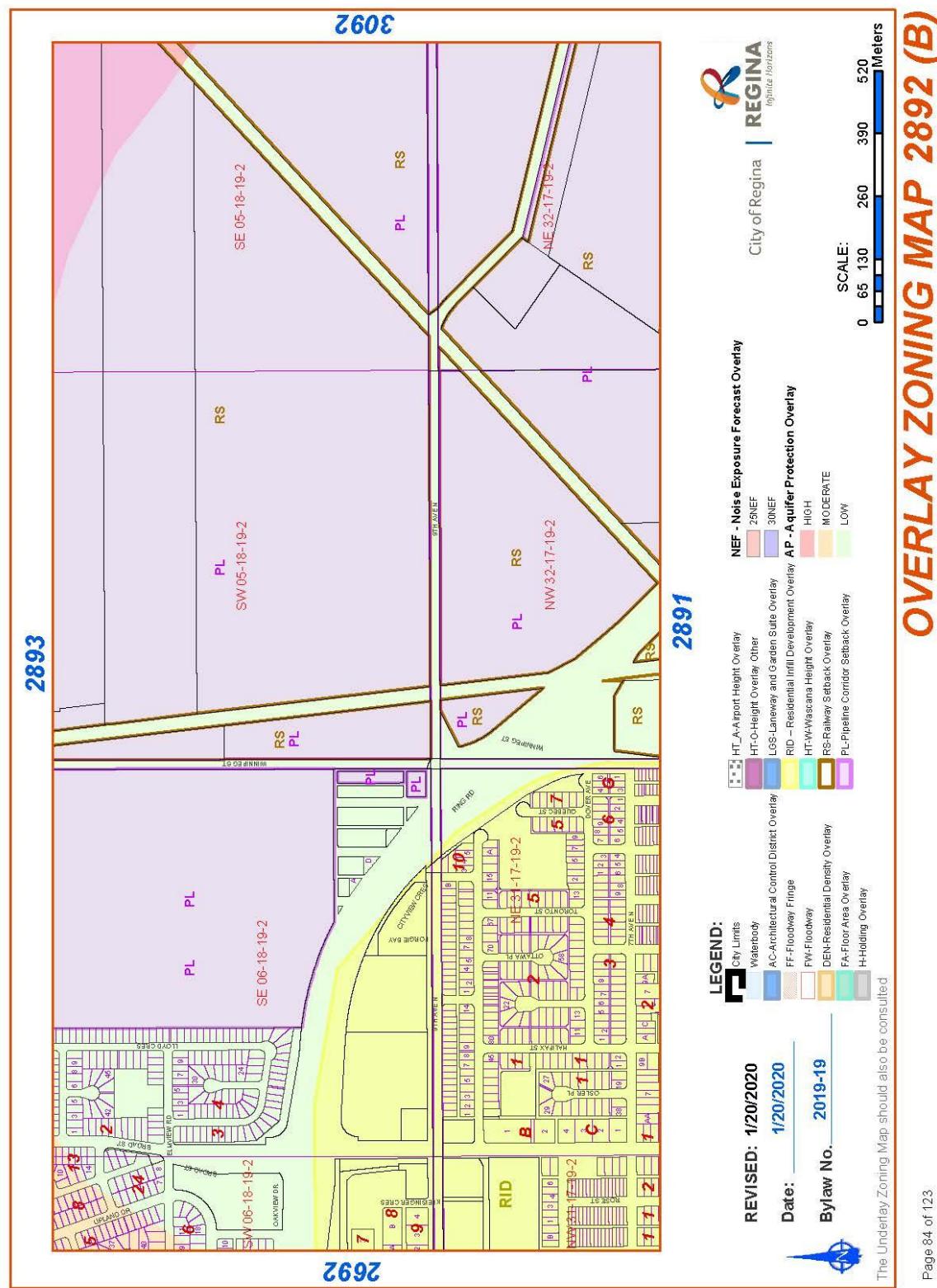


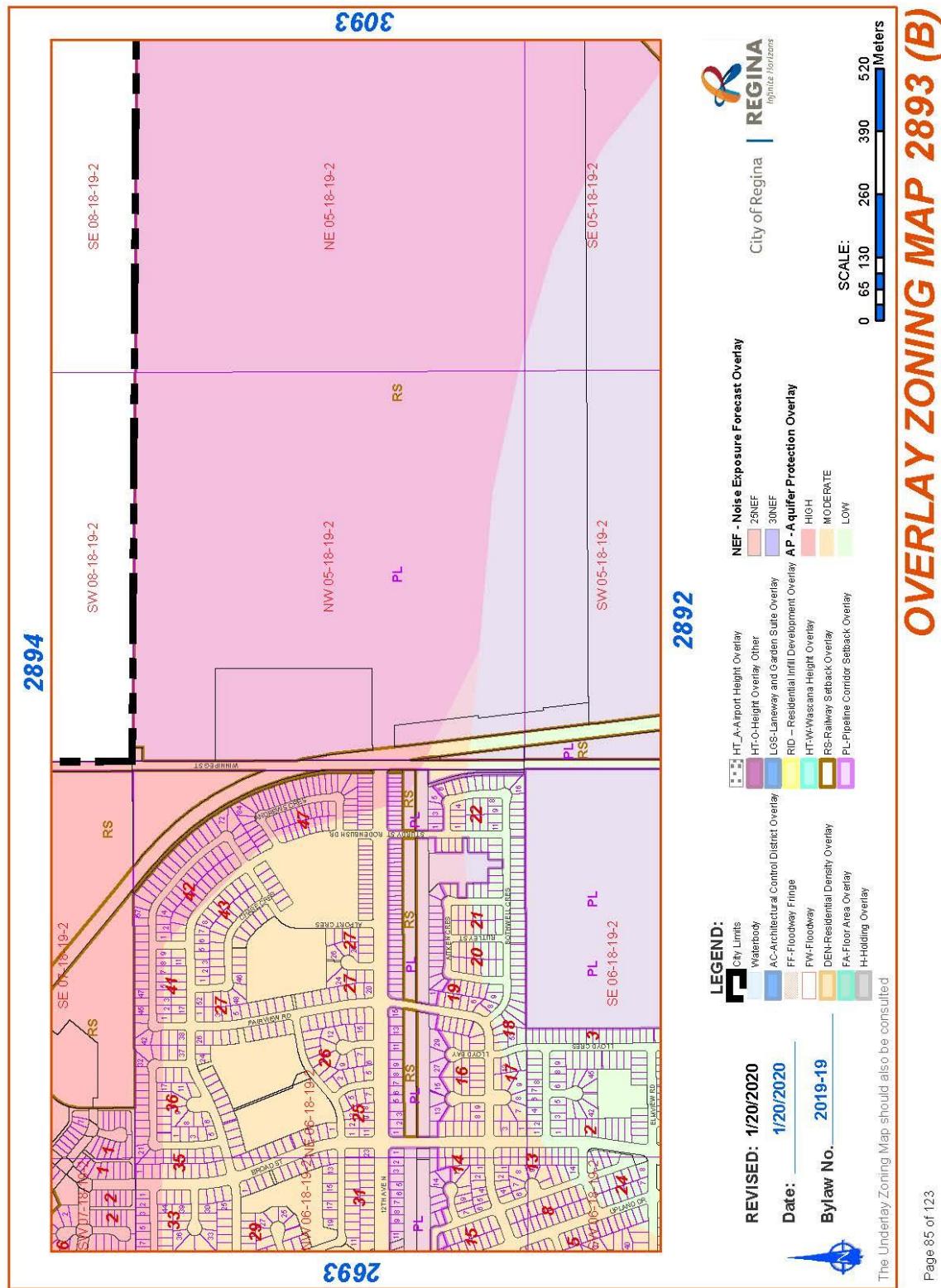


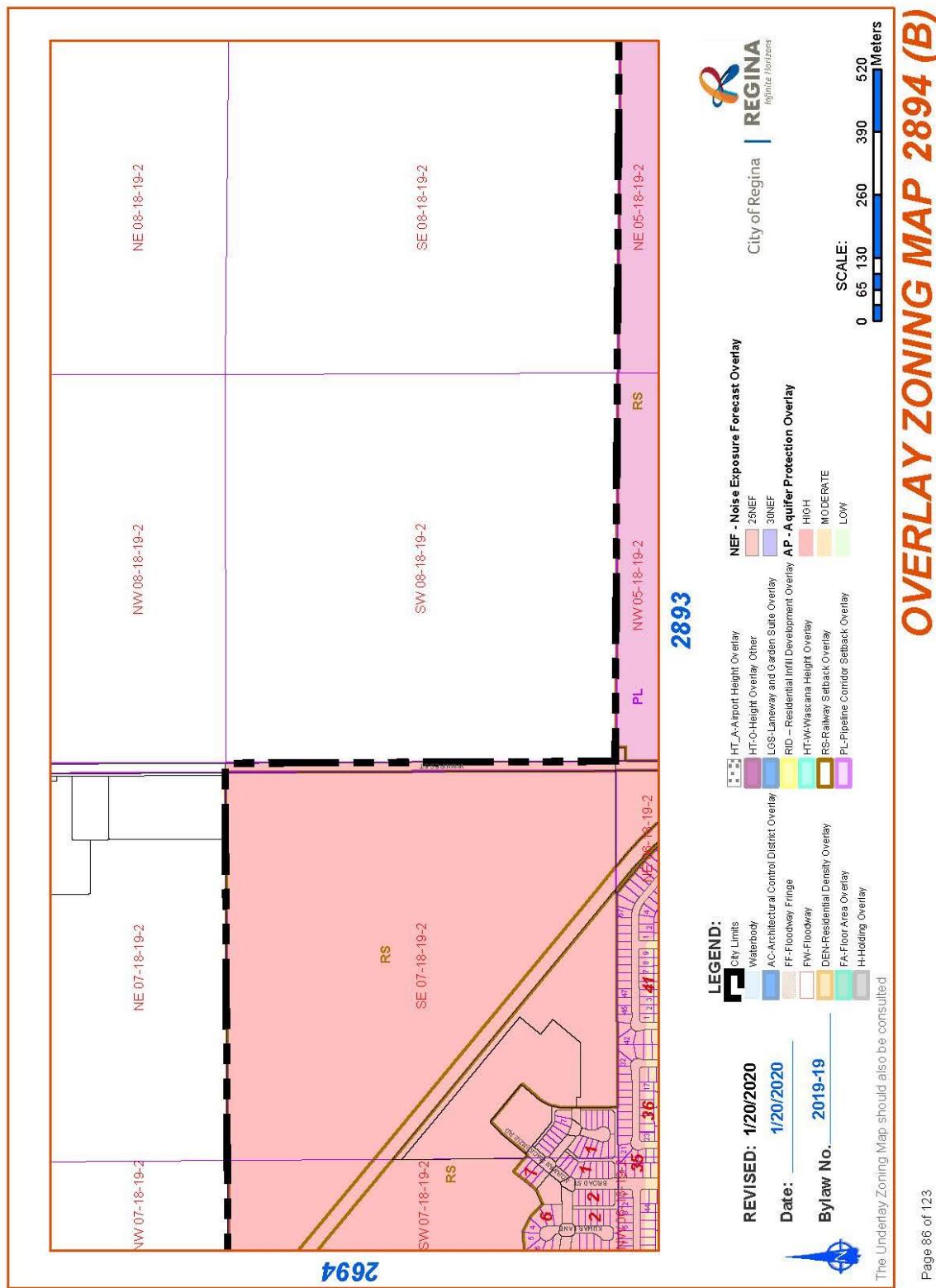


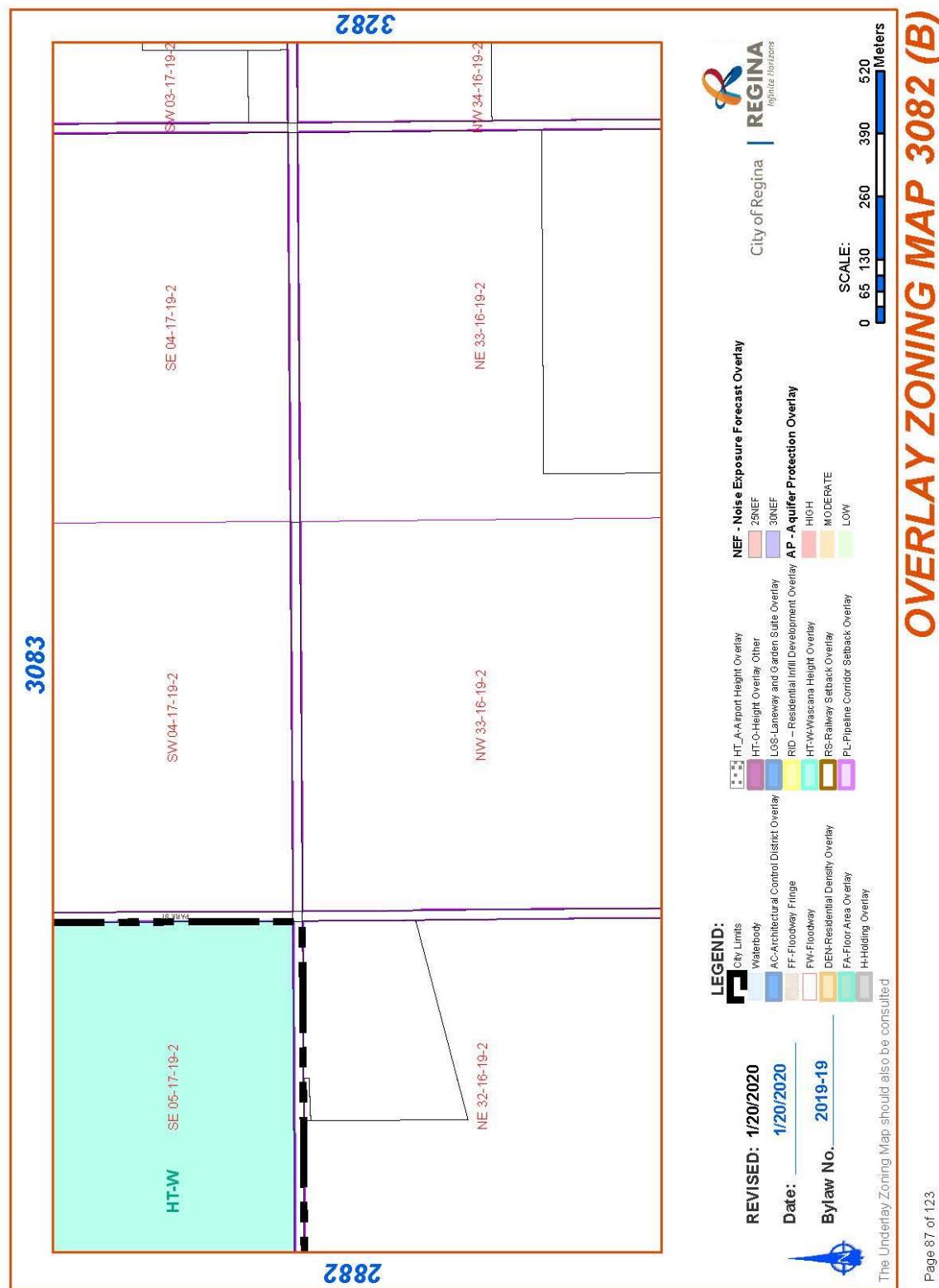


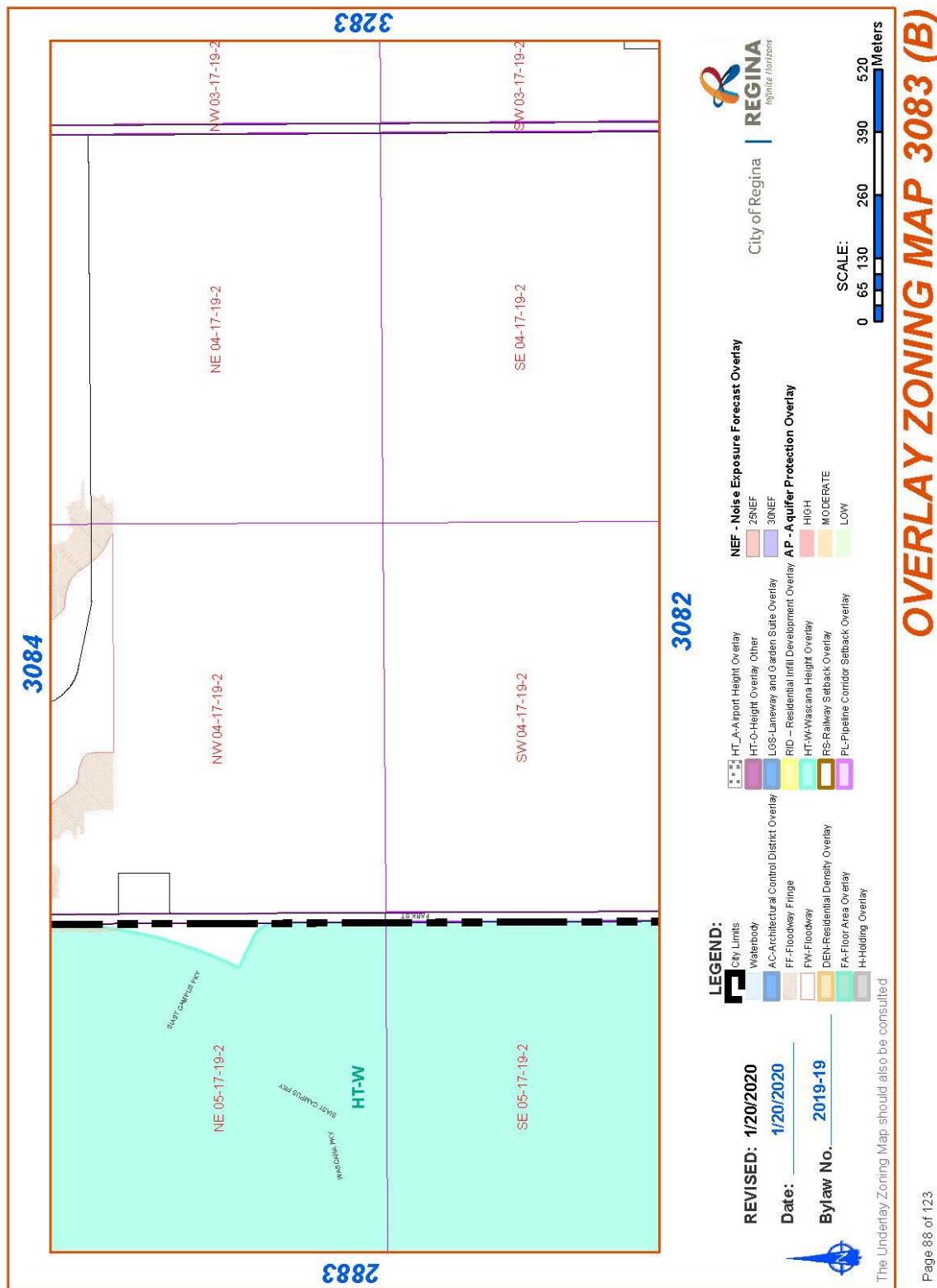


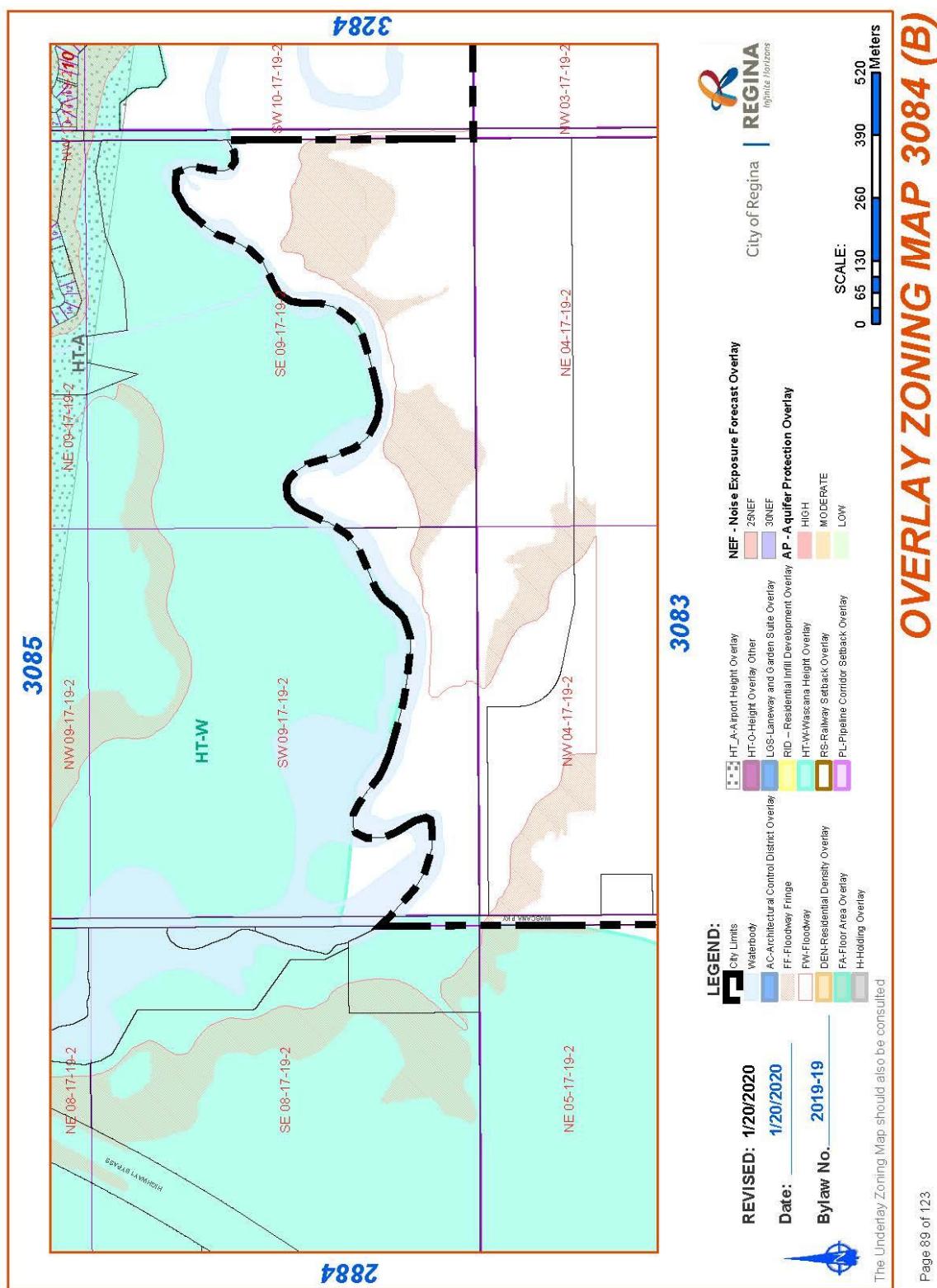


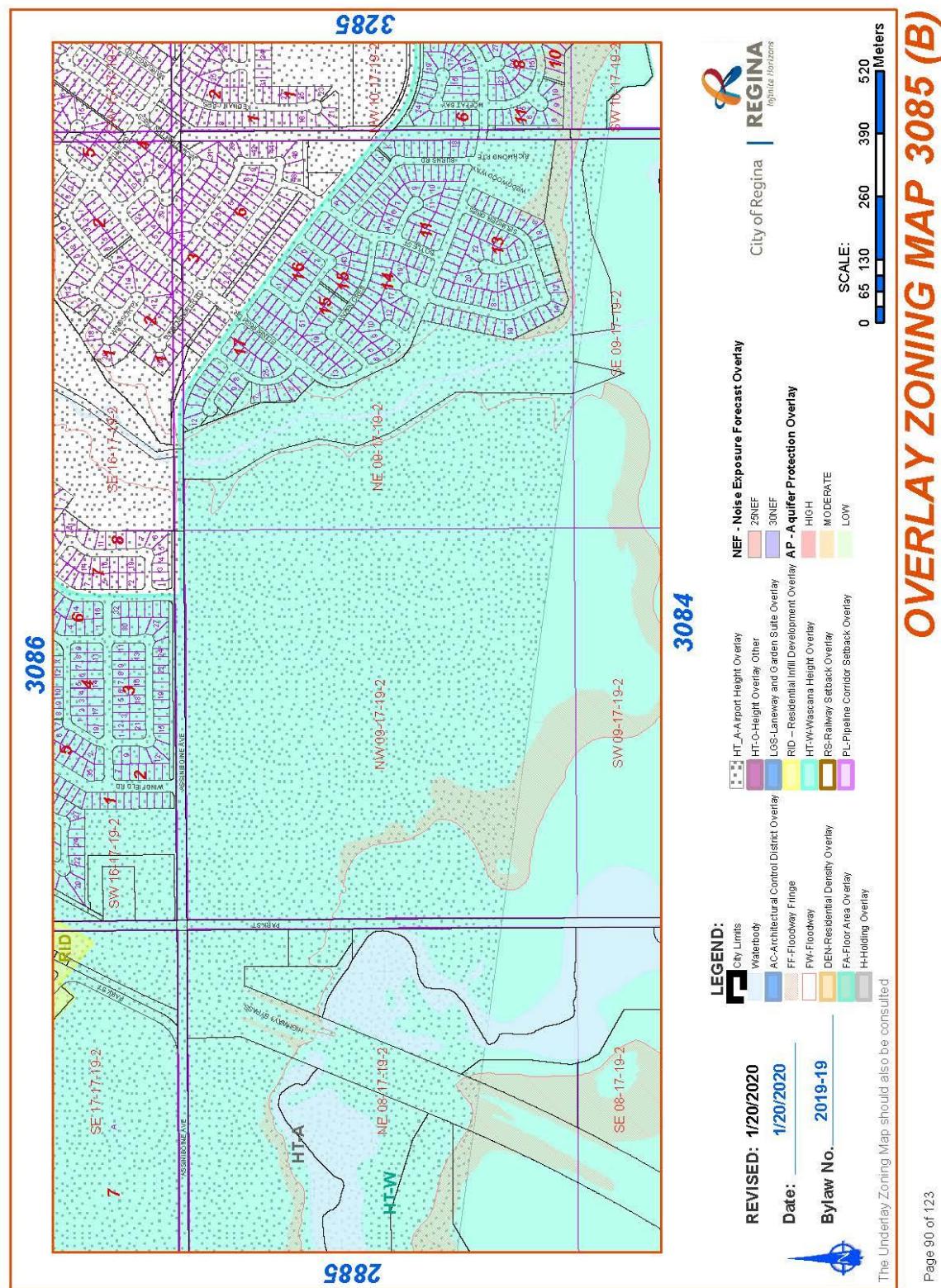


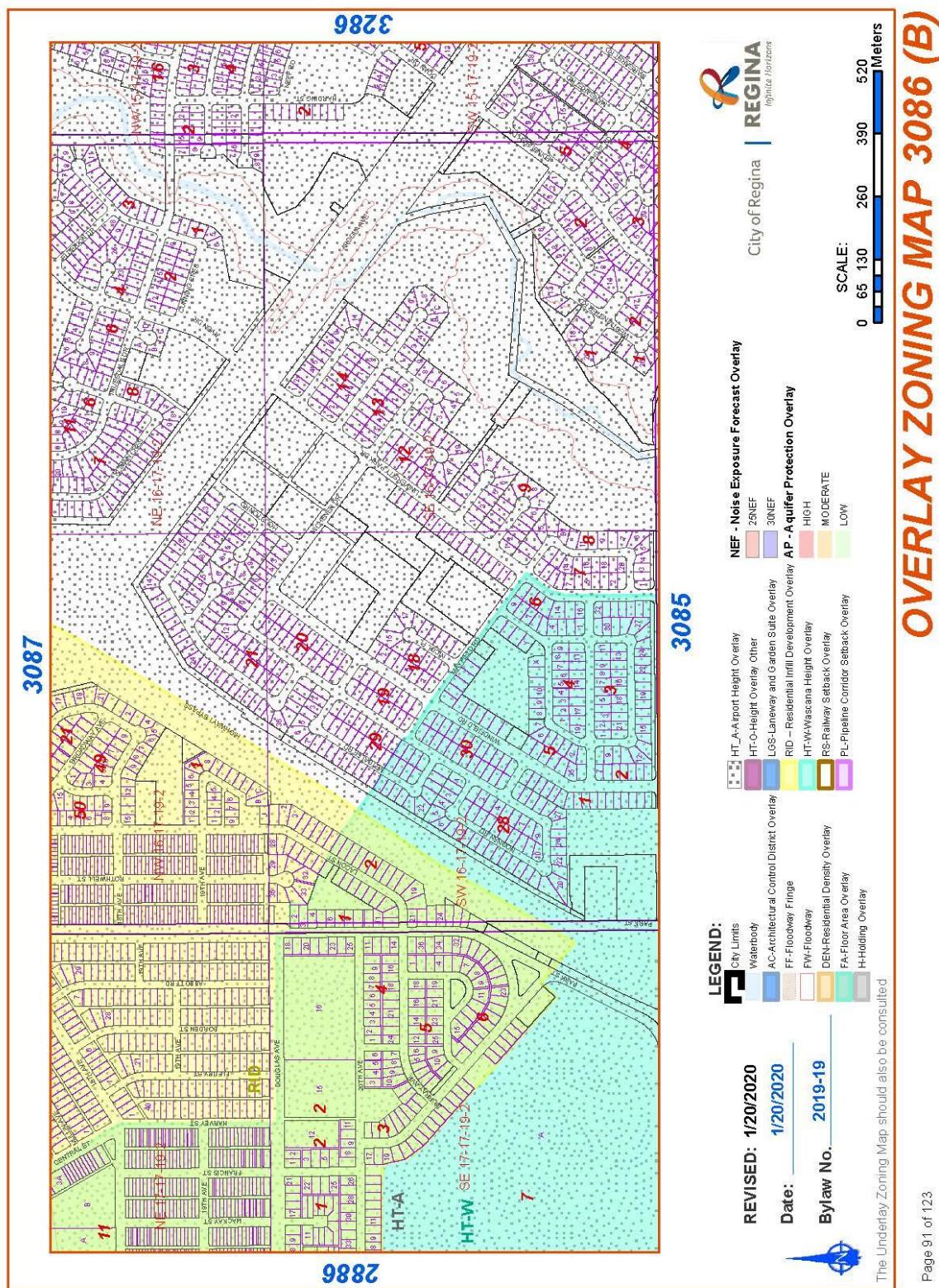


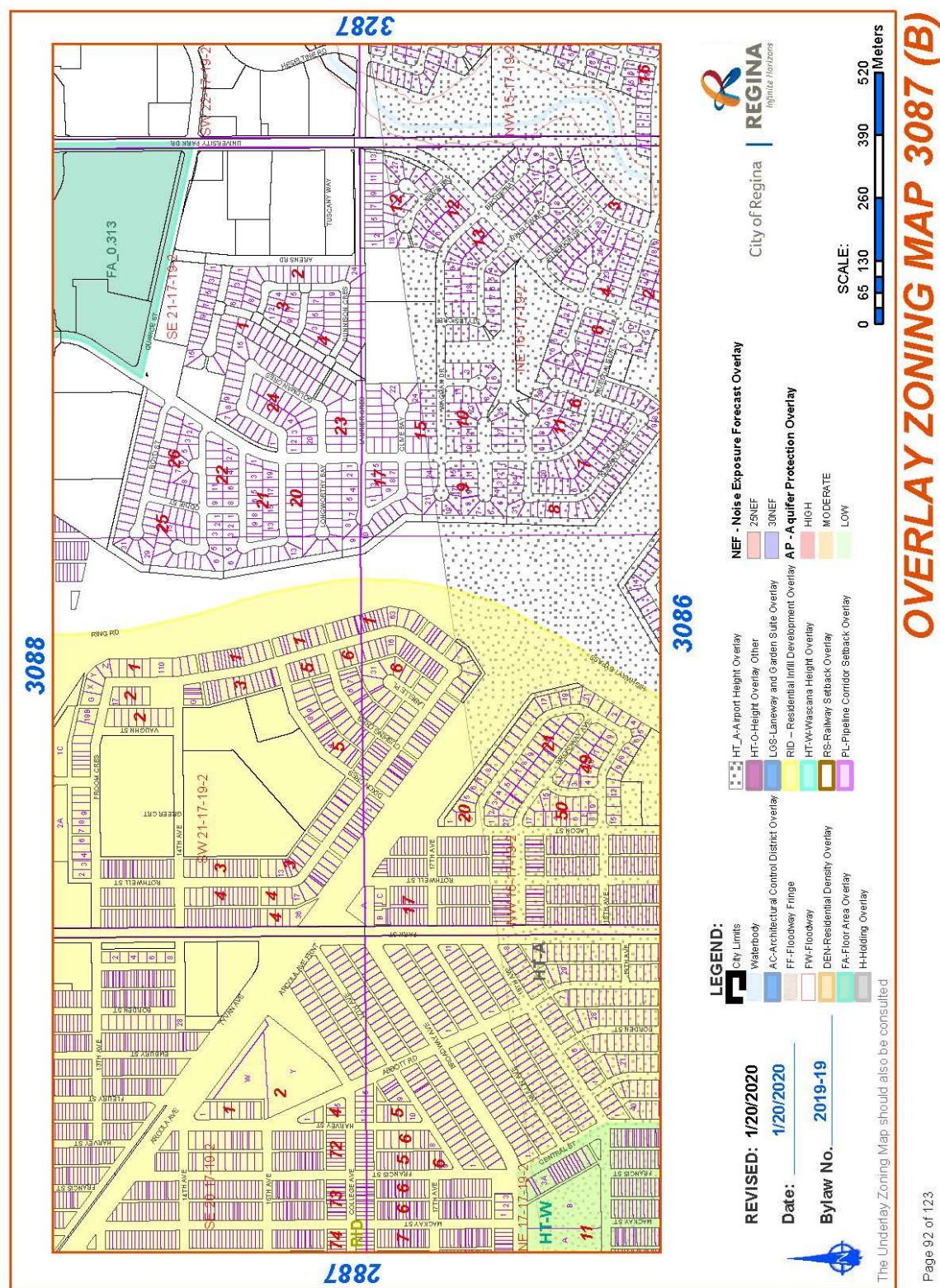


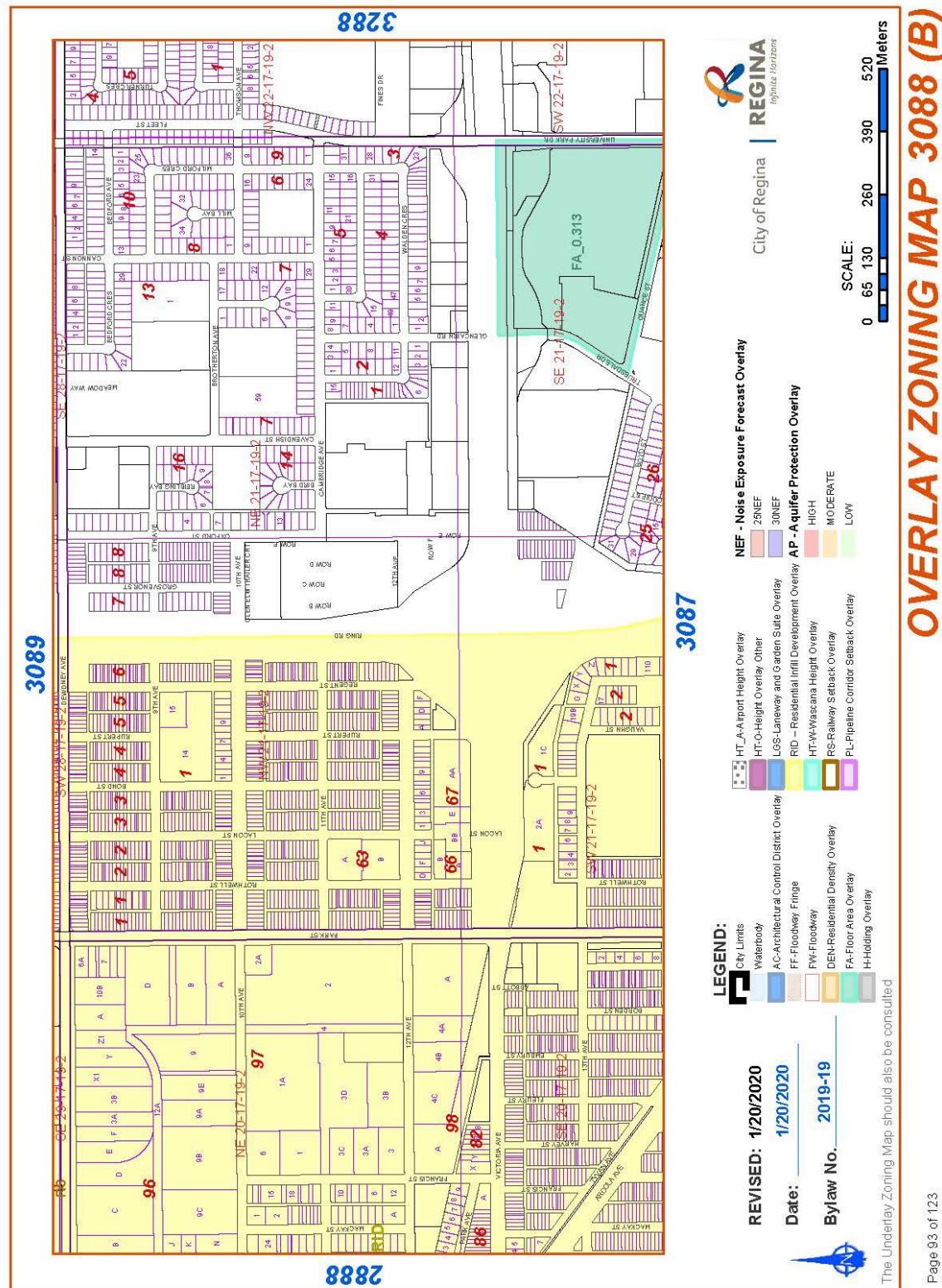






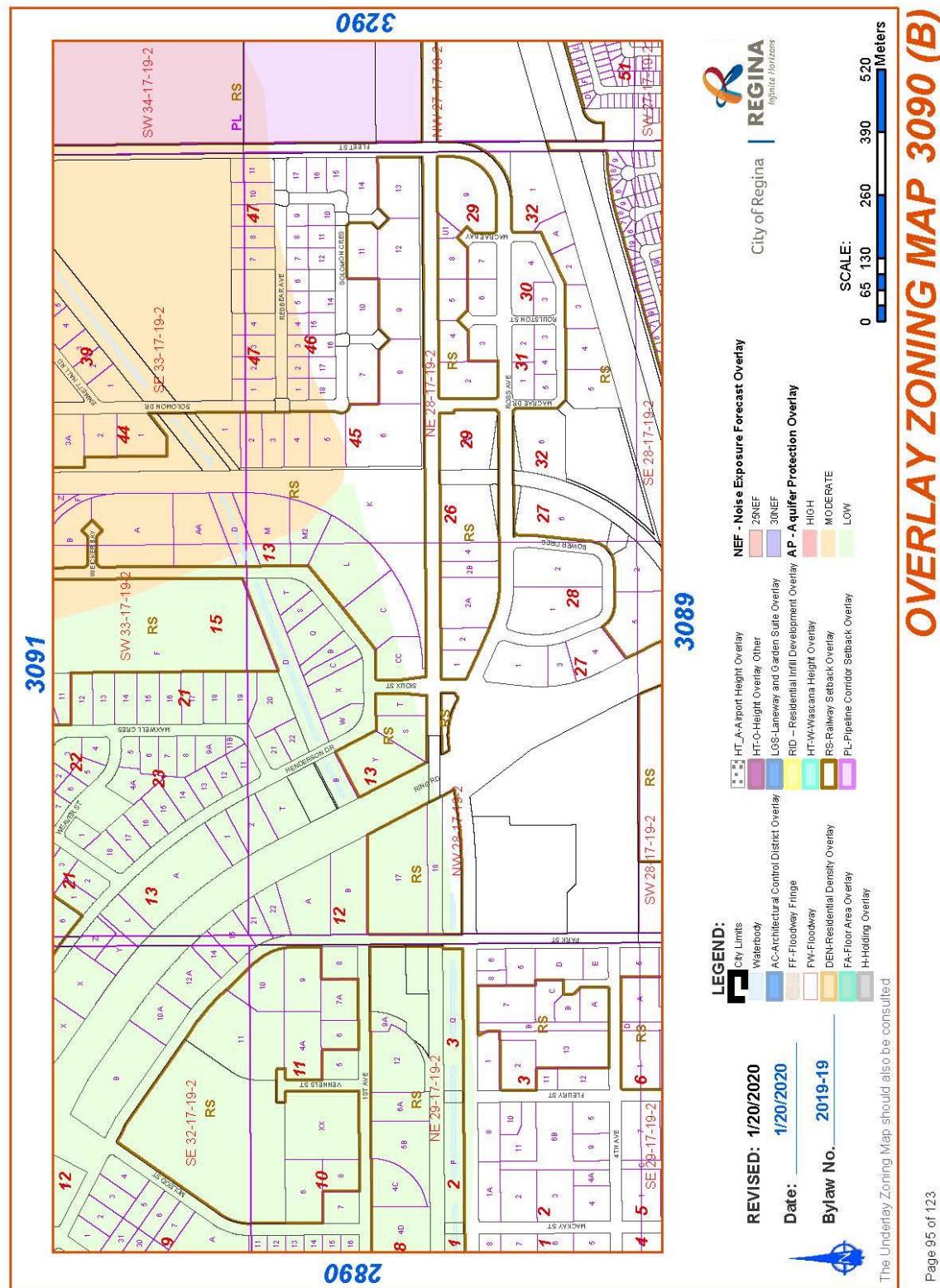


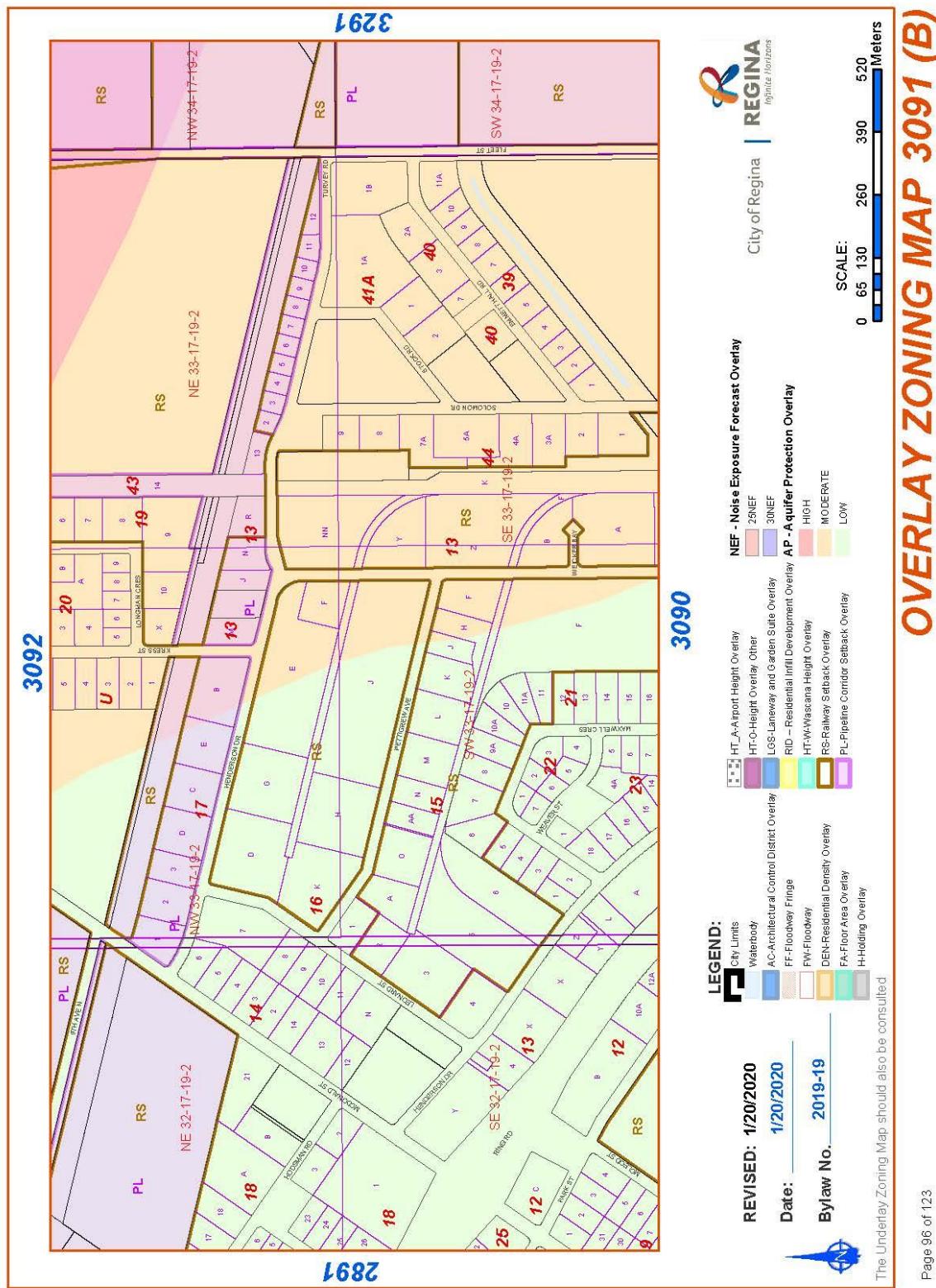


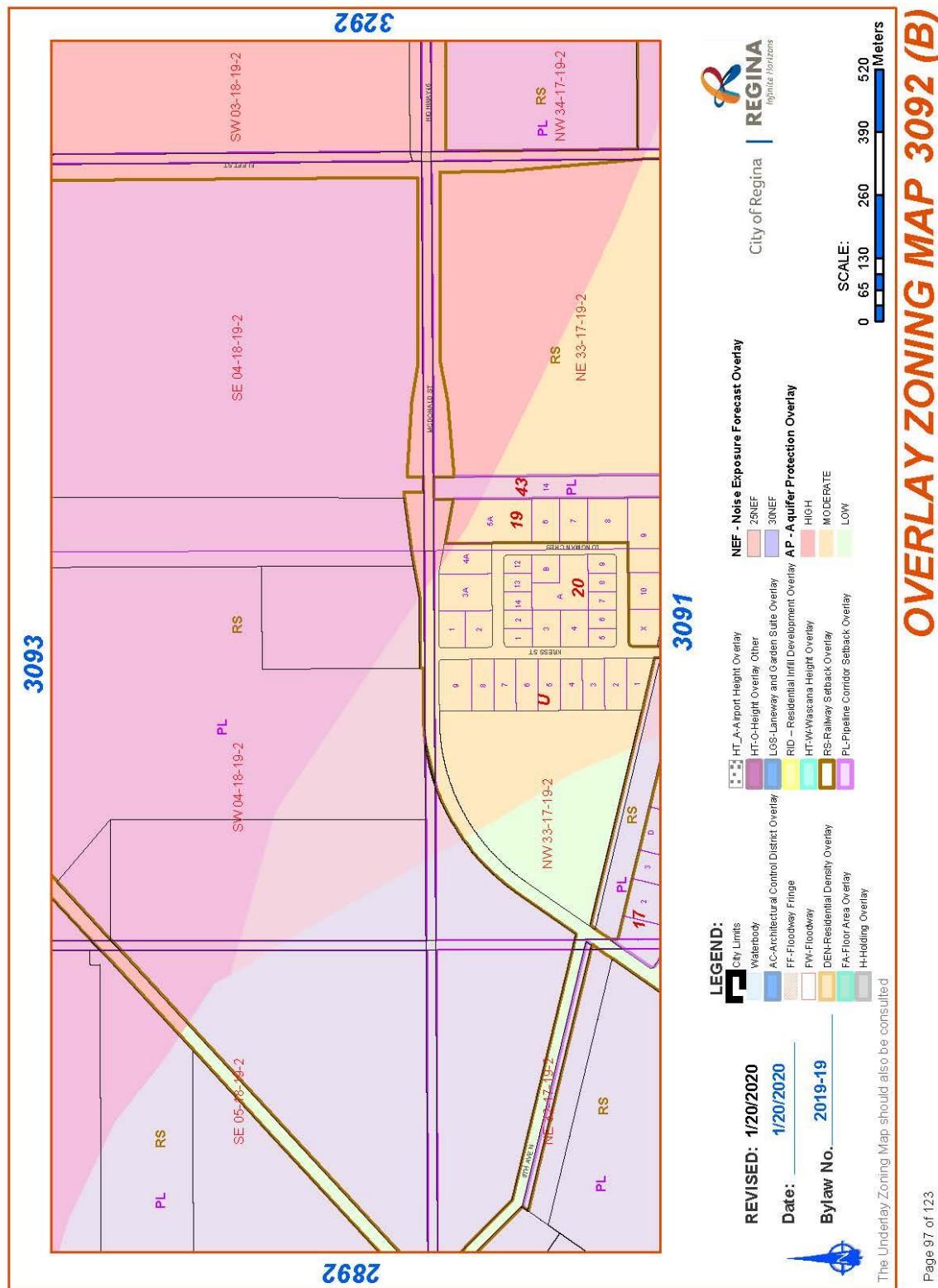


The Underhay Zoning Map should also be consulted

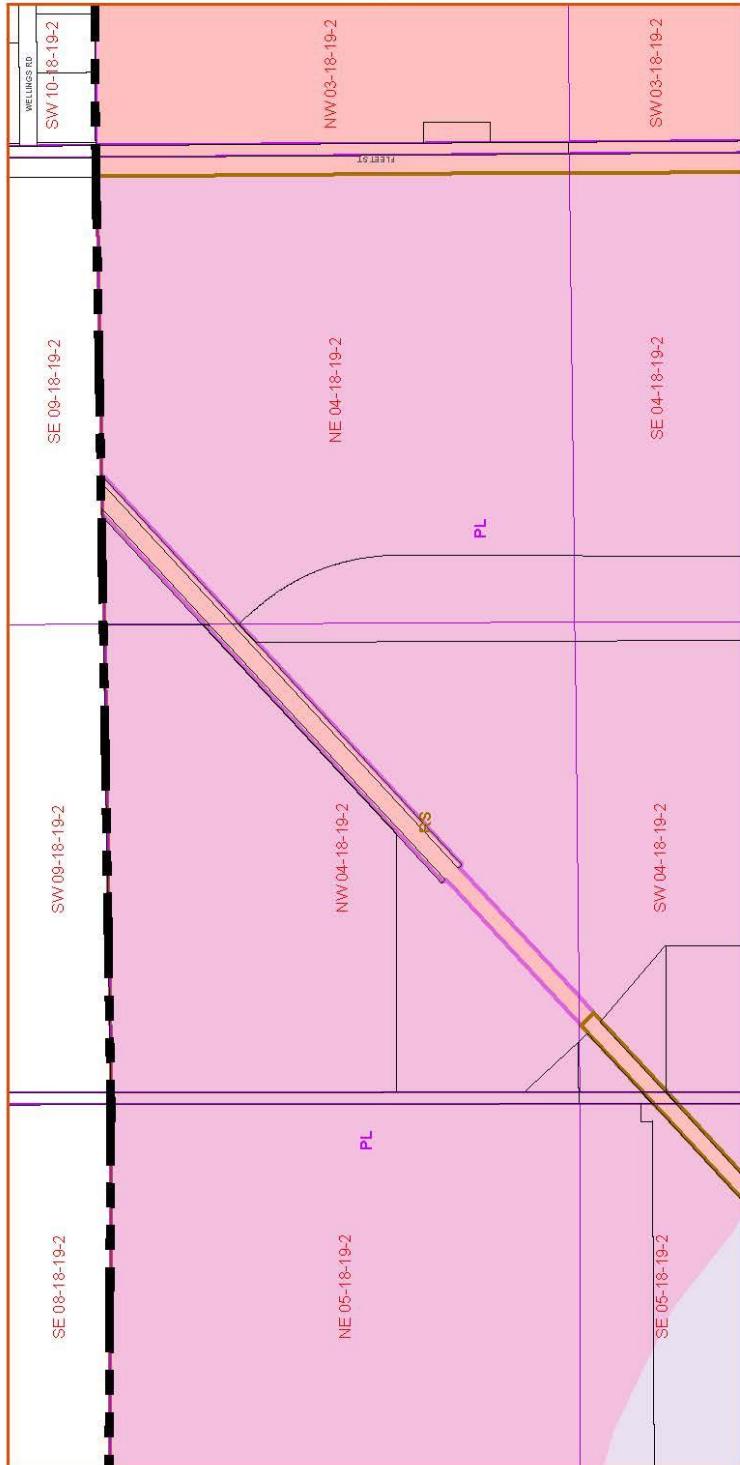
Page 94 of 123



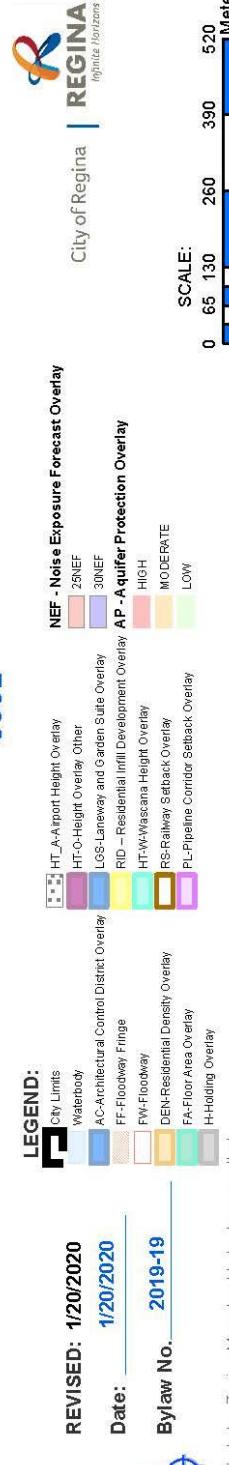




3293



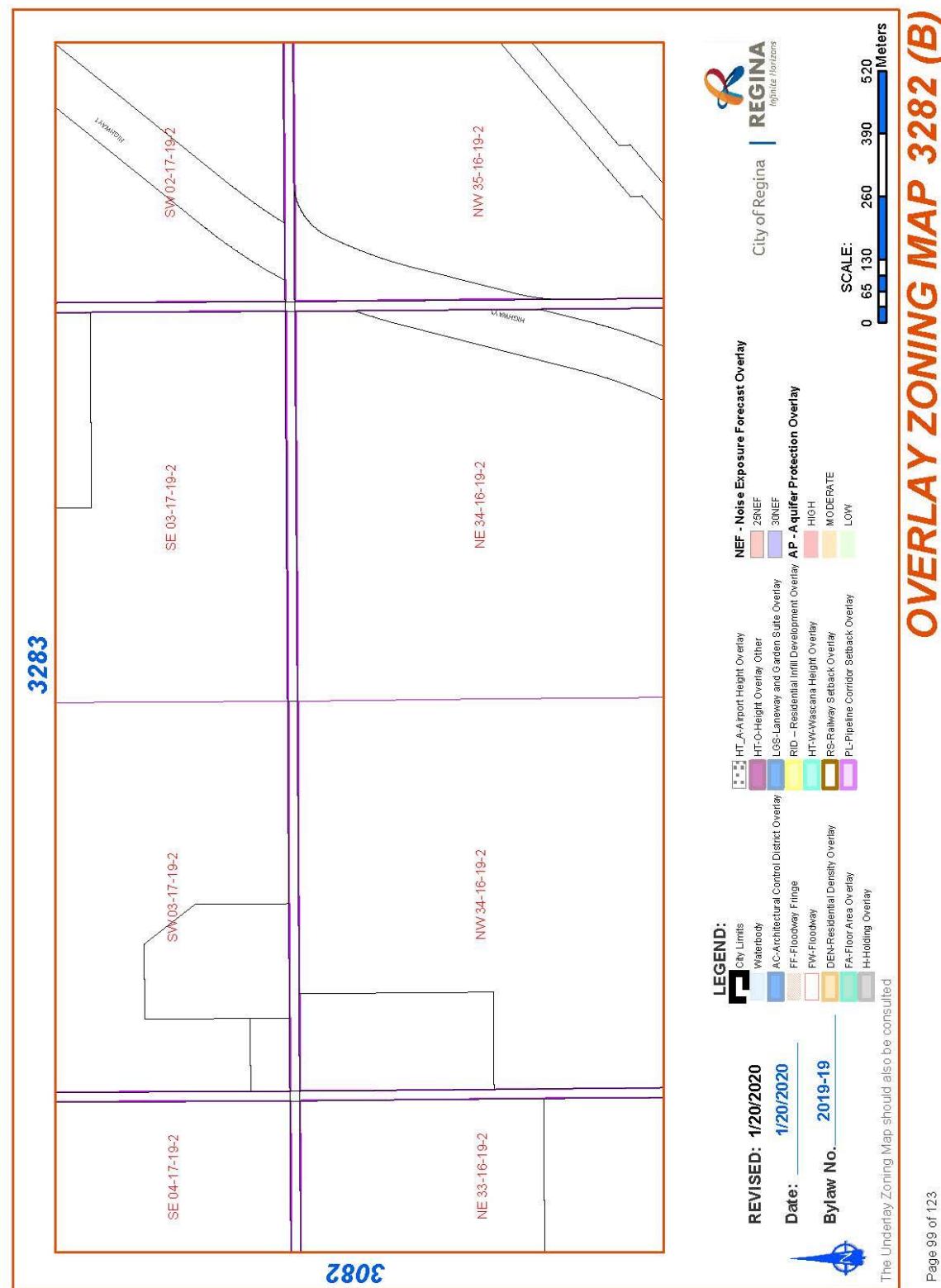
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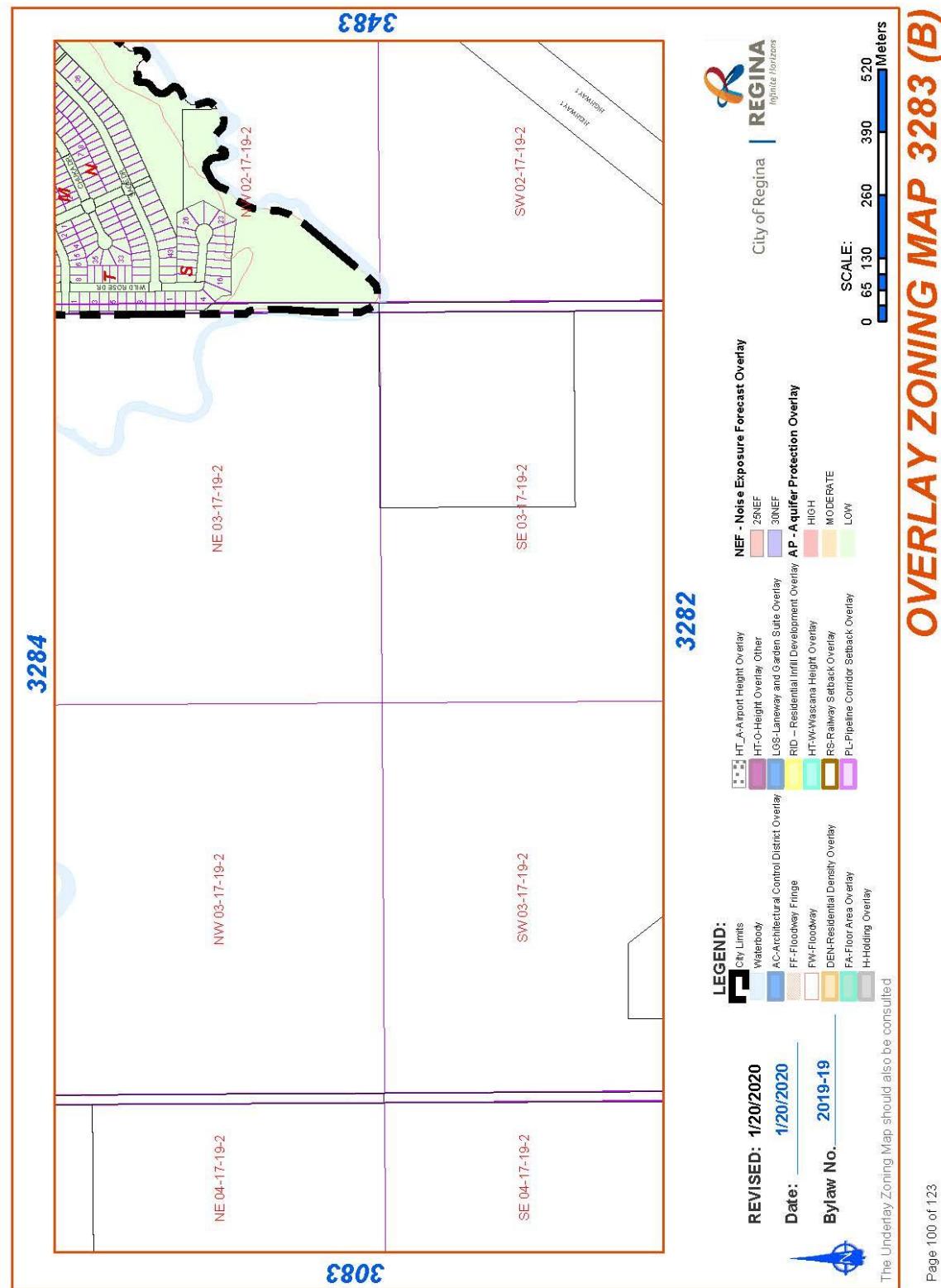
**LEGEND:**

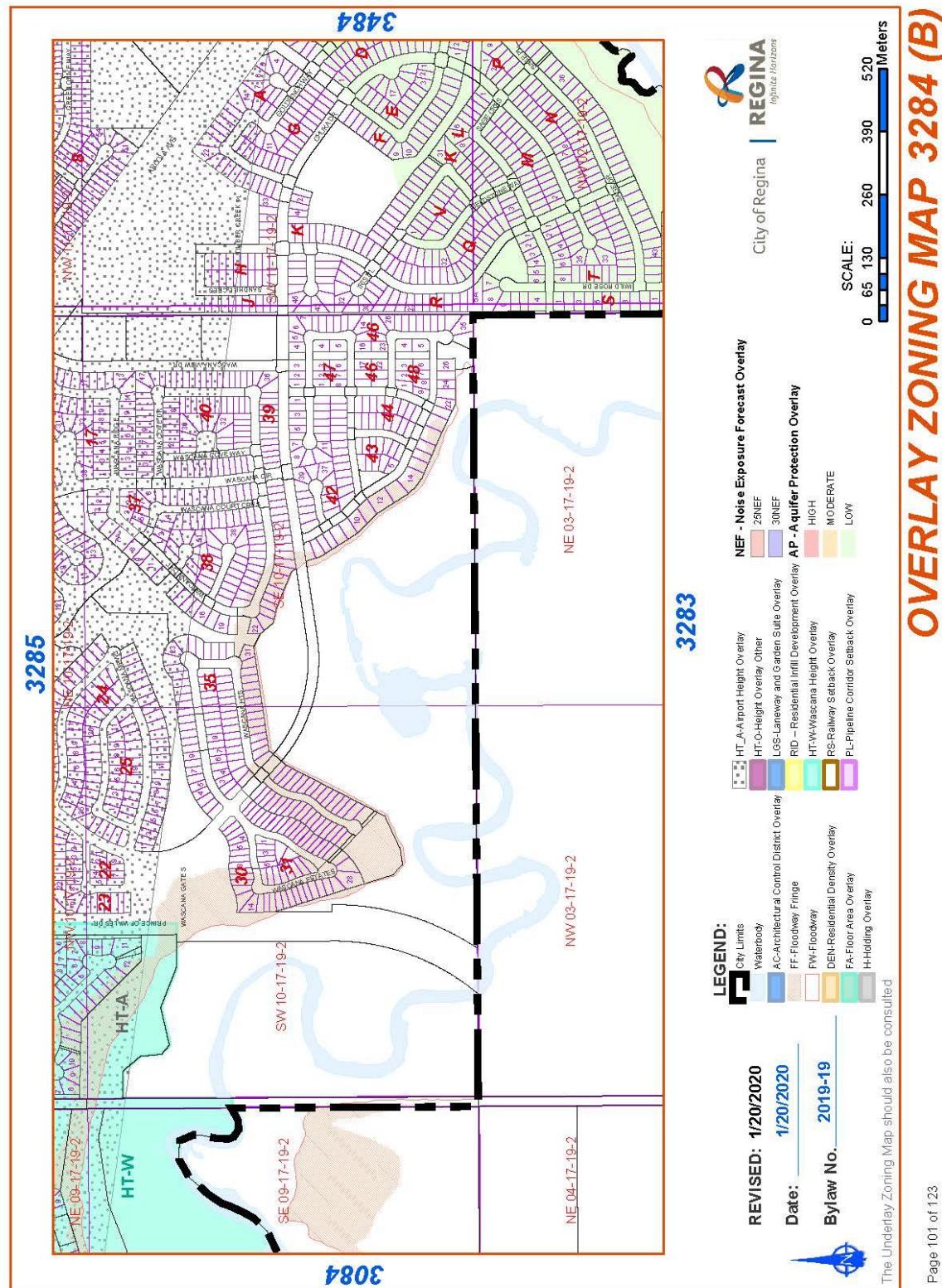
	City Limits
	Waterbody
	AC-Architectural Control District Overlay
	FF-Floodway Fringe
	FW-Floodway
	DEN-Residential Density Overlay
	FA-Floor Area Overlay
	H-Holding Overlay
	HT-A-Airport Height Overlay
	HT-Q-Hight Overlay Other
	LGS-Laneview and Garden Suite Overlay
	RID-Residential Infill Development Overlay
	HTW-Whistana Height Overlay
	RS-Railway Setback Overlay
	PL-Pipeline Corridor Setback Overlay
	NF - Noise Exposure Forecast Overlay
	25IEF
	30IEF
	A-P-Aquifer Protection Overlay
	HIGH
	MEDIUM
	LOW



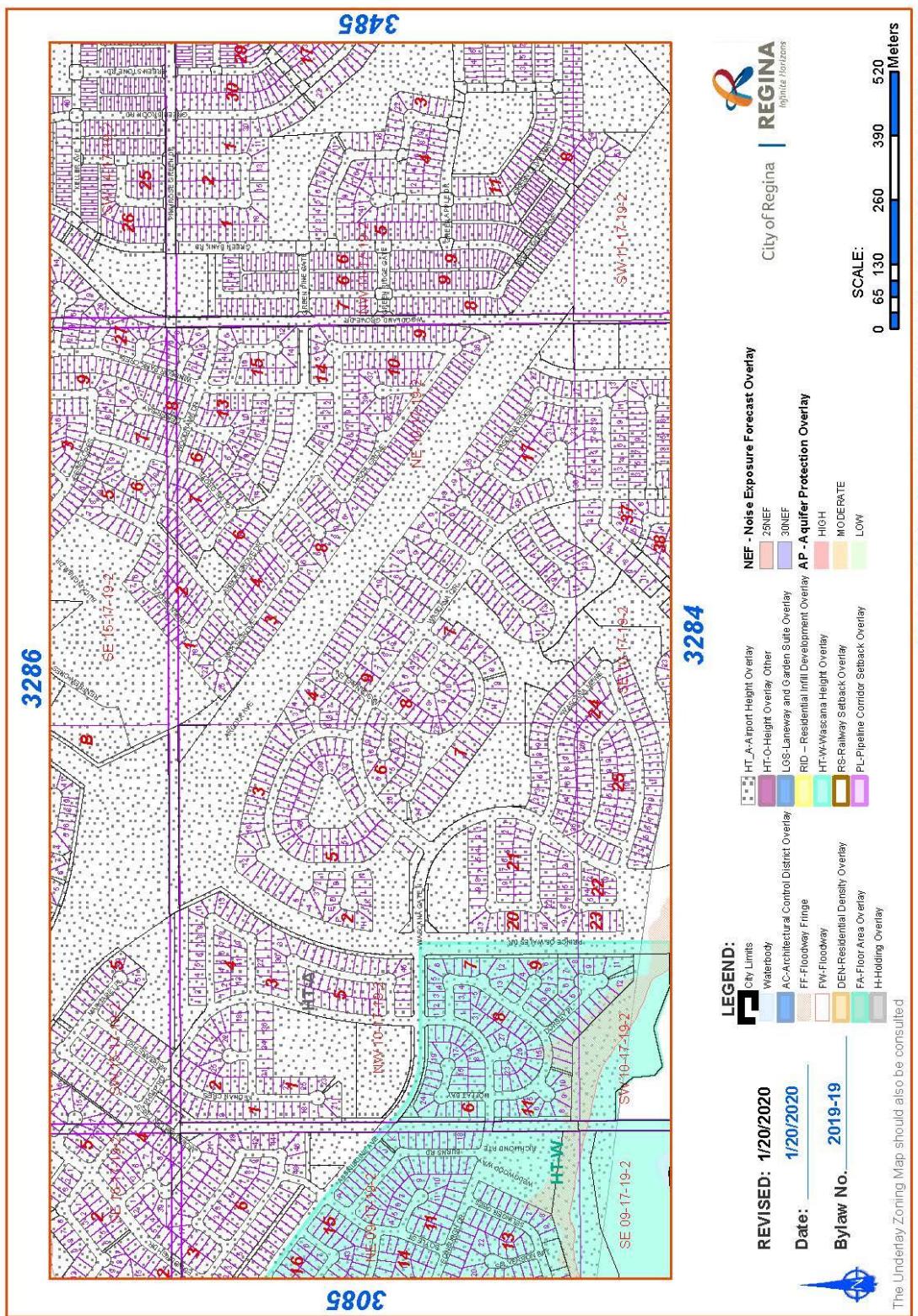
The Underlay Zoning Map should also be consulted

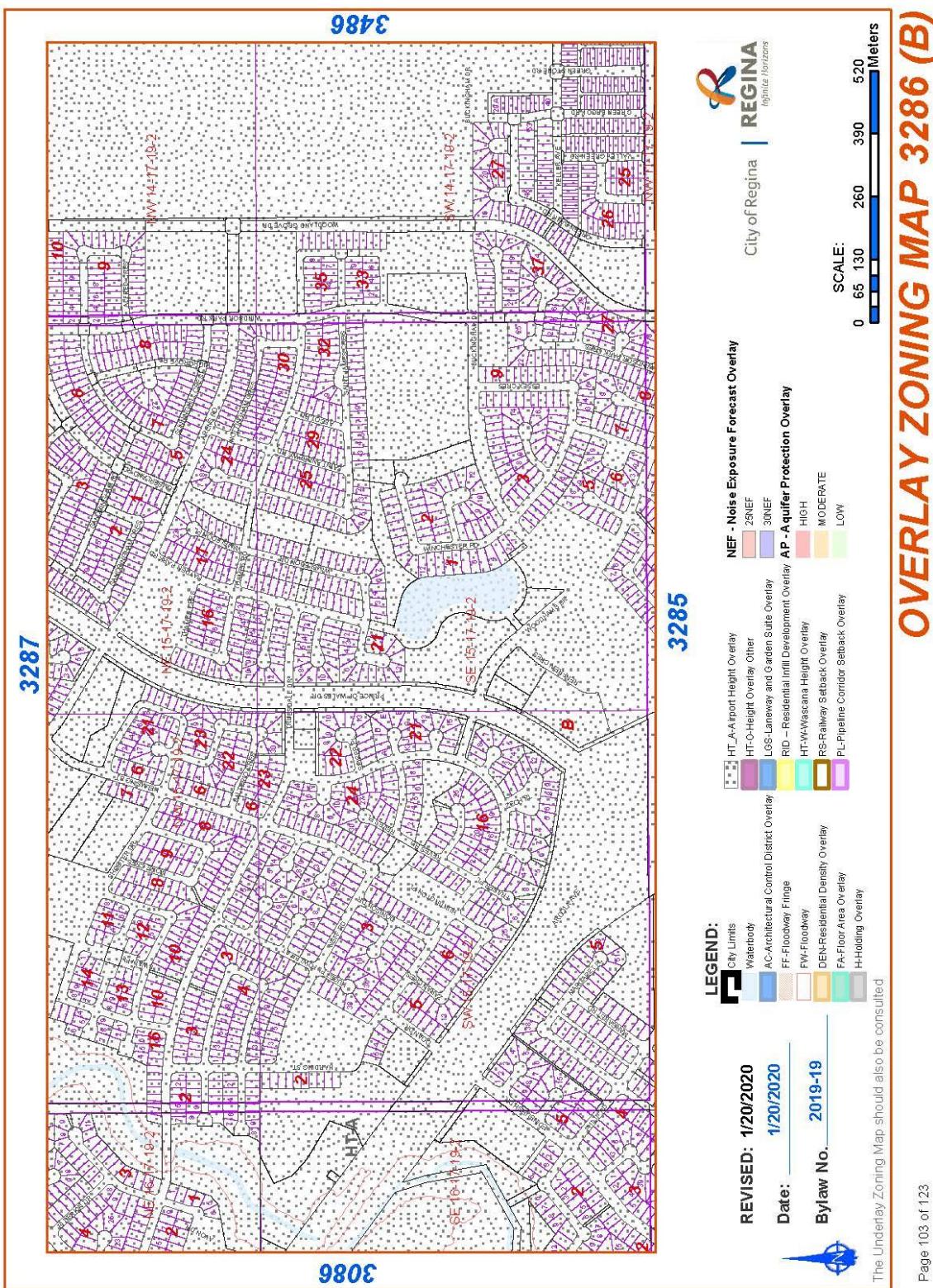


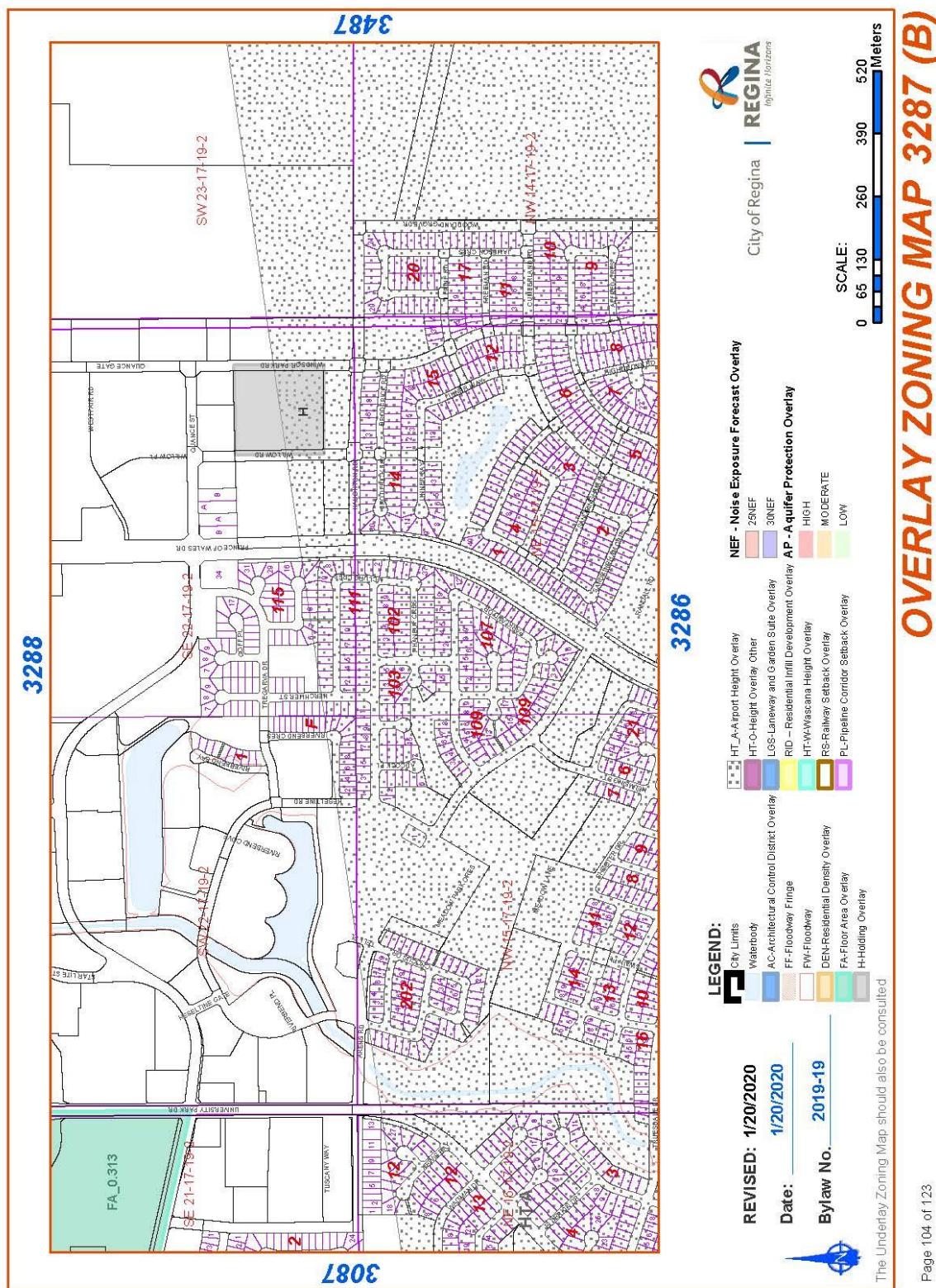


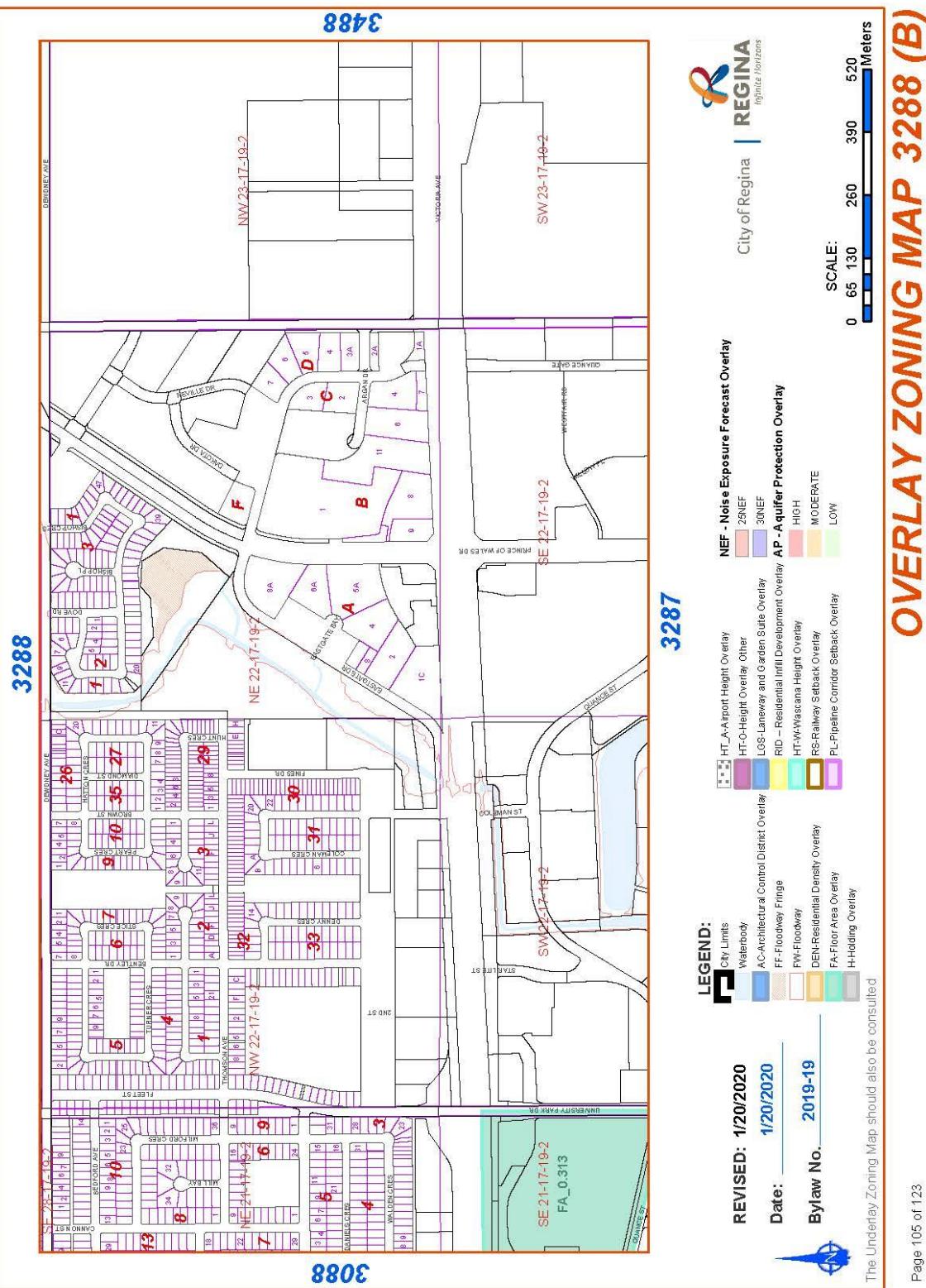


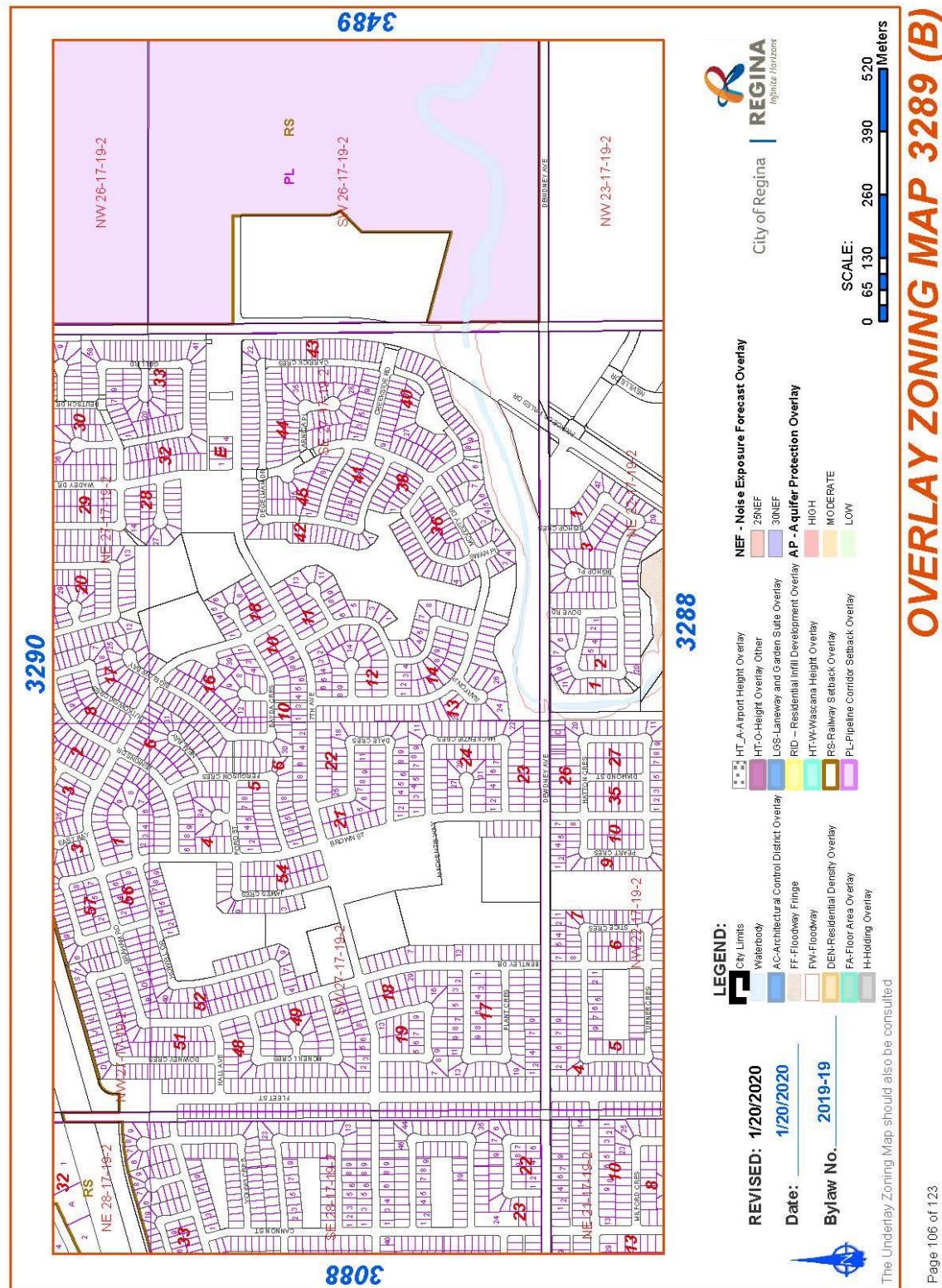
OVERLAY ZONING MAP 3285 (B)

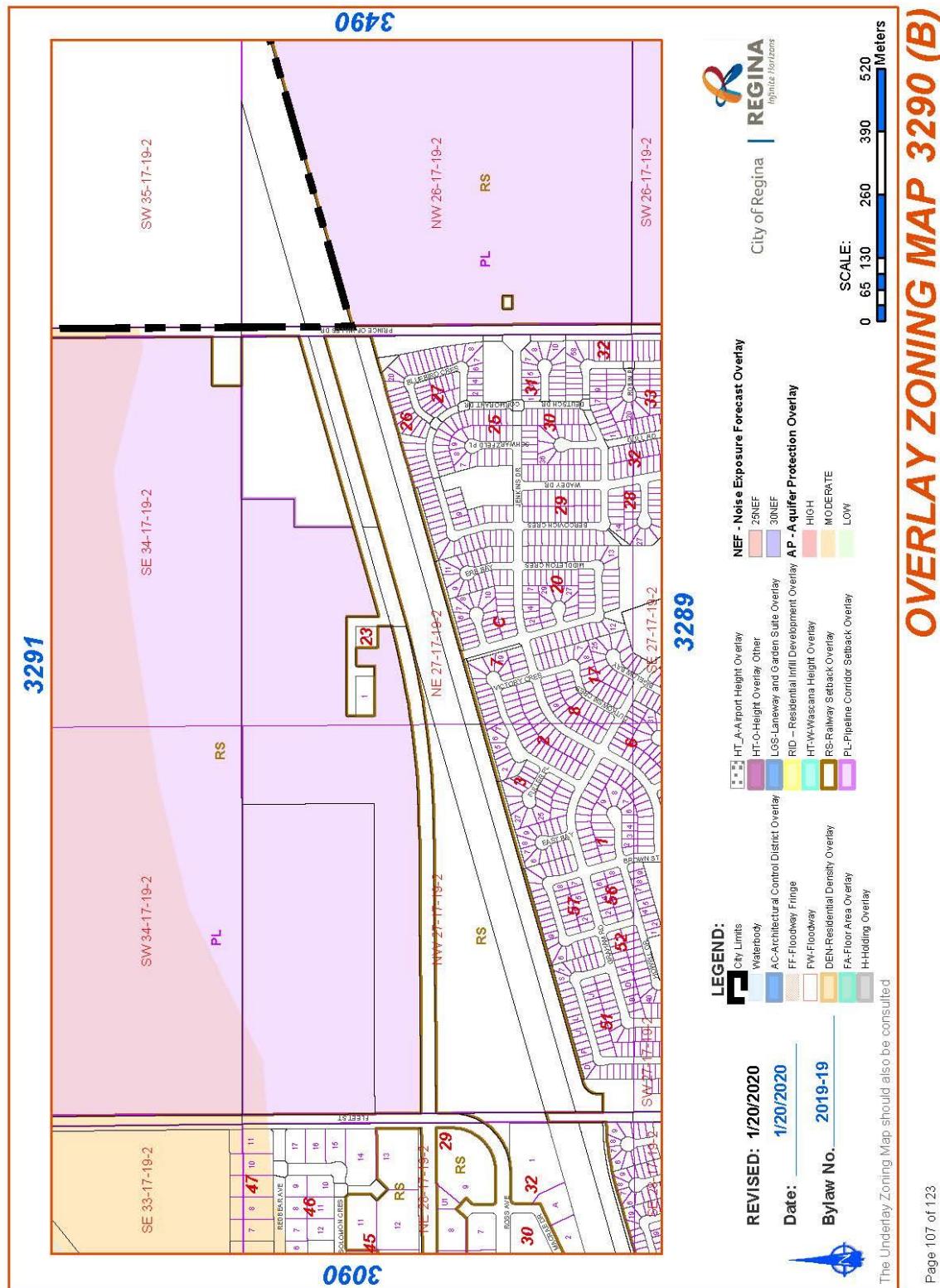


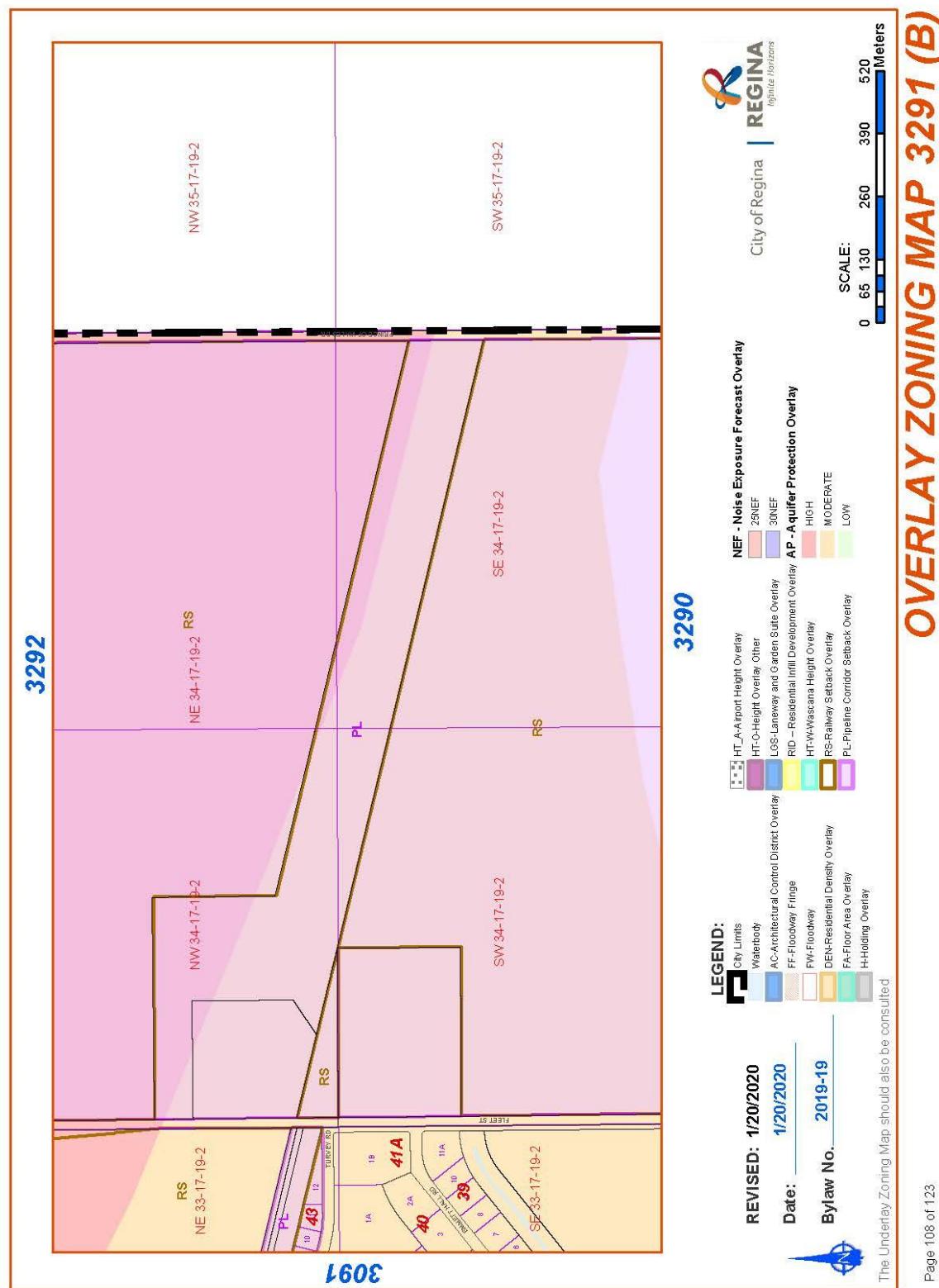


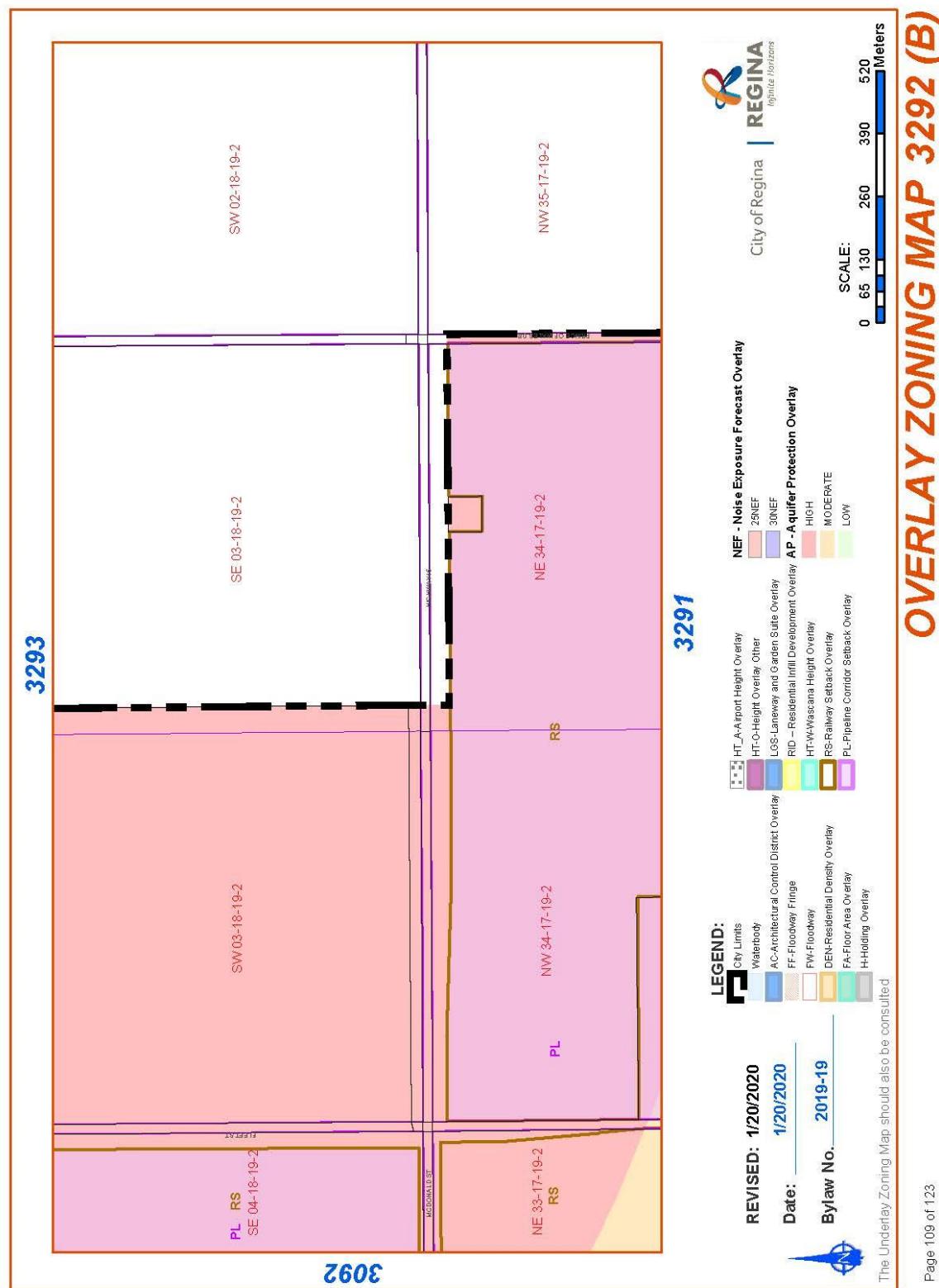


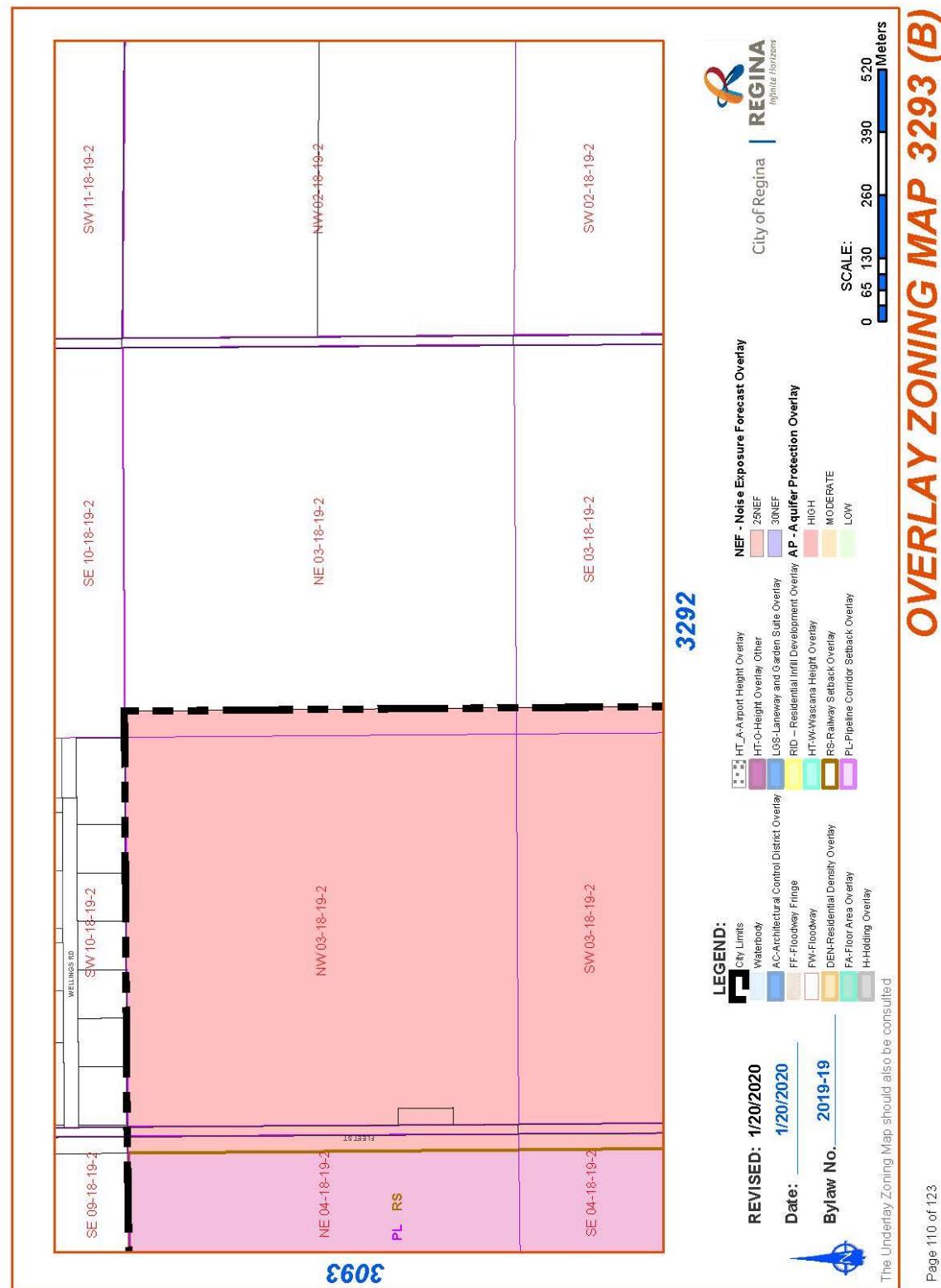


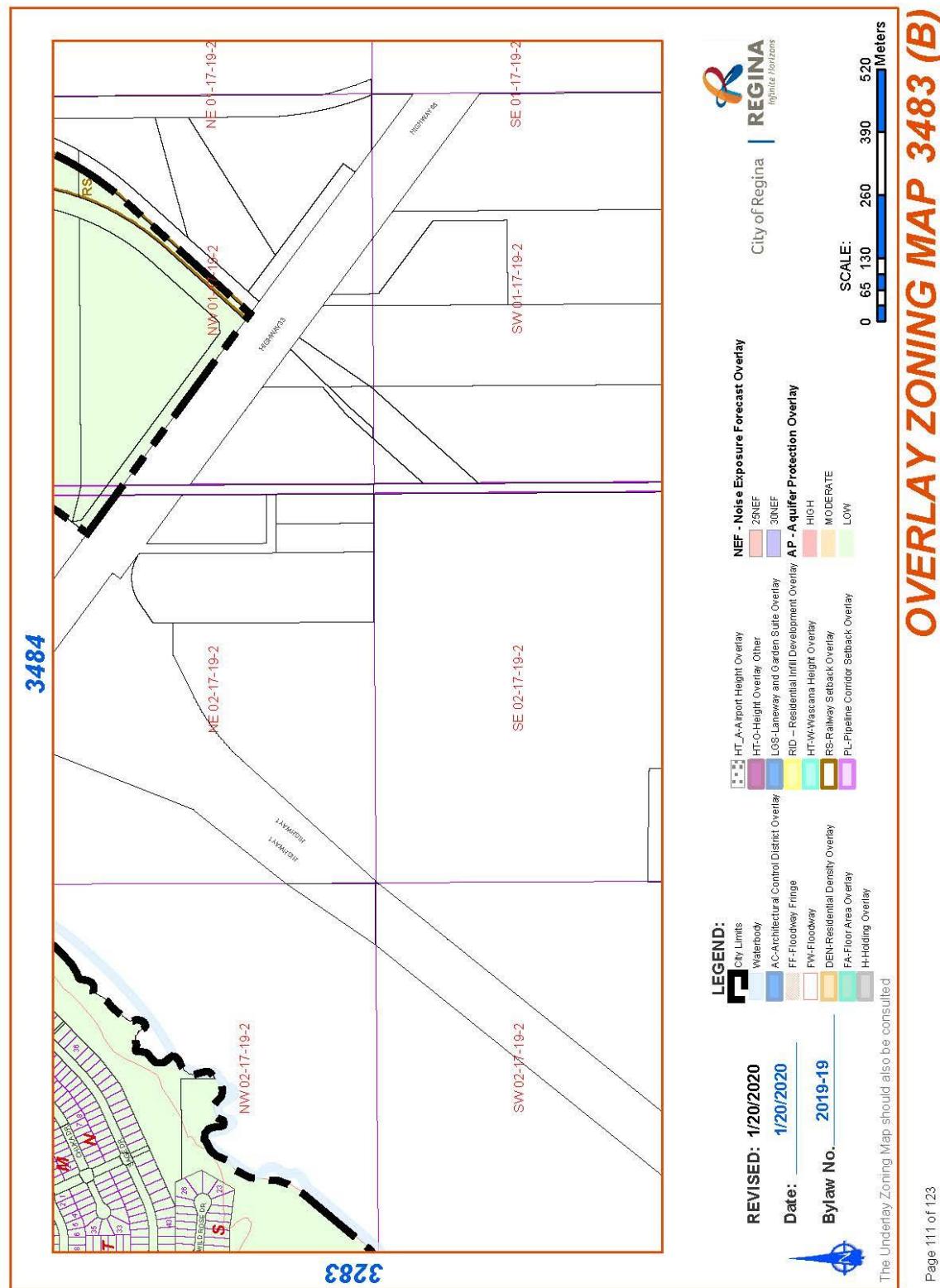


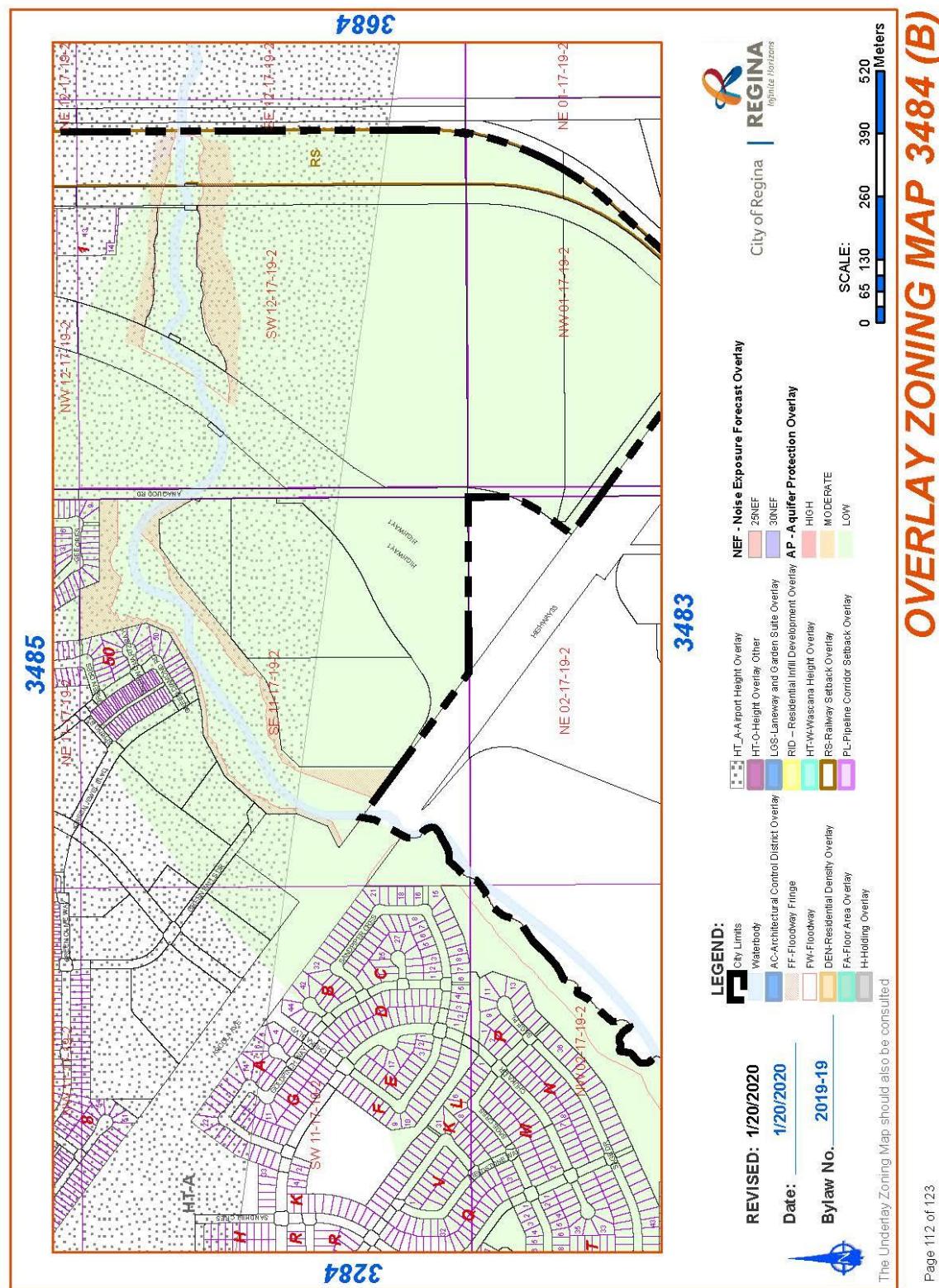


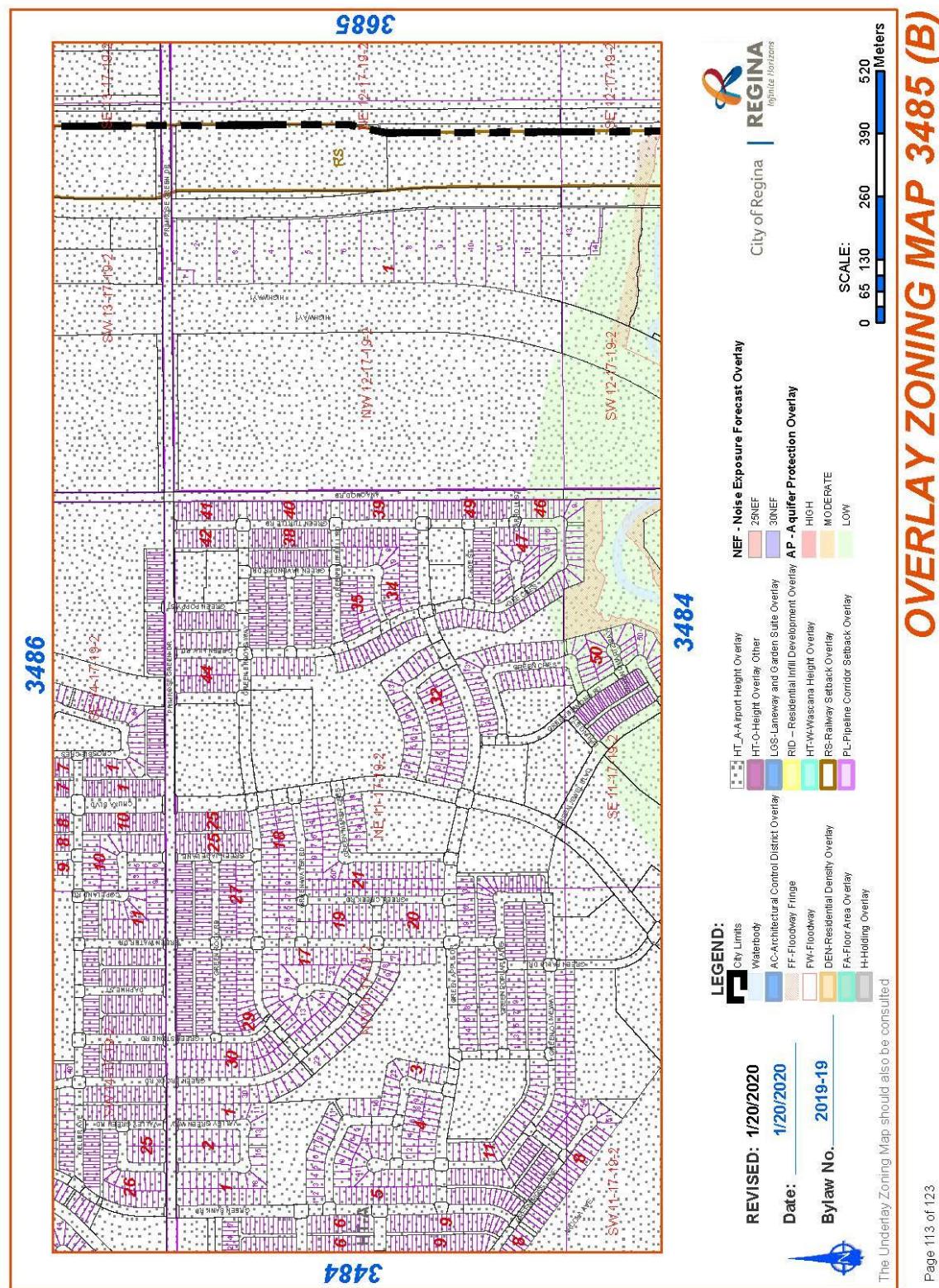


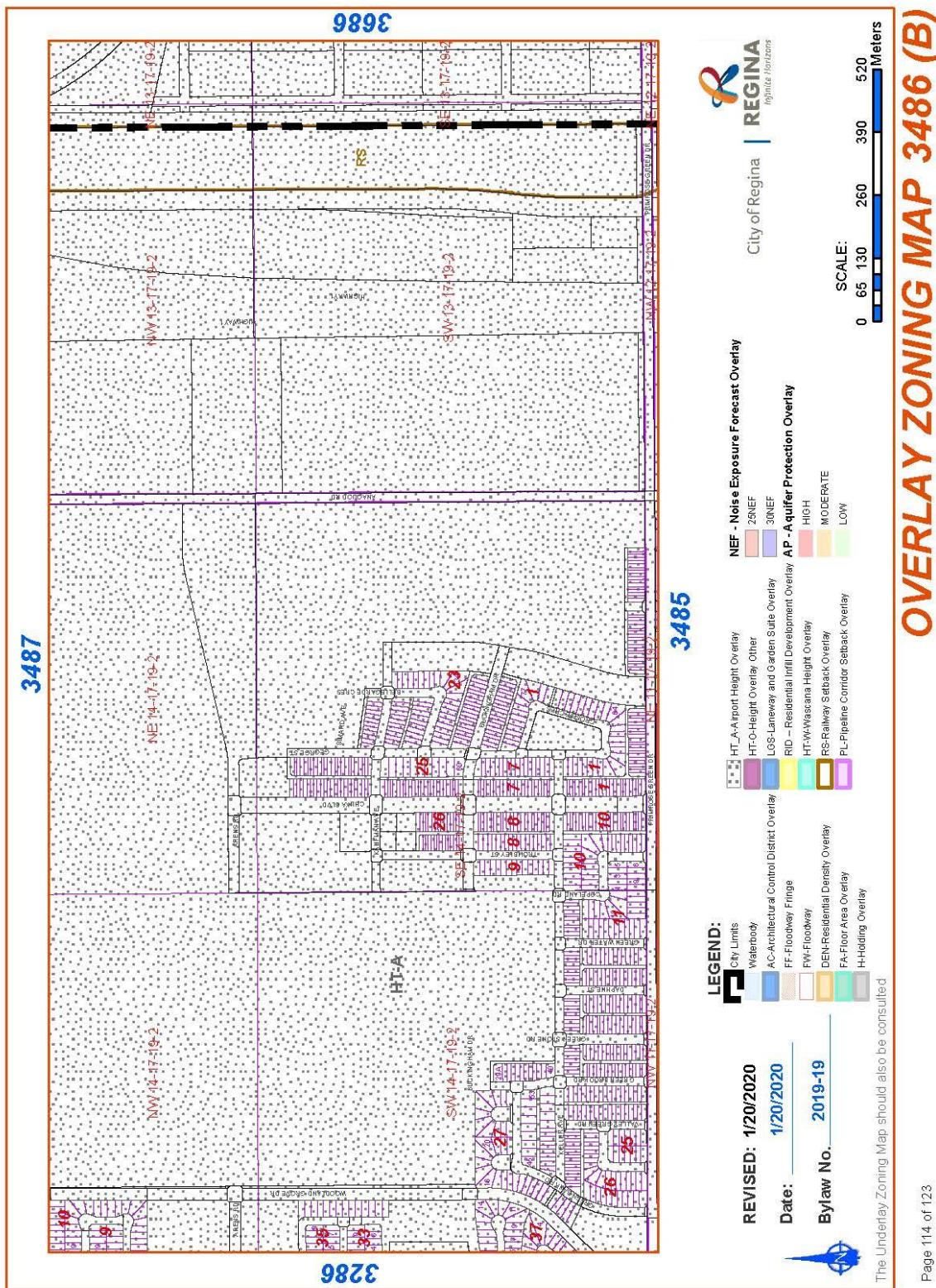


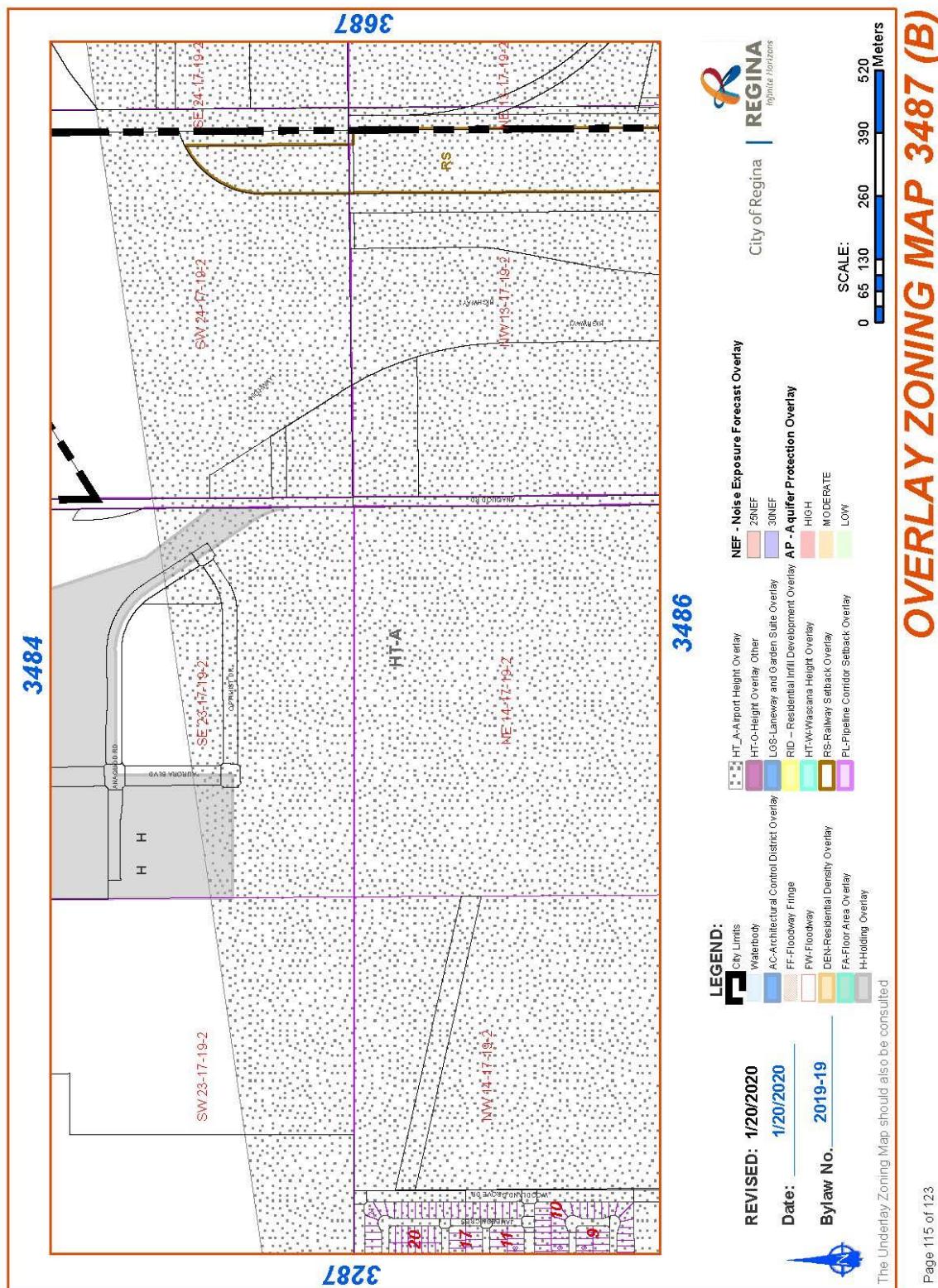


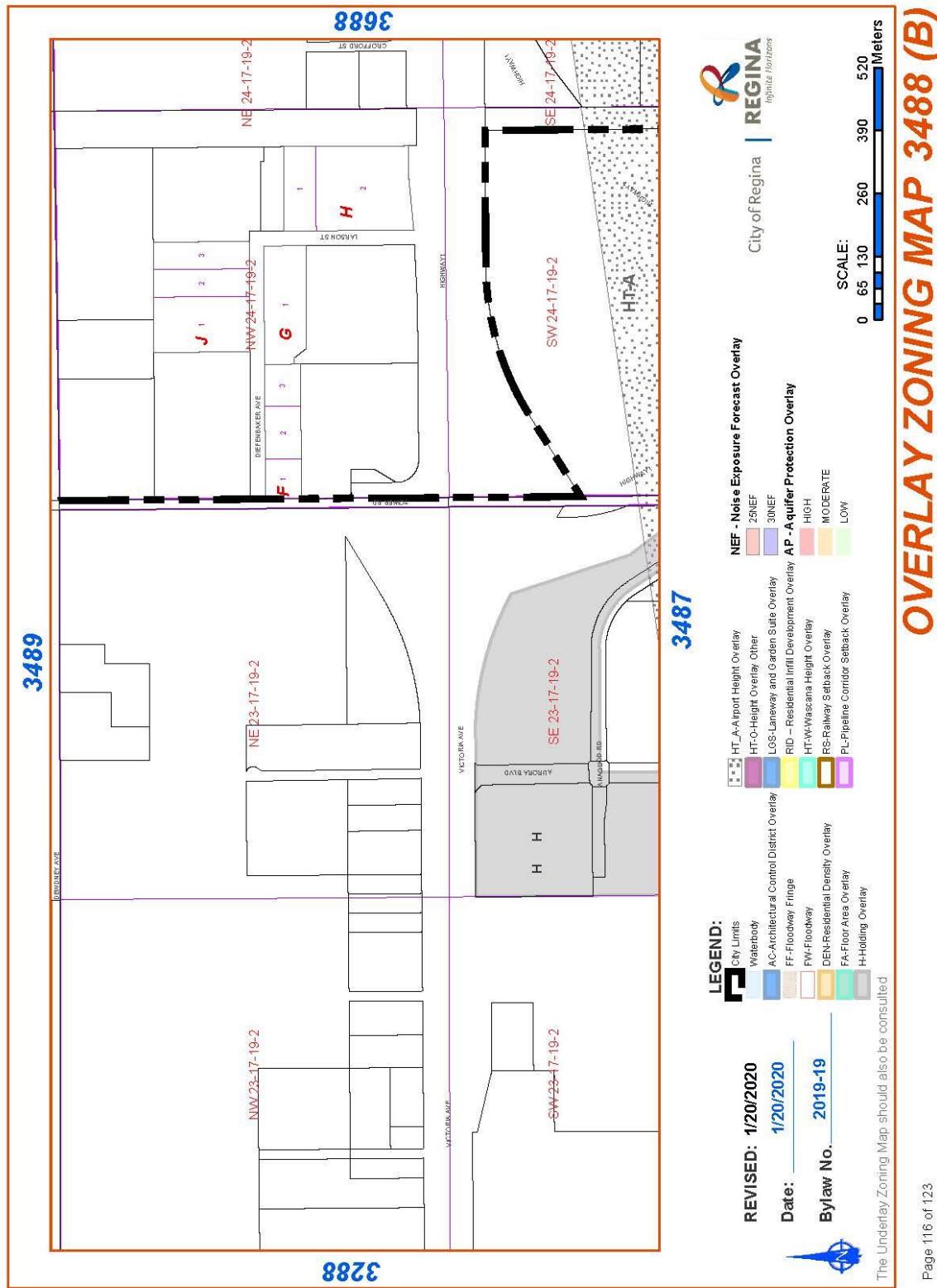


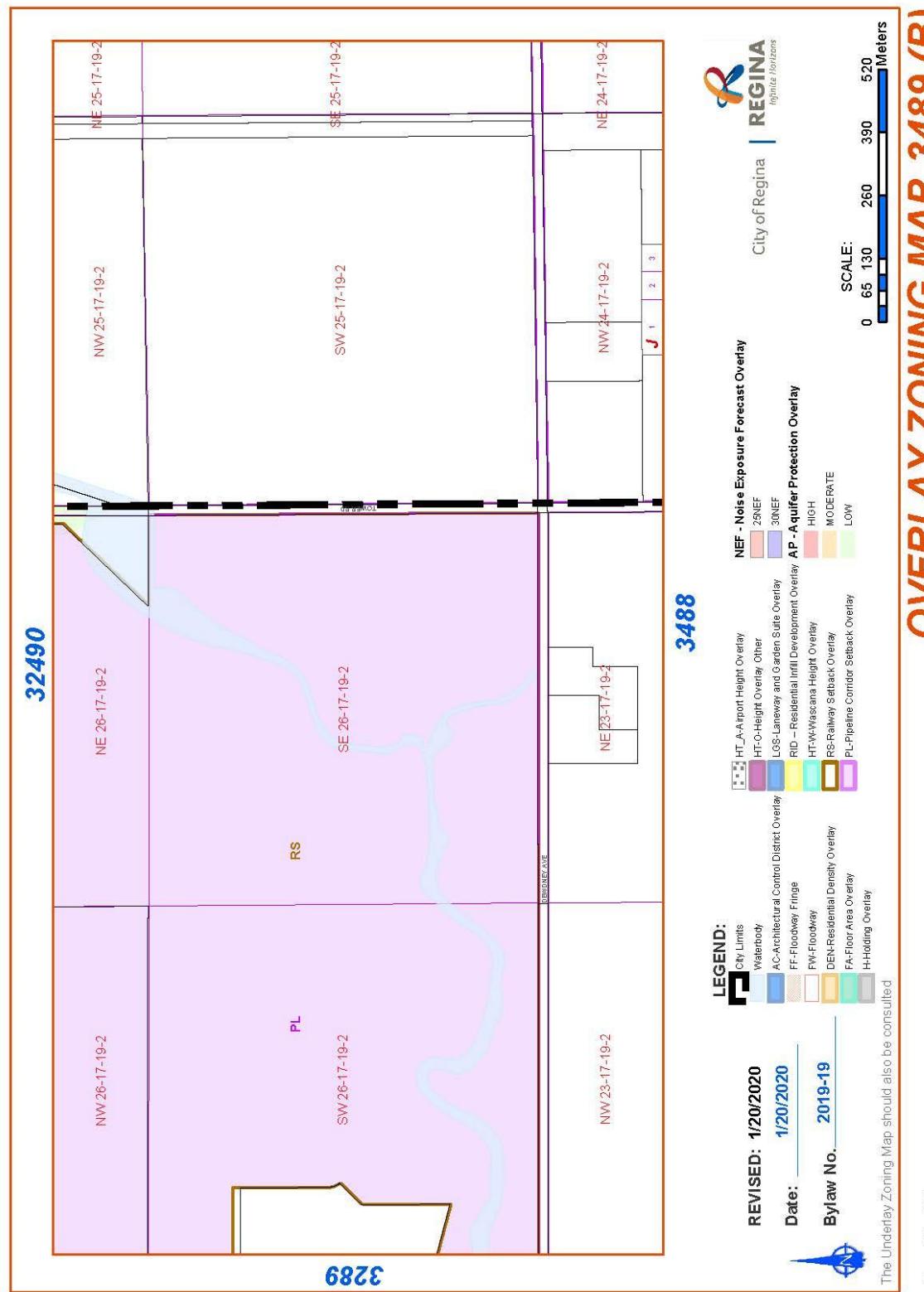


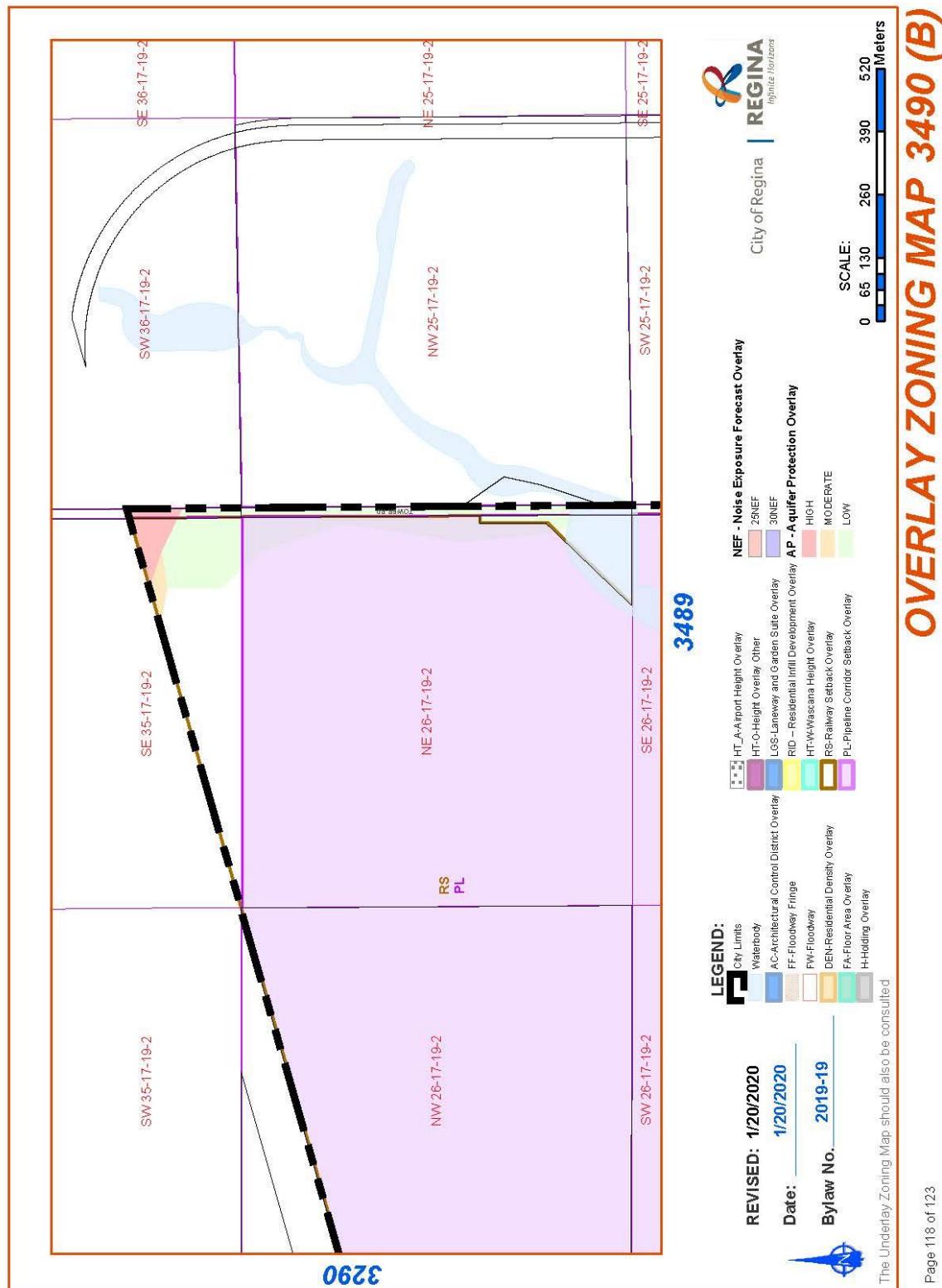


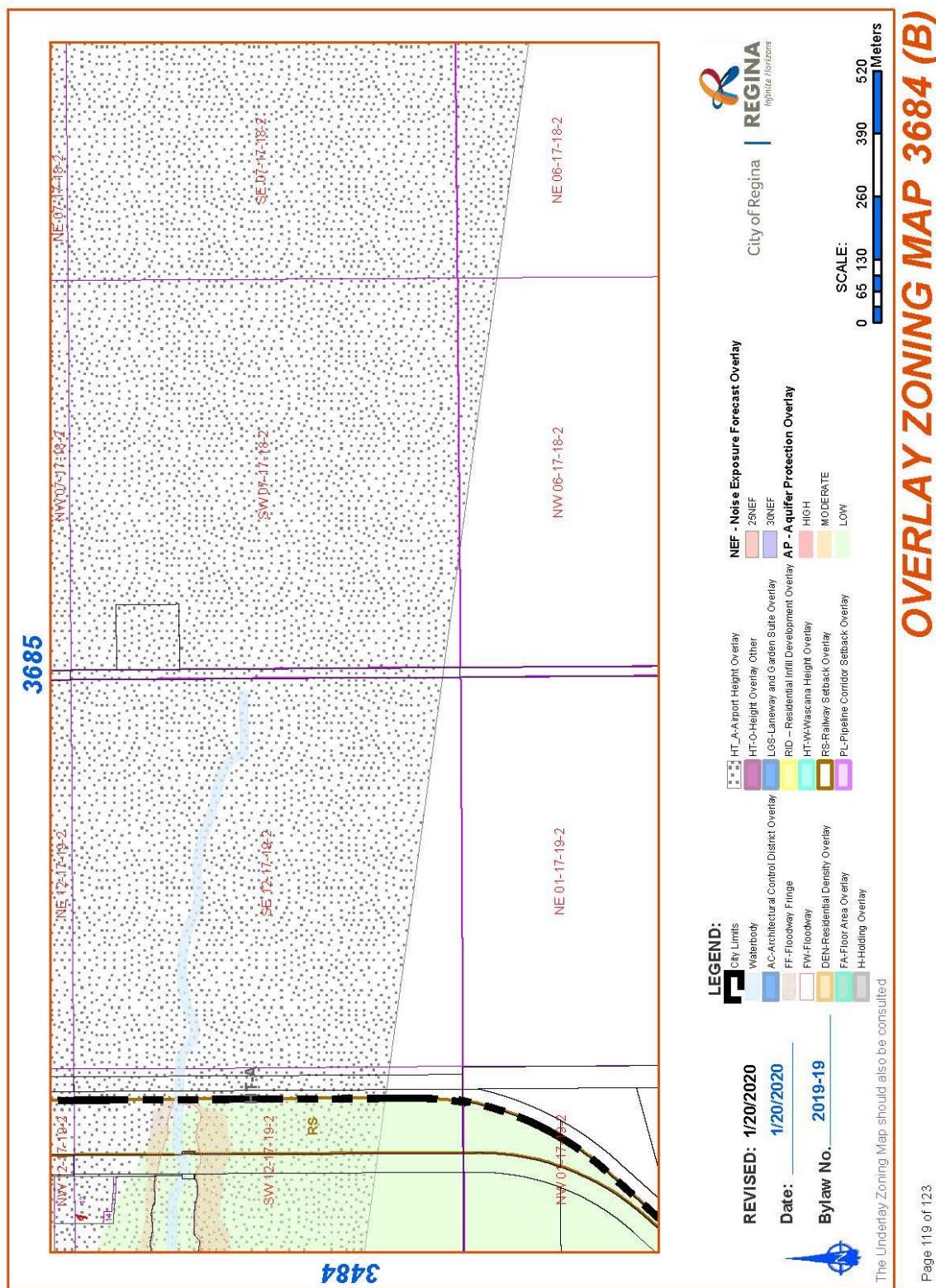


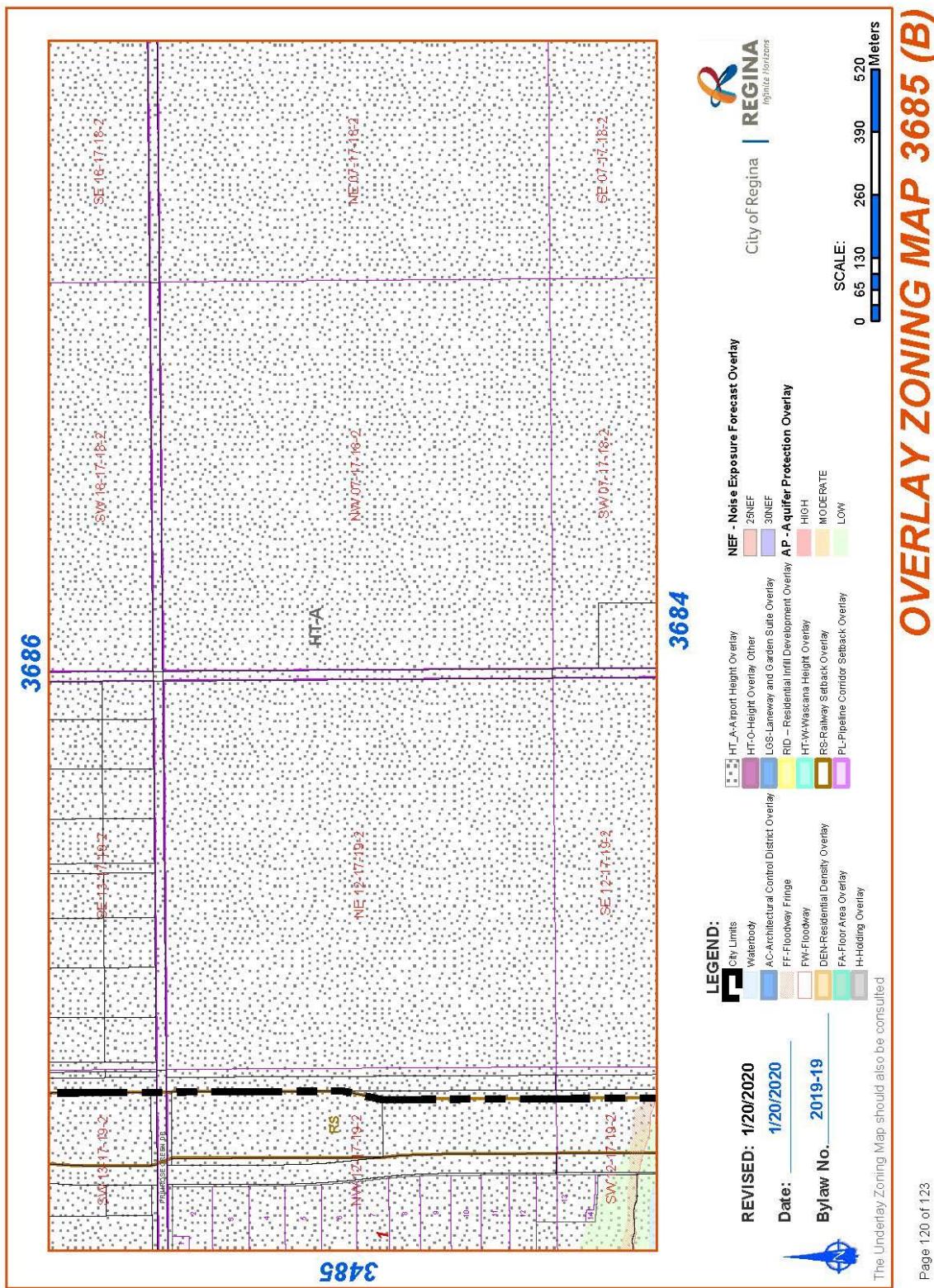


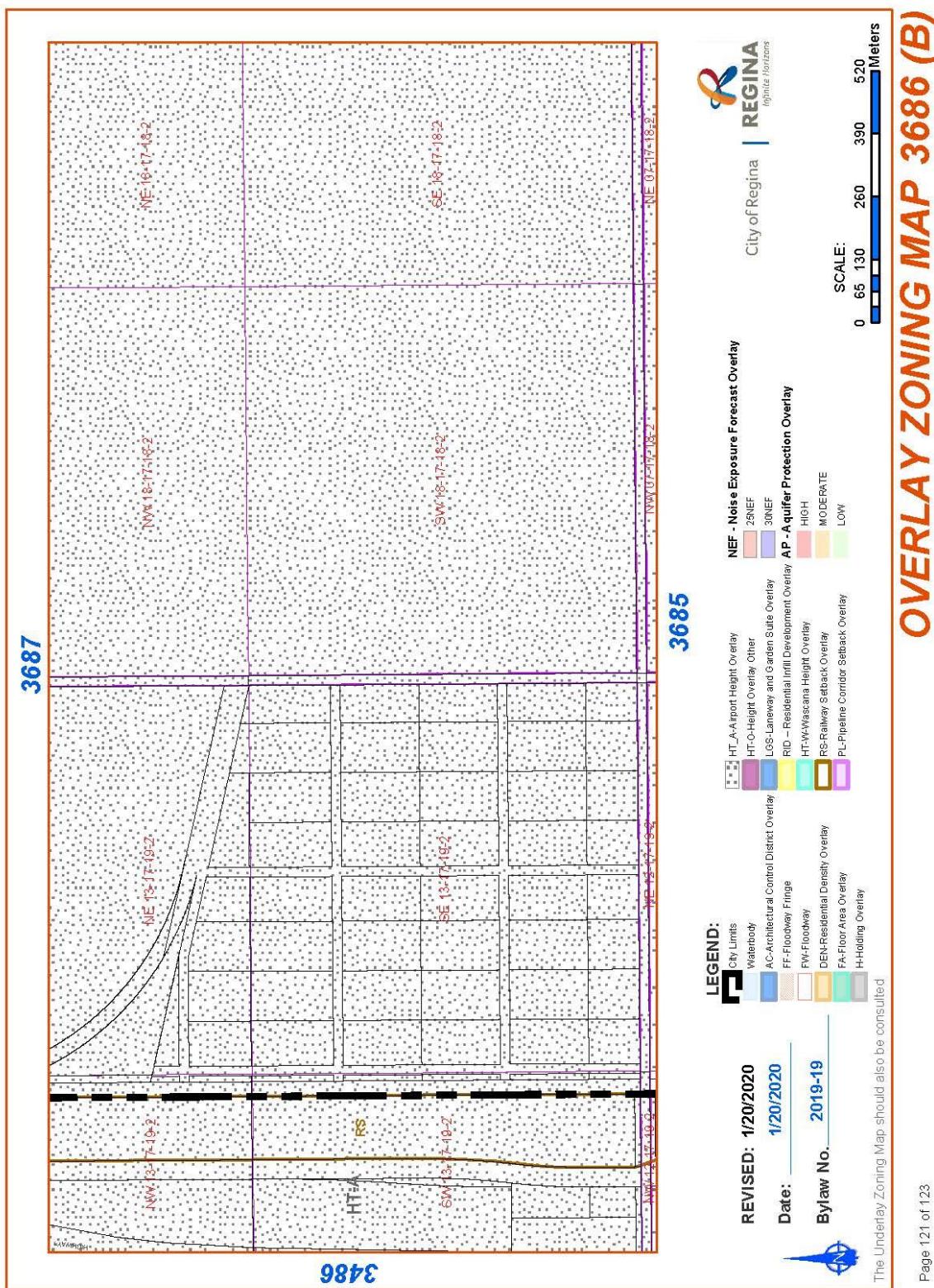


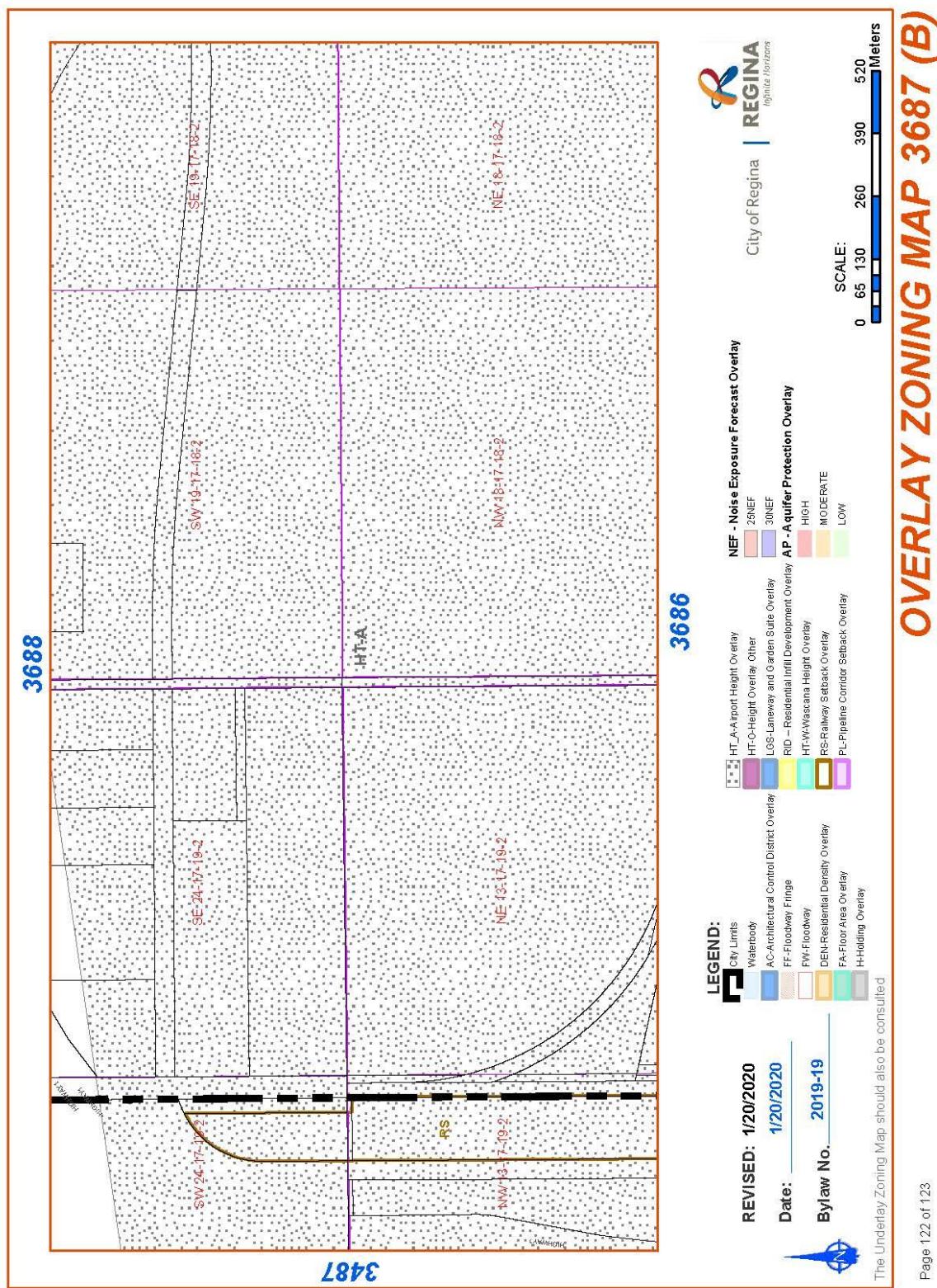


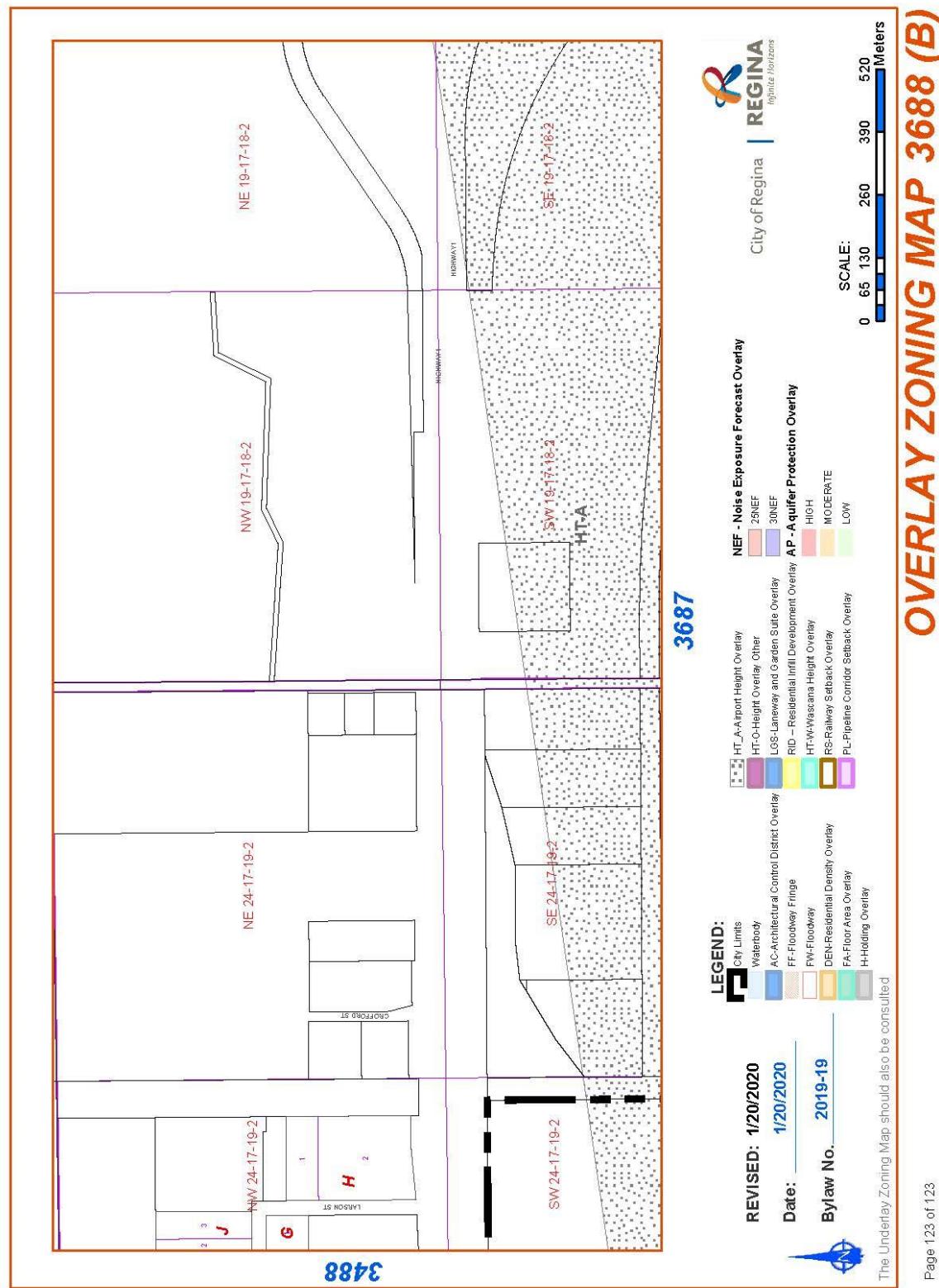






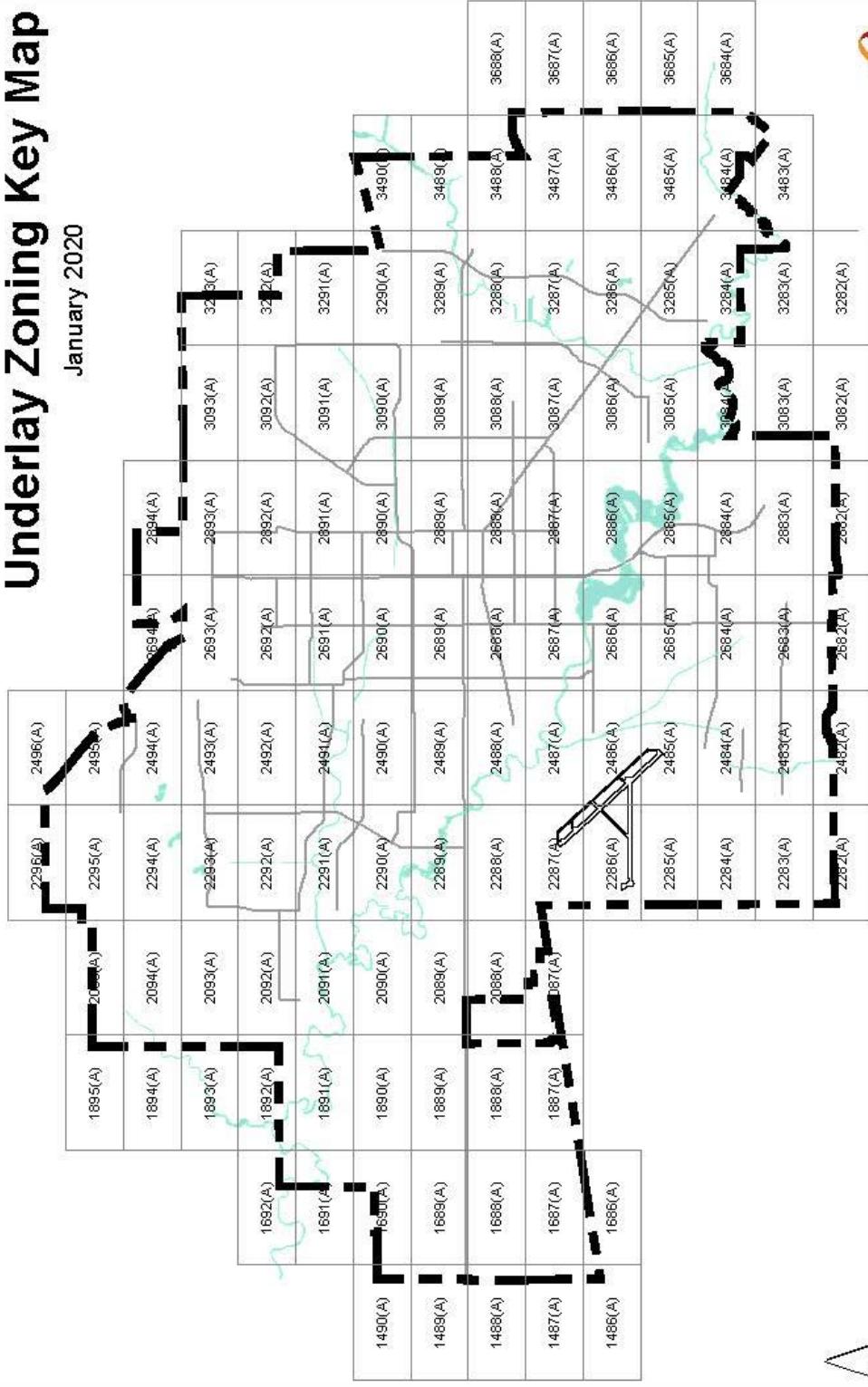






Underlay Zoning Key Map

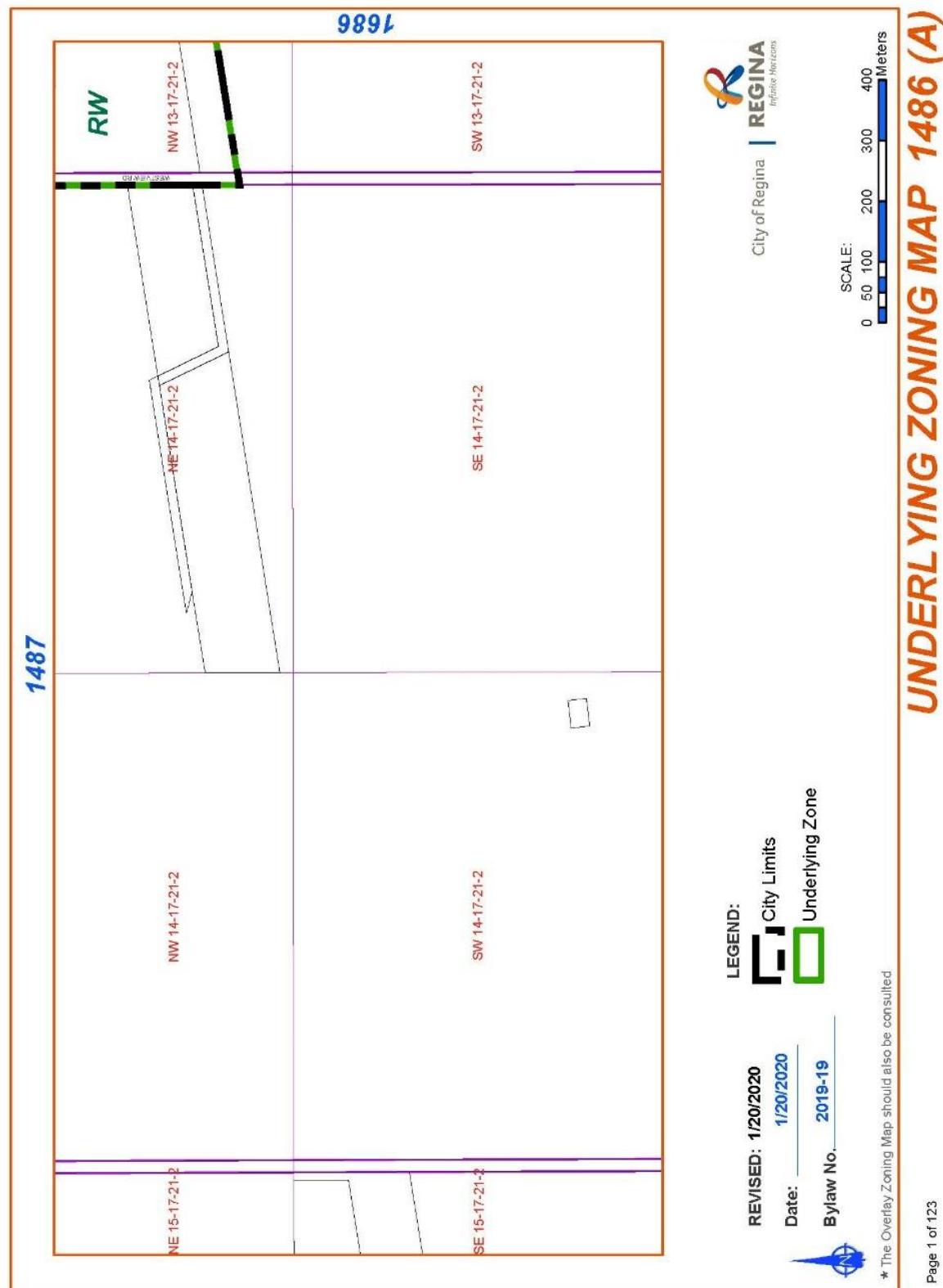
January 2020

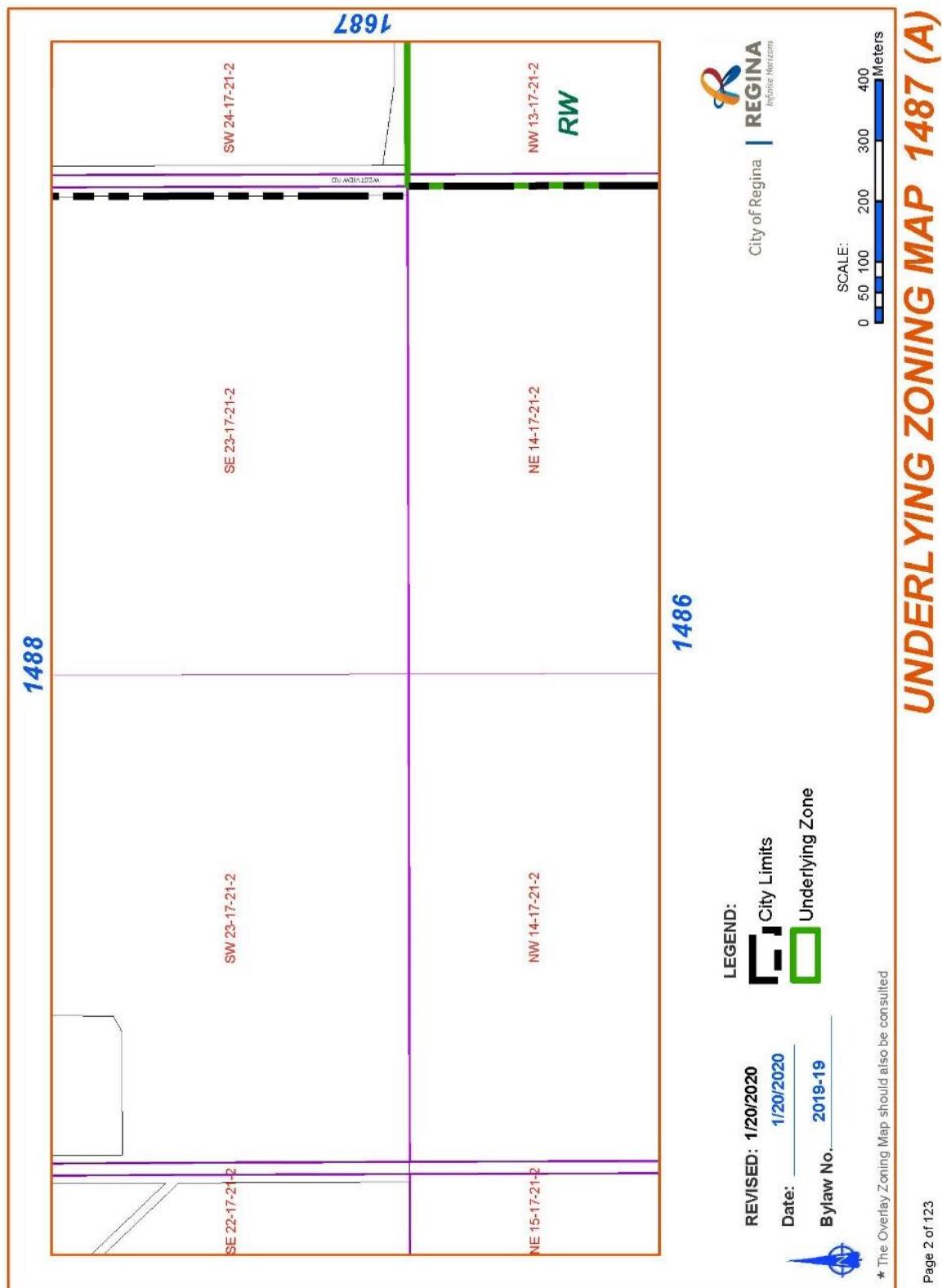


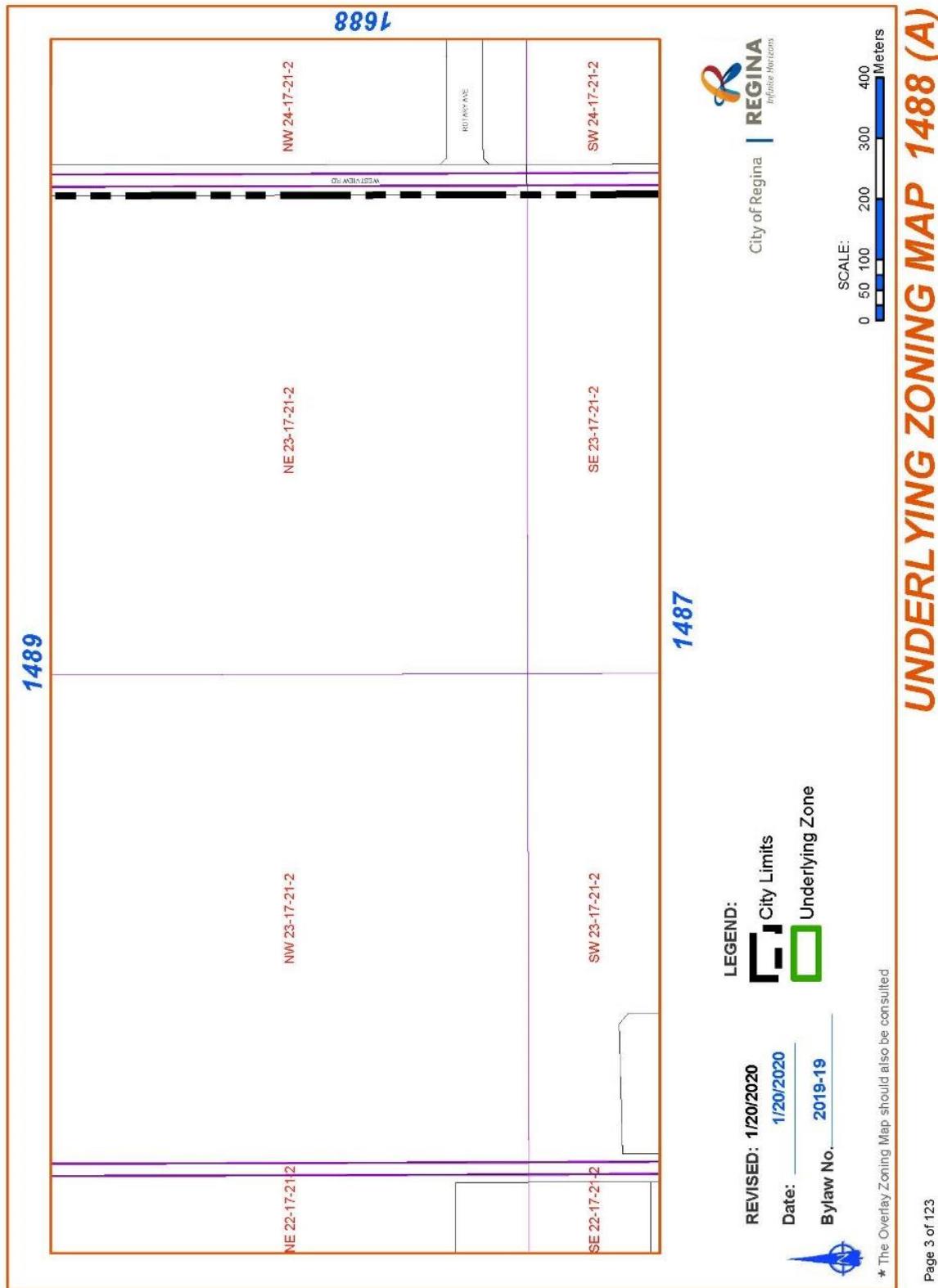
The Overlay Zoning Map should also be consulted

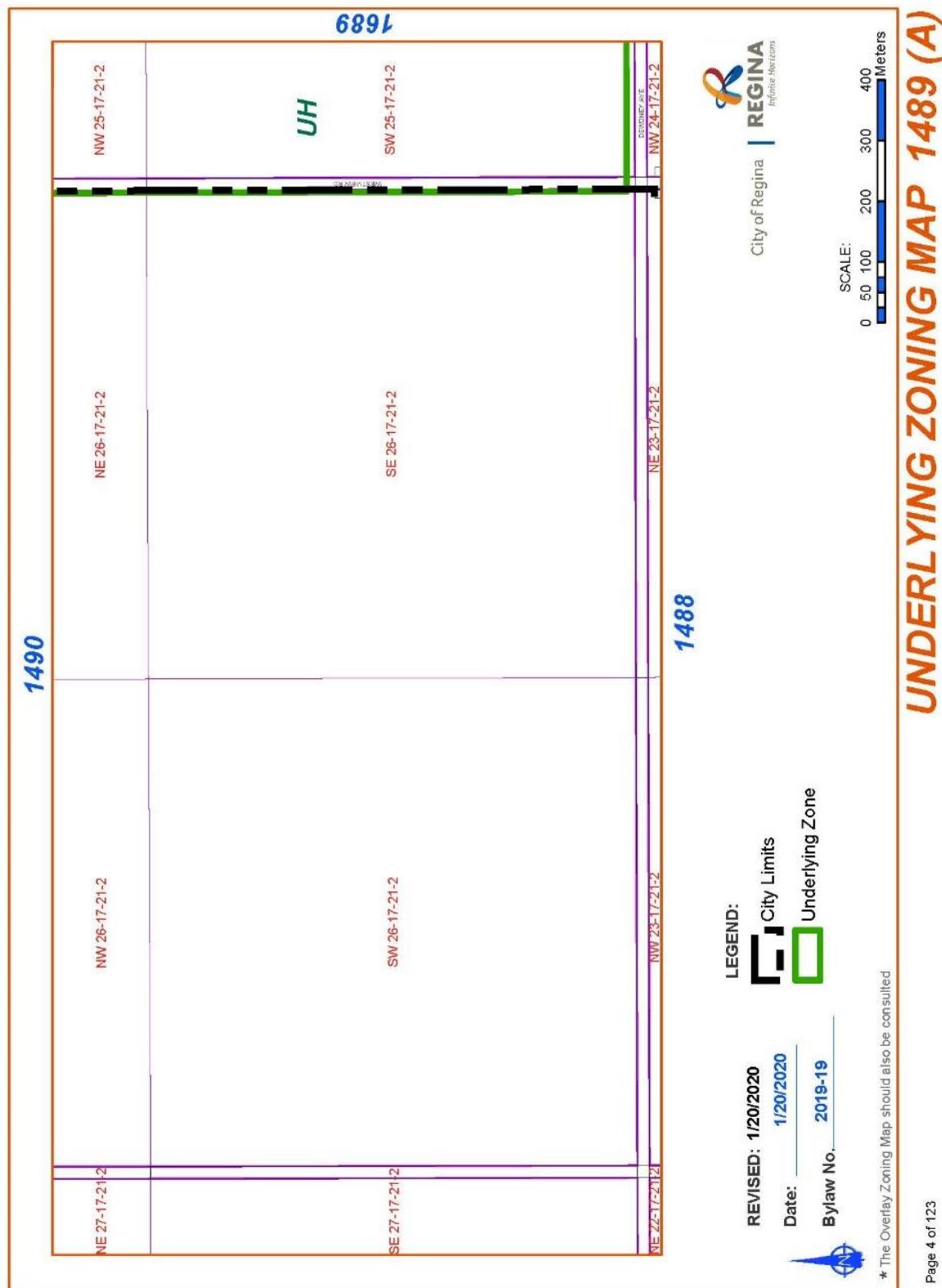


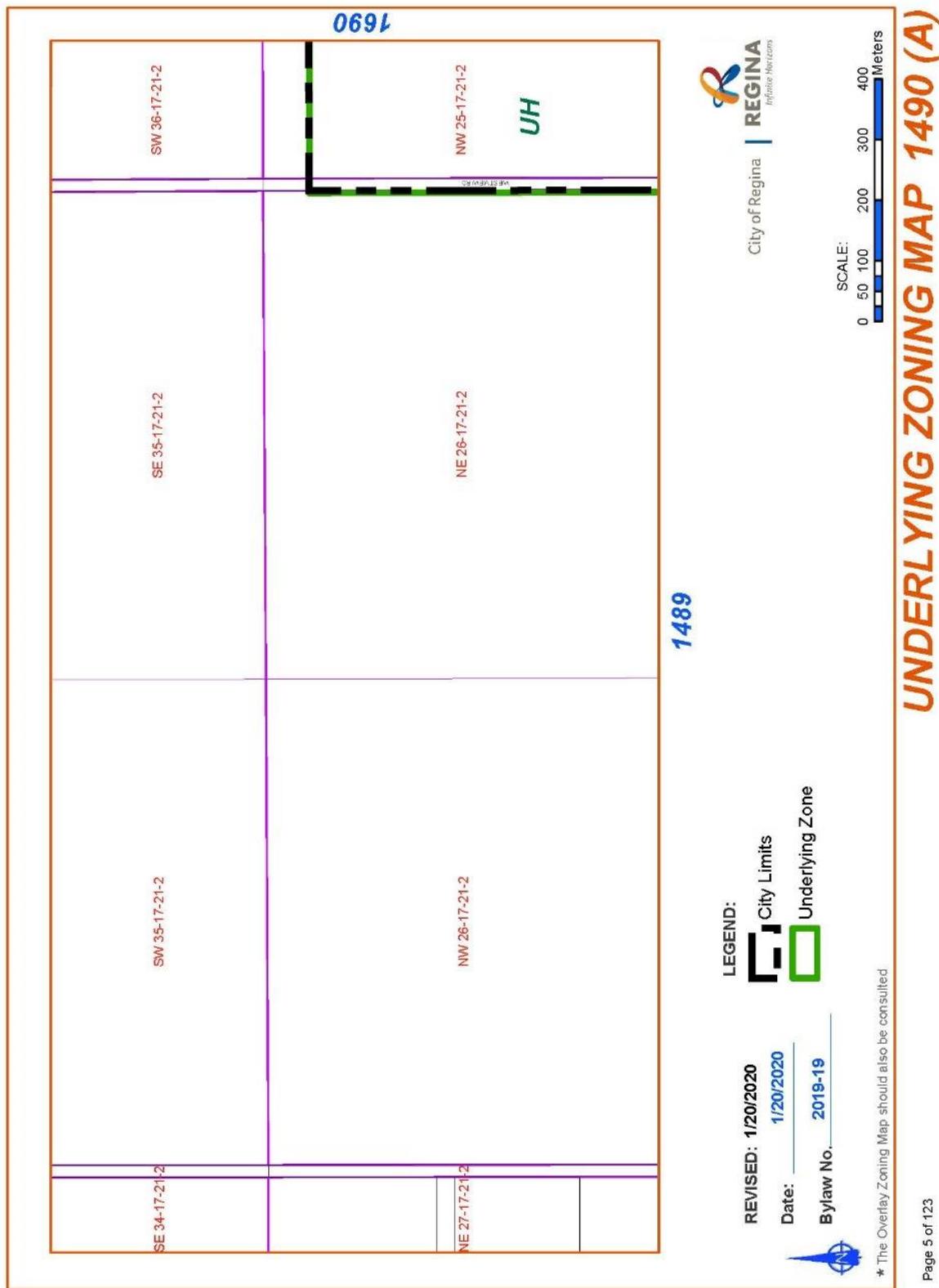
City of Regina

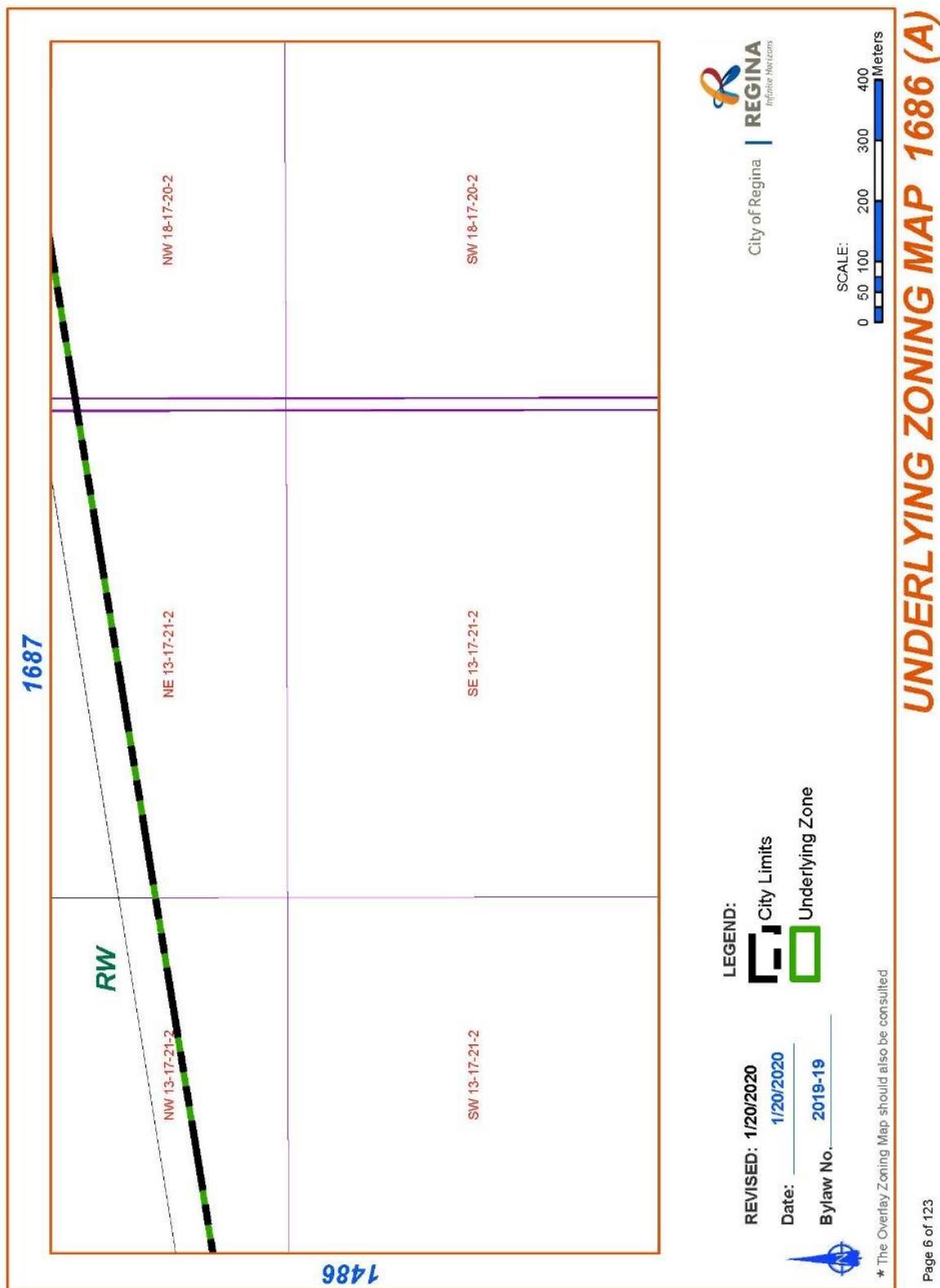


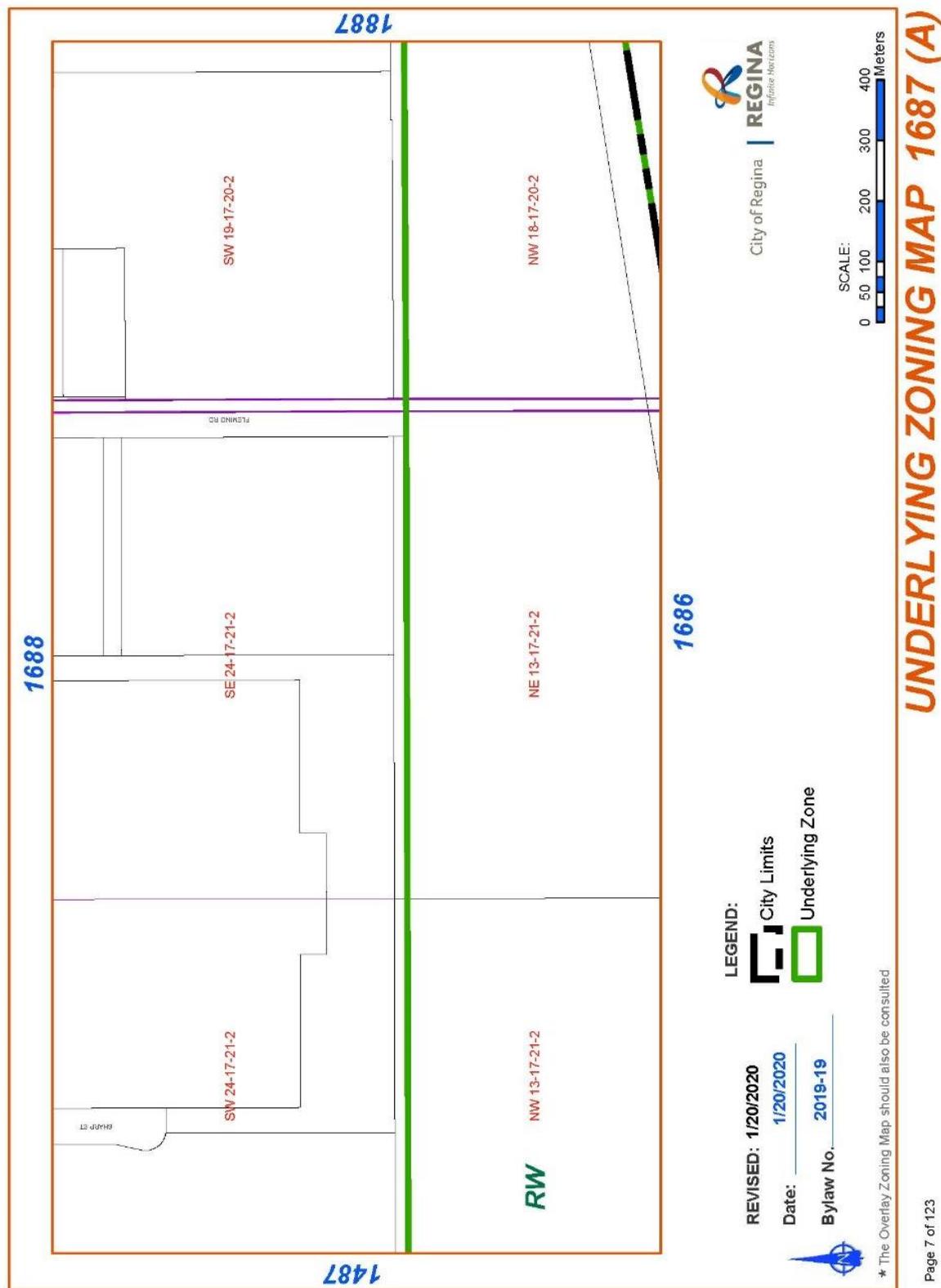


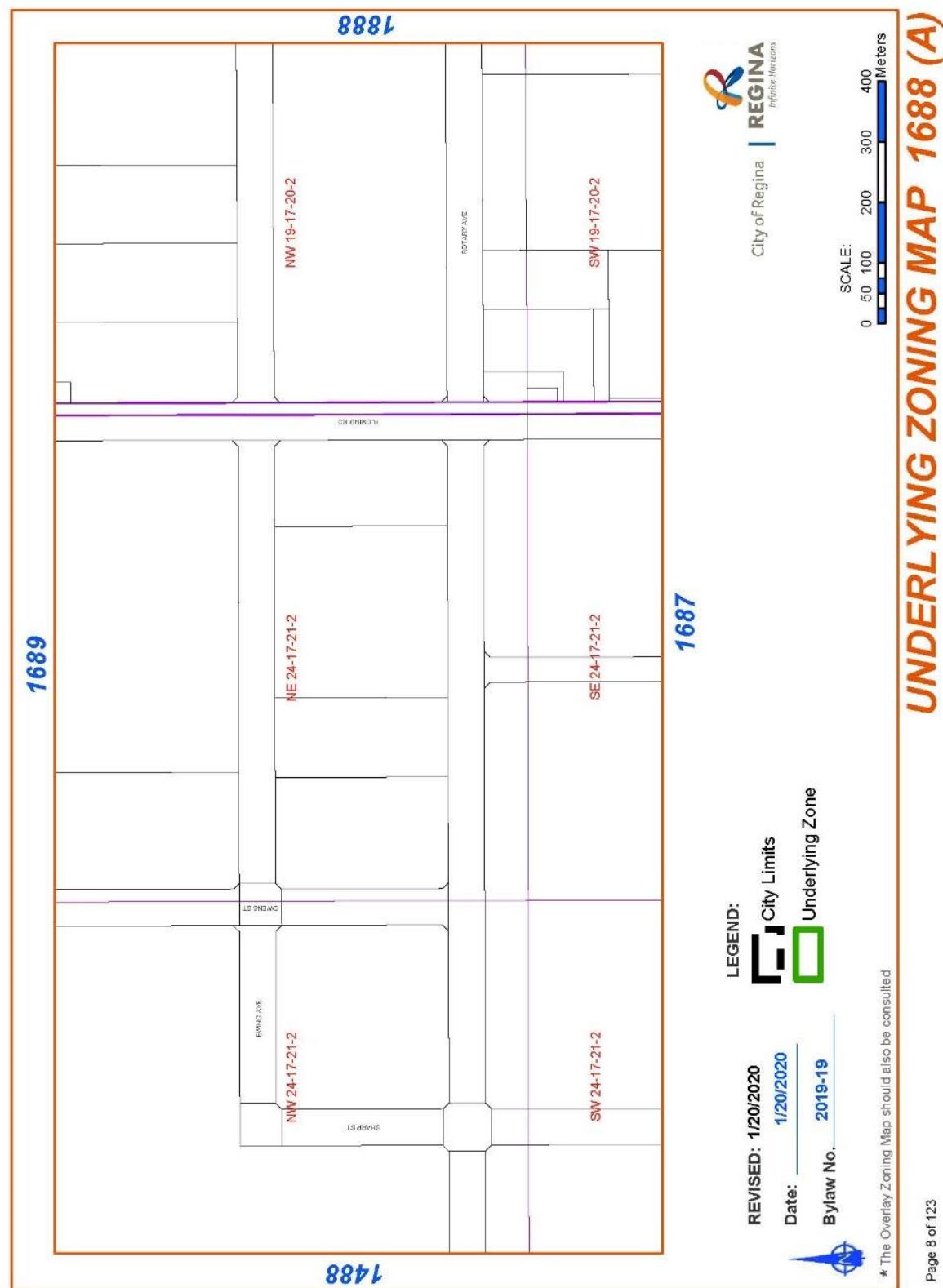


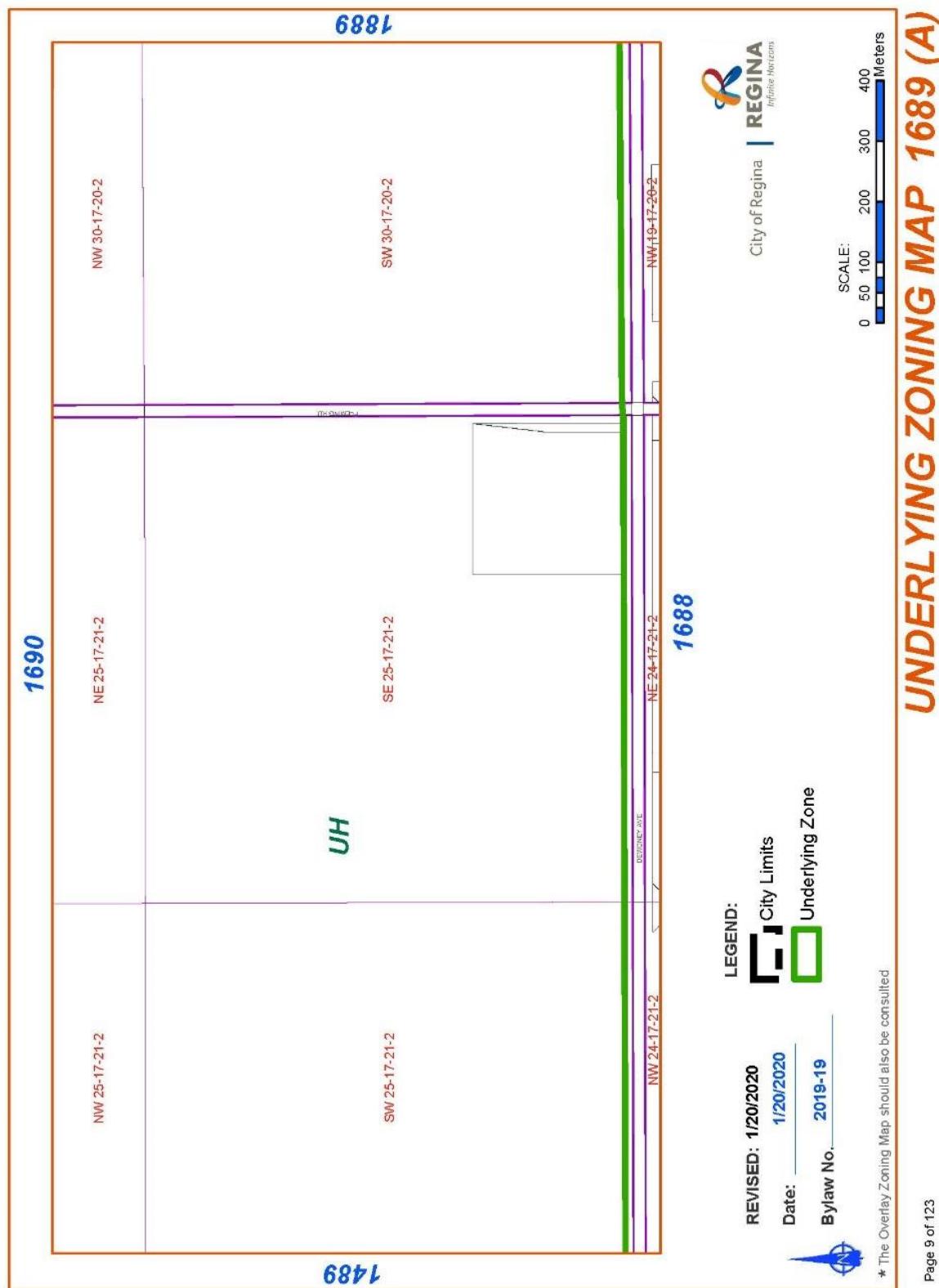


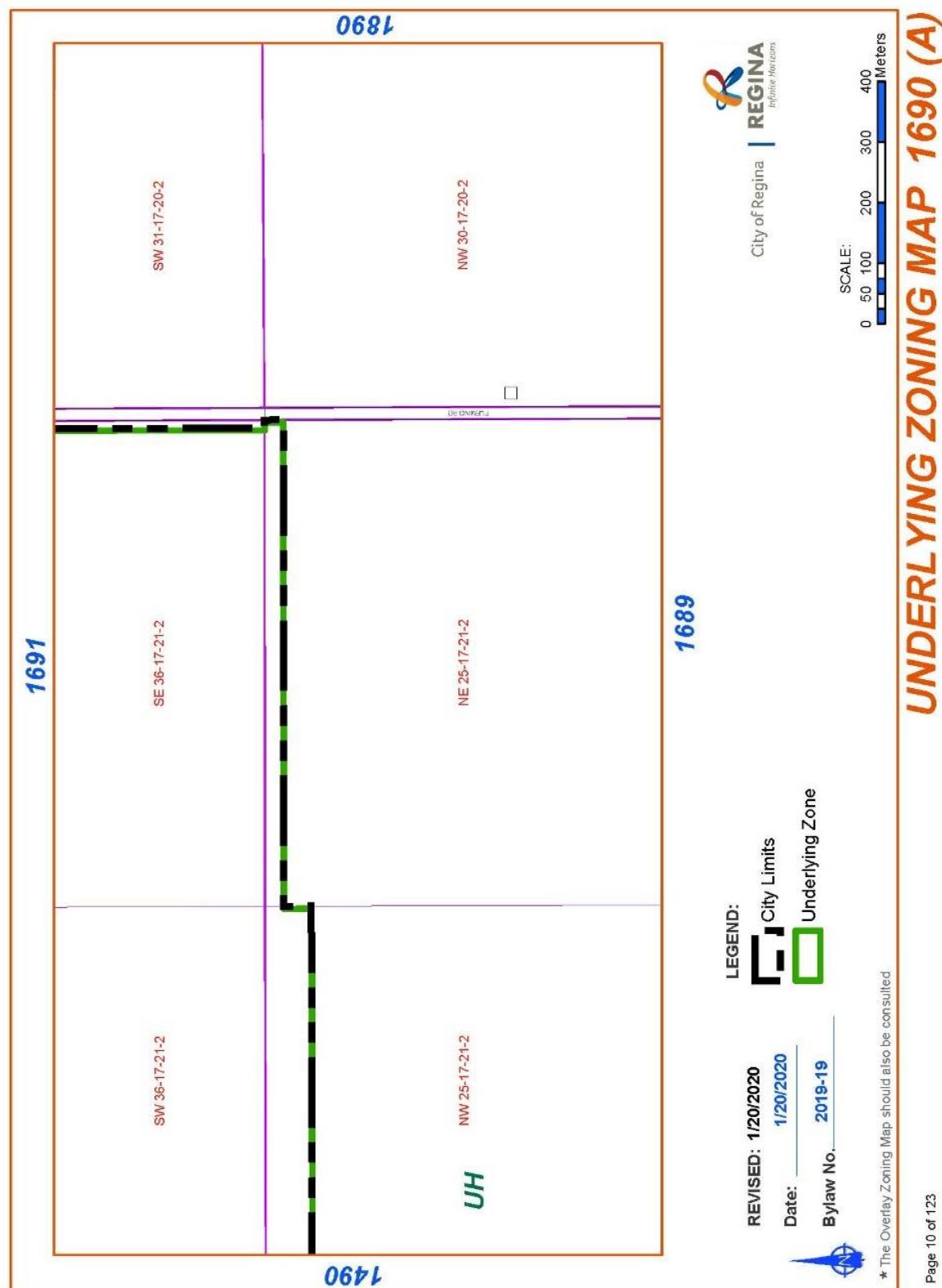


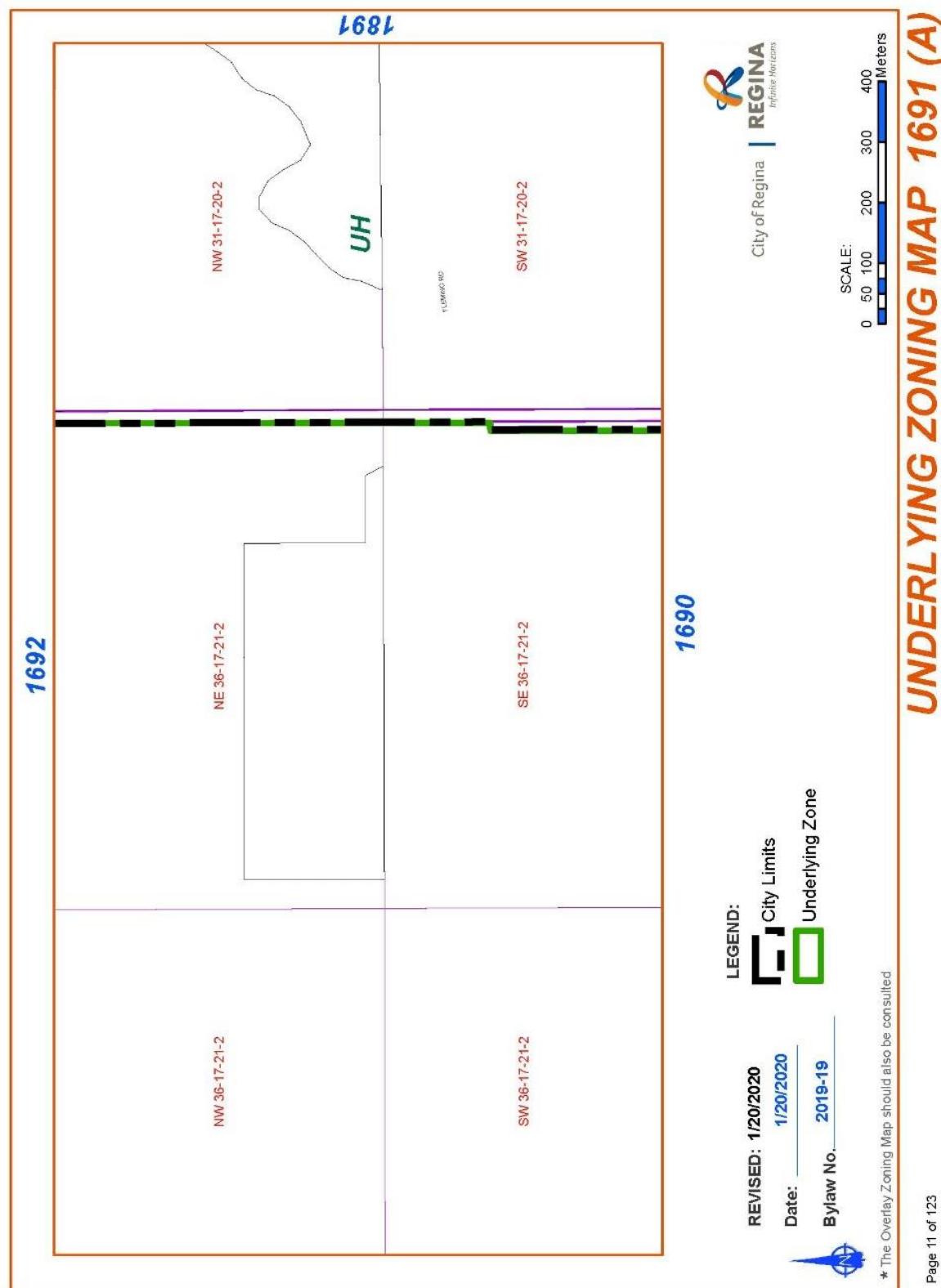


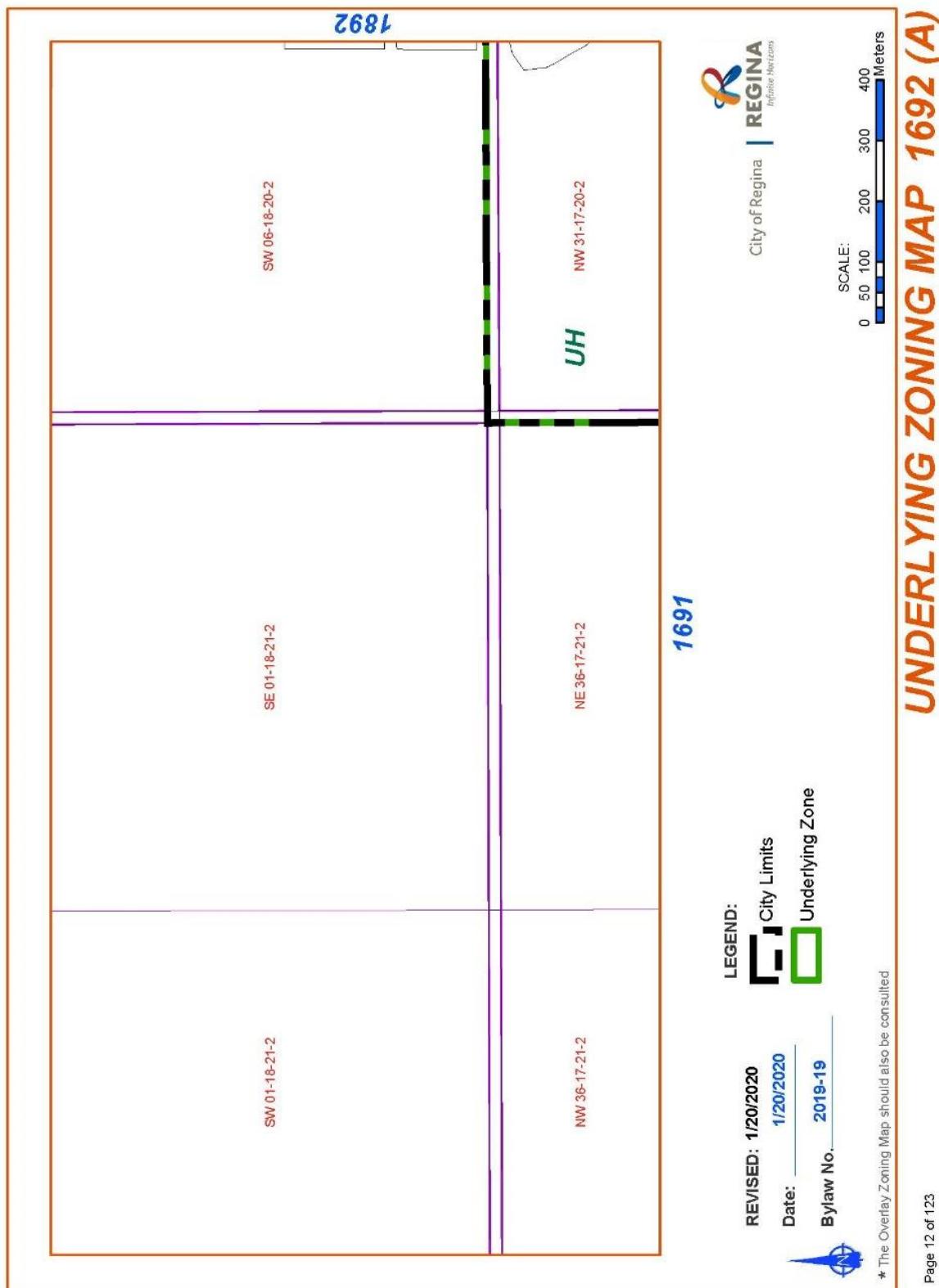


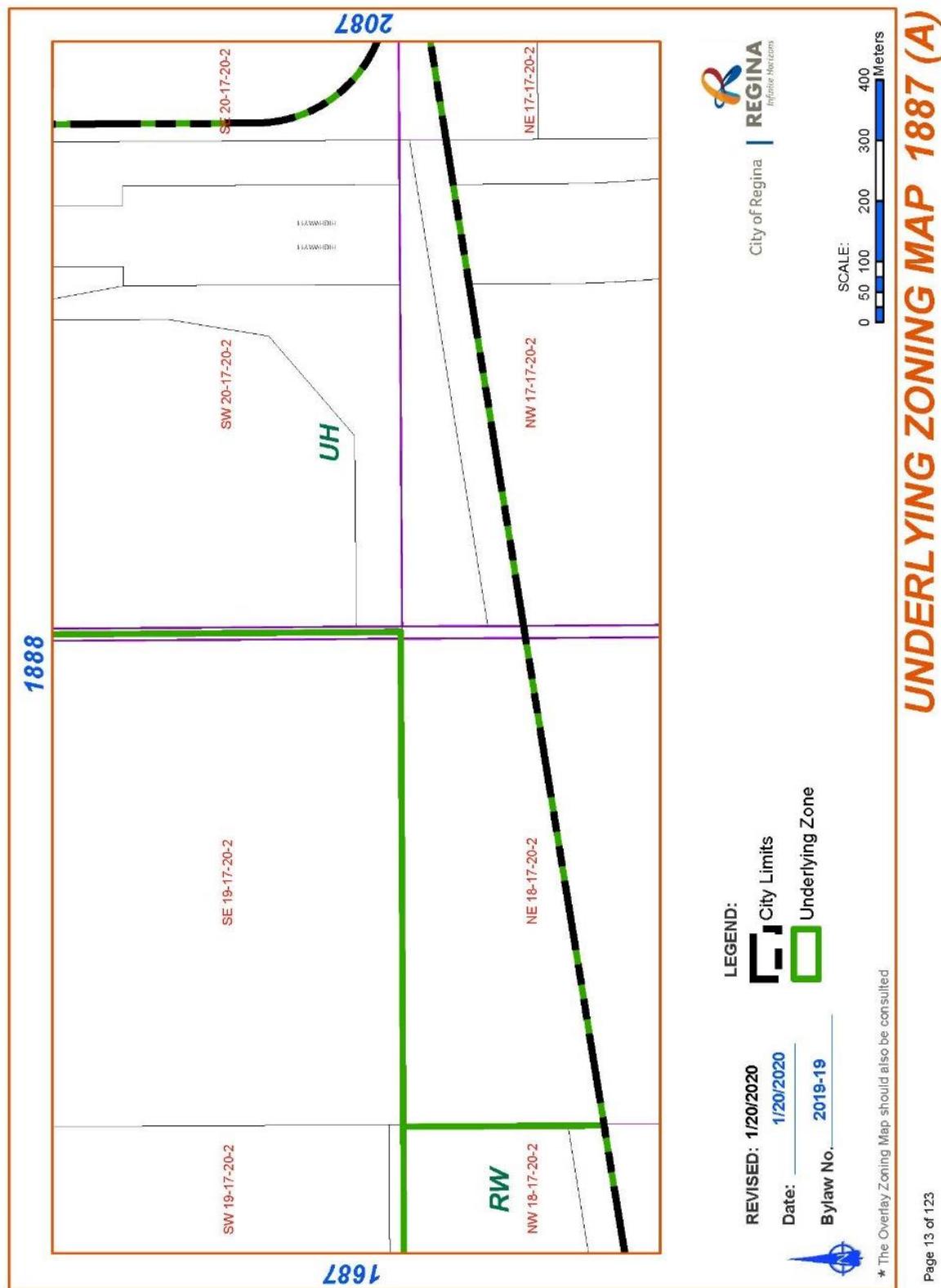


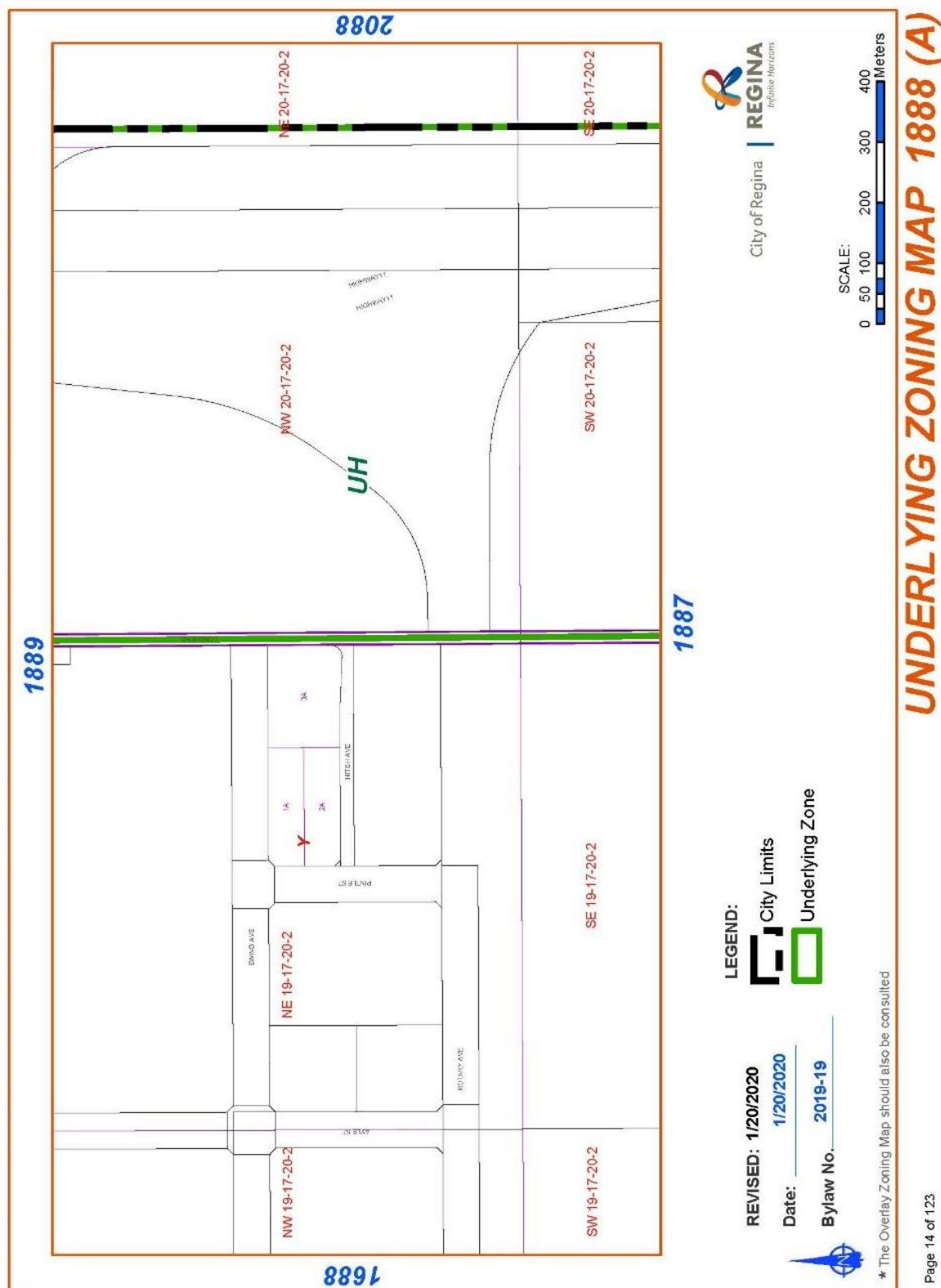


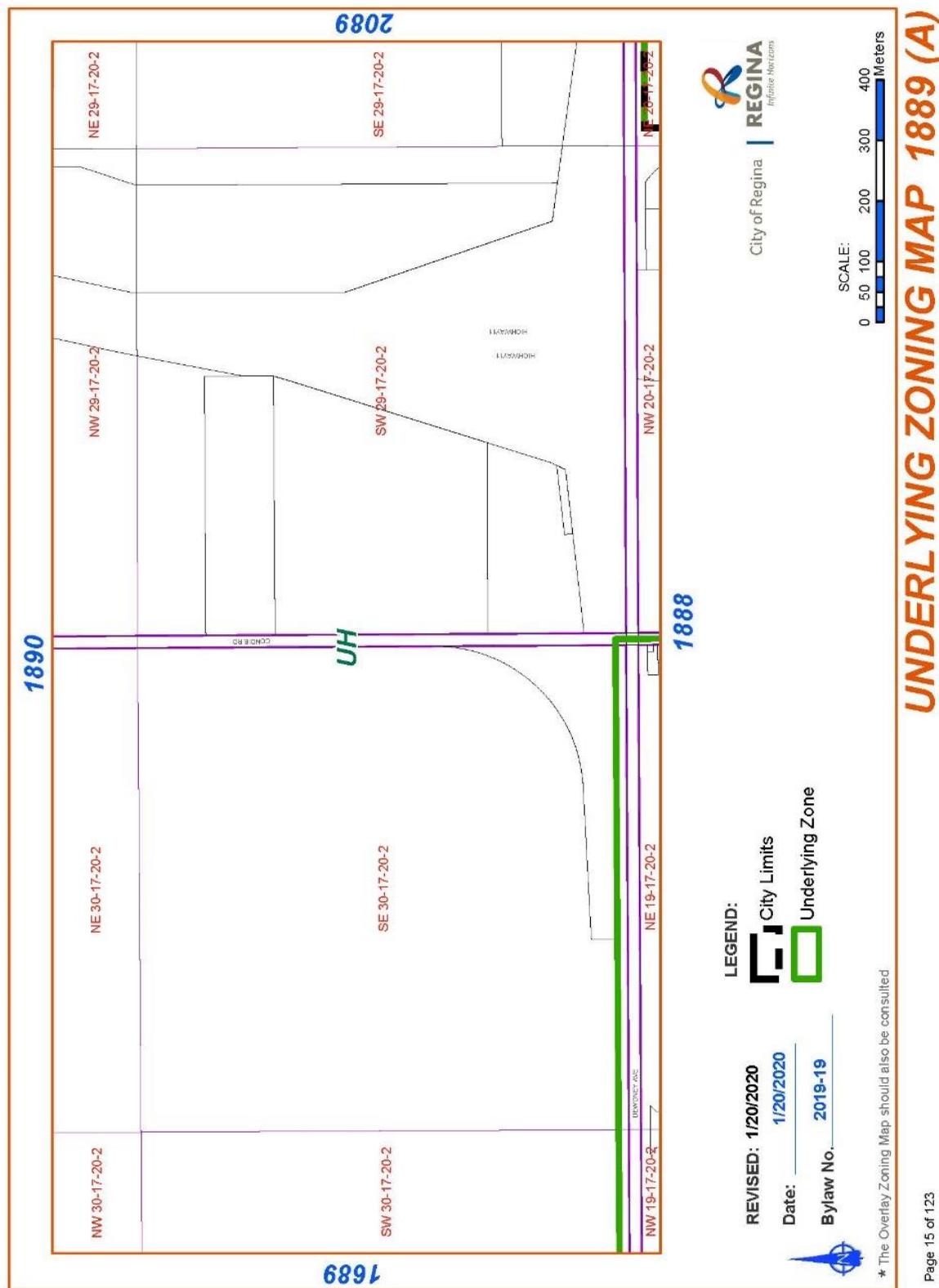


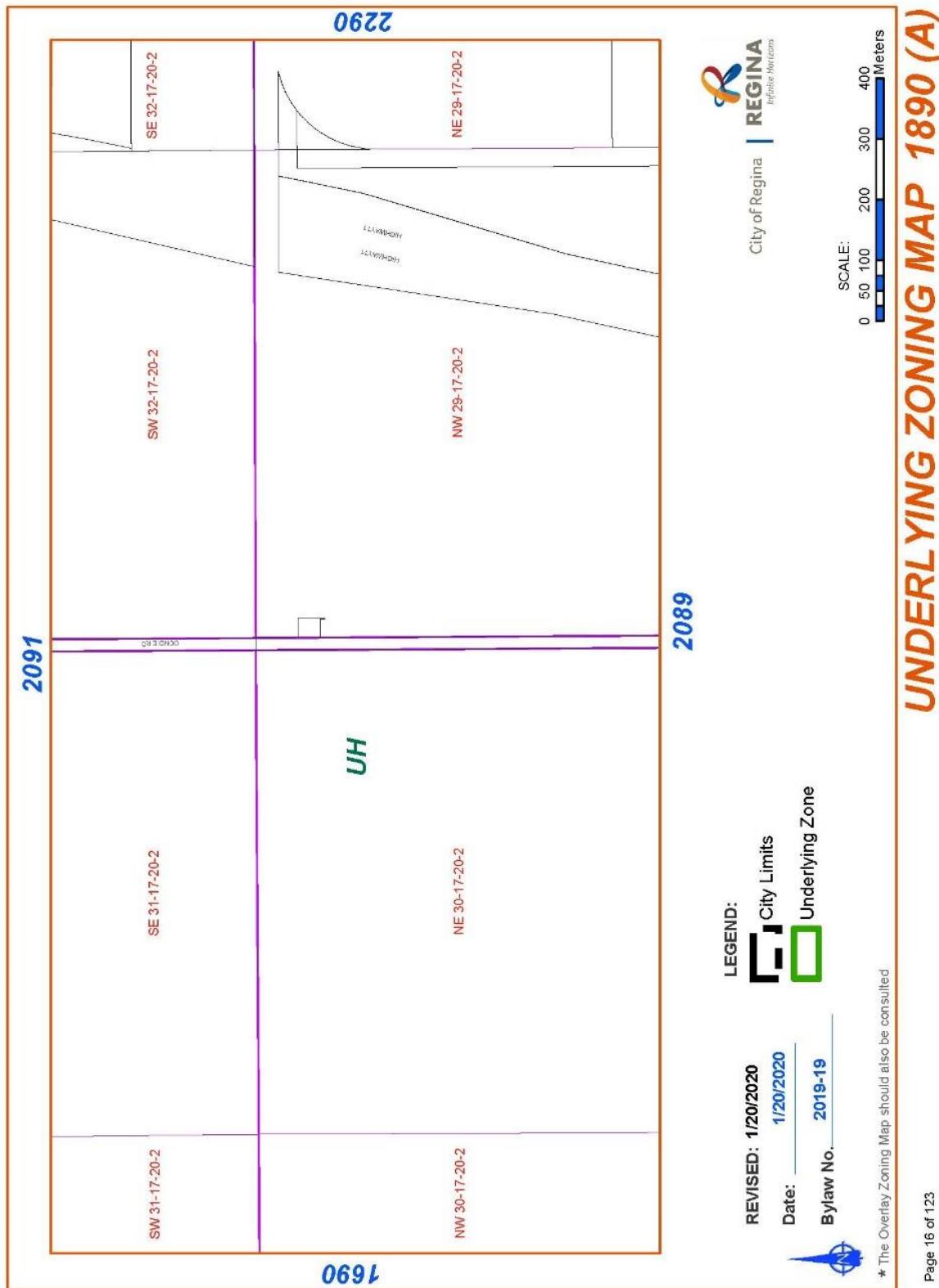


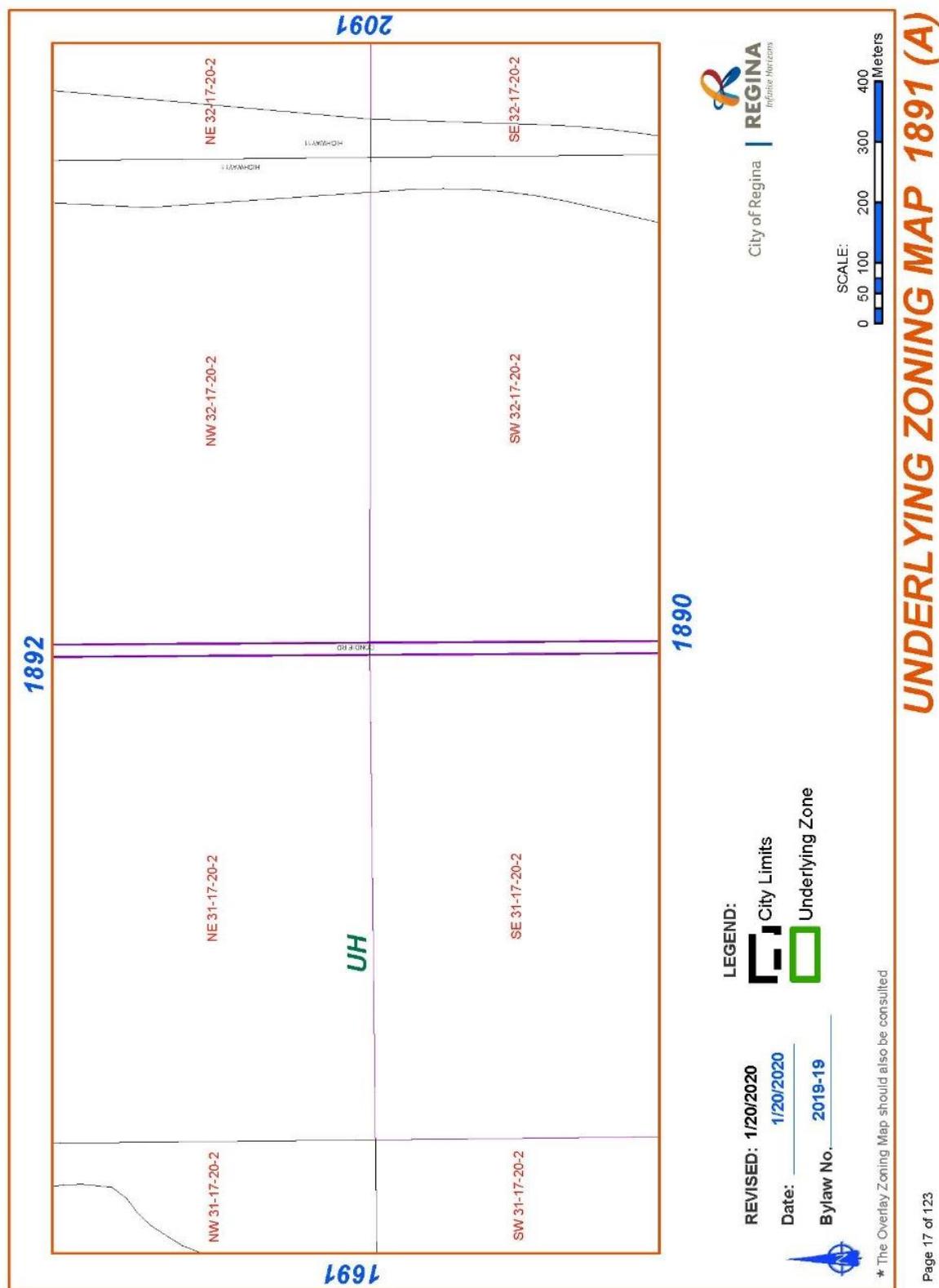


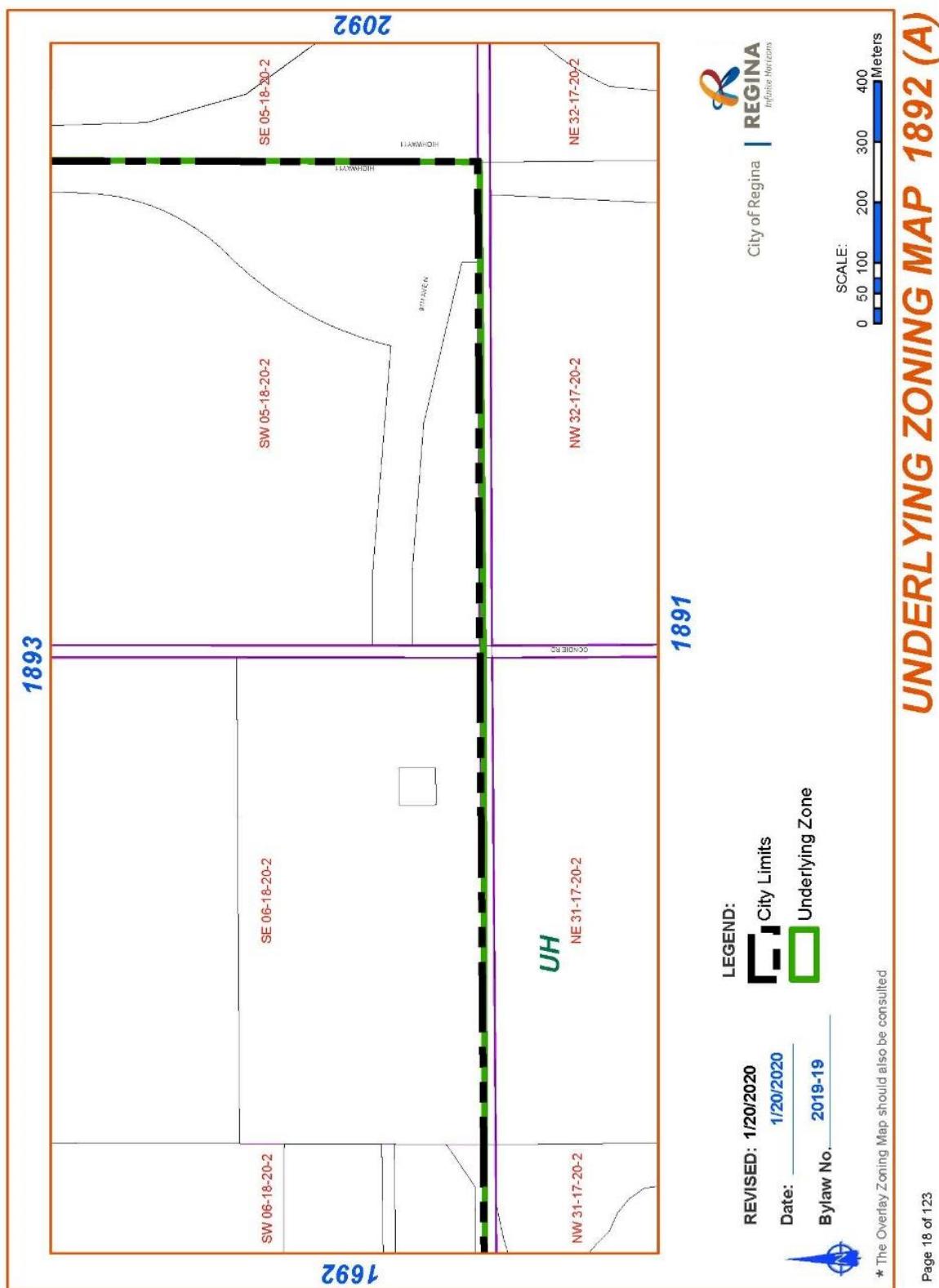


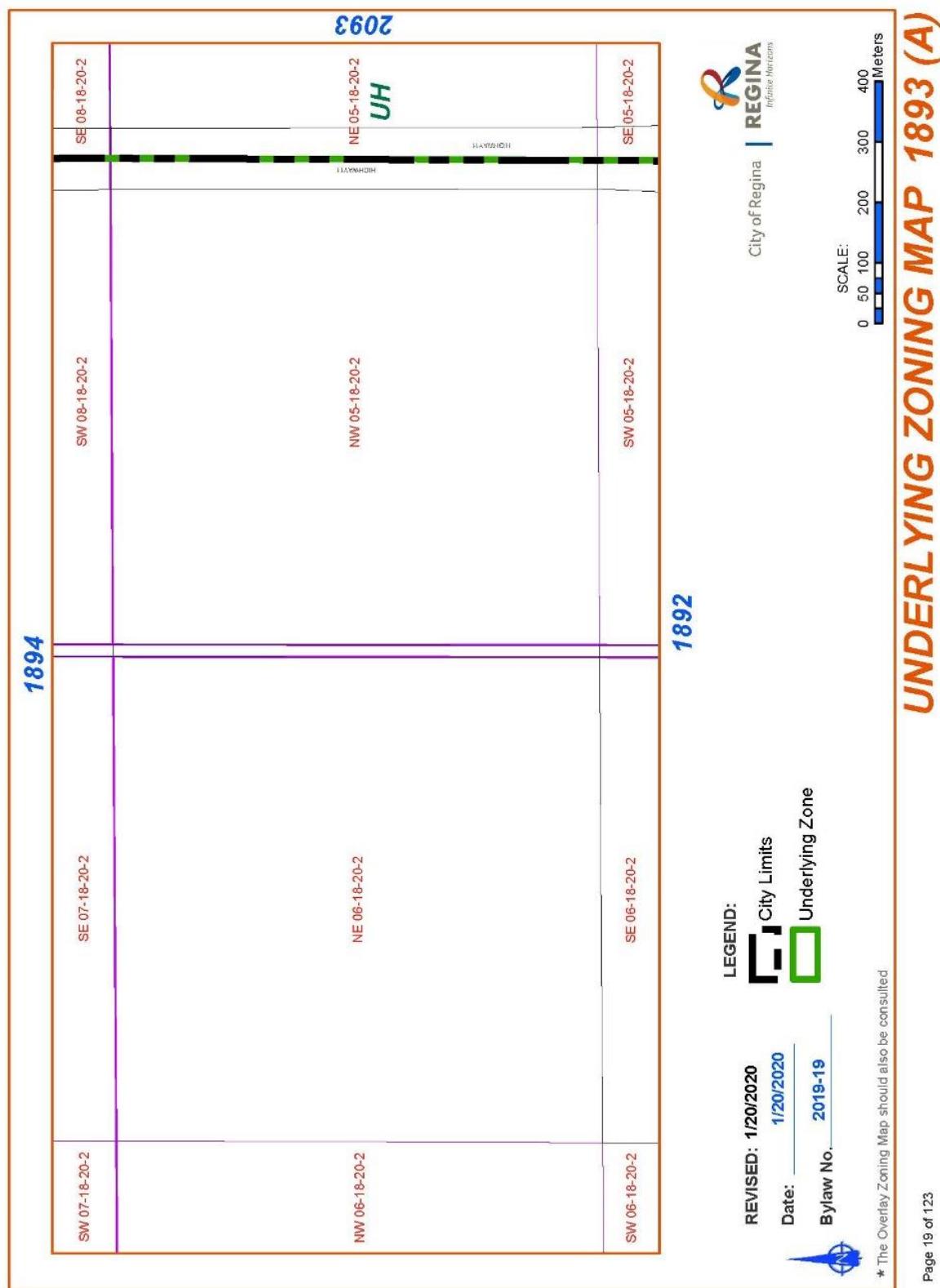


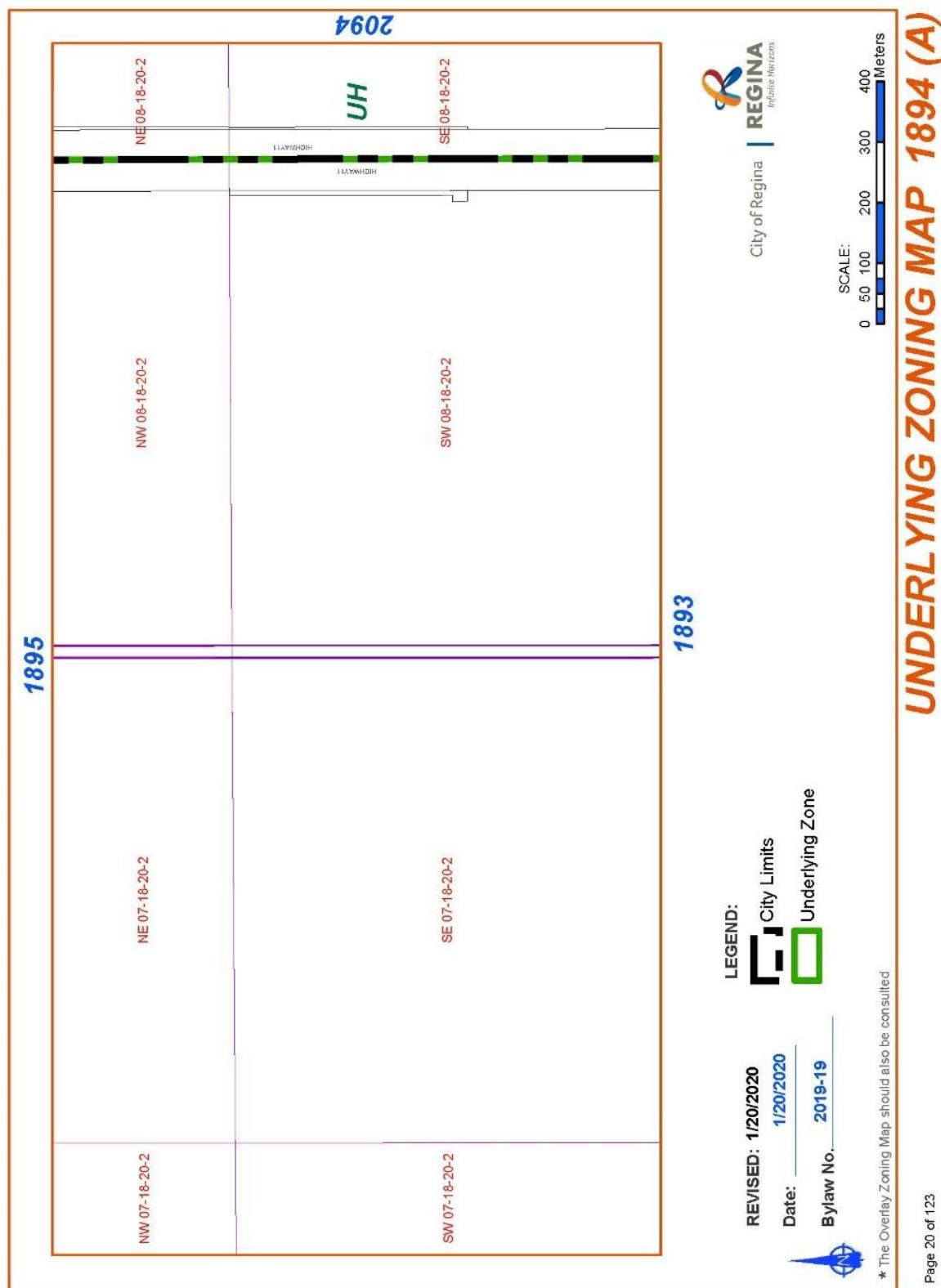


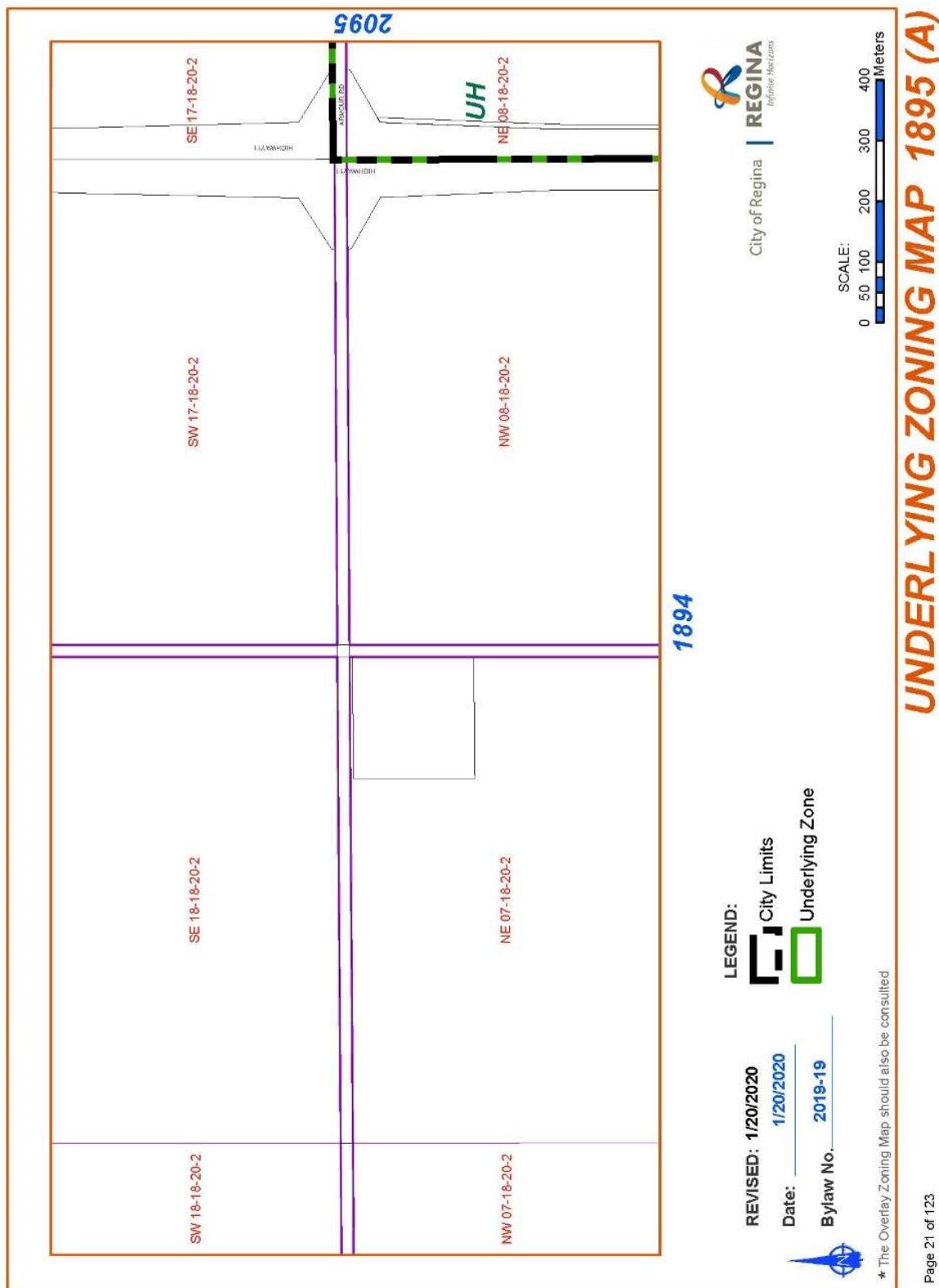


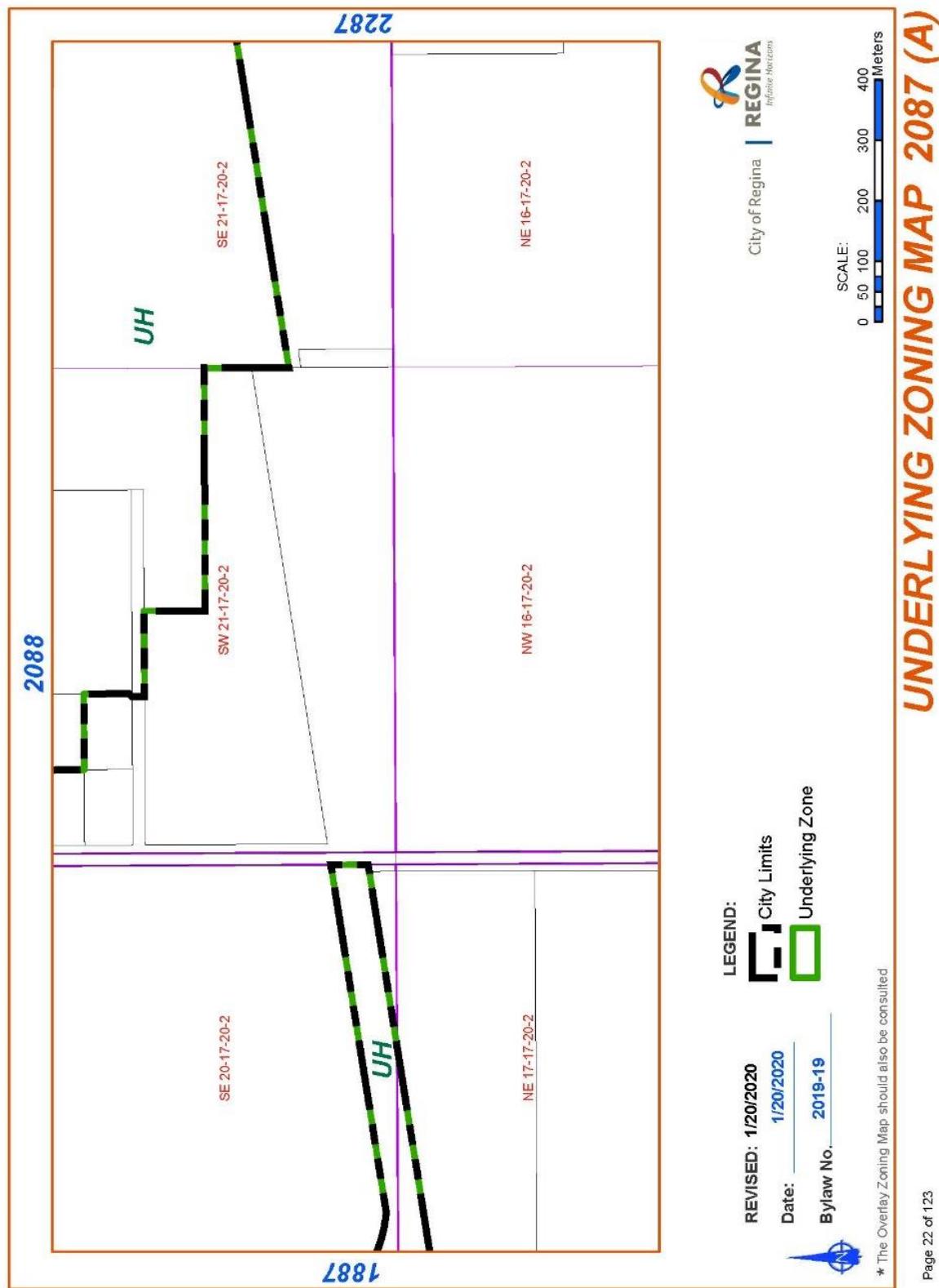


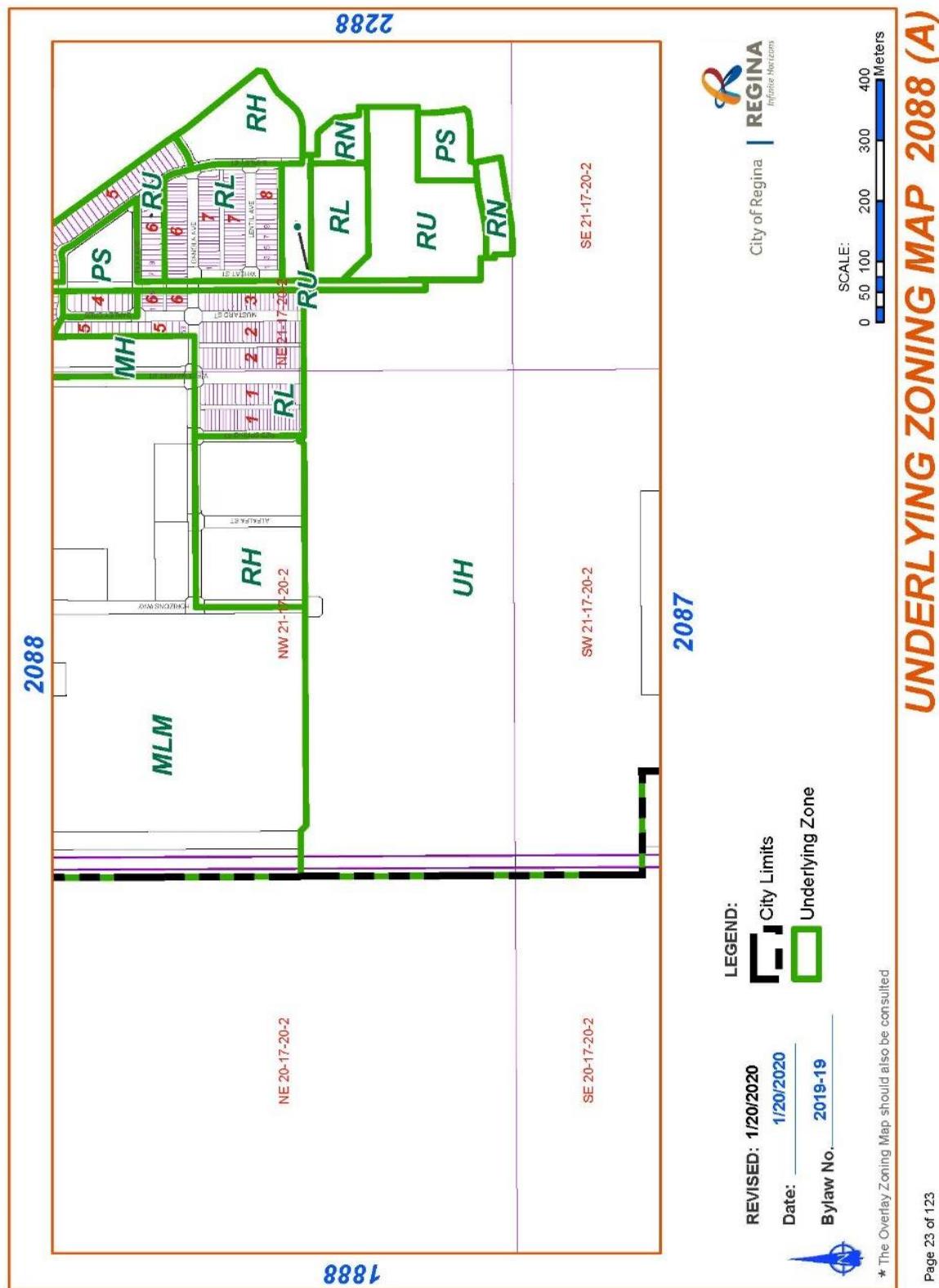


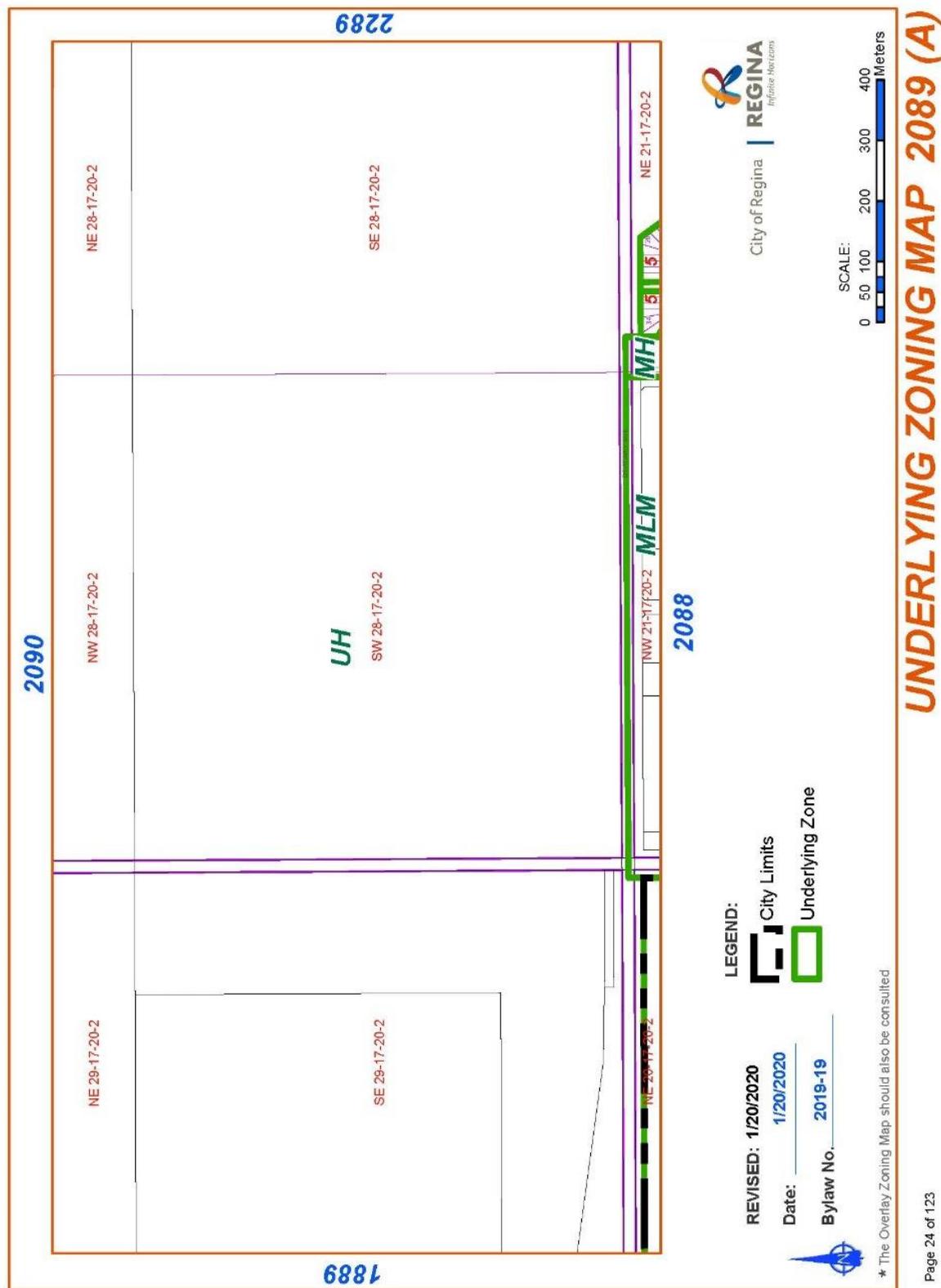


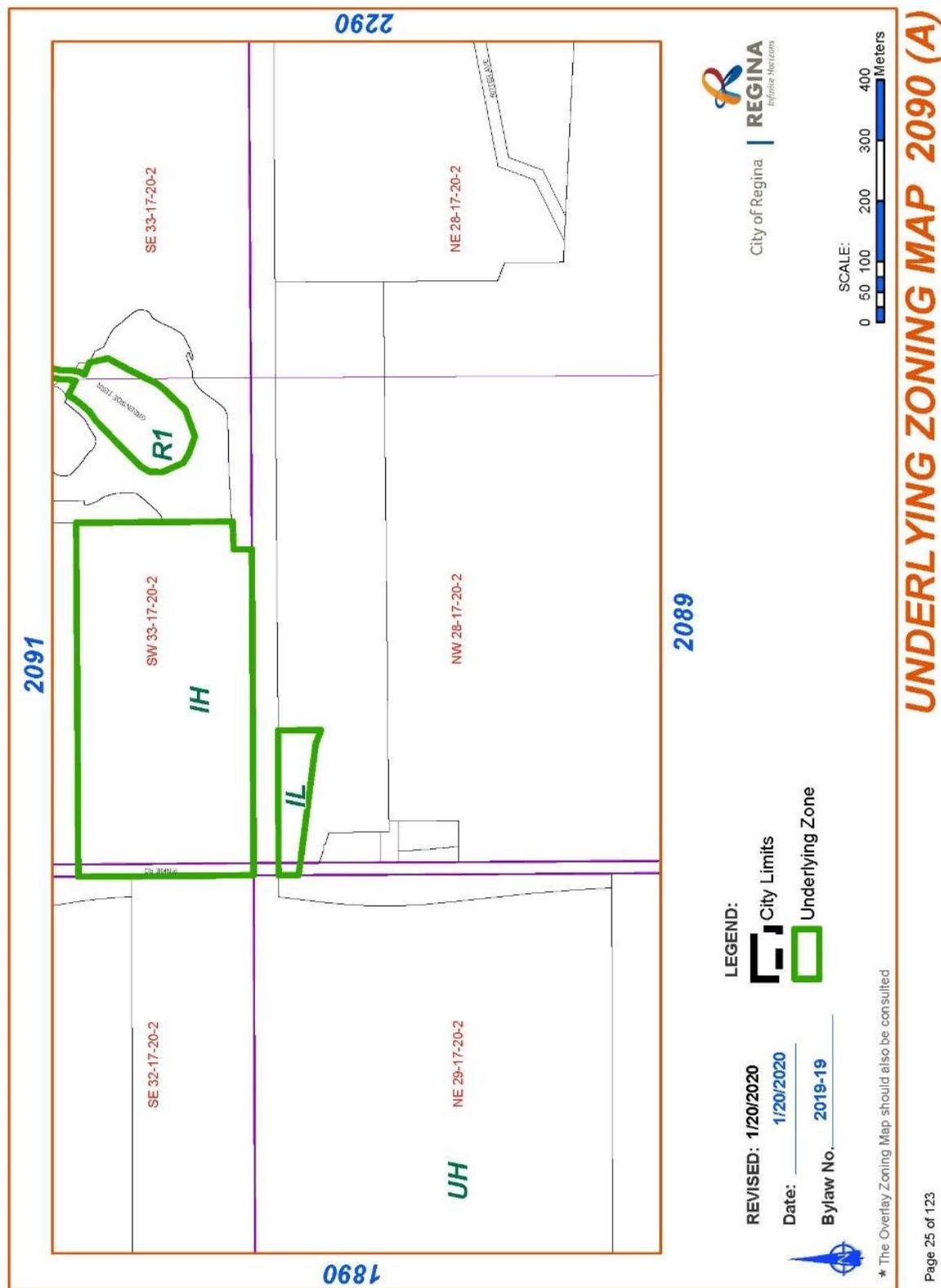


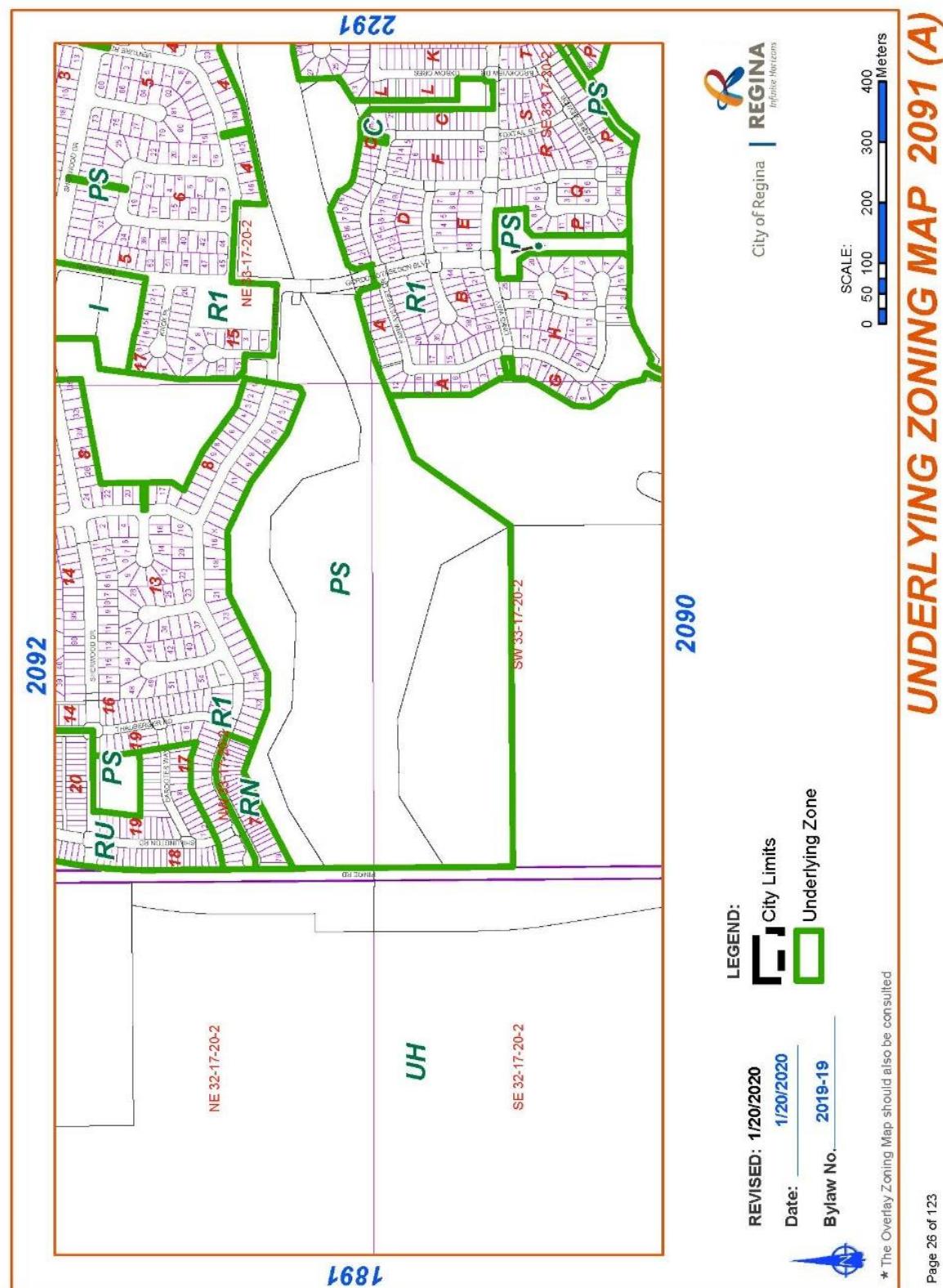


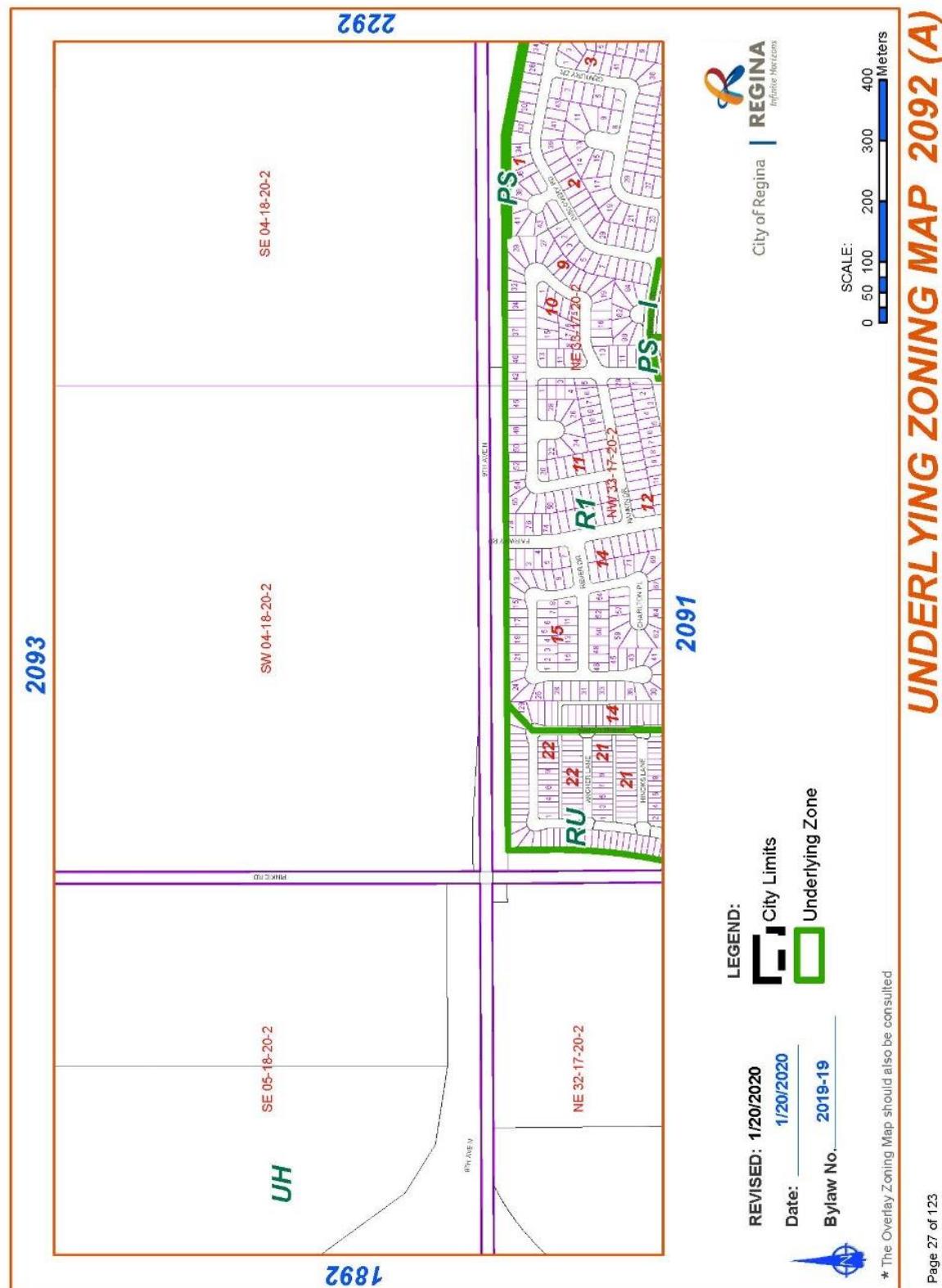


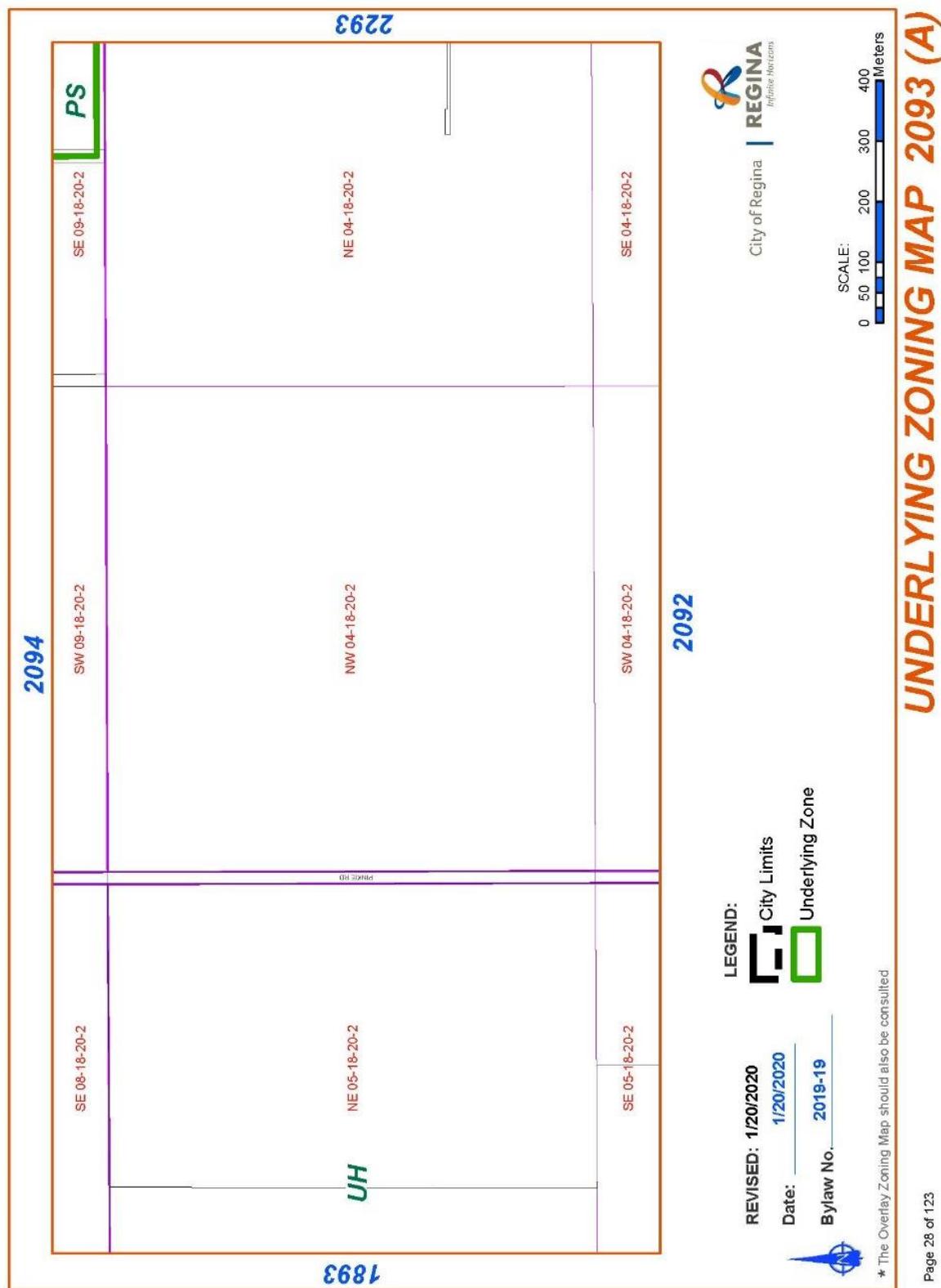


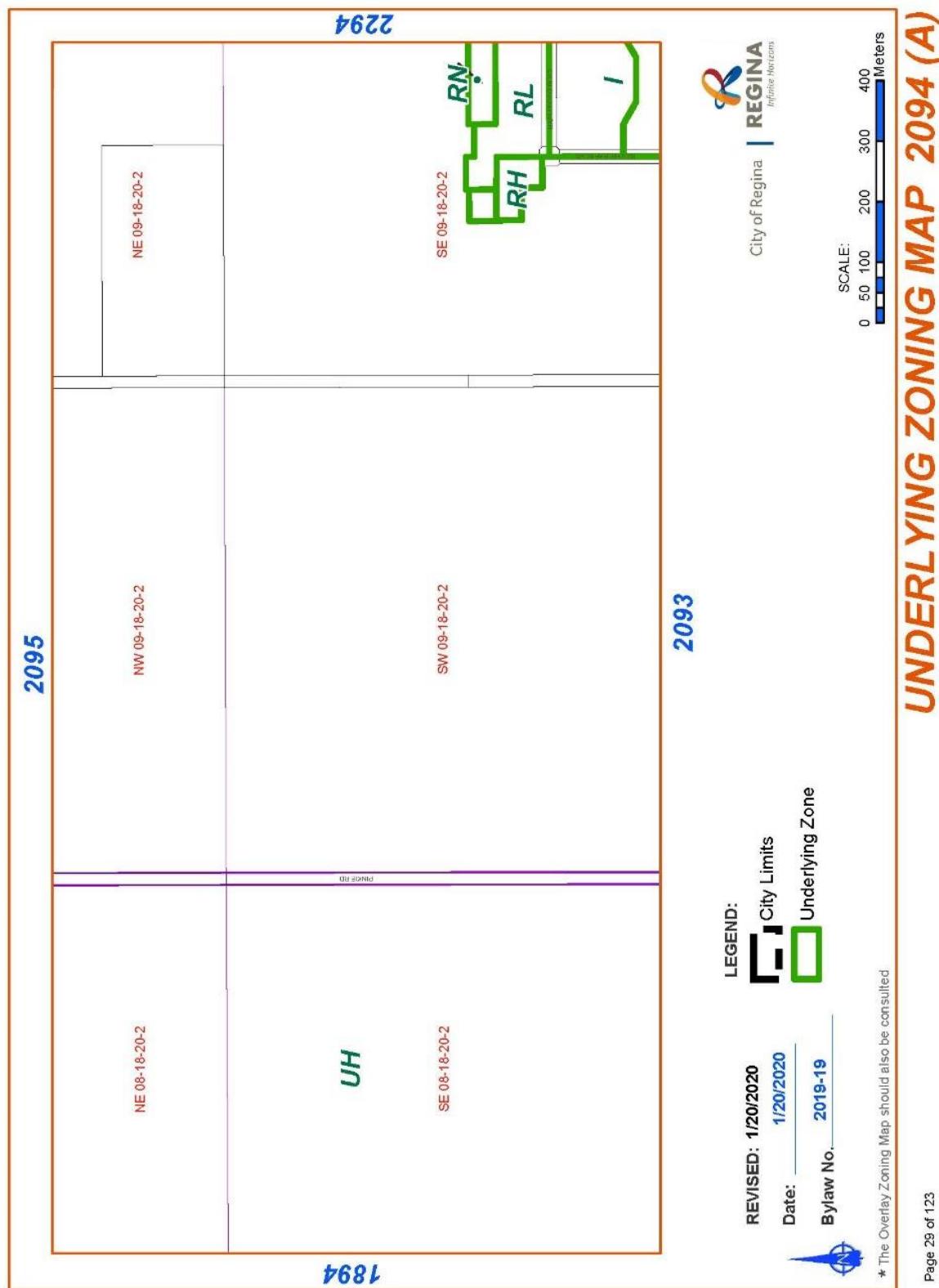


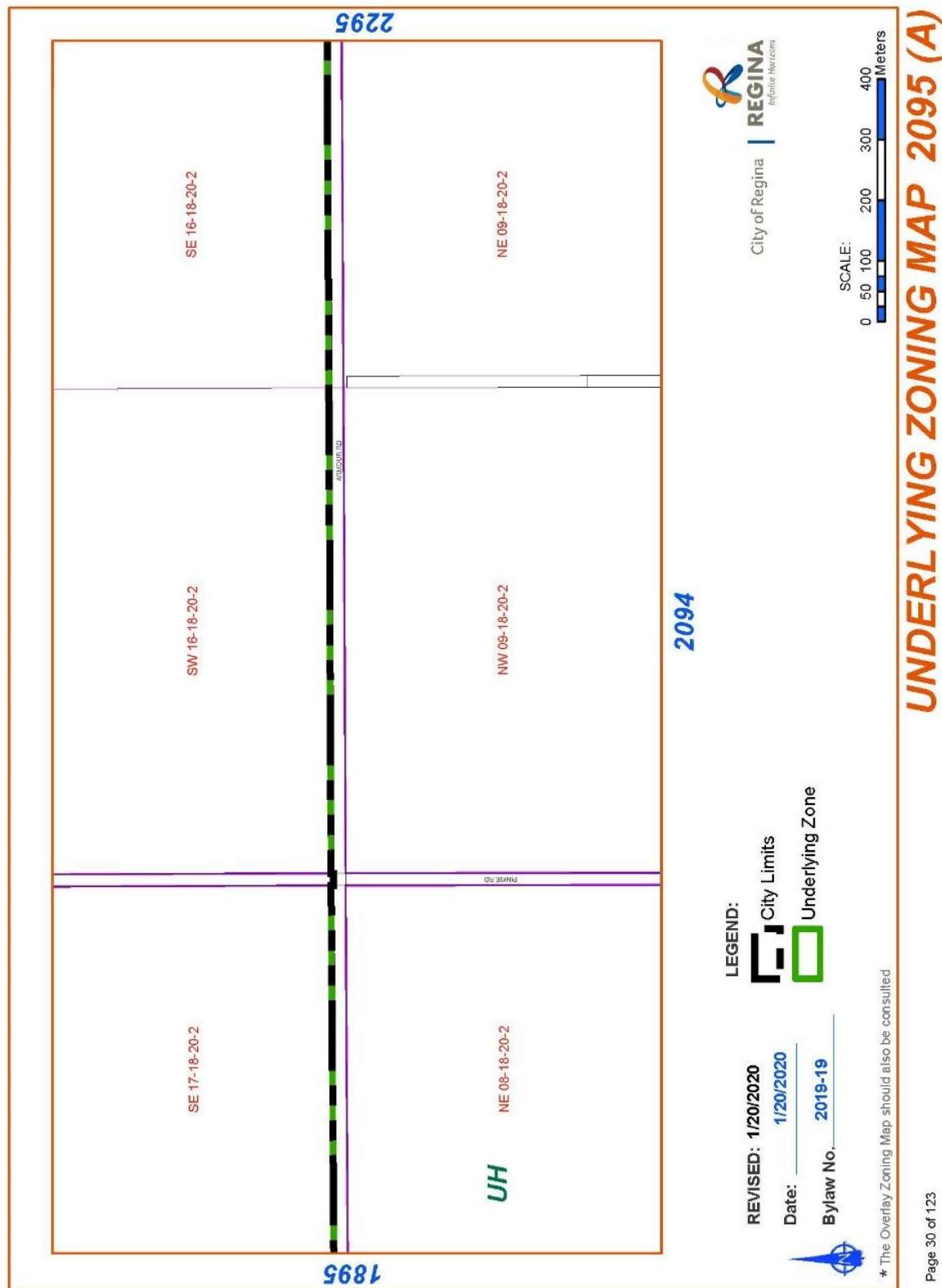


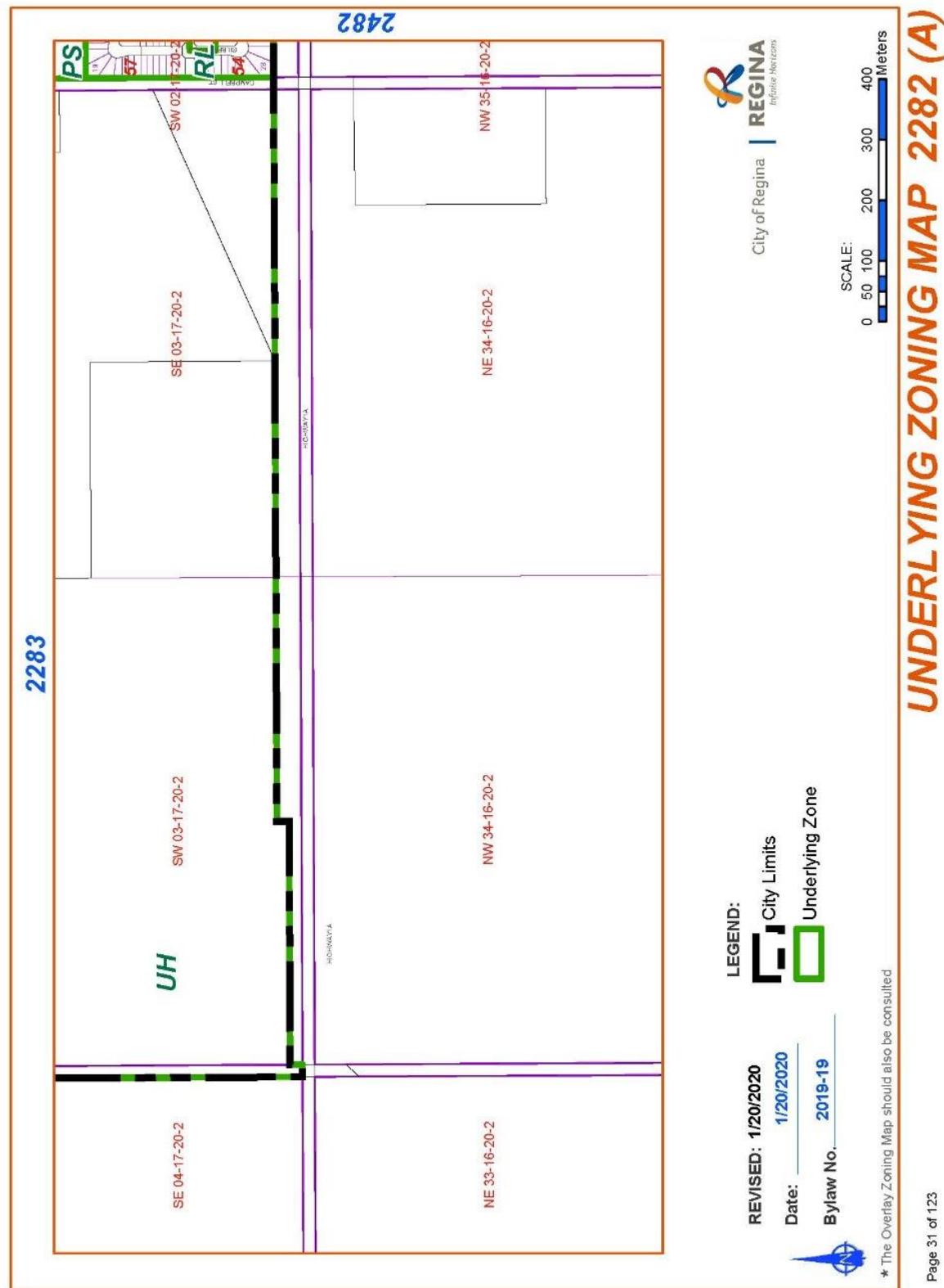


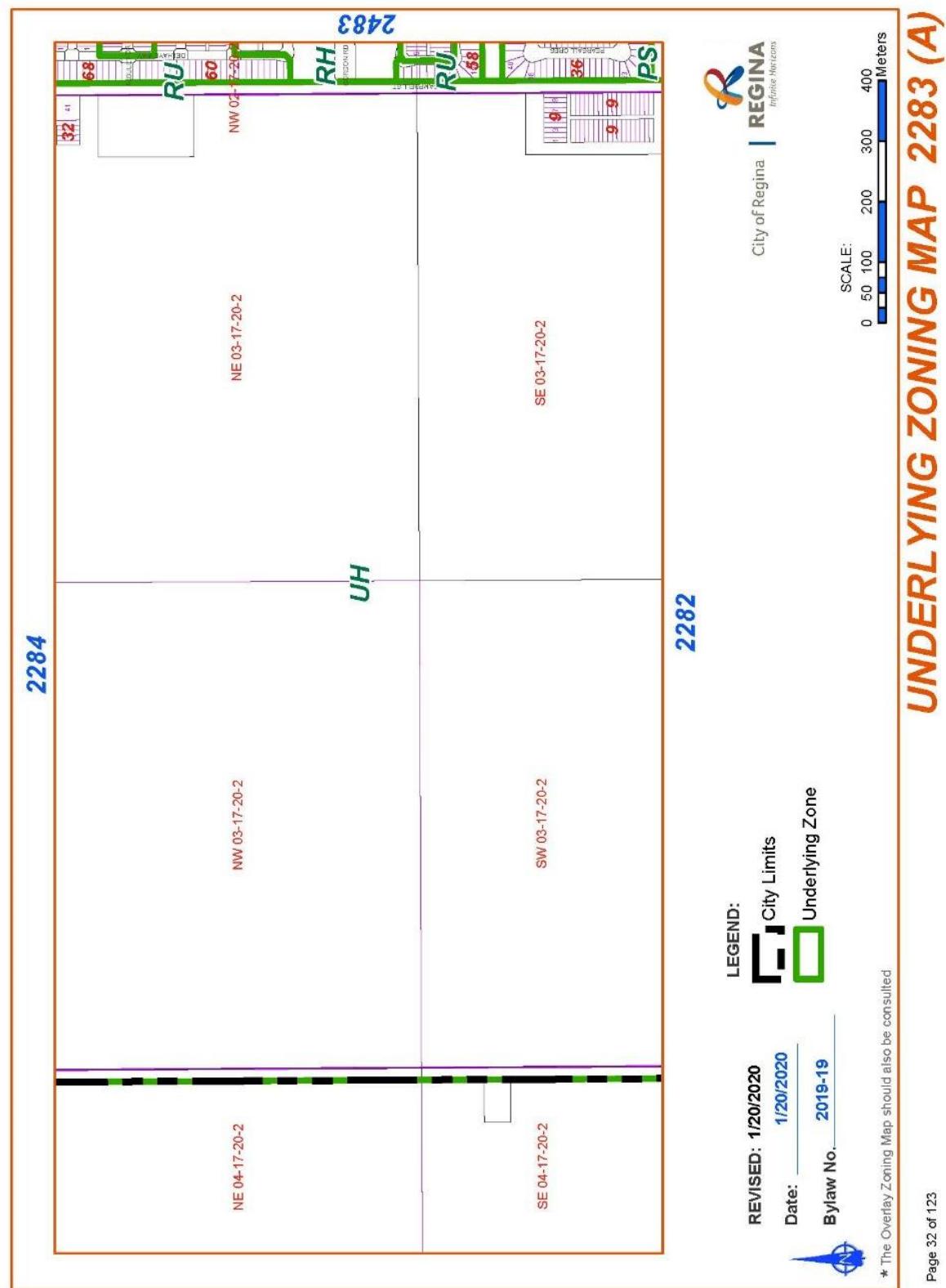




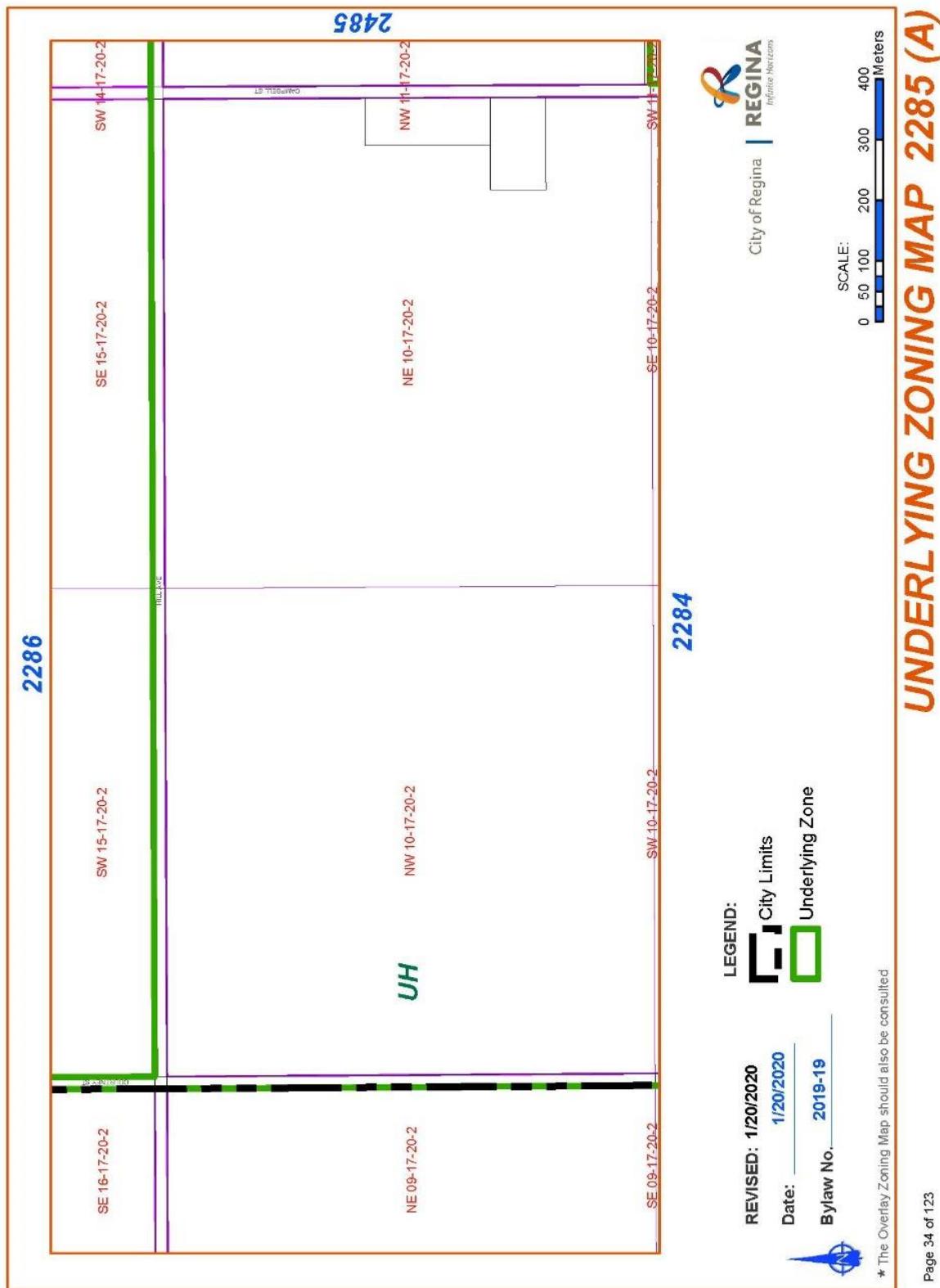


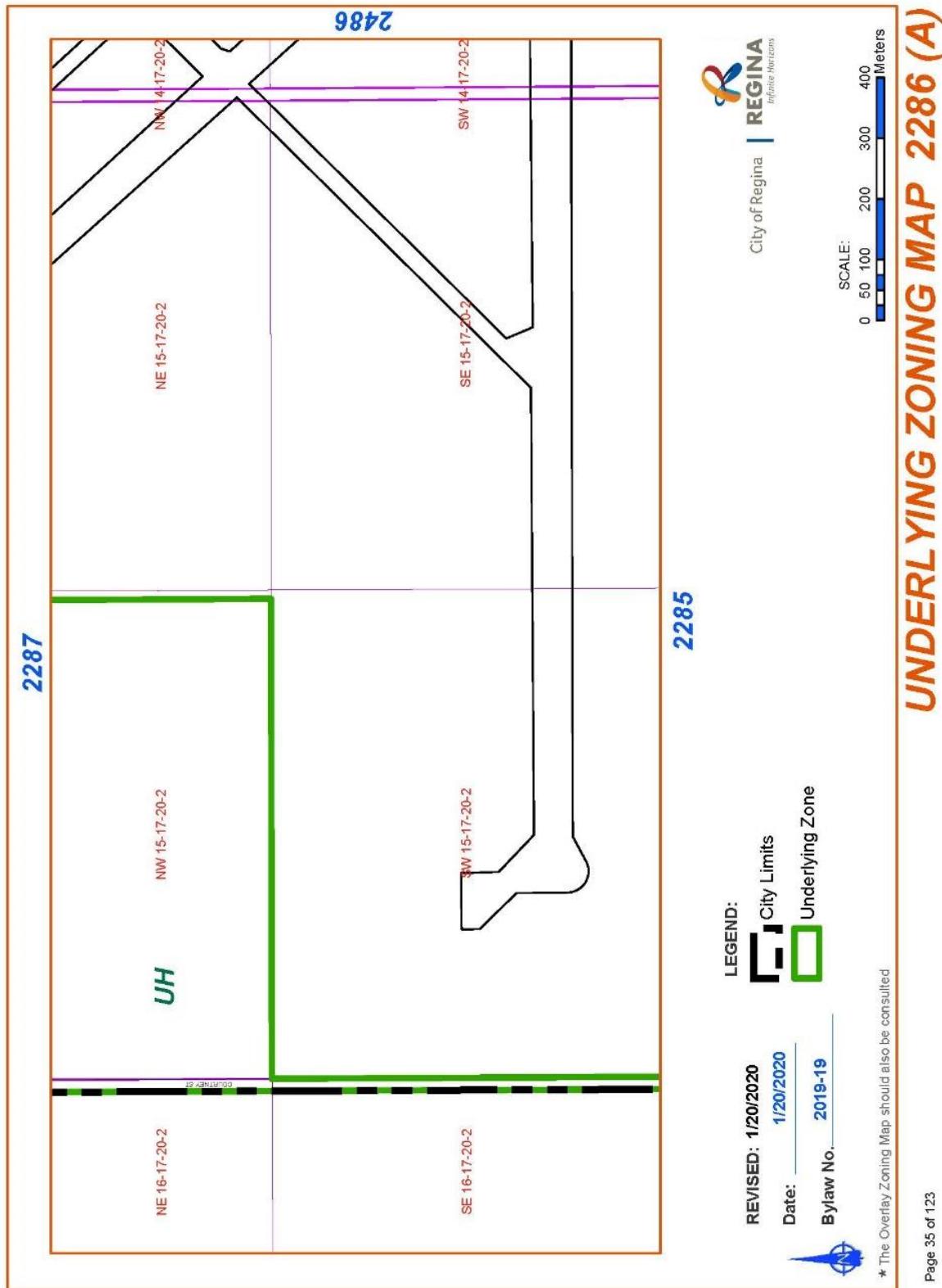


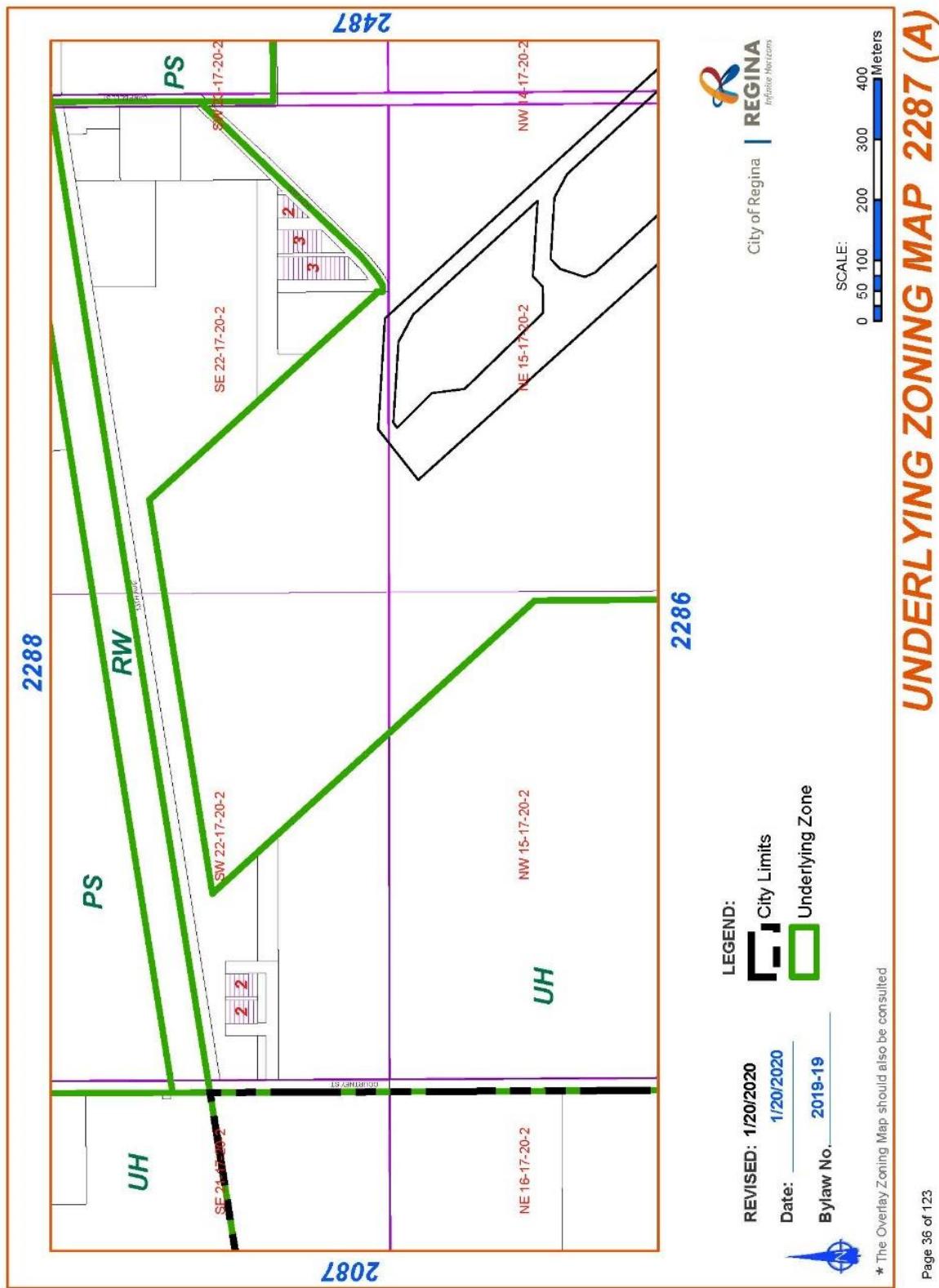


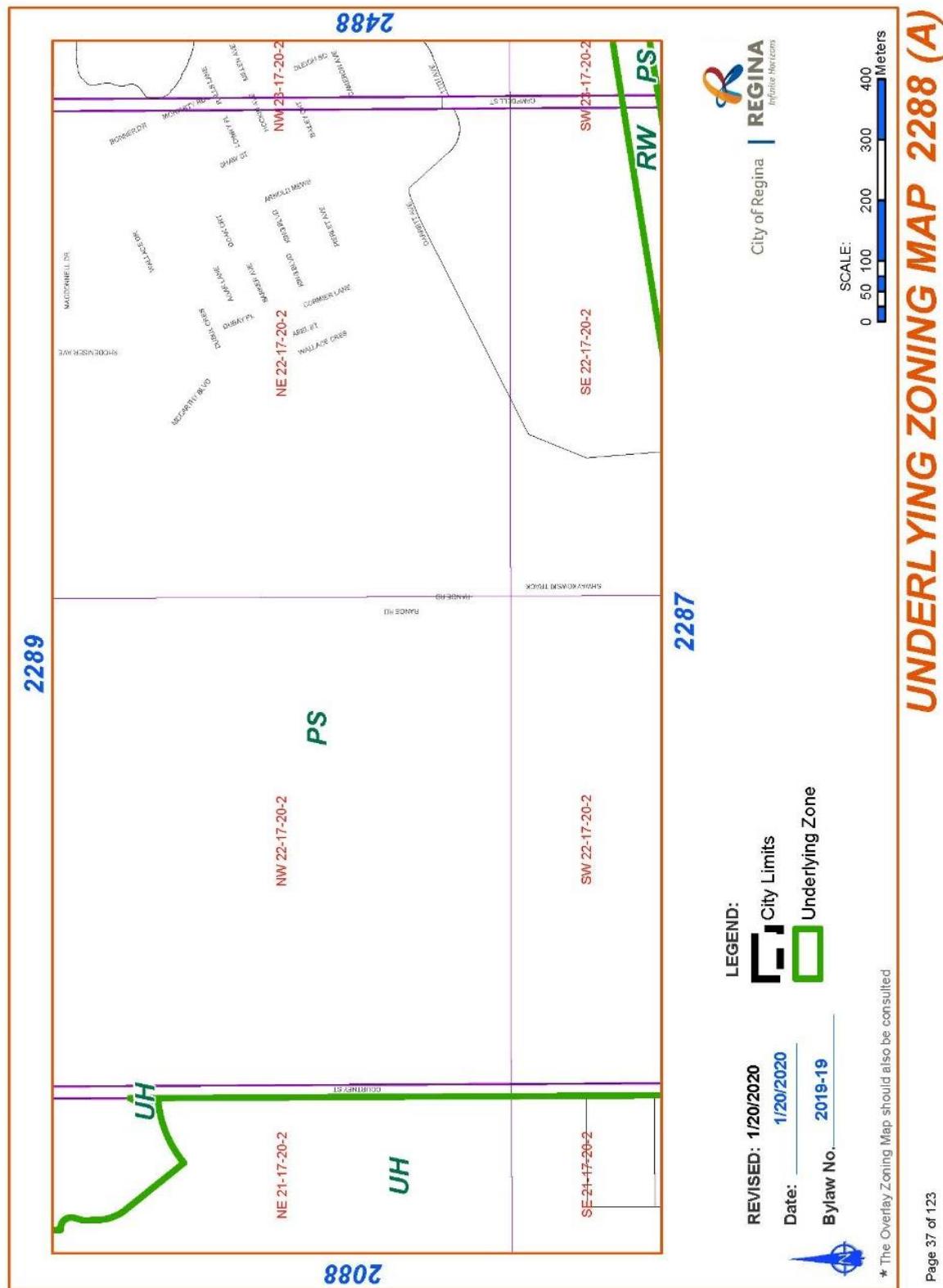


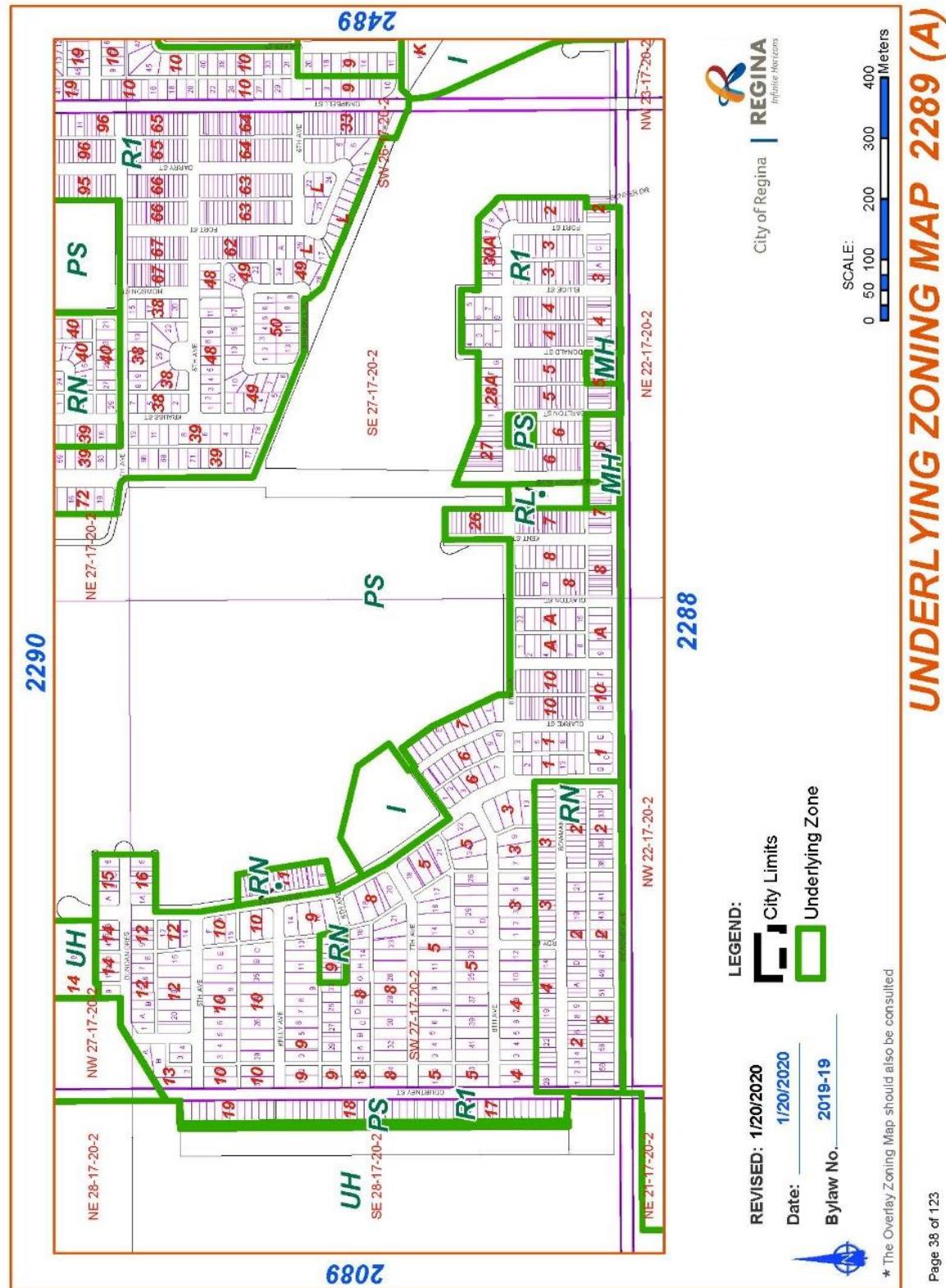


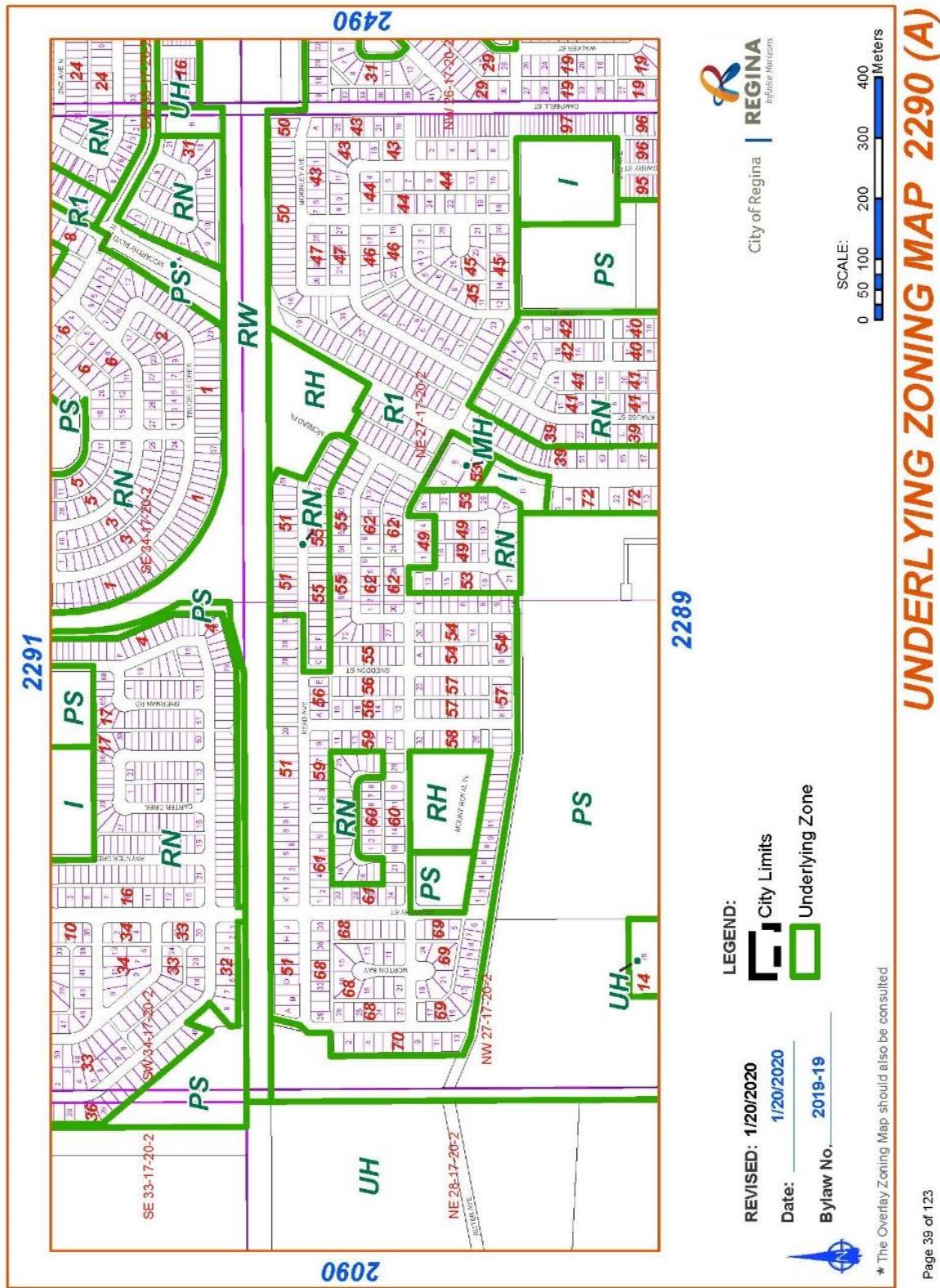


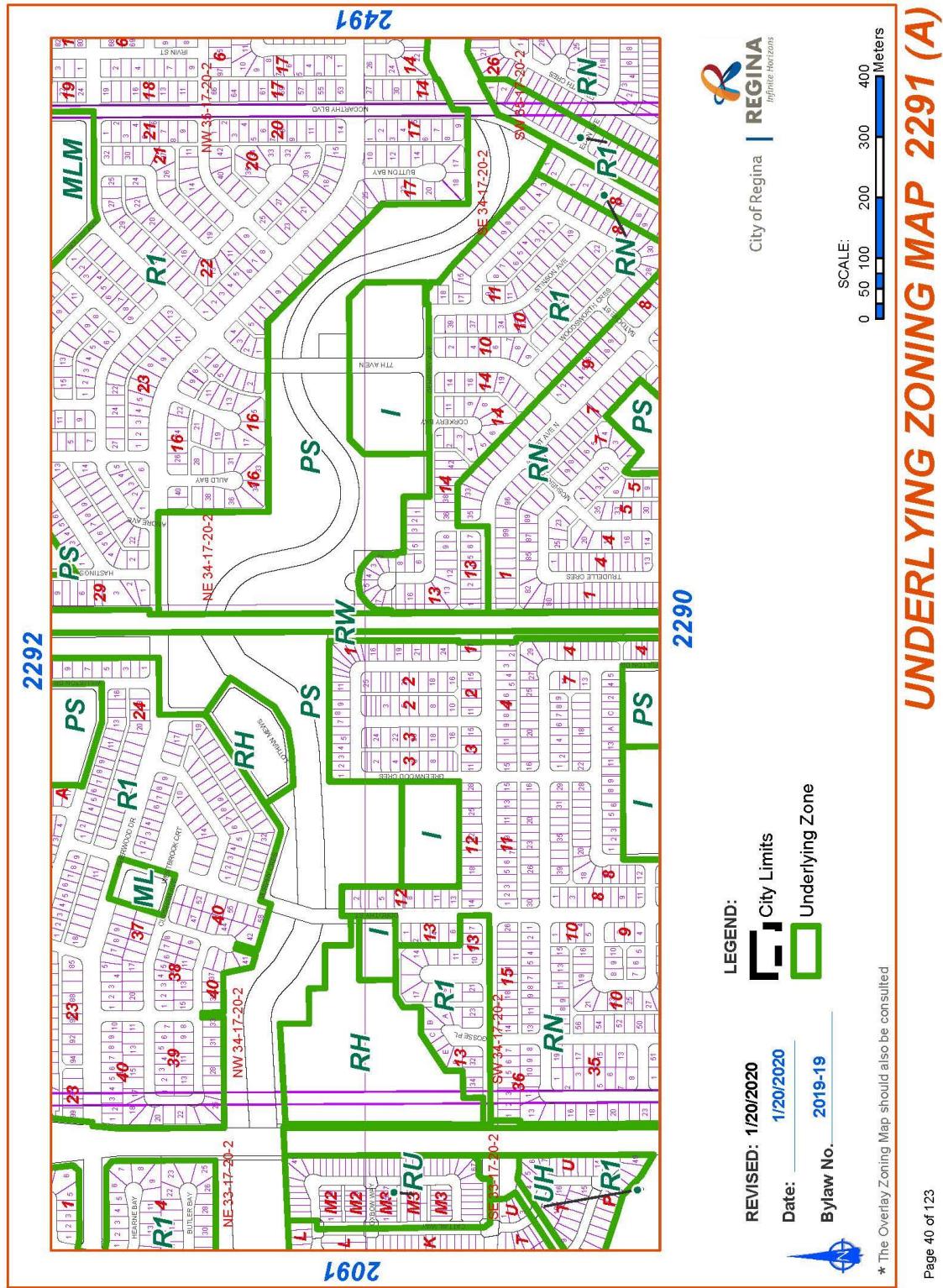








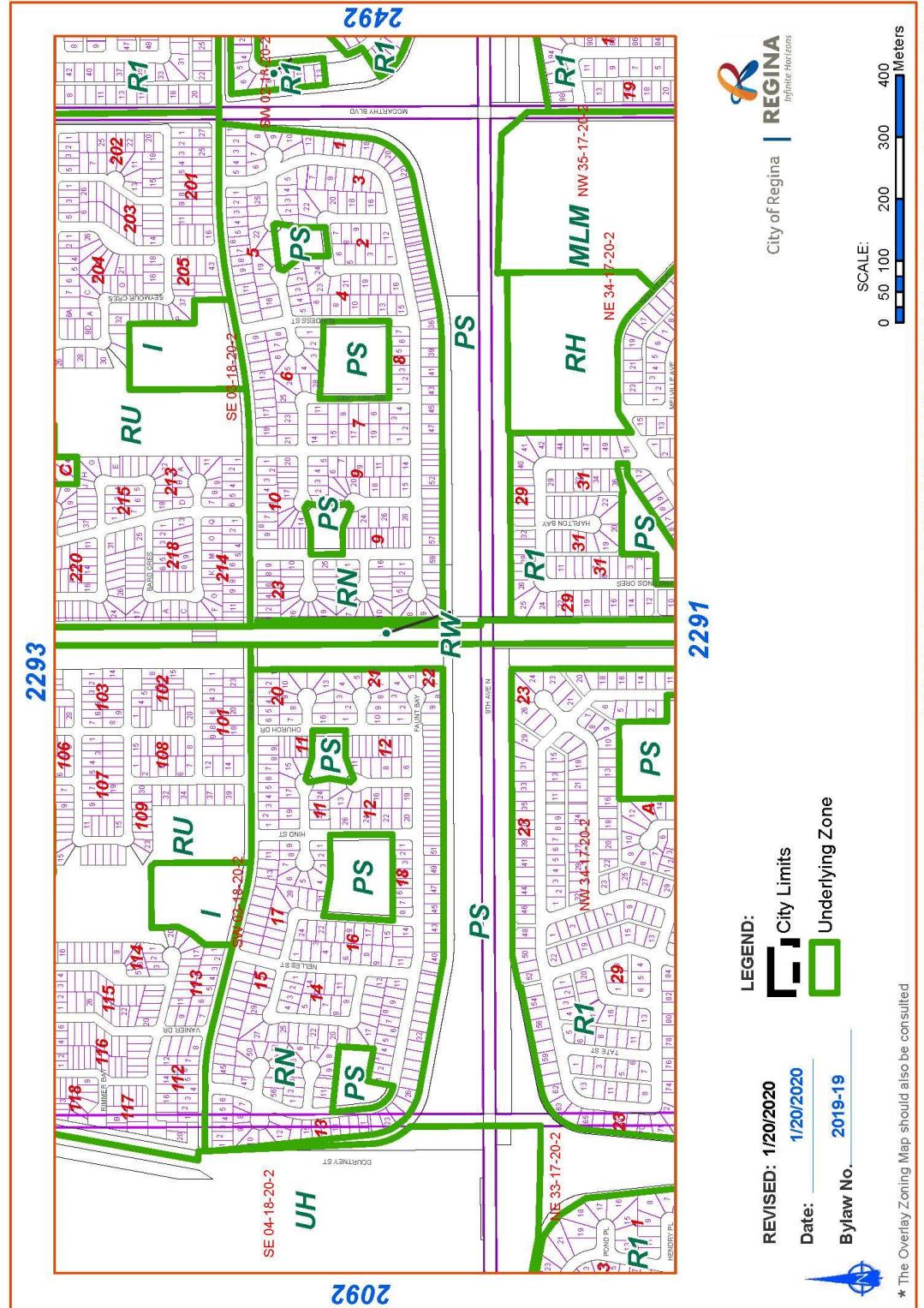




UNDERLYING ZONING MAP 2292 (A)

City of Regina

SCALE: 0 50 100 200 300 400 Meters



LEGEND:

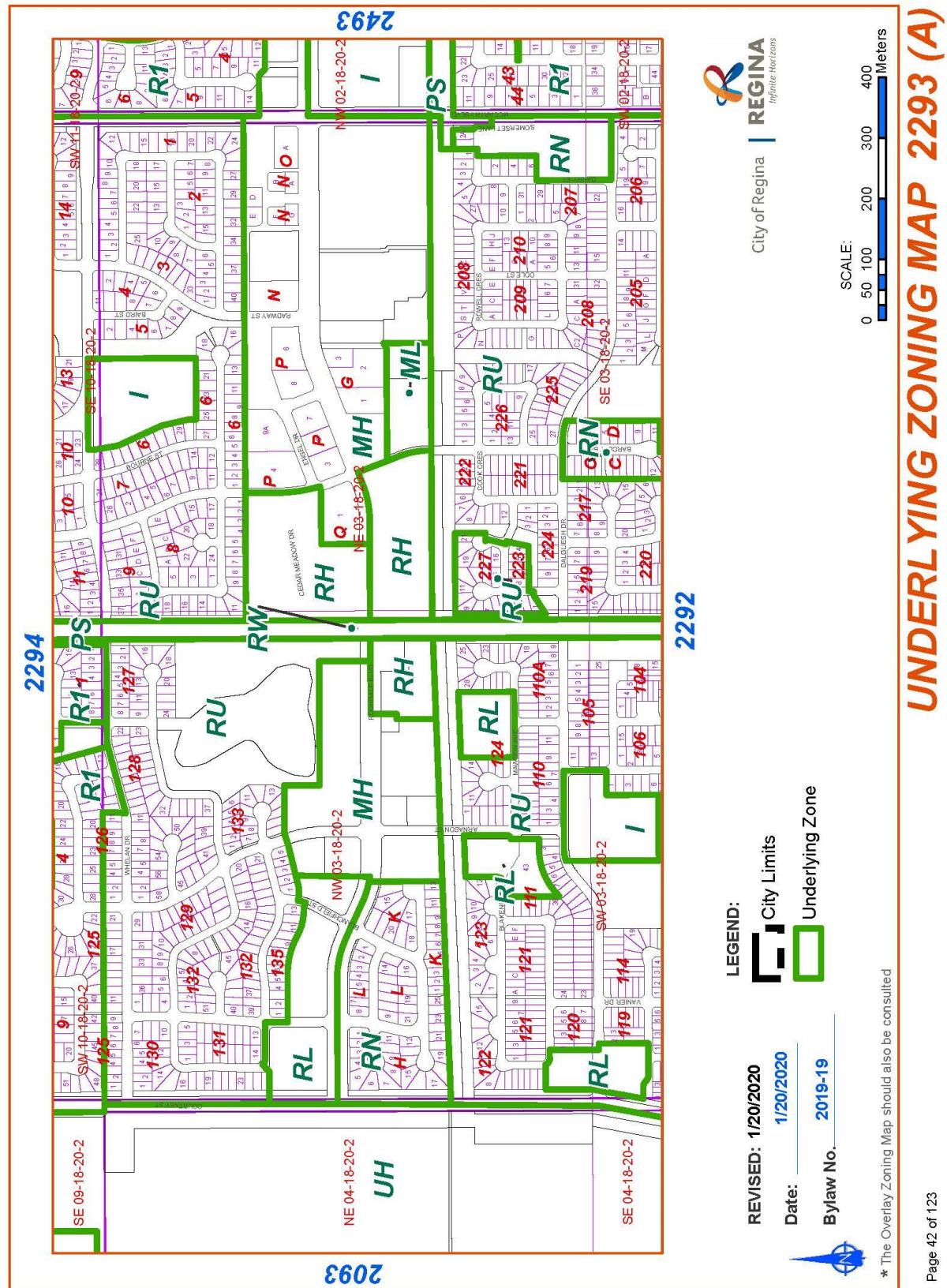
City Limits

Underlying Zone

REVISED: 1/20/2020

Date: 1/20/2020 Page: 2019-19

* The Overlay Zoning Map should also be consulted



UNDERLYING ZONING MAP 2294 (A)

REGINA
Infinite Horizons

REGINA | *Infinite Horizons*

SCALE:
0 50 100 200 300 400 Meters

2293

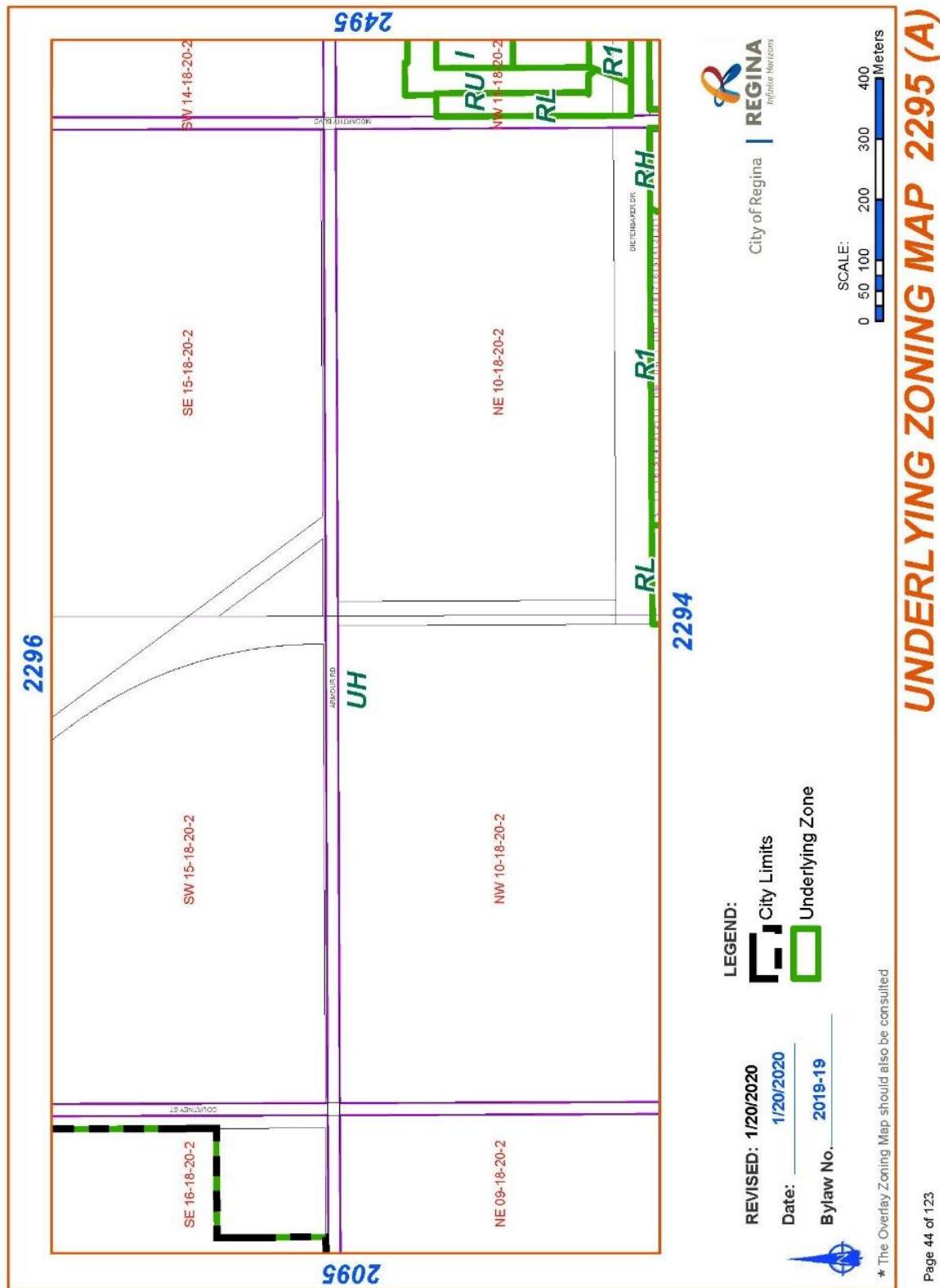
Legend:
City
Un

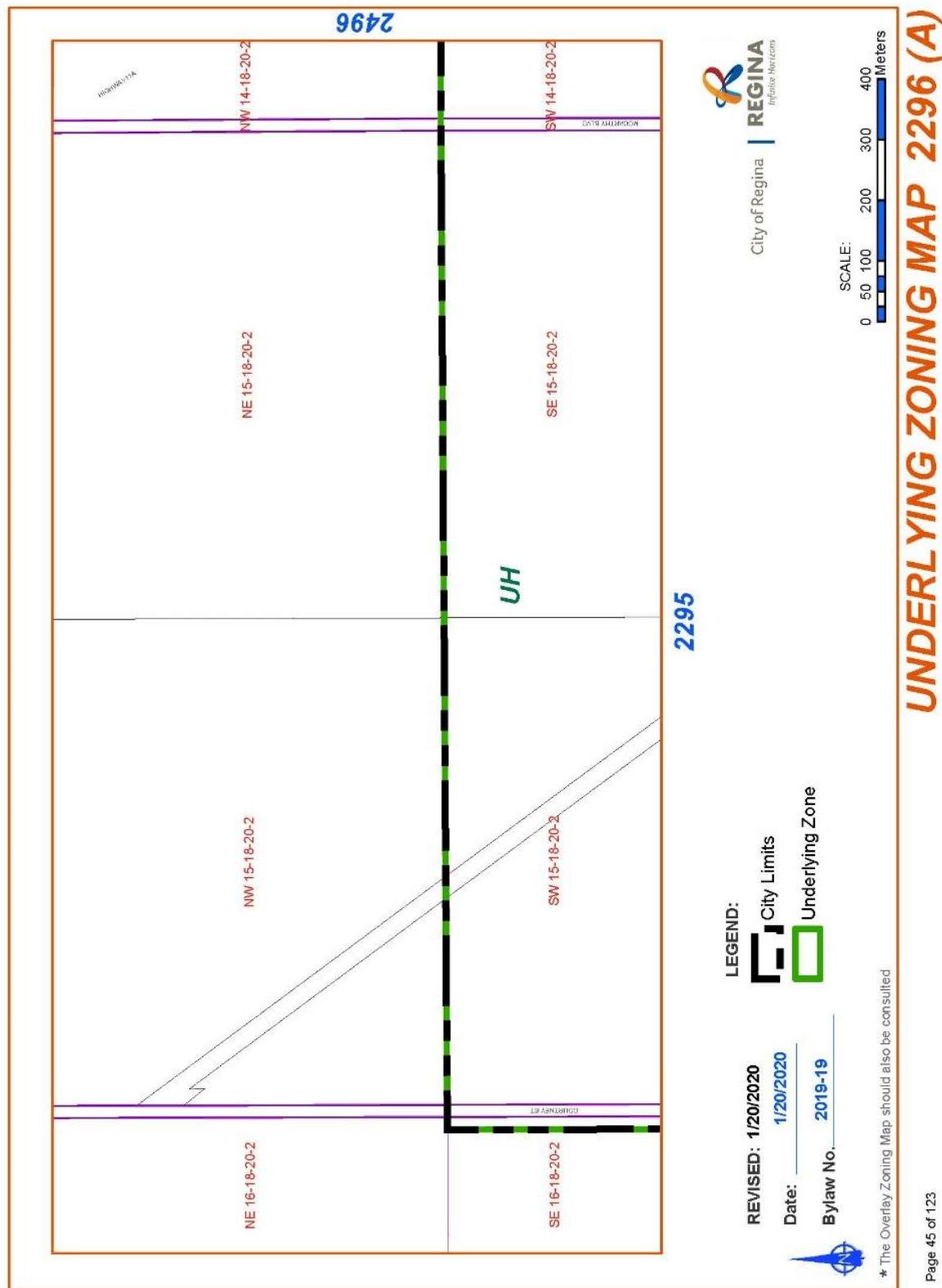
REVISED: 1/20/2020
Date: _____
1/20/2020

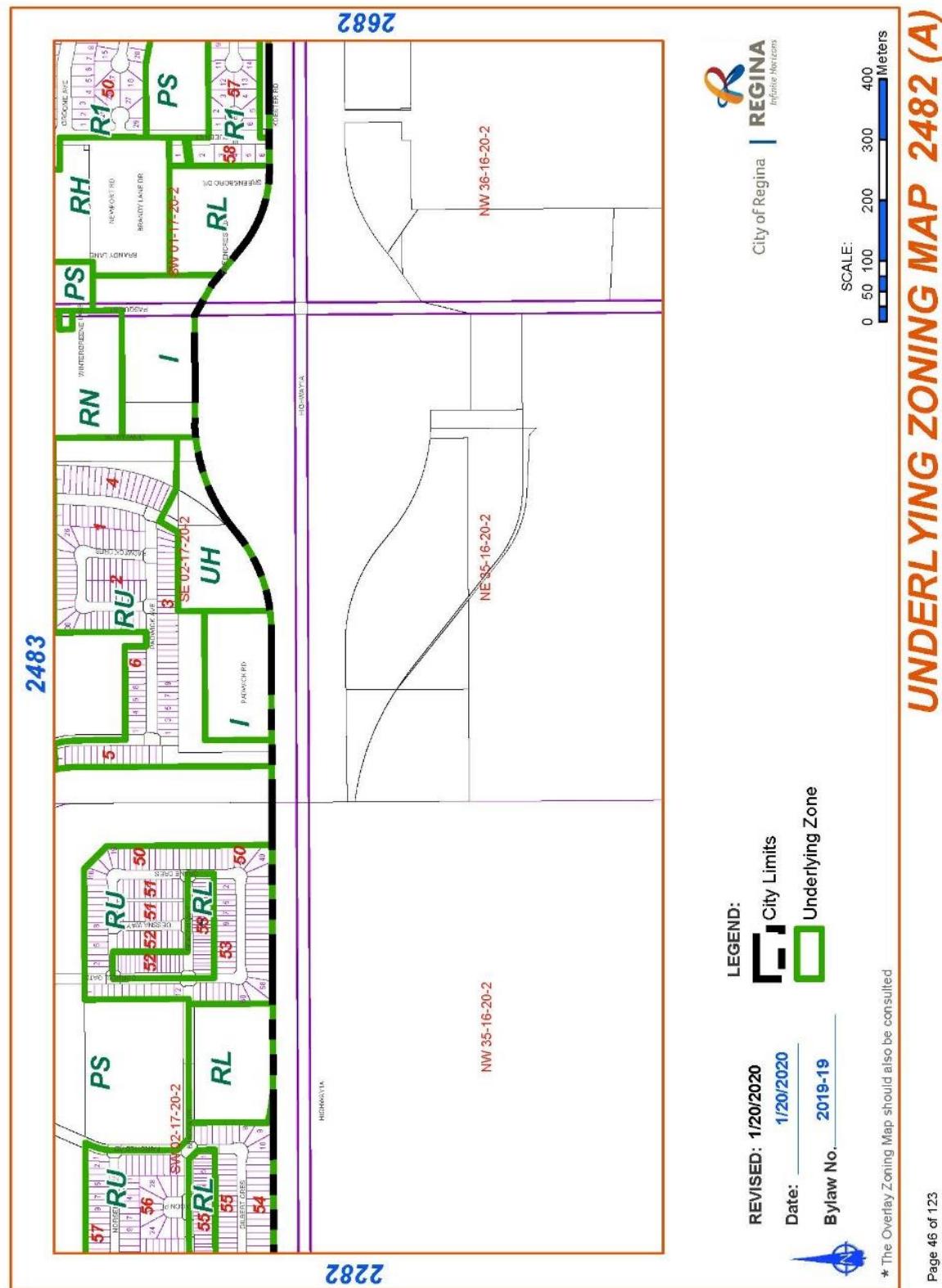


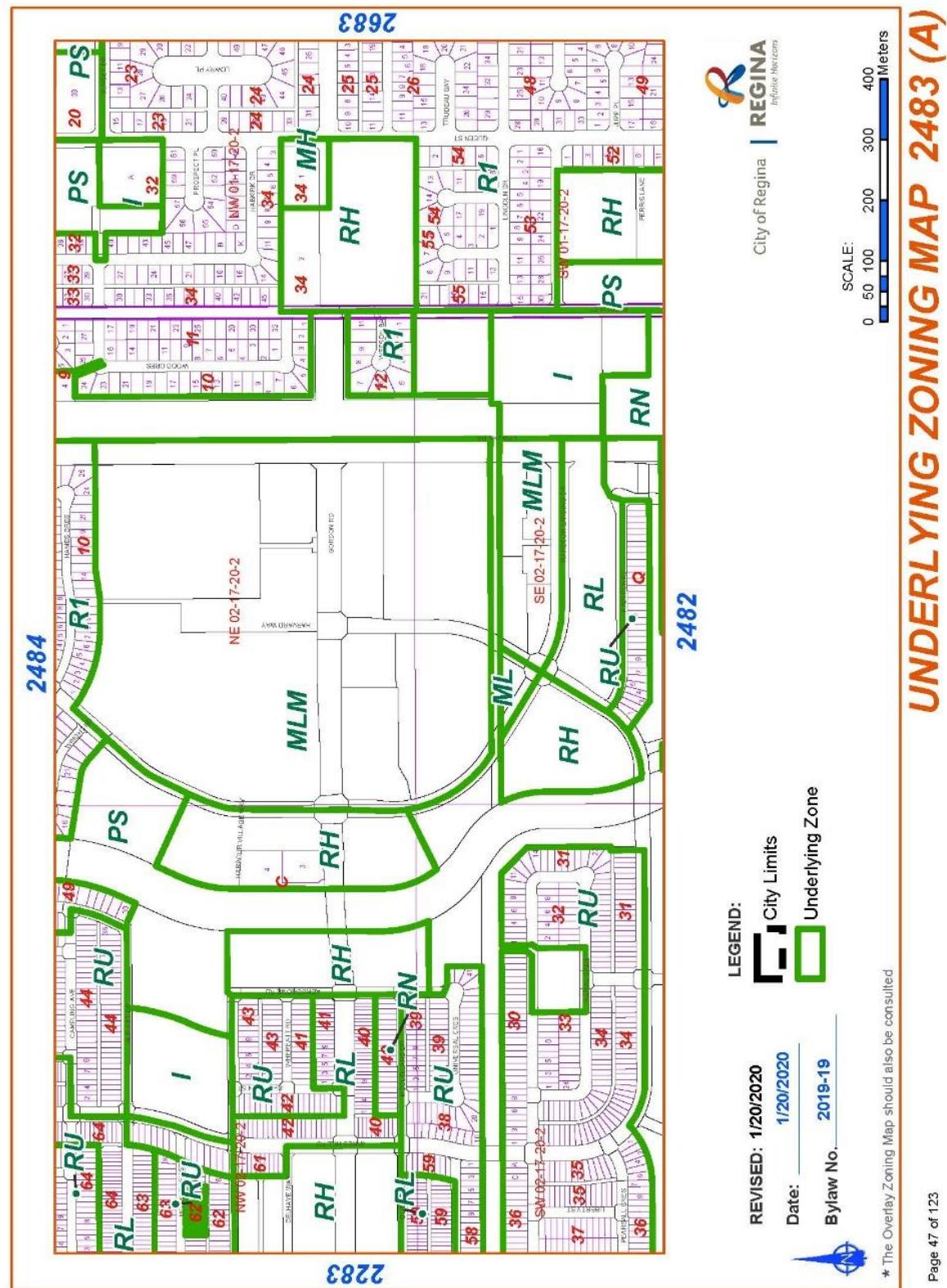
* The Overlay Zoning Map should also be consulted

2295









UNDERLYING ZONING MAP 2484 (A)

2485

2483

2284



REGINA | *Infinite Horizons*

SCALE: 0 50 100 200 300 400 Meters

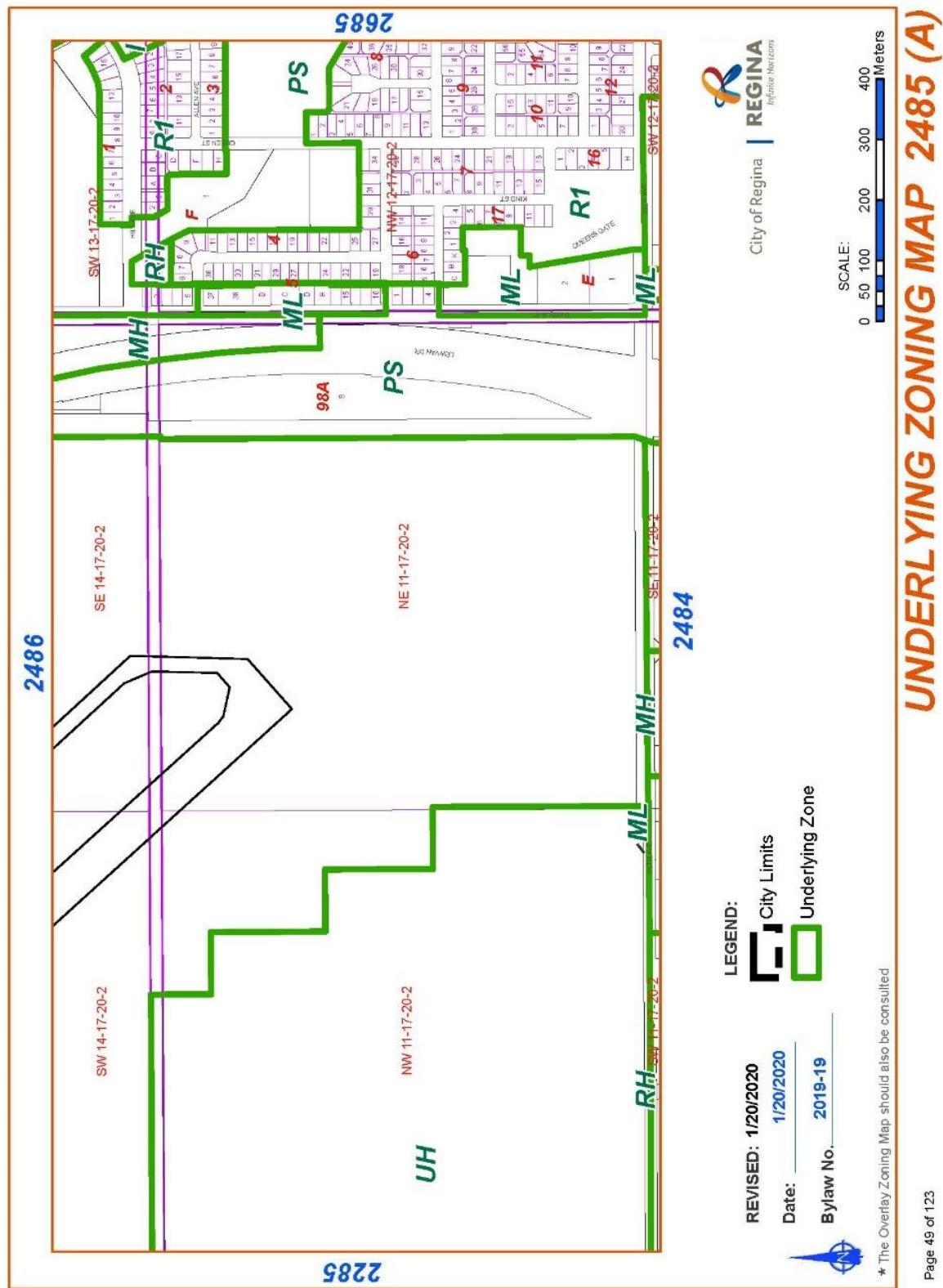
LEGEND:

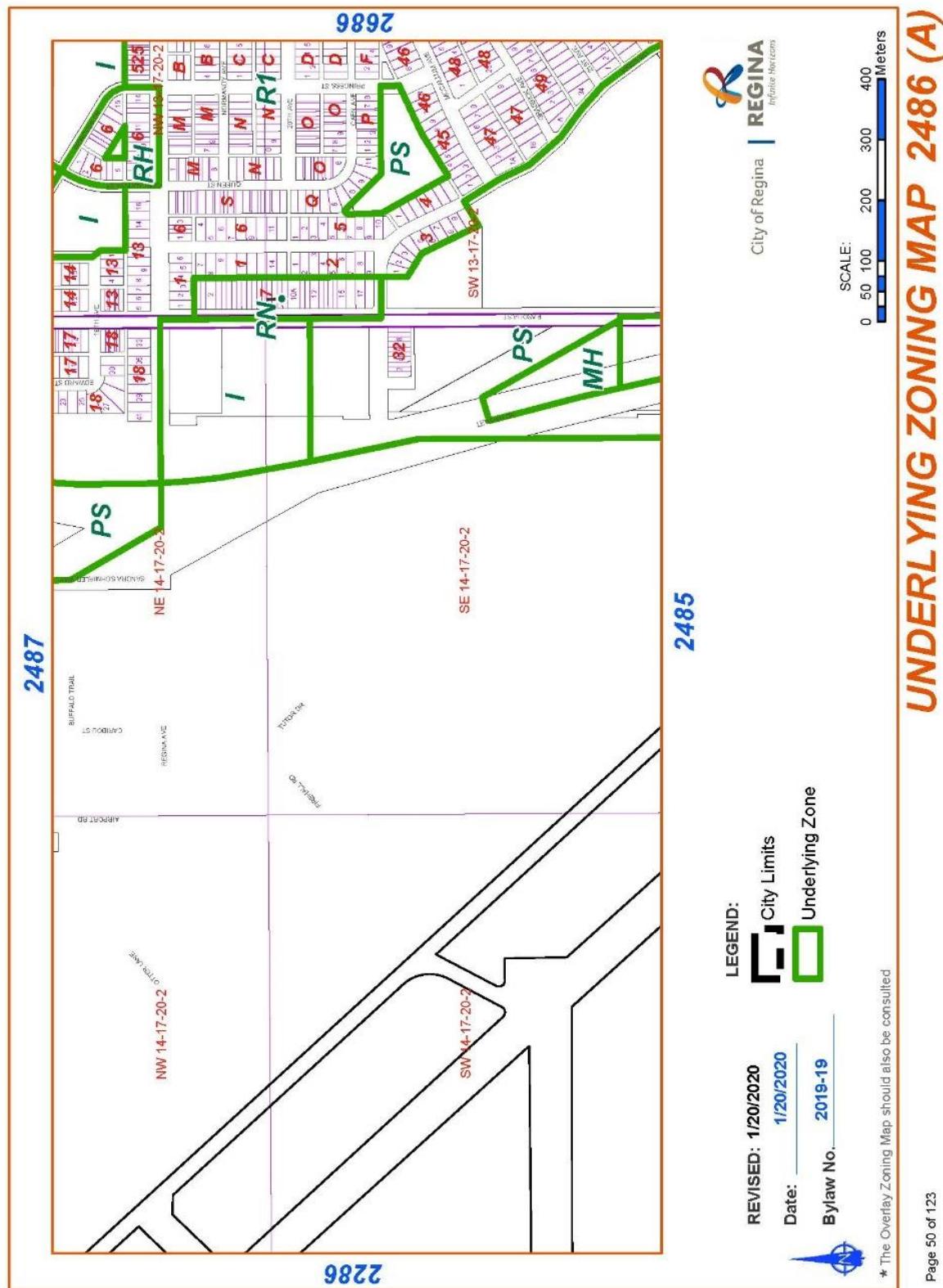
 City Limits

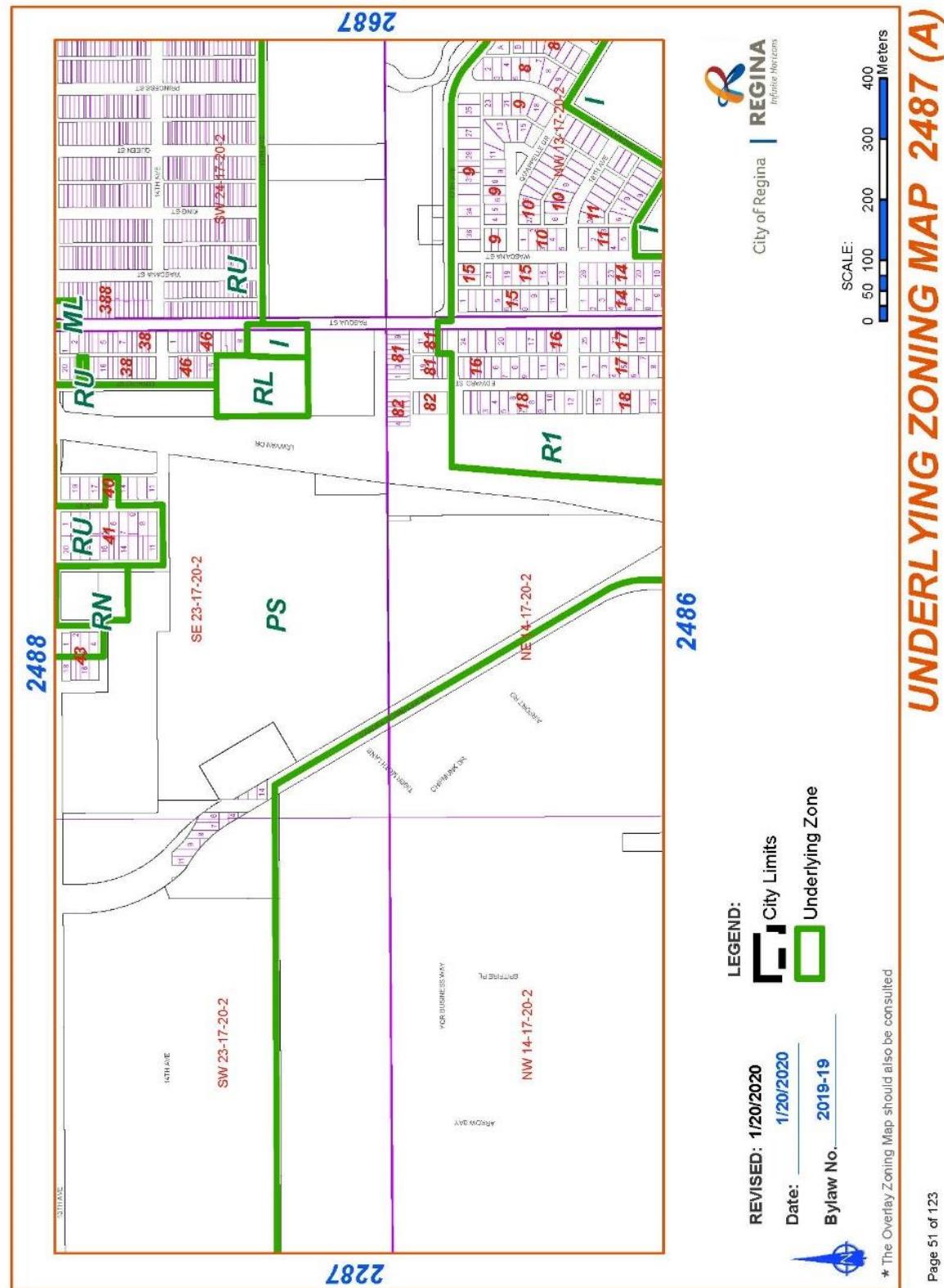
 Underlying Zone

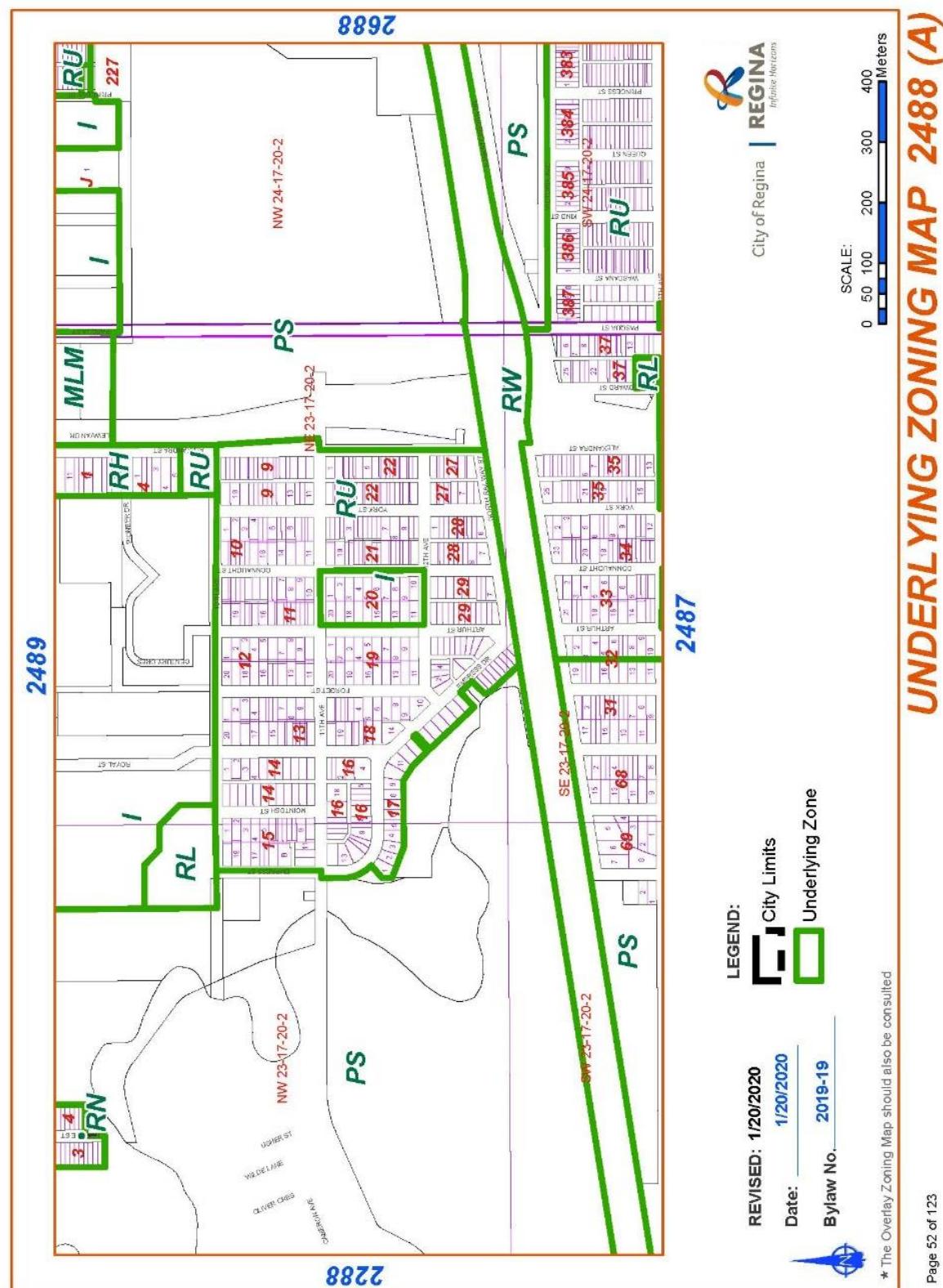
REVISED: 1/20/2020
1/20/2020
Date: _____
By Law No. 2019-19

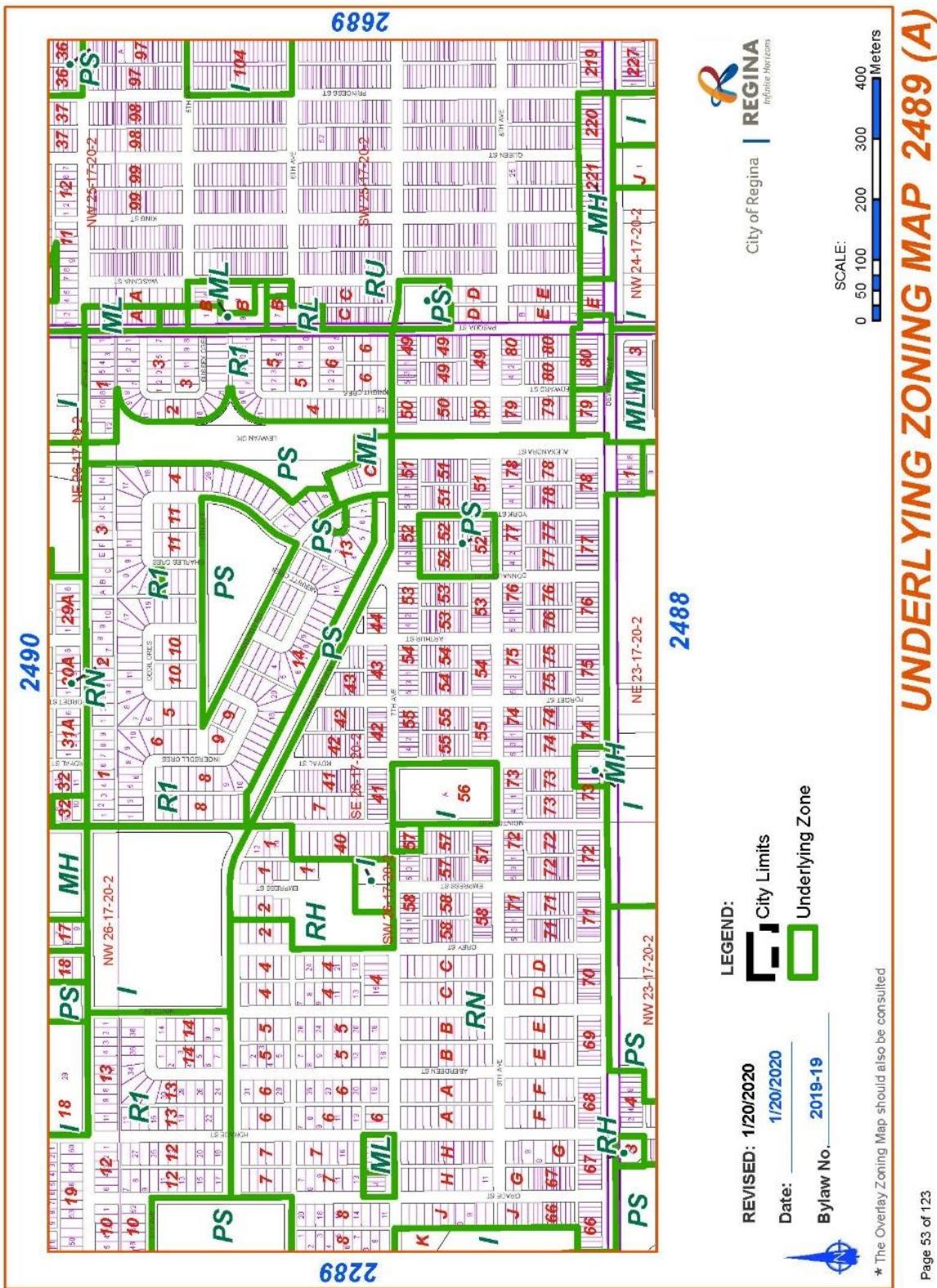
* The Overlay Zoning Map should also be consulted

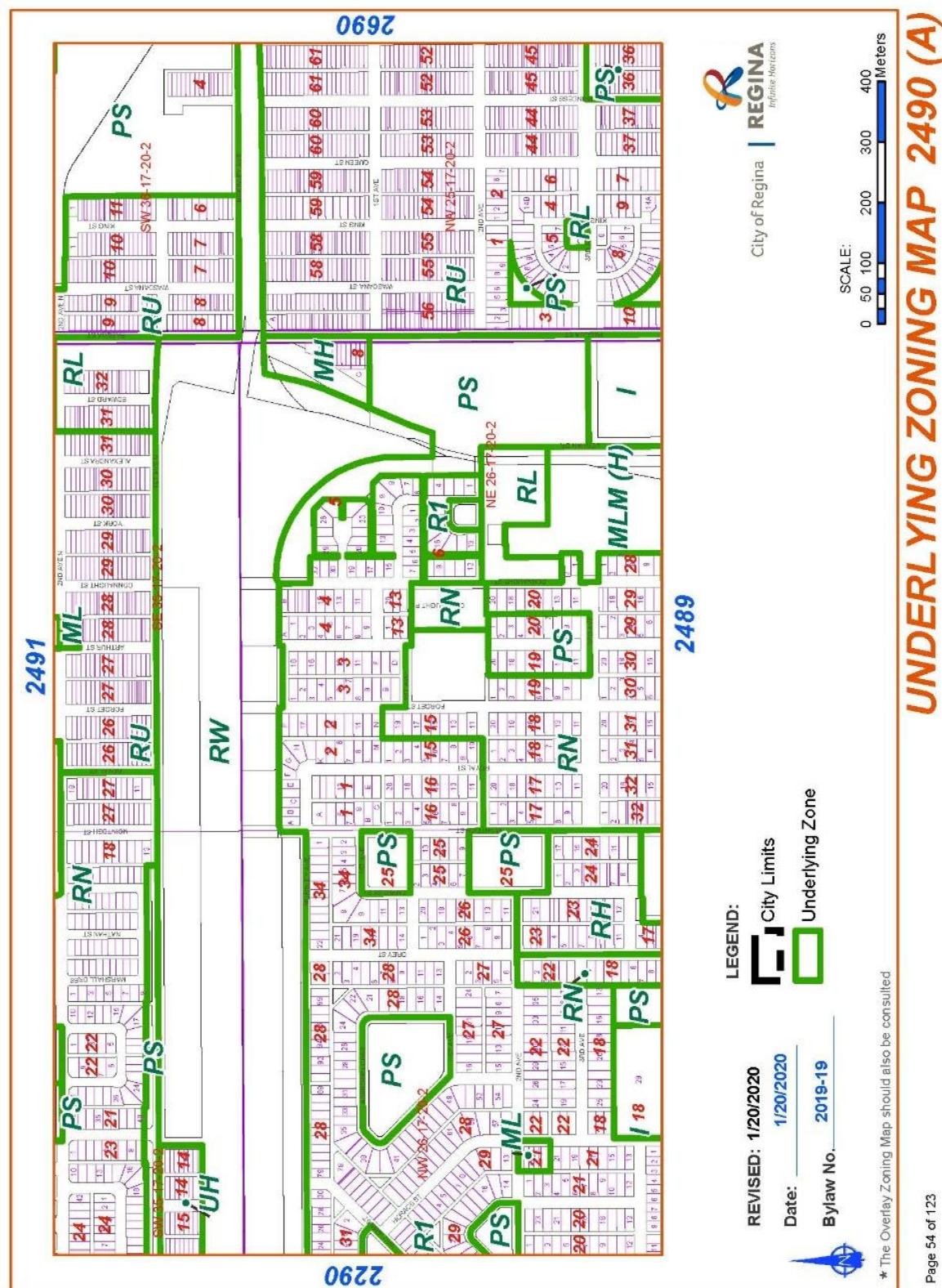












UNDERLYING ZONING MAP 2491 (A)

2492

The image shows a detailed map of a residential neighborhood. The map features a grid of streets with various property lots outlined in purple. Several specific areas are highlighted with green boxes and labeled with letters and numbers. These include 'PS' (approximately 10 lots), 'RH' (approximately 8 lots), 'RN' (approximately 7 lots), 'RU' (approximately 6 lots), 'RL' (approximately 5 lots), 'MH' (one lot), 'I' (one lot), and 'C' (one lot). House numbers are scattered across the map, ranging from low single digits to high double digits. Street names visible include WALTER AV, 31ST ST, 29TH ST, 27TH ST, 25TH ST, 23RD ST, 21ST ST, 19TH ST, 17TH ST, 15TH ST, 13TH ST, 11TH ST, 9TH ST, 7TH ST, 5TH ST, 3RD AV, 1ST AV, BIRCHWOOD DR, SHERWOOD DR, ELLISON OAKS, and MONTICELLO OAKS. There are also several 'SW' and 'NW' labels indicating specific corners of lots. The map is oriented with North at the top.

2490

LEGEND:



■ City limits

City Pages

Underlying

REVISED: 1/20/2020

1/20/2020 Date:

2010 10

Byleaw No. 2019

The Overlay Zoning Map should also be consulted

Infinite Horizons

100

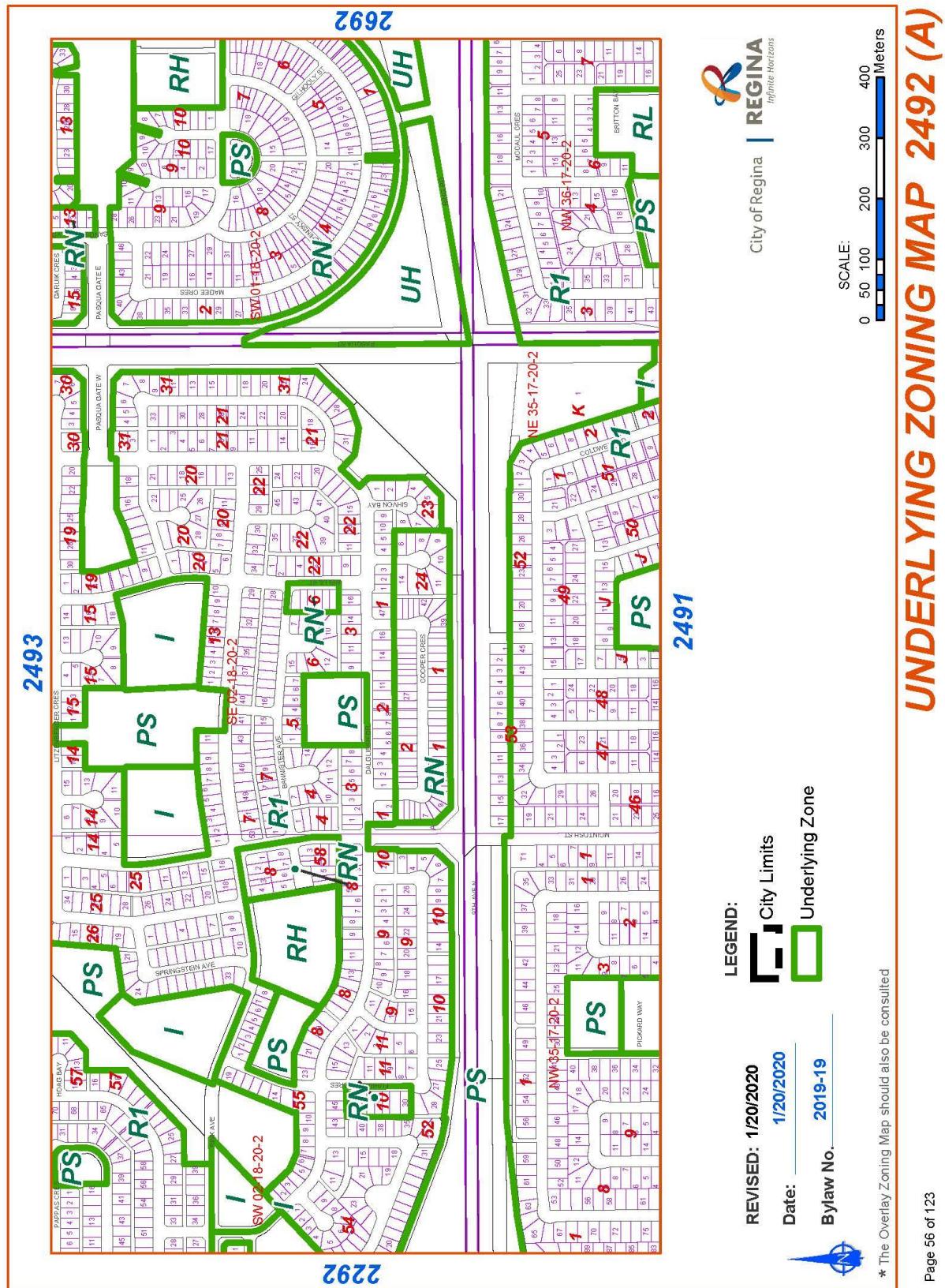
Meter

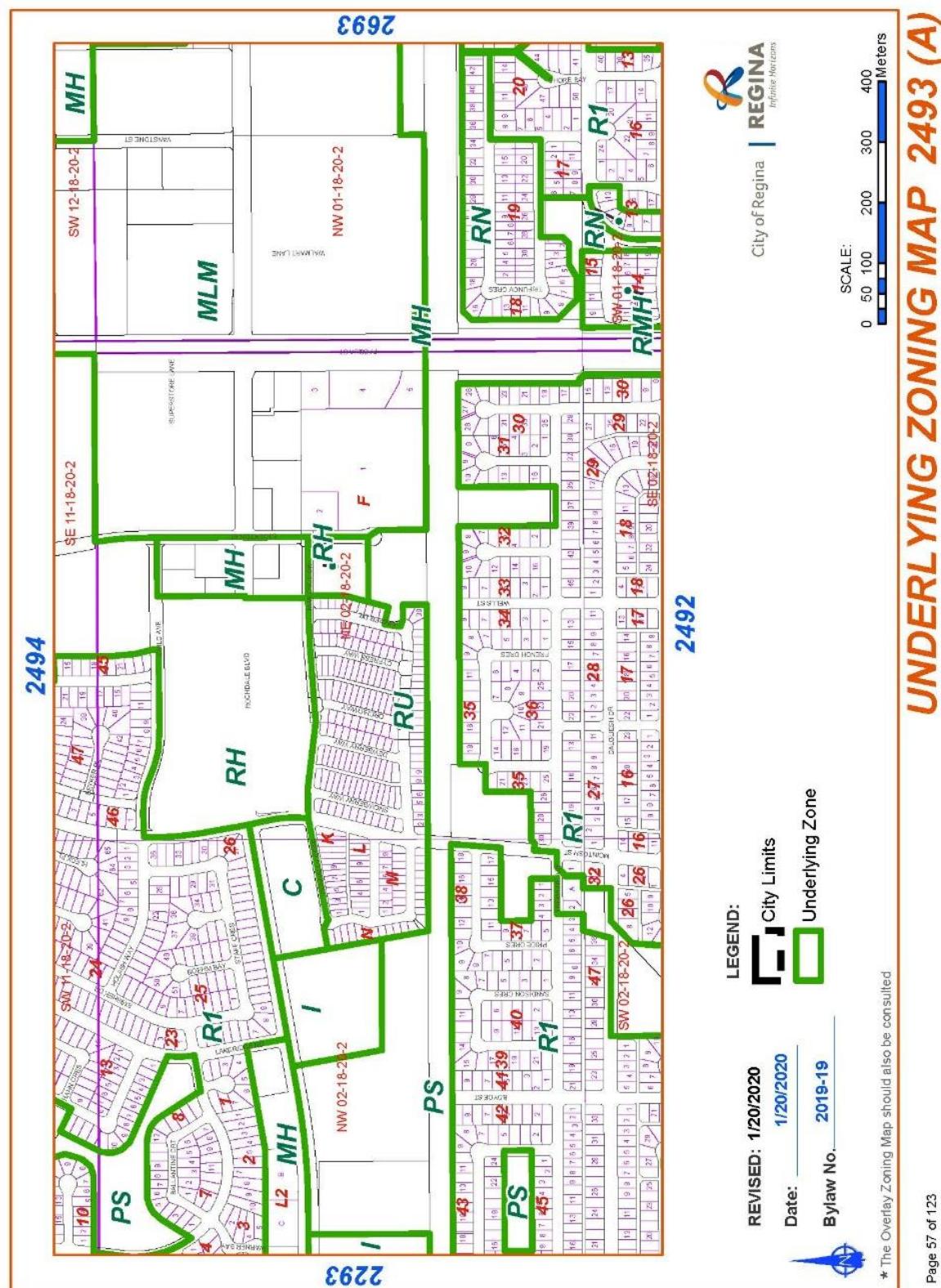
SCALE:

10

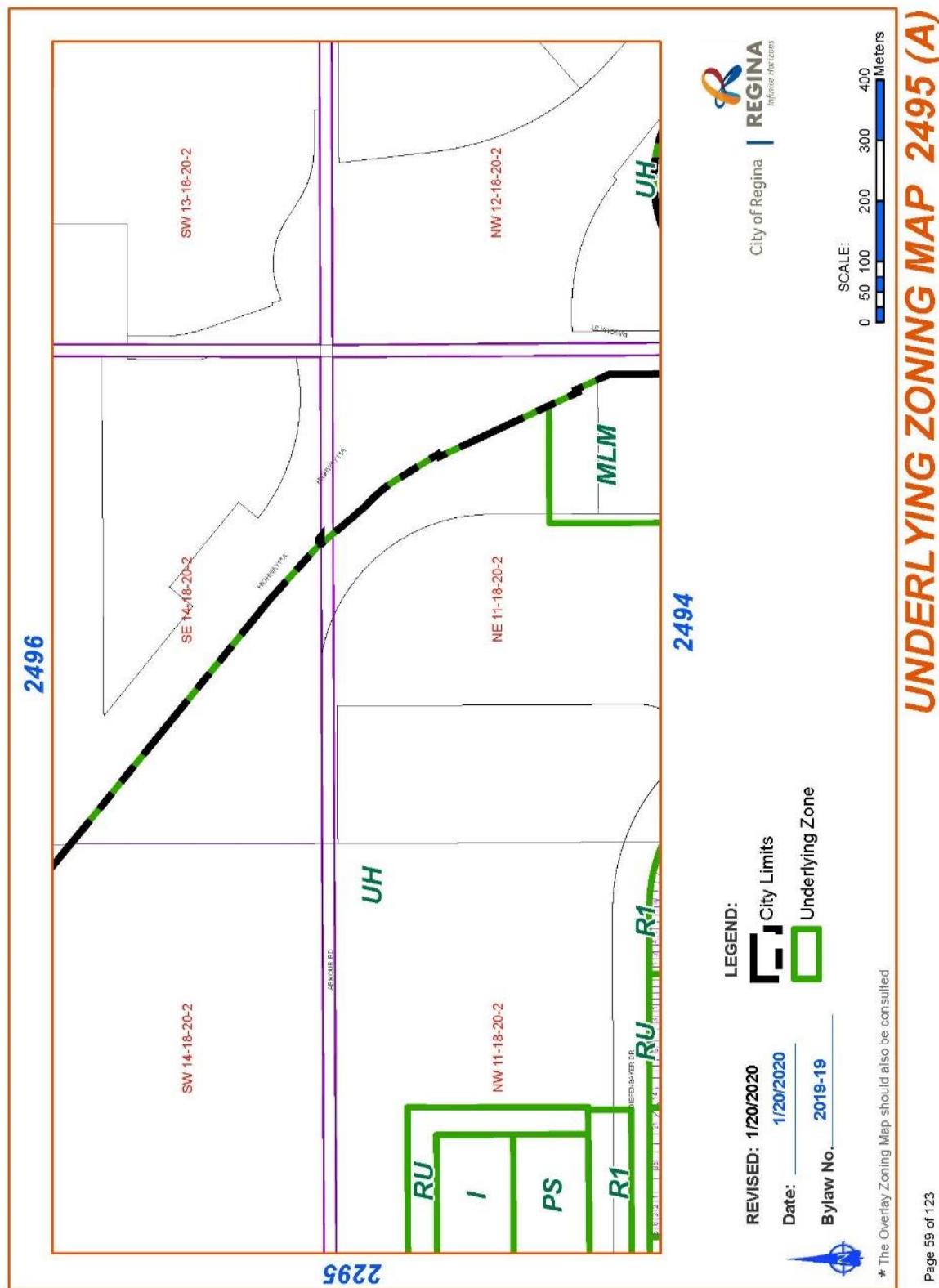
VGM

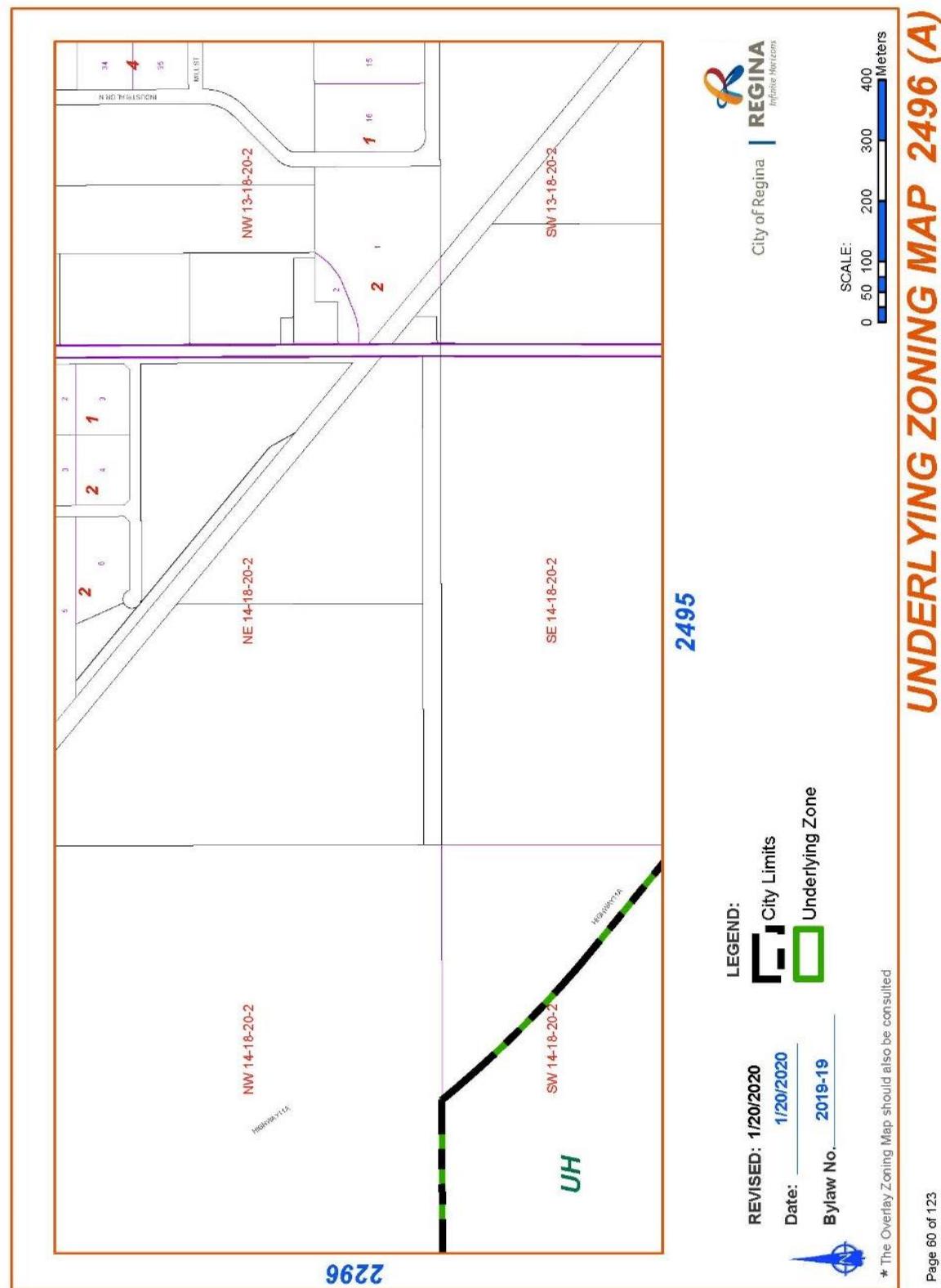
Page 55 of 123

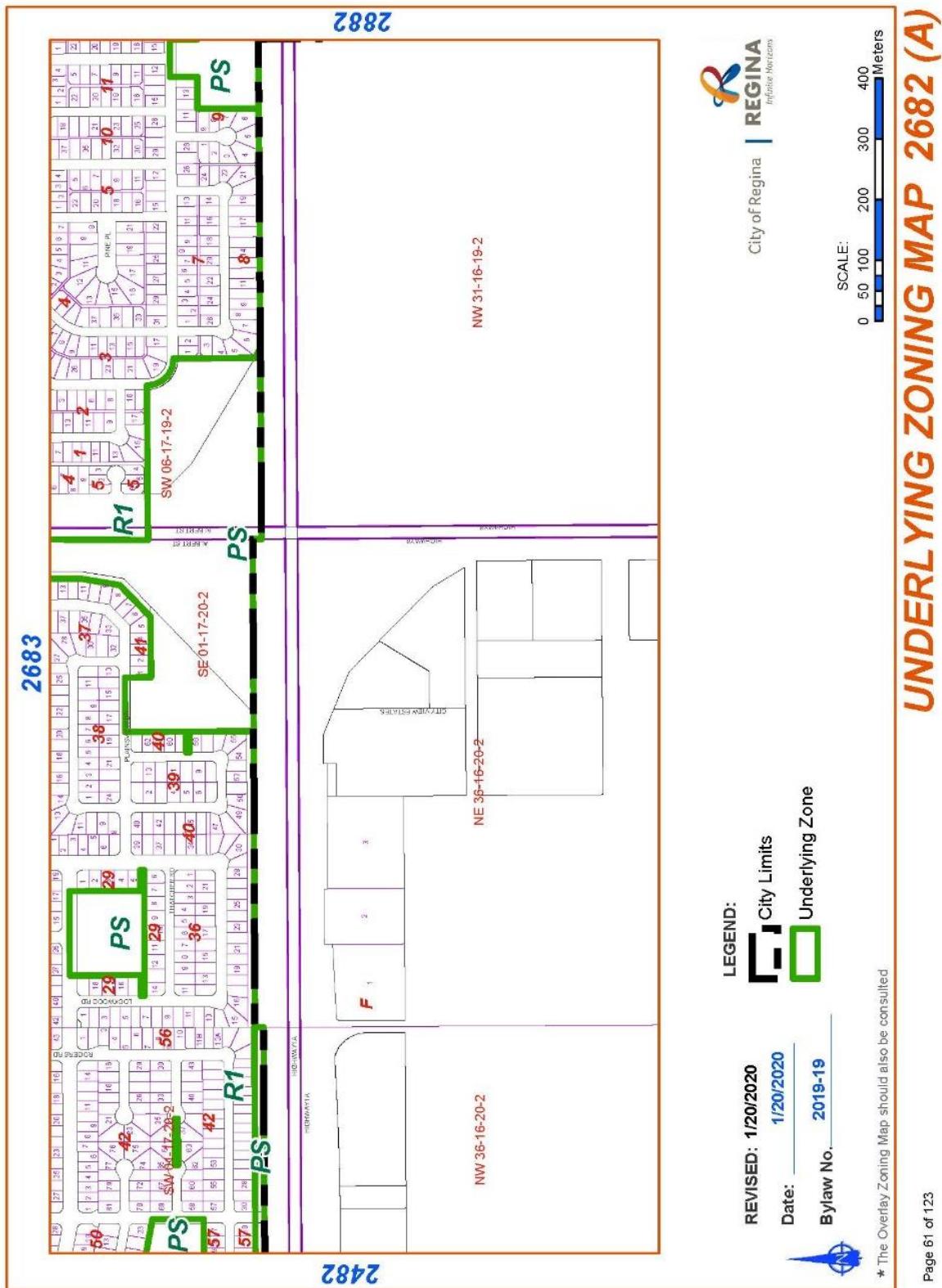






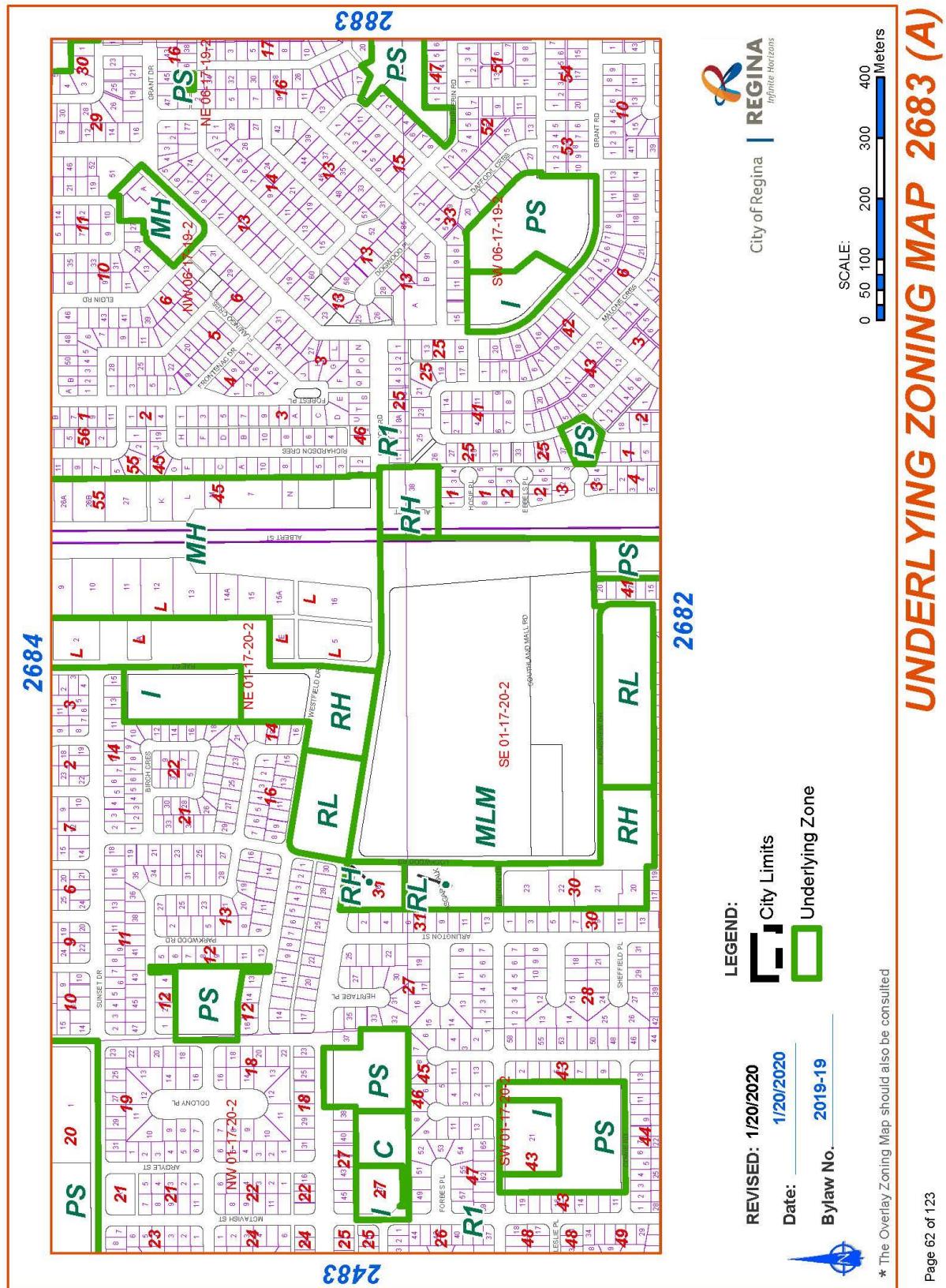






* The Overlay Zoning Map should also be consulted

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UNDERLYING ZONING MAP 2684 (A)

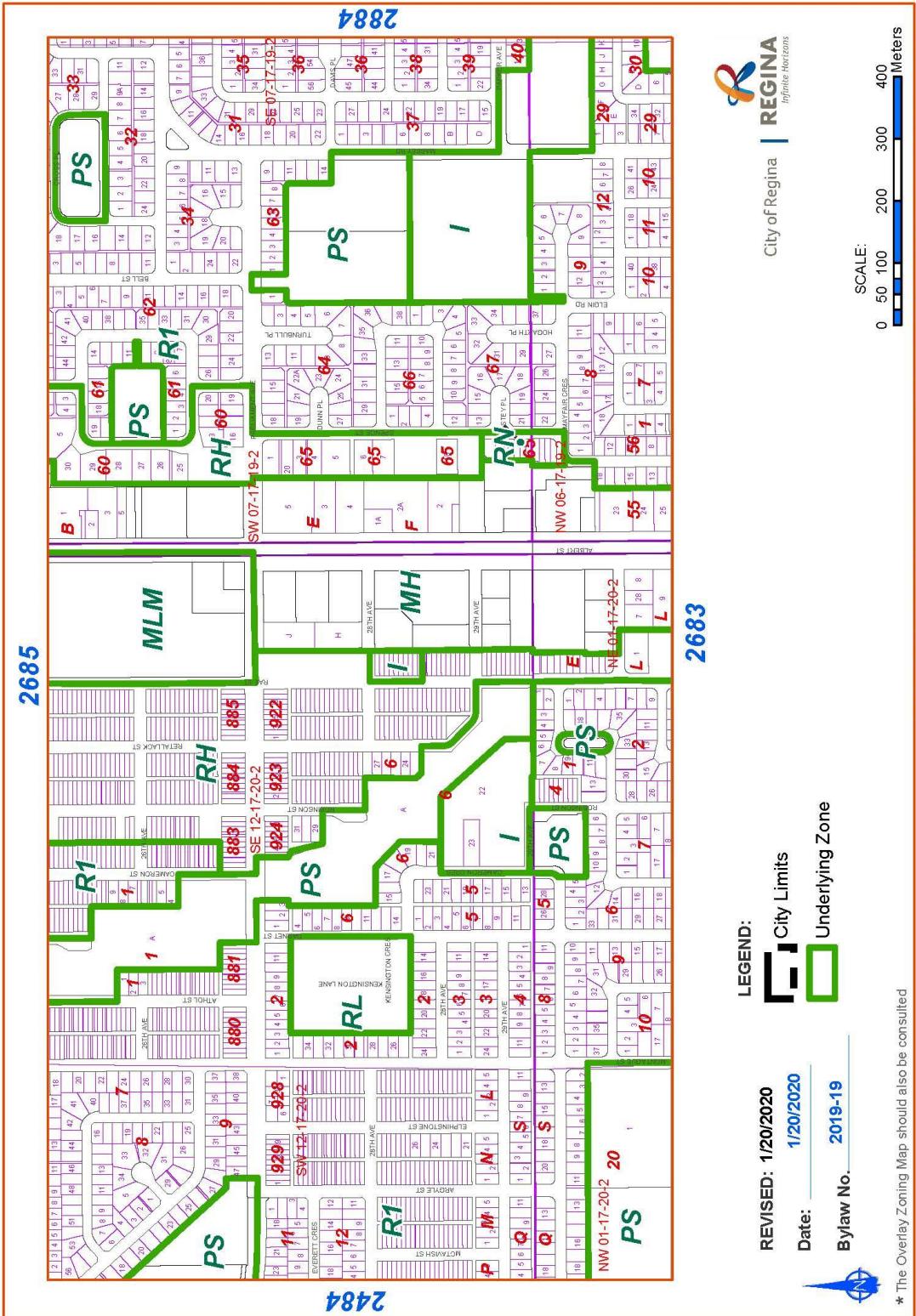
SCALE:
0 50 100 200 300 400 Meters



REGINA
Infinite Horizons

City of Regina

SCALE
0 50 100



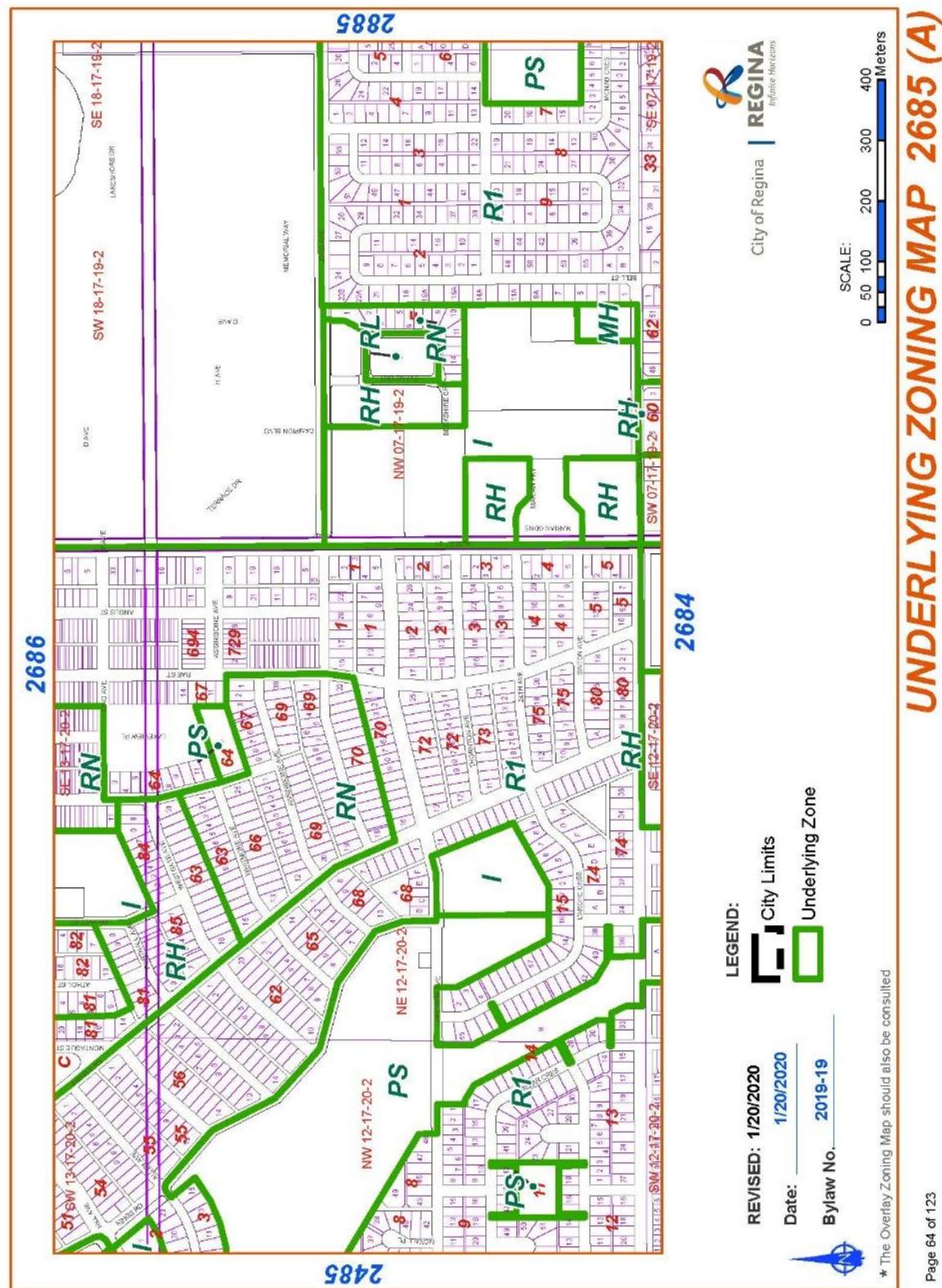
EGEND:

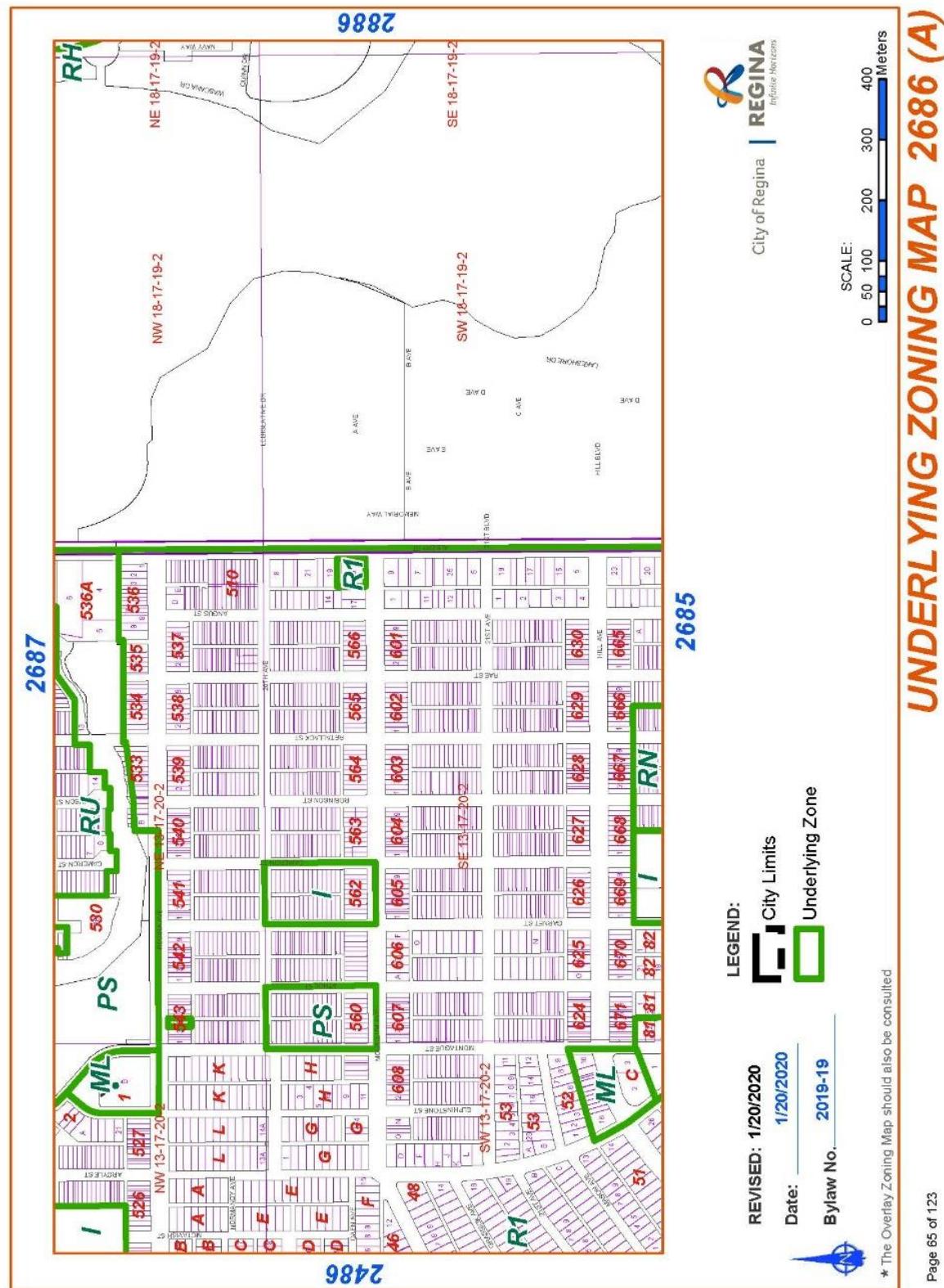


REVISED: 1/20/2020 **1/20/2020**

Underlying Zone

* The Overlay Zoning Map should also be consulted





UNDERLYING ZONING MAP 2687 (A)

2688

2487

2686



REGINA
Infinite Horizons

City of Regina

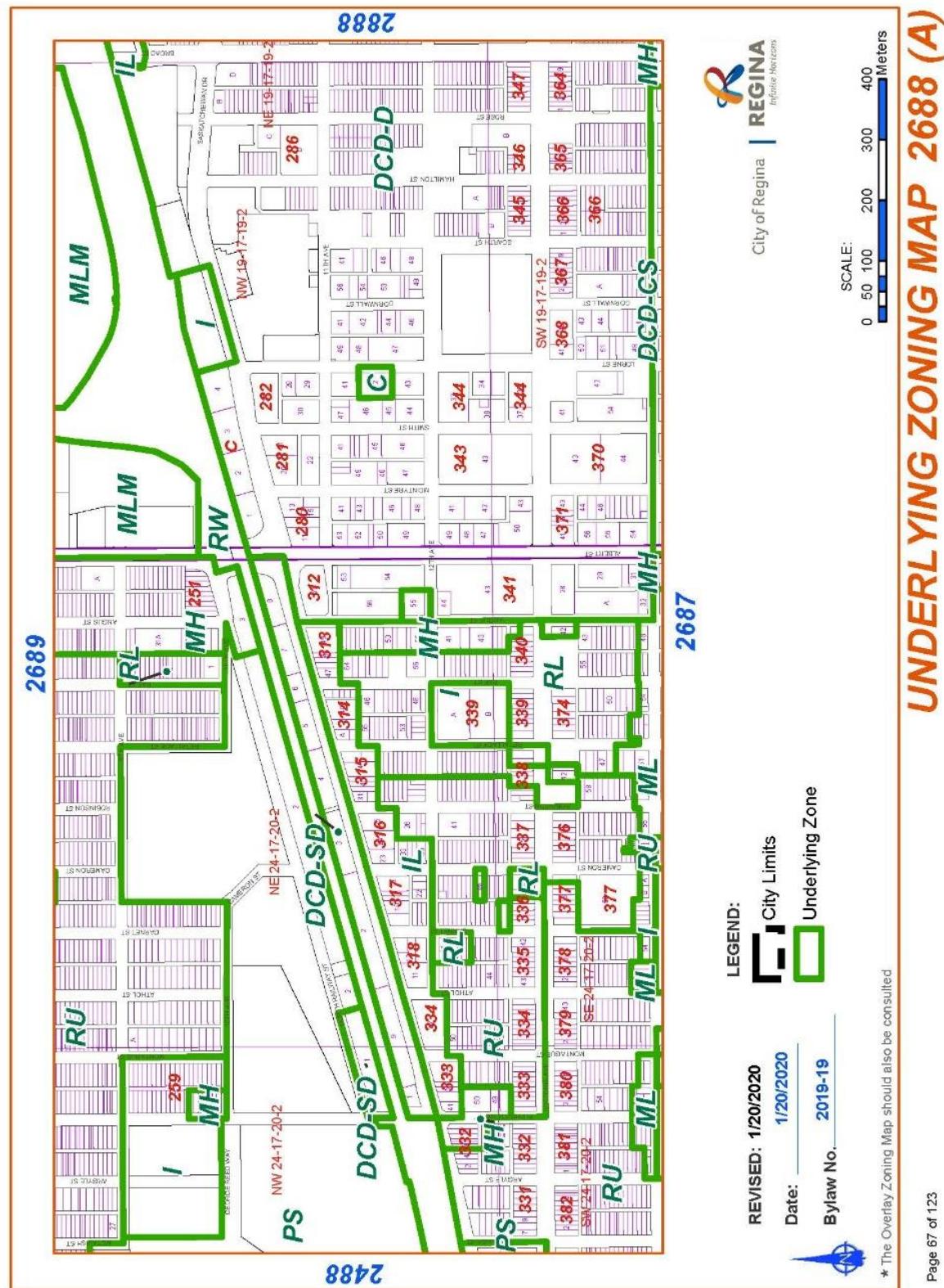
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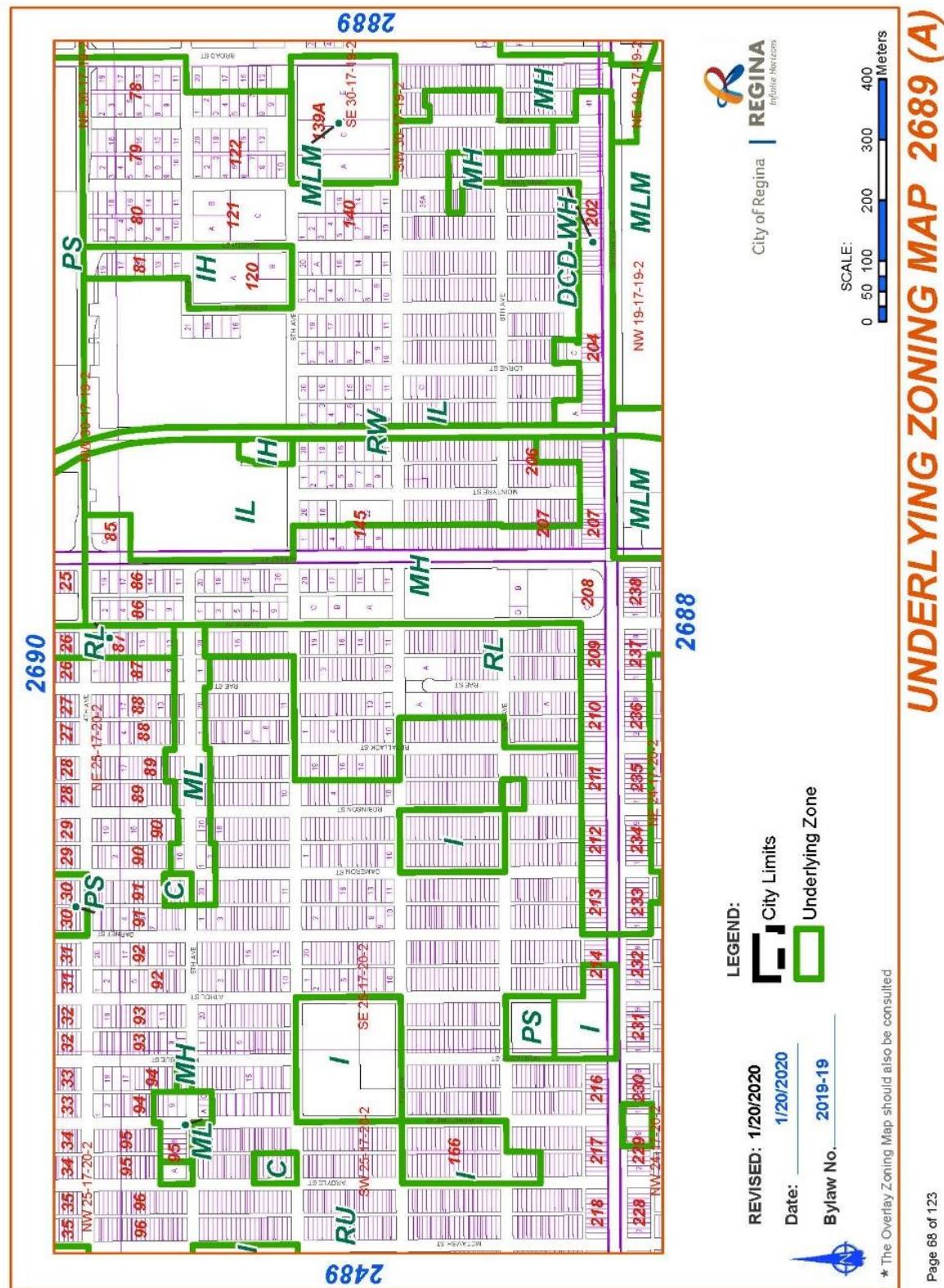
LEGEND:

City Limits
Underlying

REVISED: 1/20/2020
Date: _____
1/20/2020
2019-19

* The Overlay Zoning Map should also be consulted





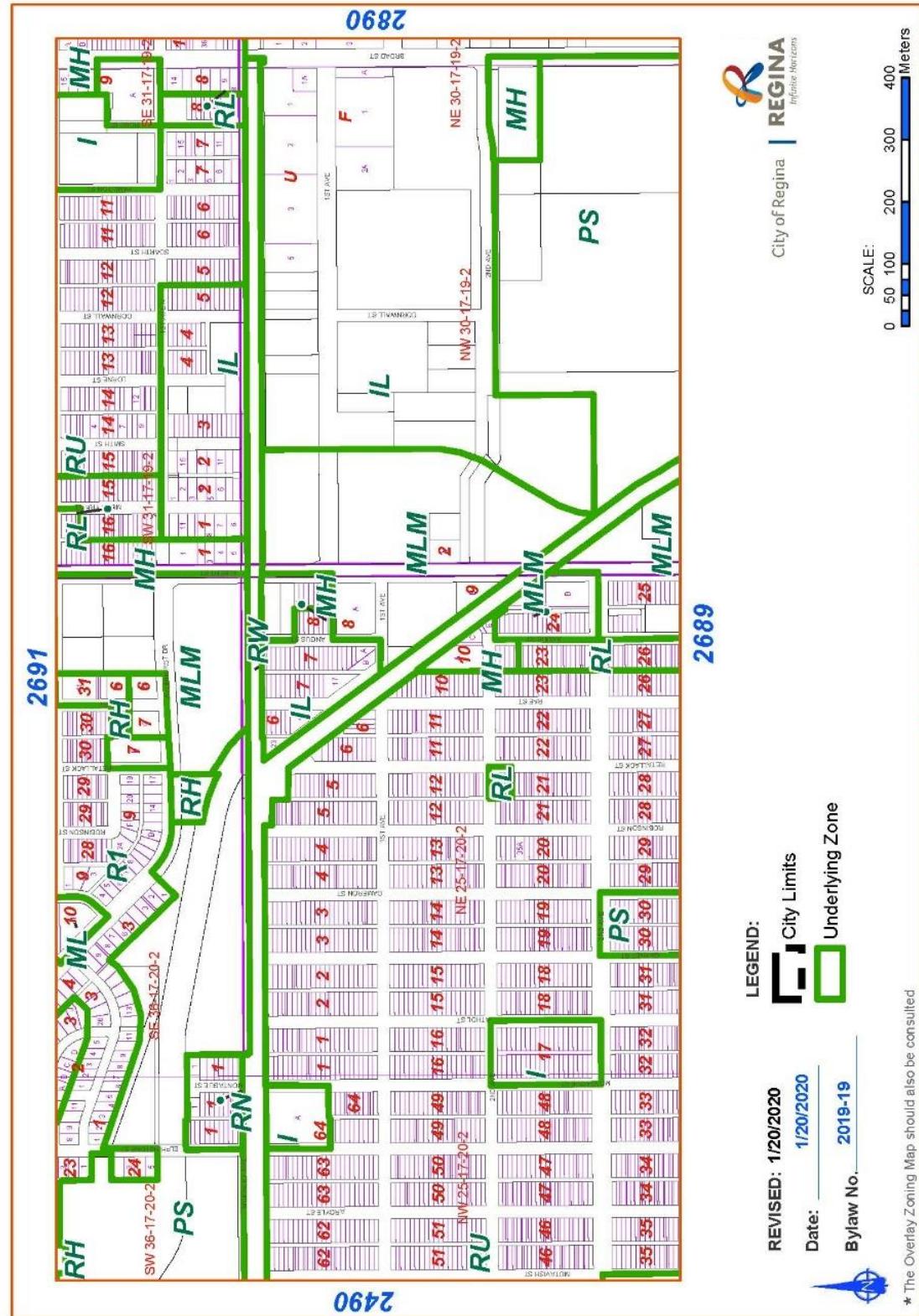
UNDERLYING ZONING MAP 2690 (A)

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REGINA
Infiniti Horizons

SCALE: 0 50 100 200 300 400 Meters



LEGEND:

REVISED: 1/20/2020

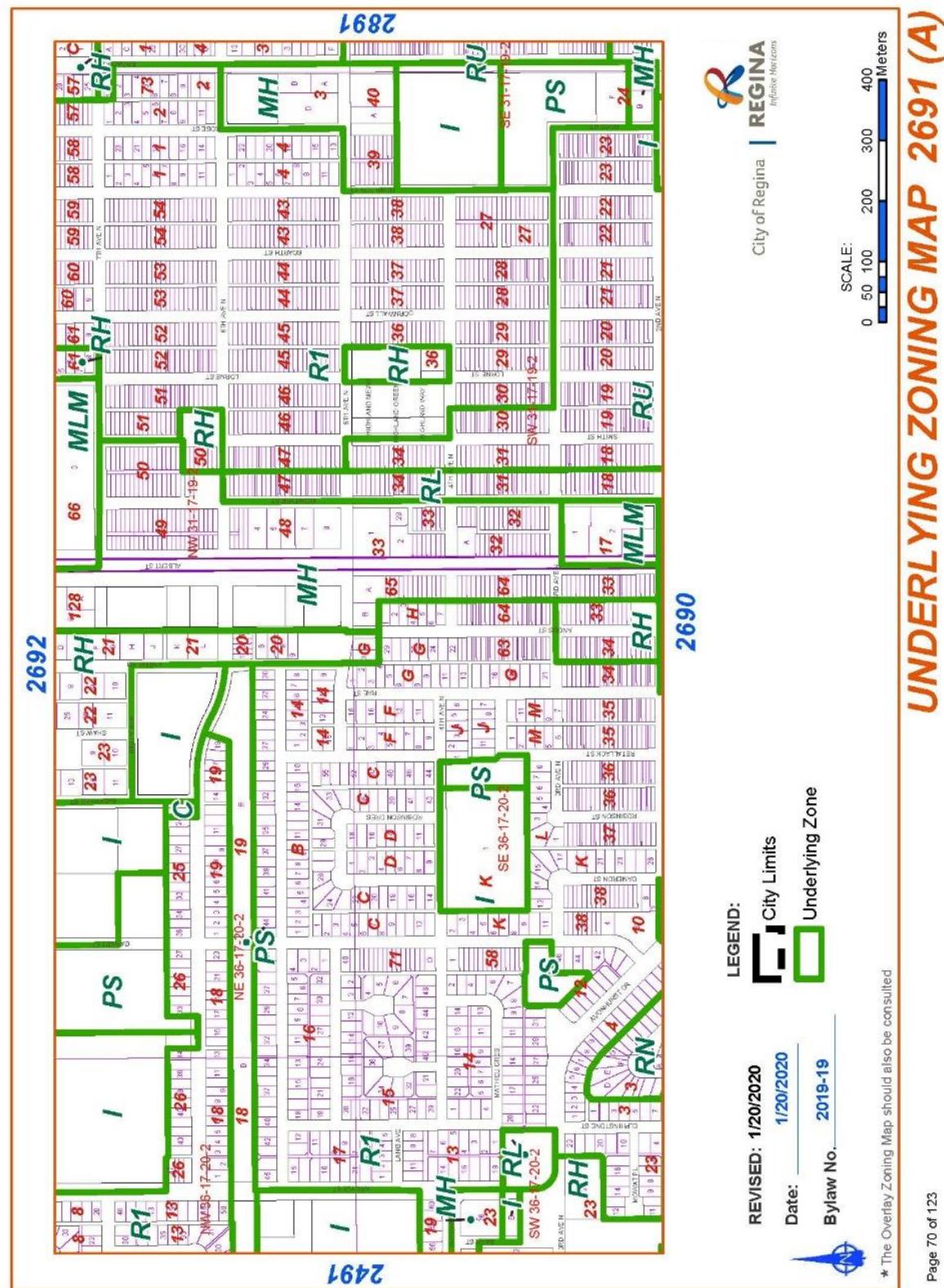
Date: 1/20/2020

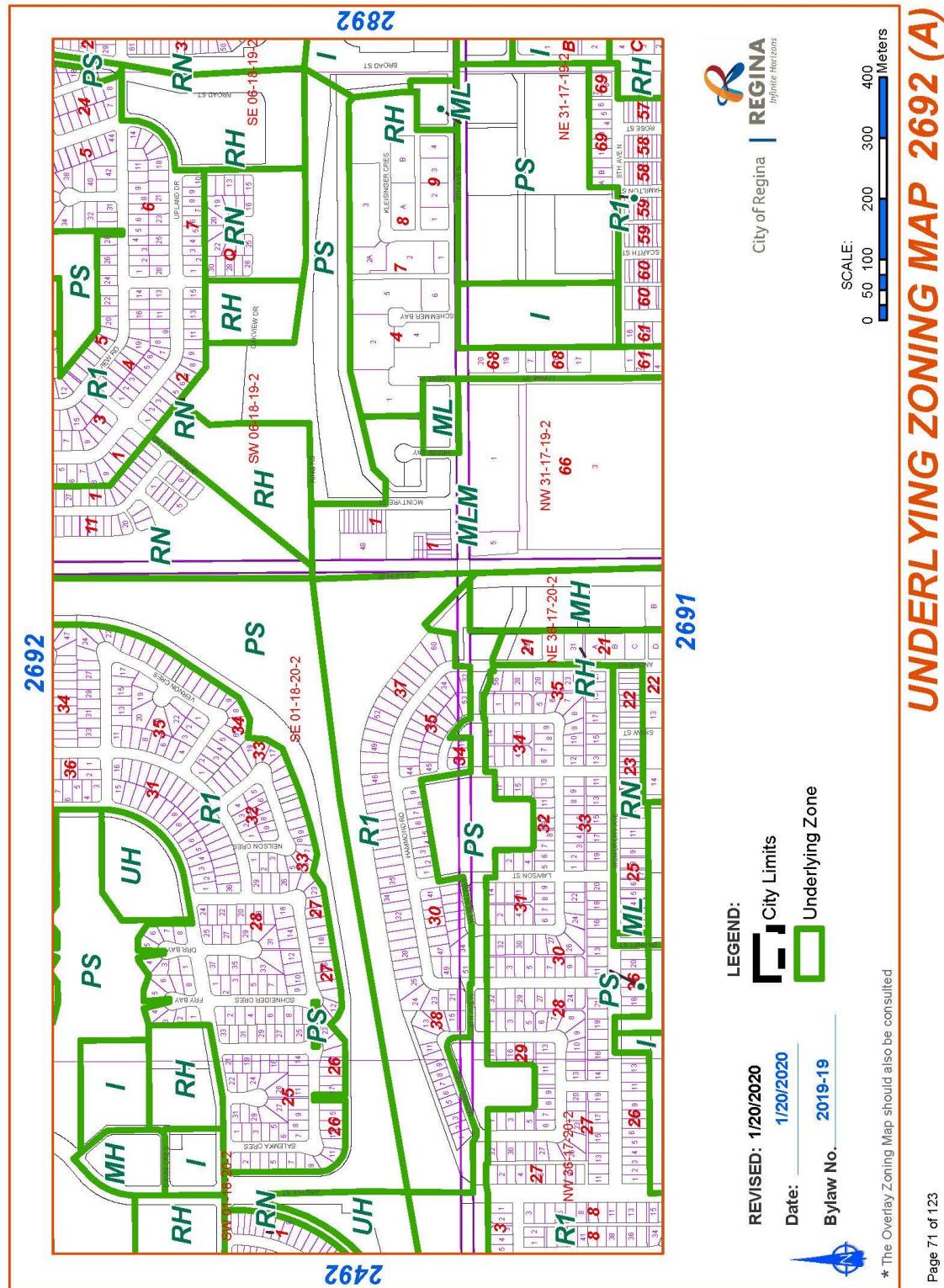
2010-10

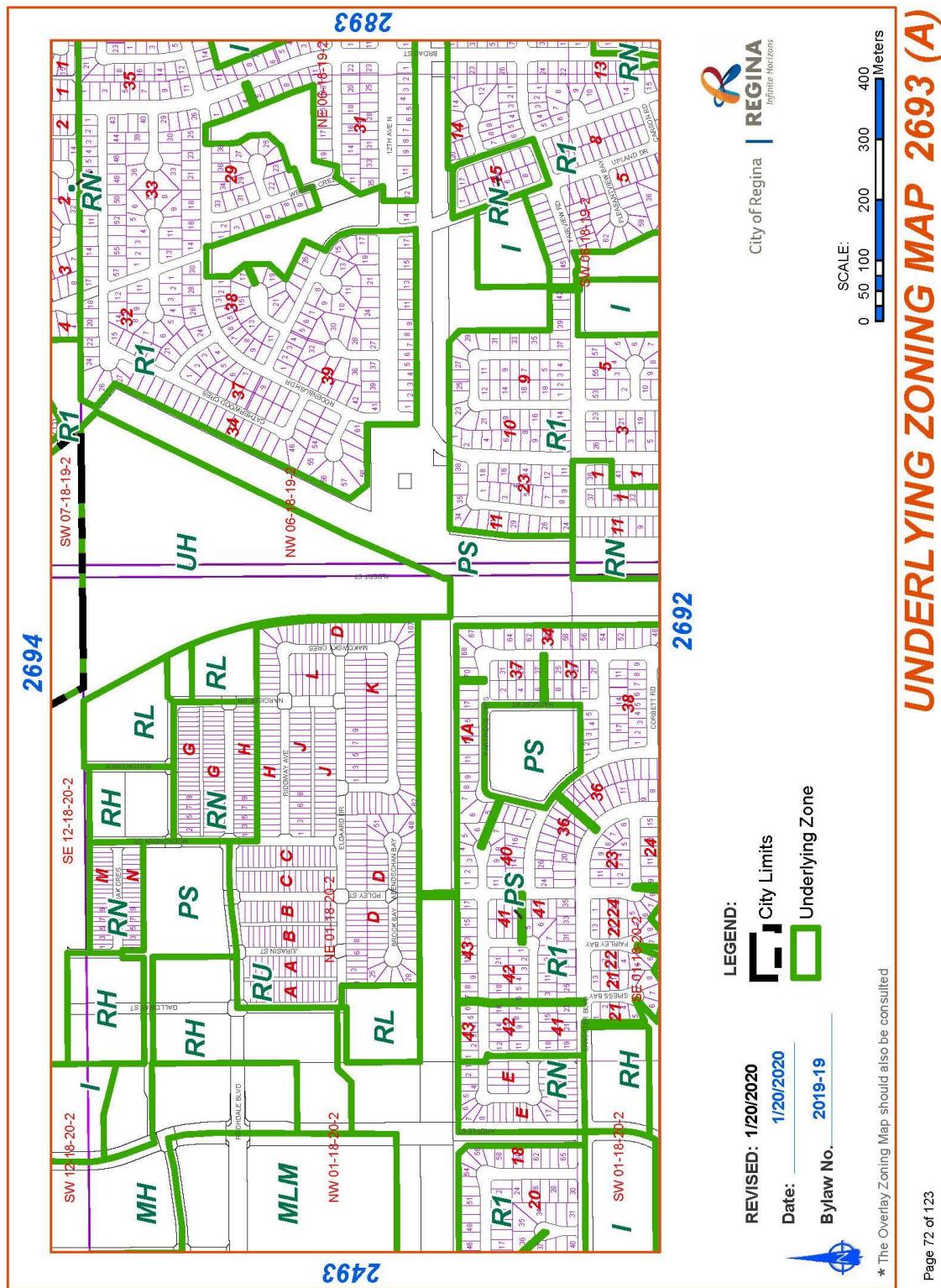
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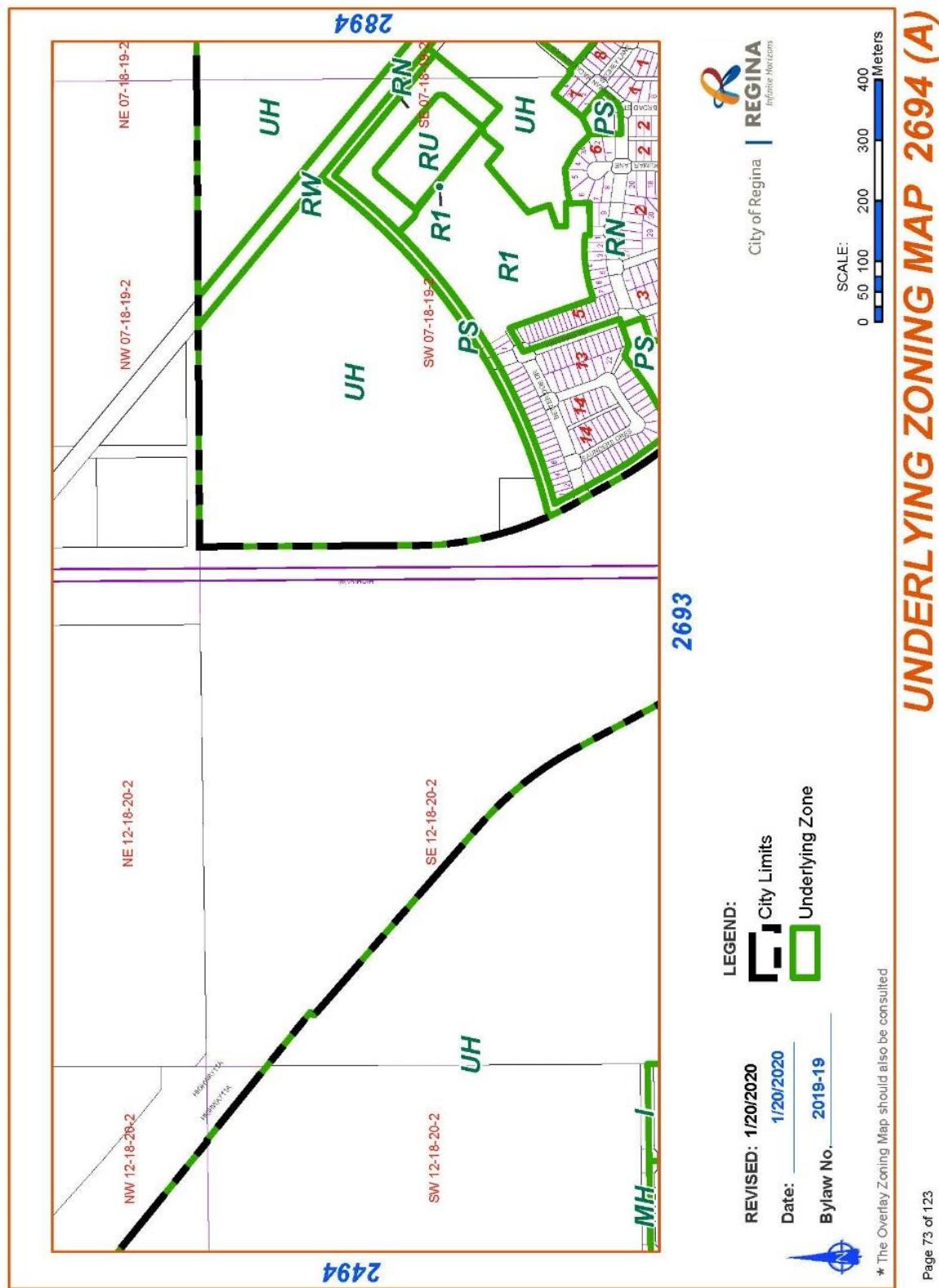
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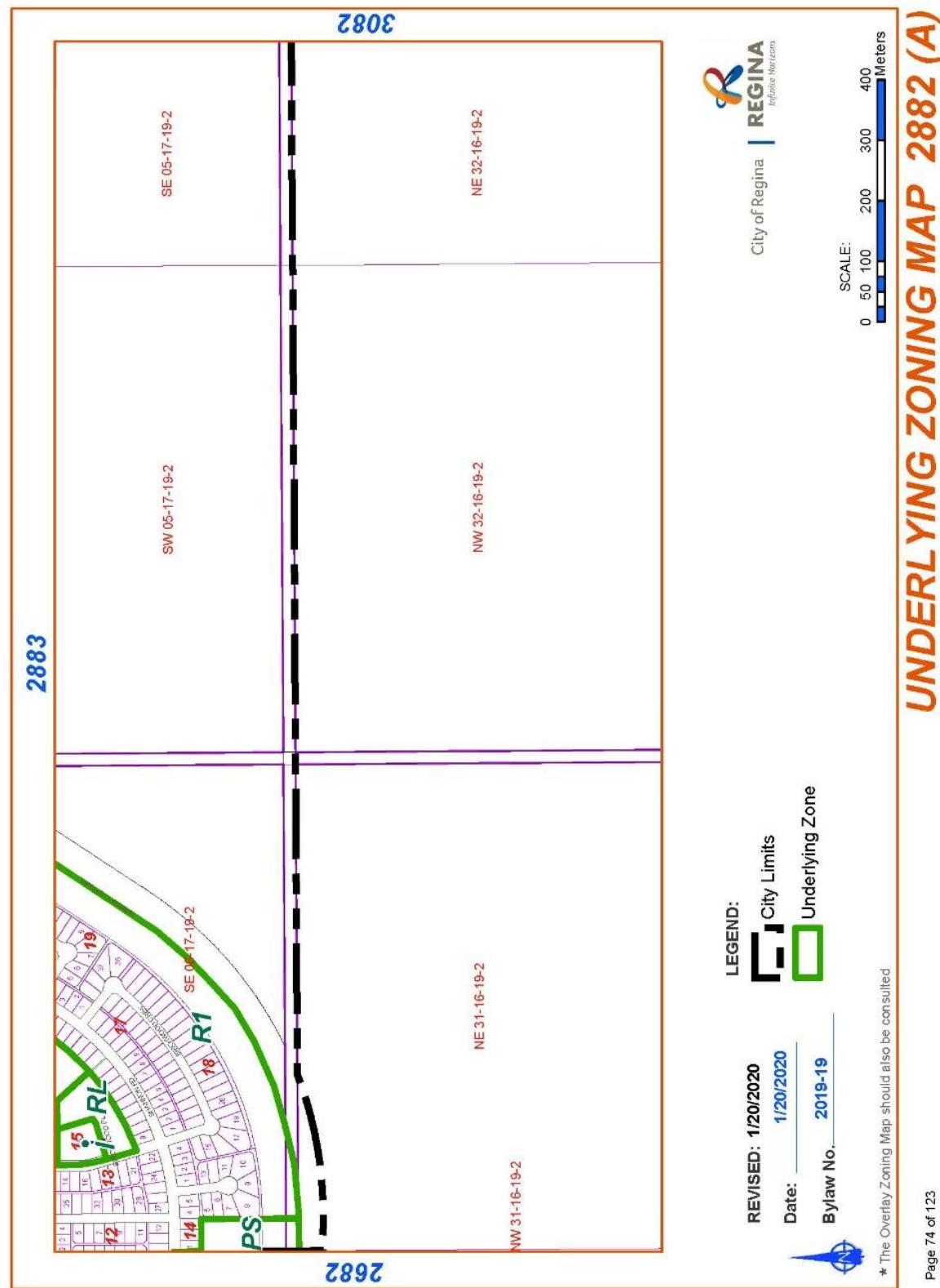
* The Overlay Zoning Map should also be consulted

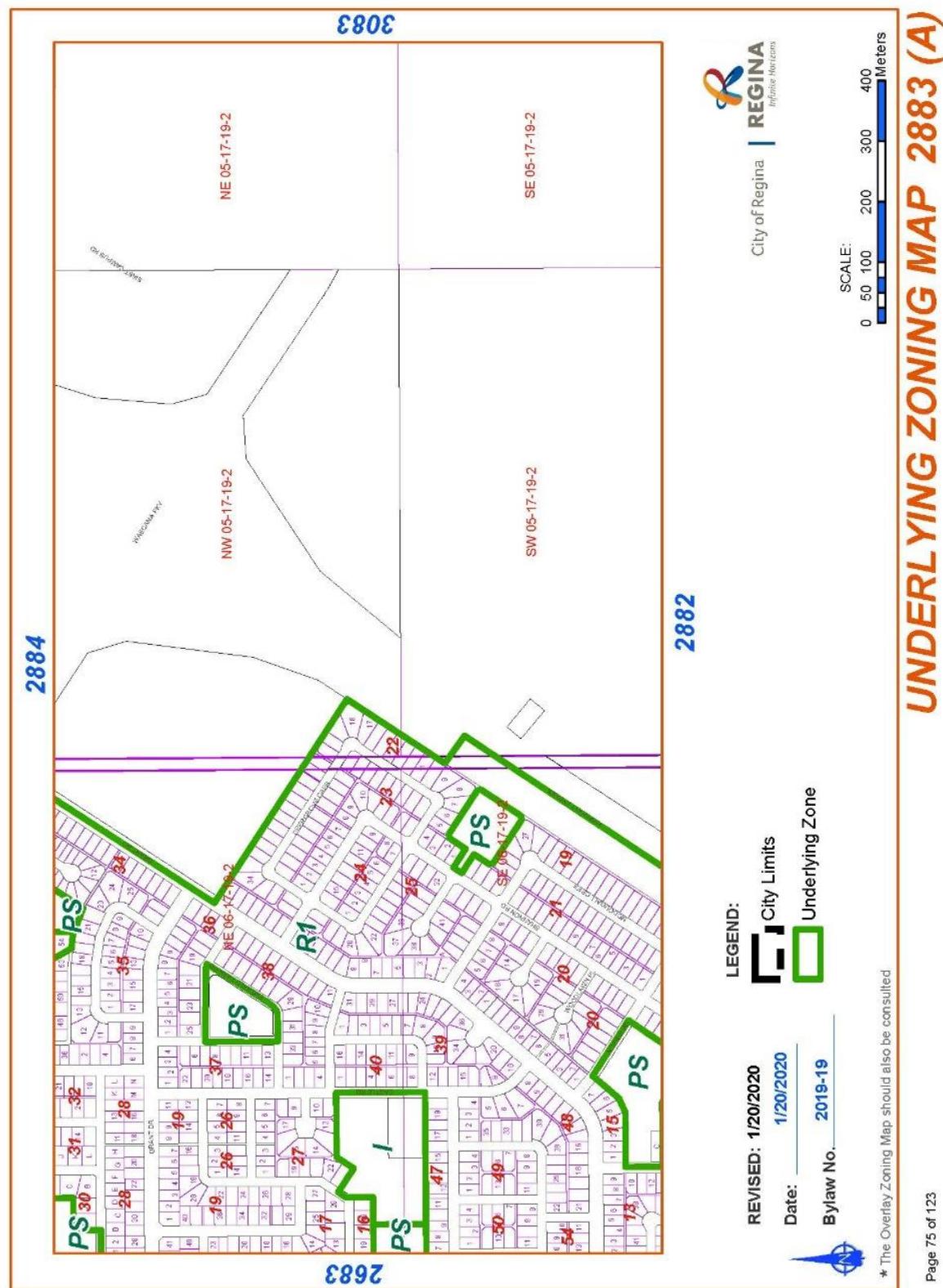




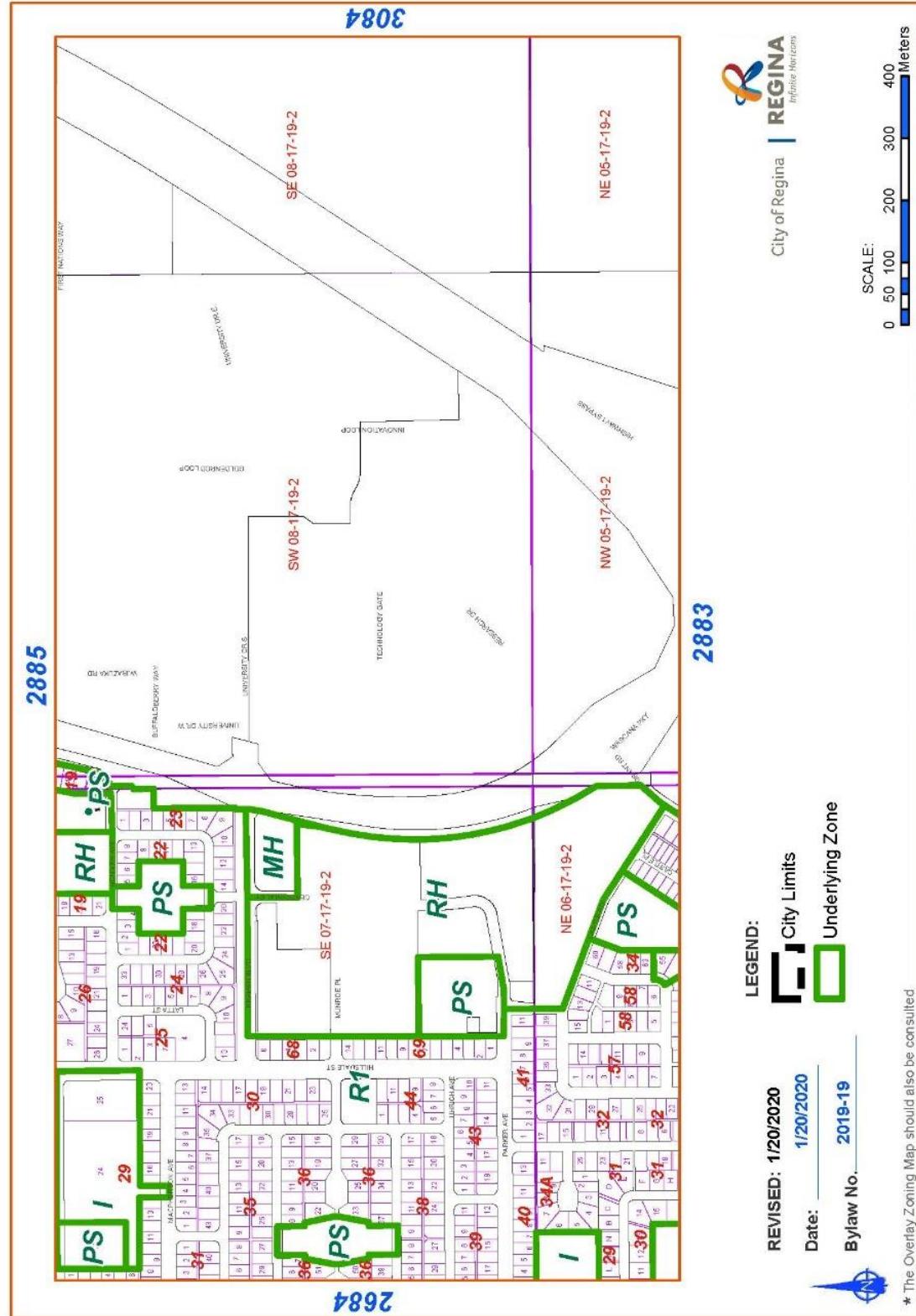




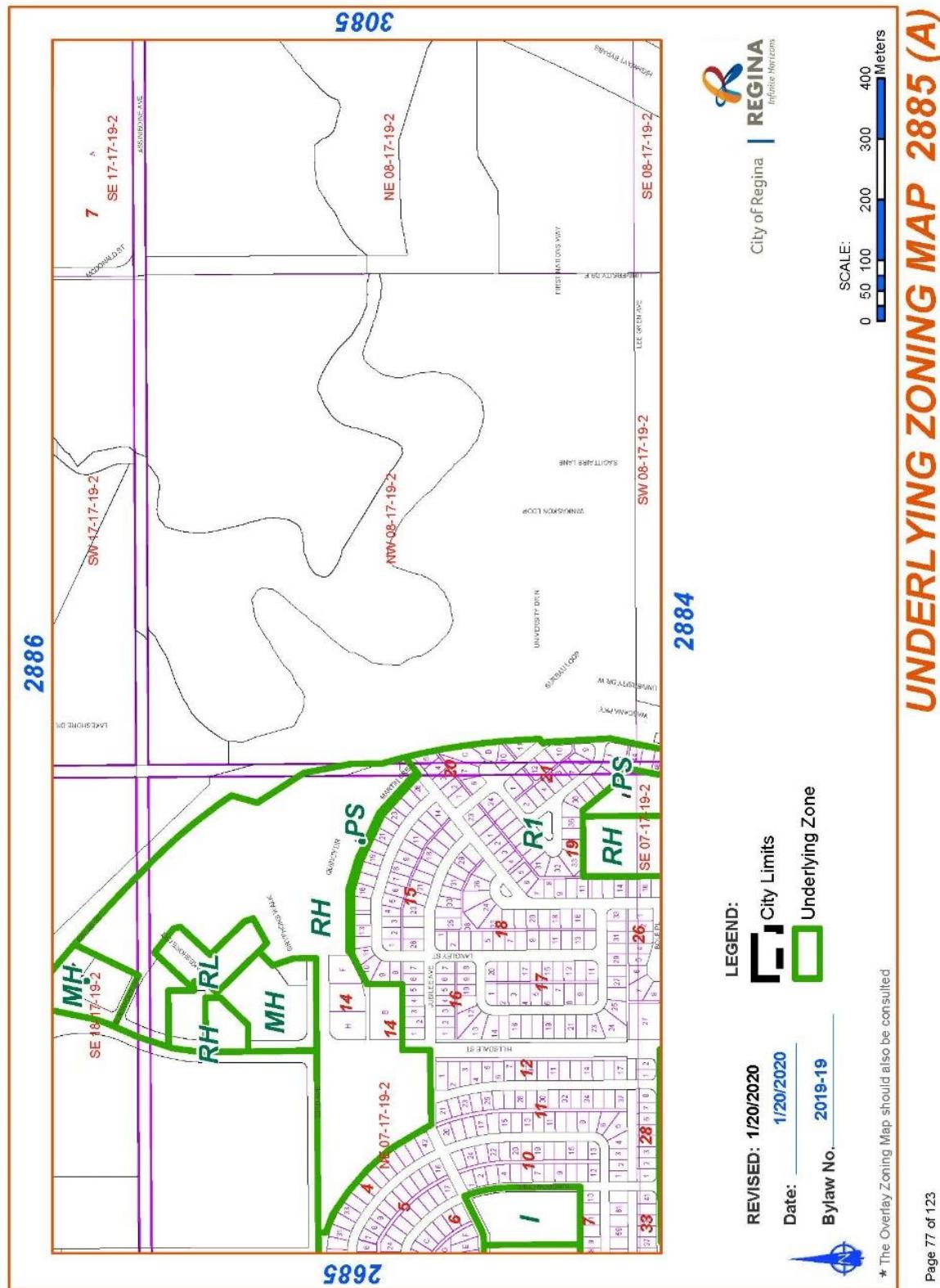




UNDERLYING ZONING MAP 2884 (A)



* The Overlay Zoning Map should also be consulted



* The Overlay Zoning Map should also be consulted

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UNDERLYING ZONING MAP 2886 (A)

2887

9897

2885

Cite



Underlying Zone

REVISED: 1/20/2020
1/20/2020
Date: _____
Bullock No. _____



* The Overlay Zoning Map should also be consulted

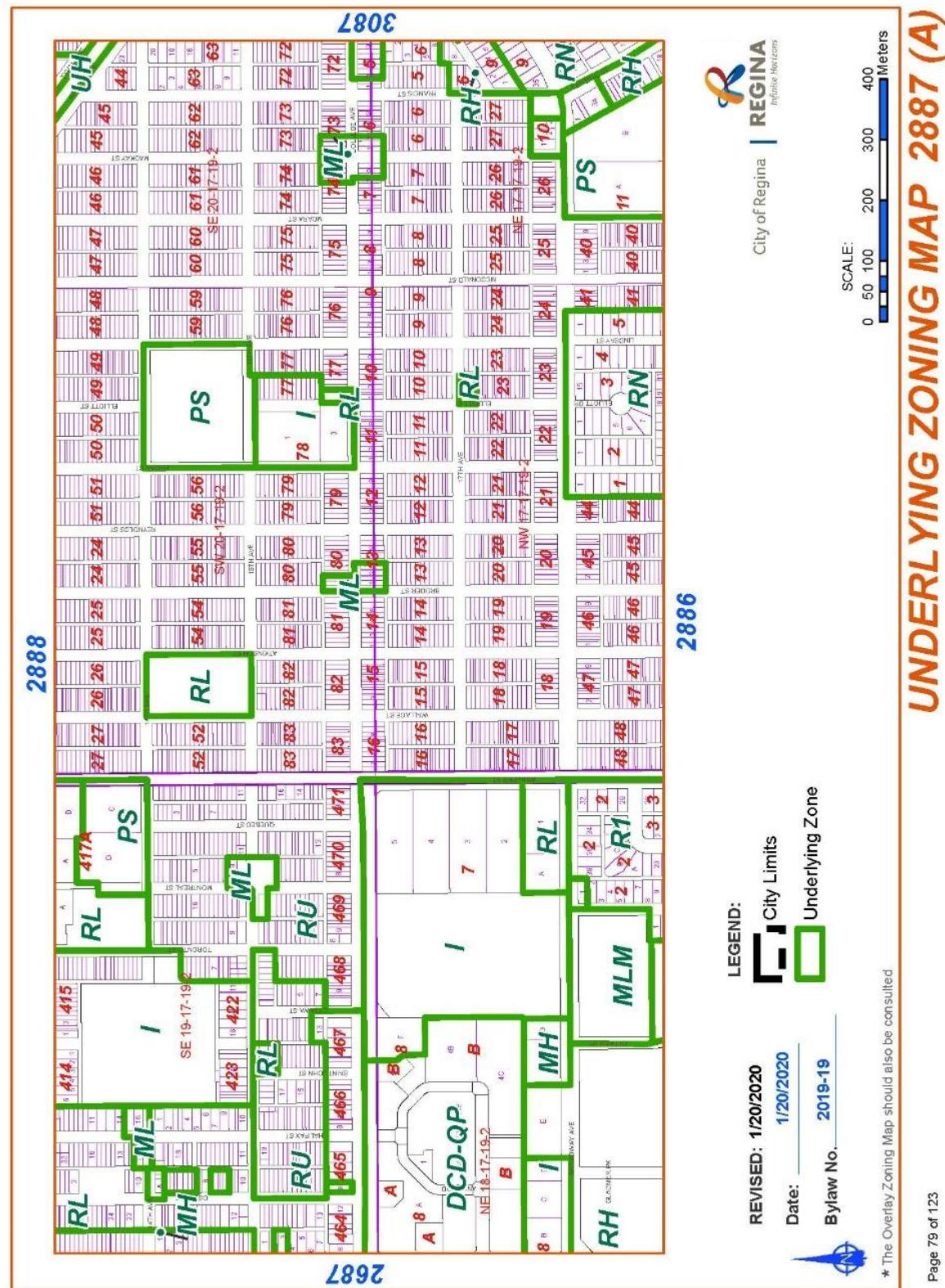
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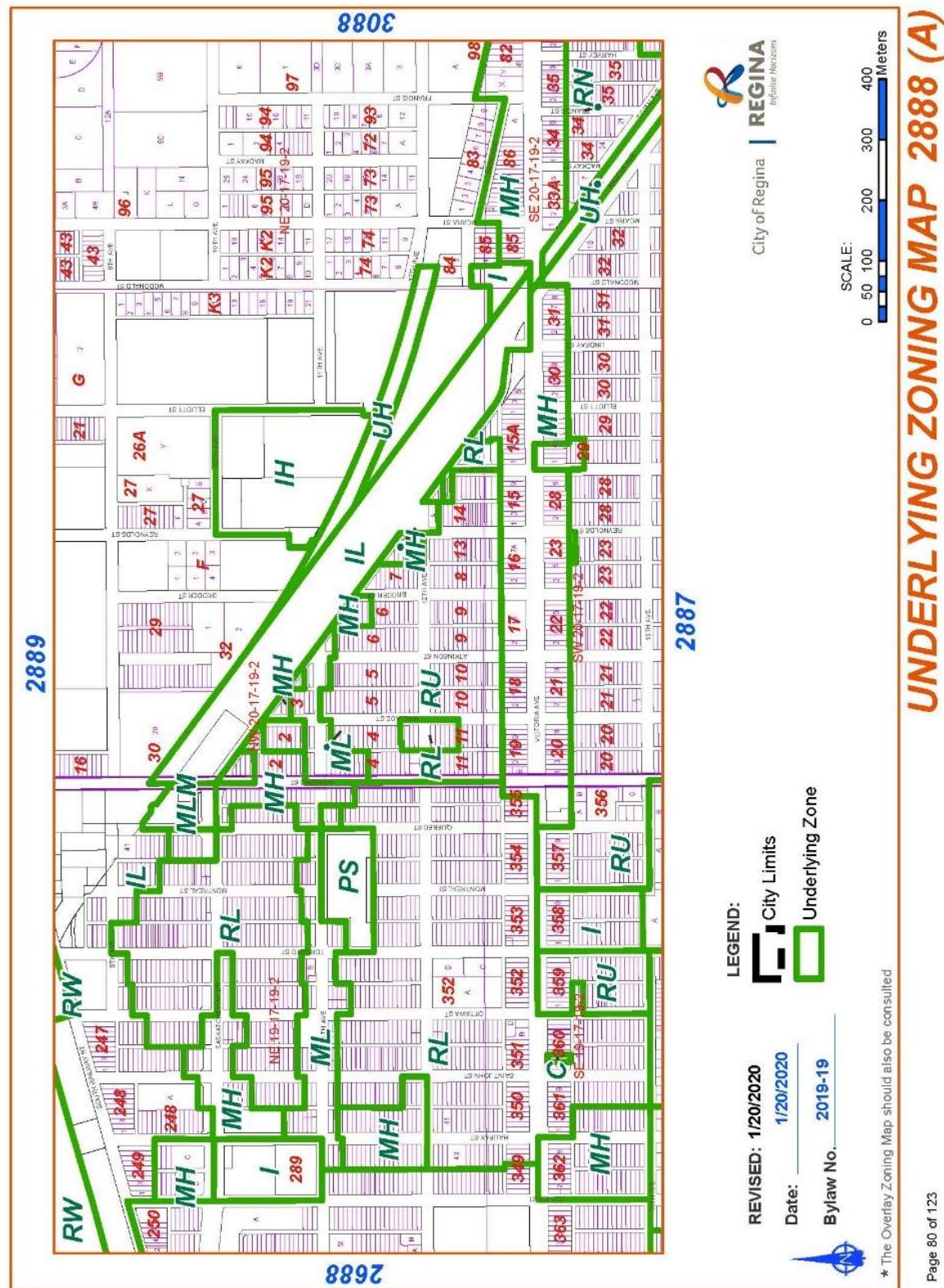
REGINA
Infinite Horizons

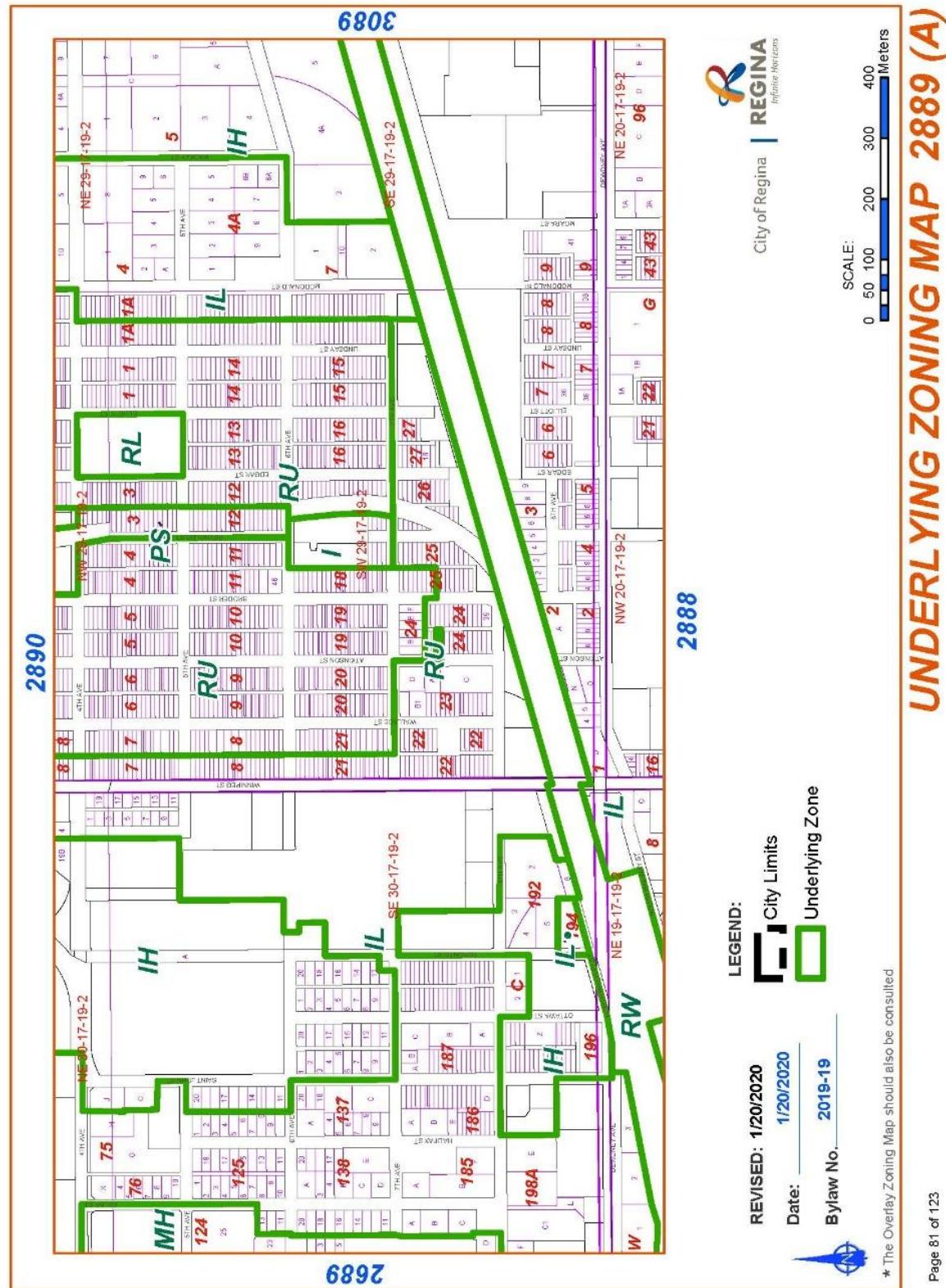
REGINA
Infinite Horizons

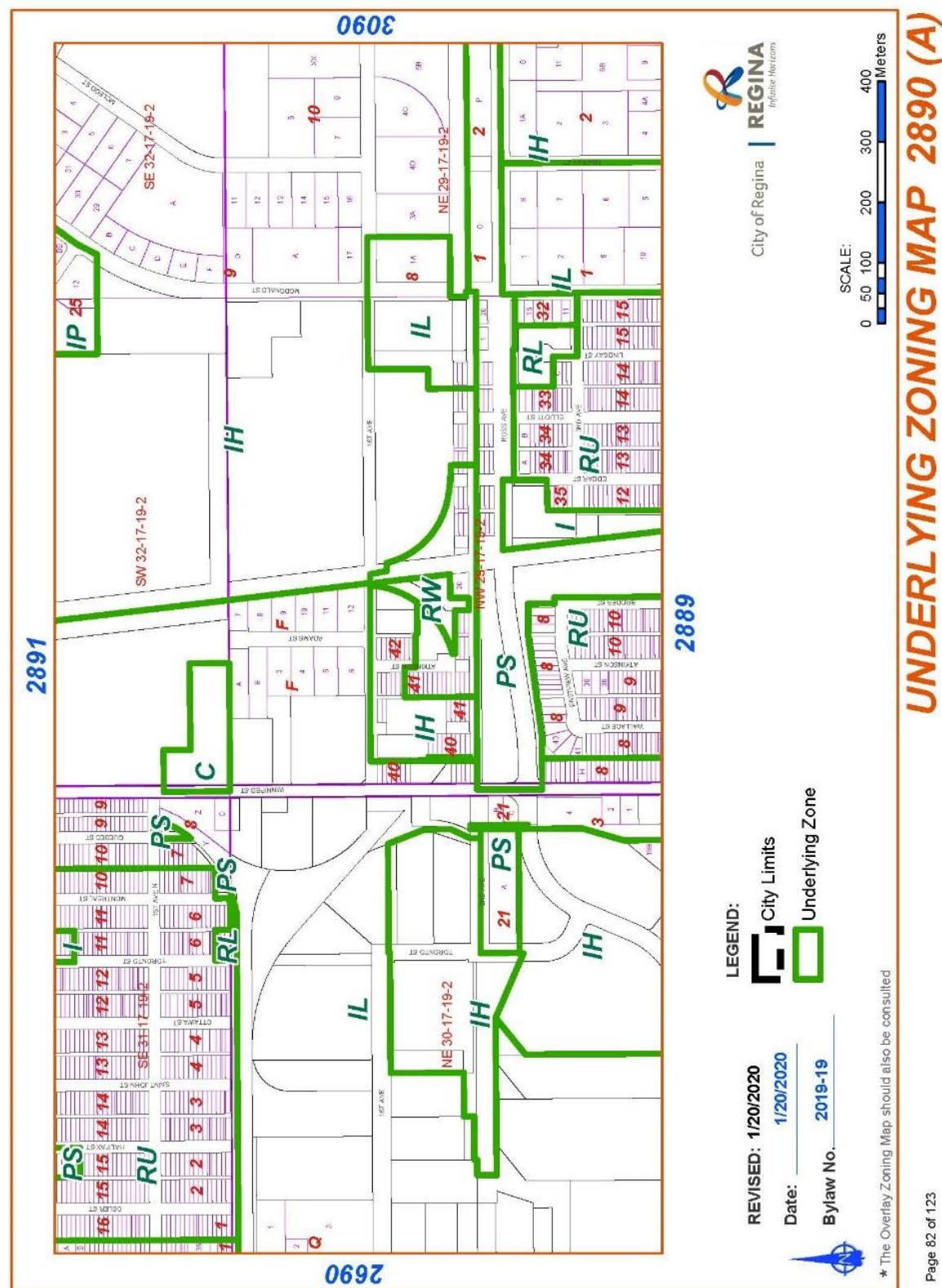
City of Regina

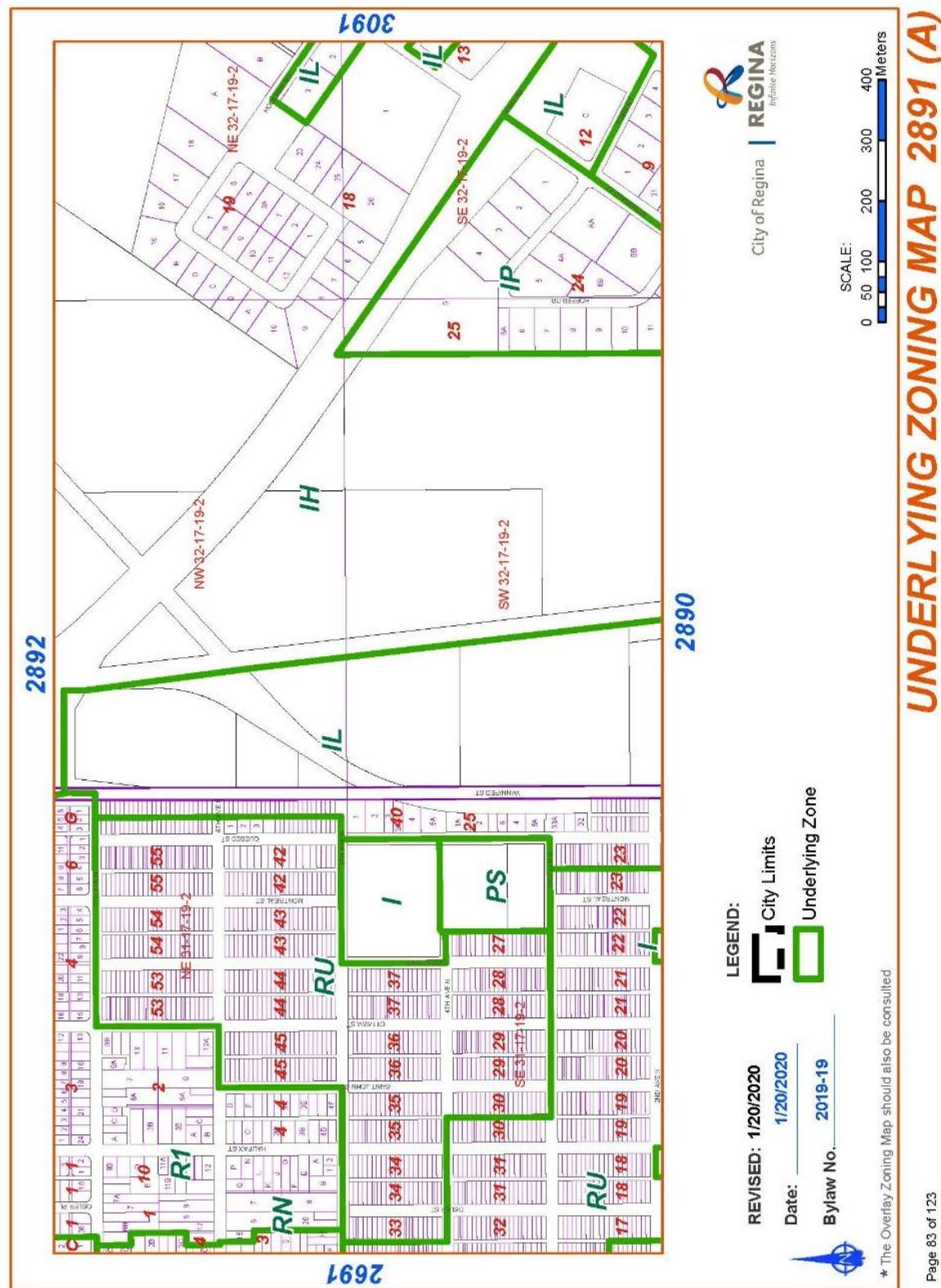
Bylaw No. 2019-65

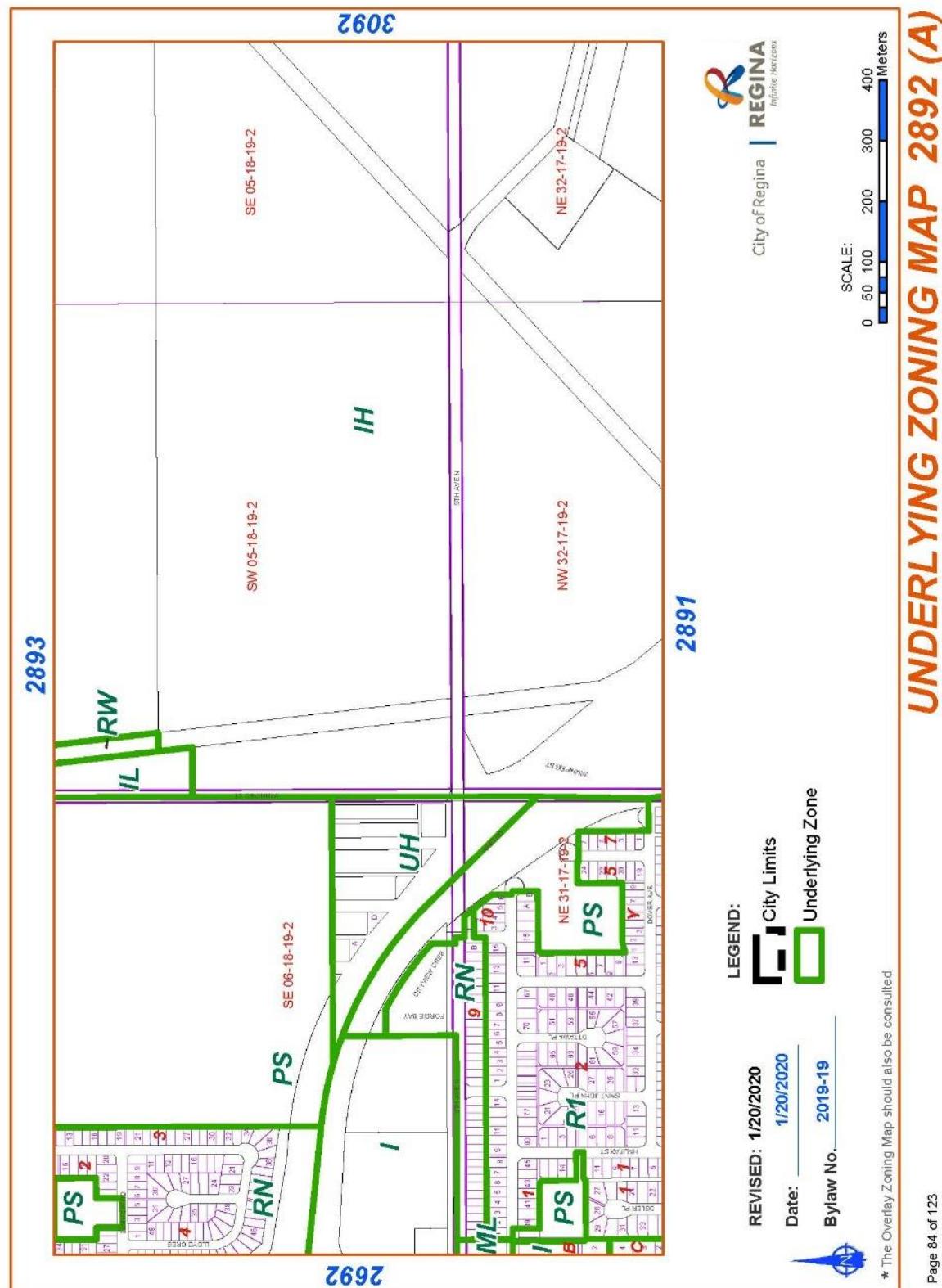




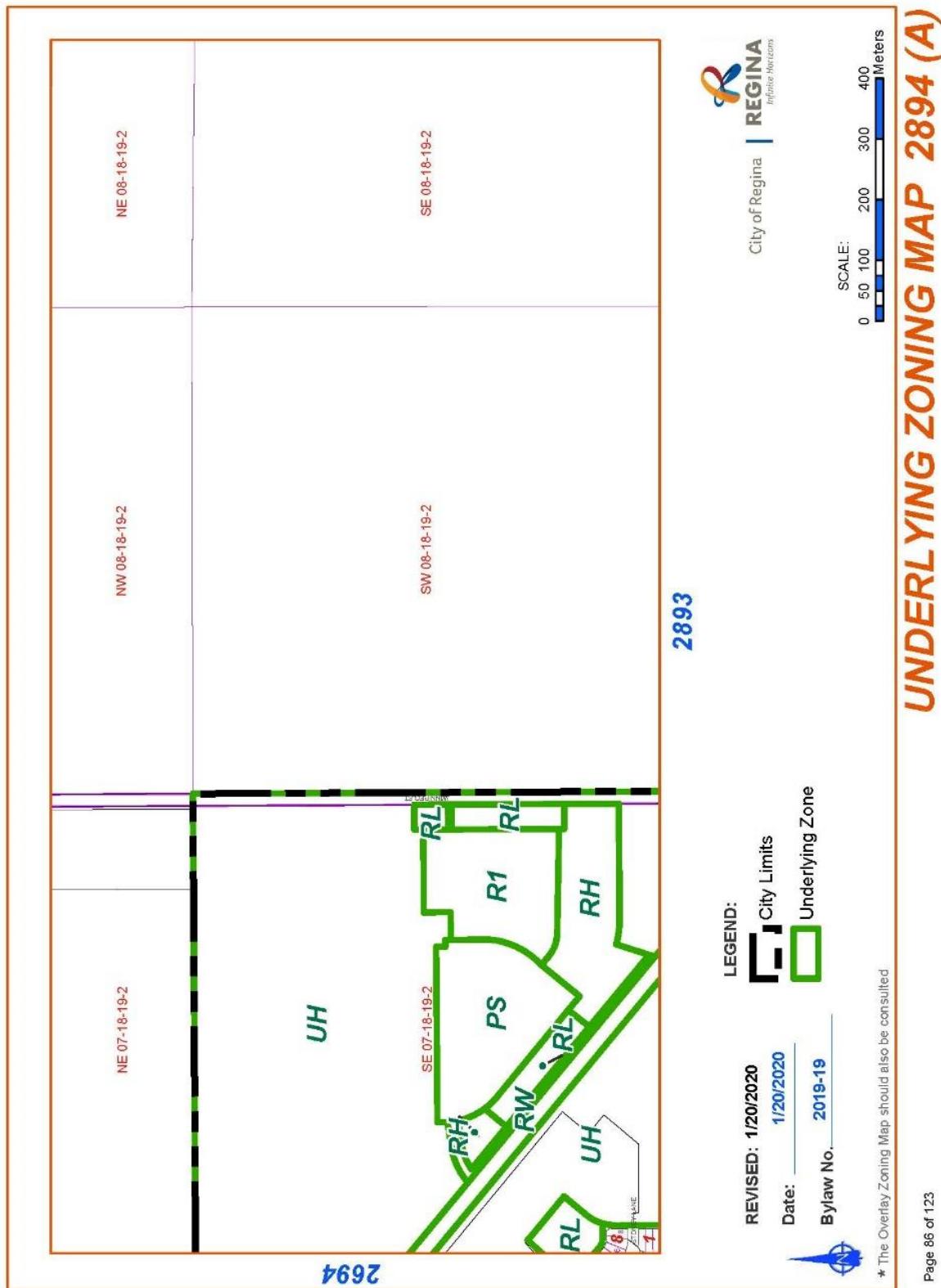


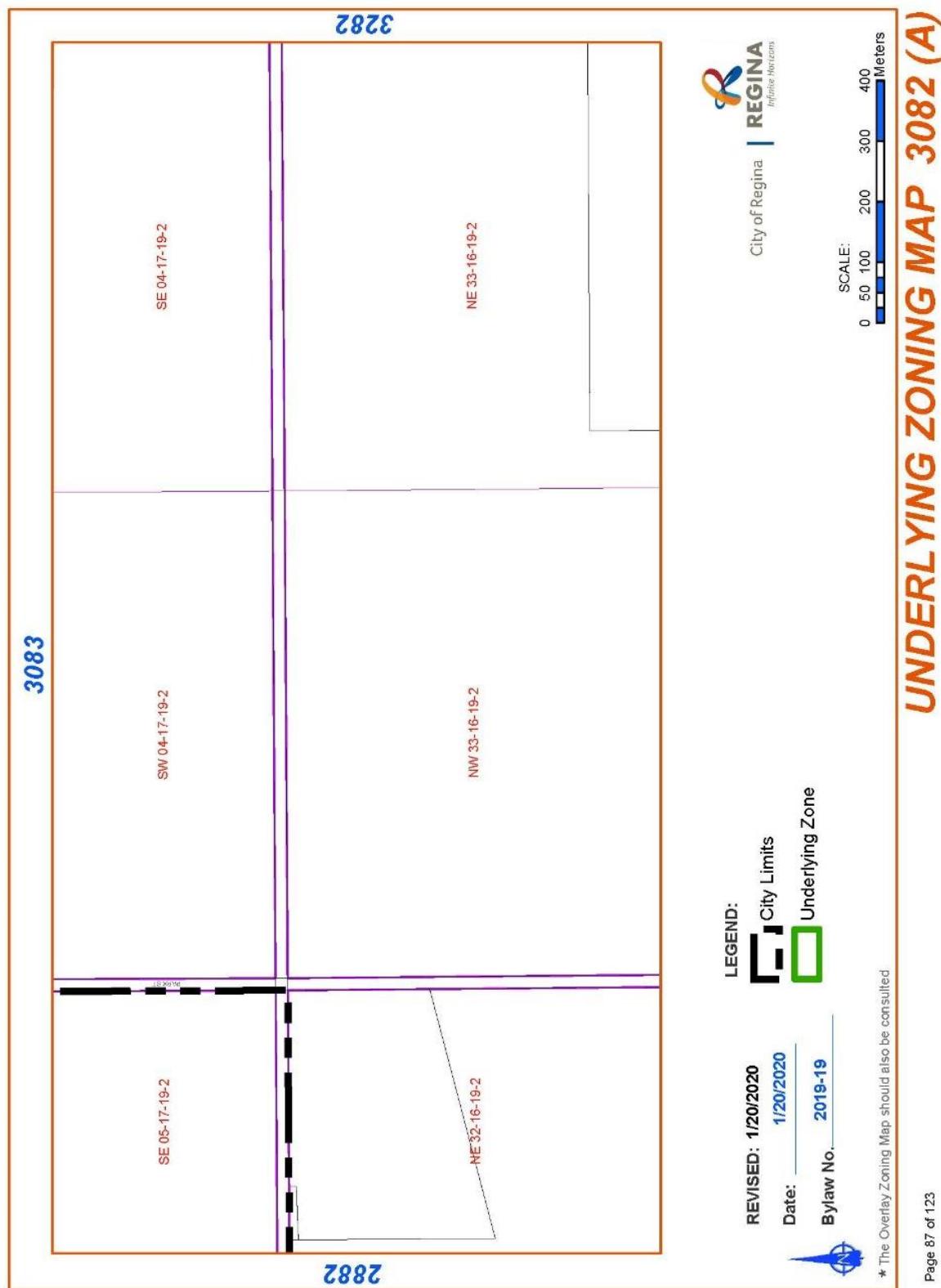


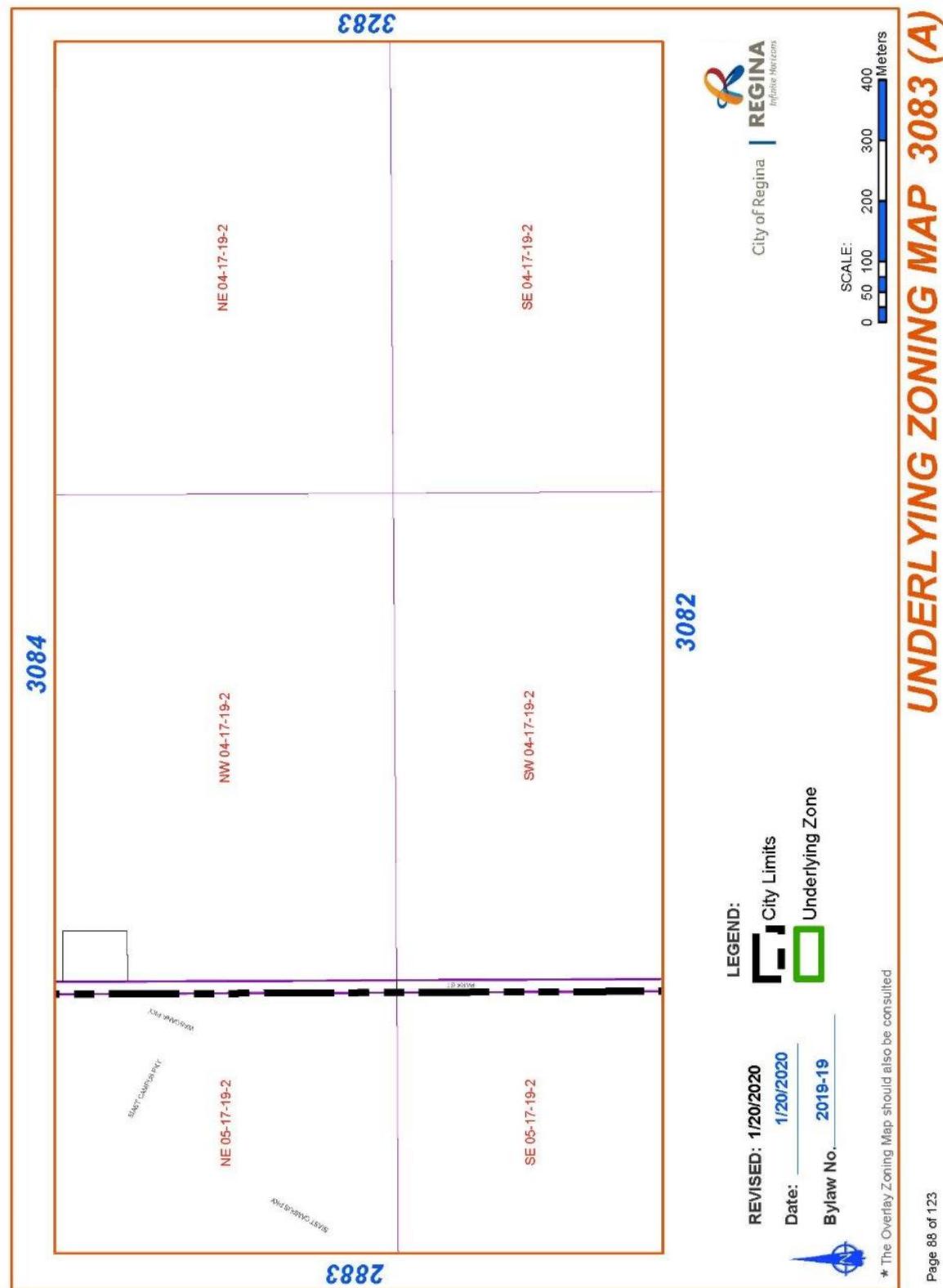


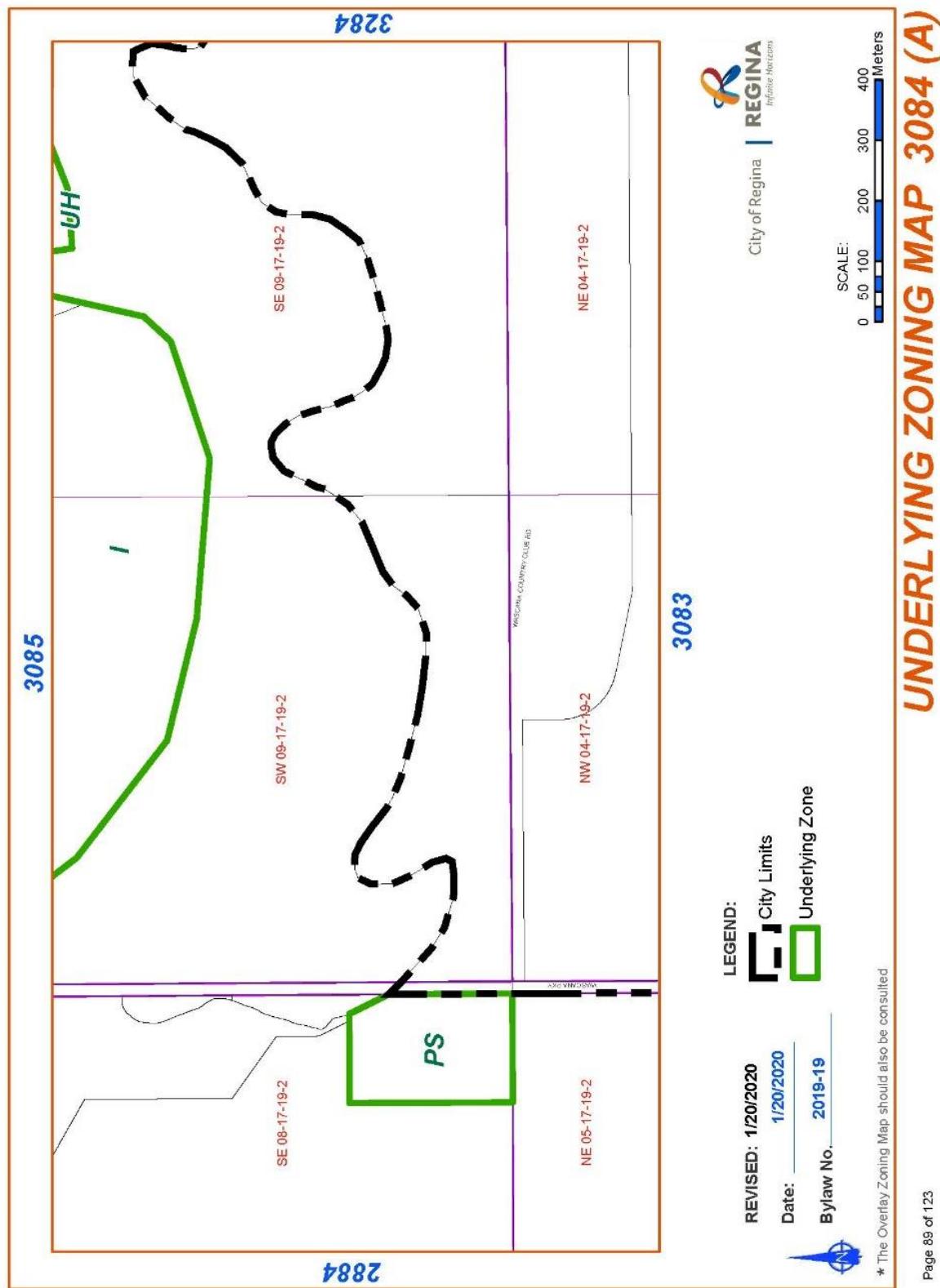


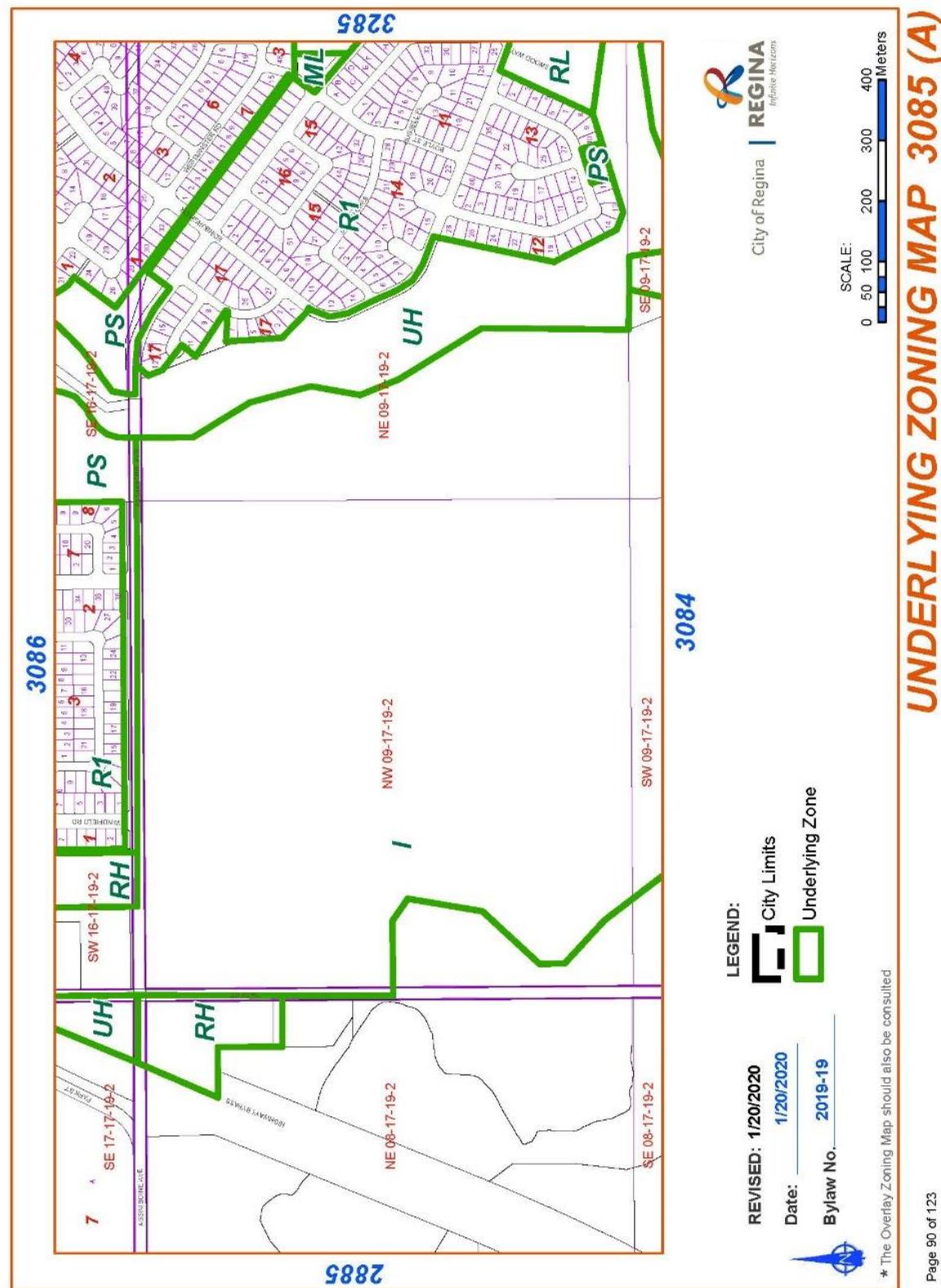


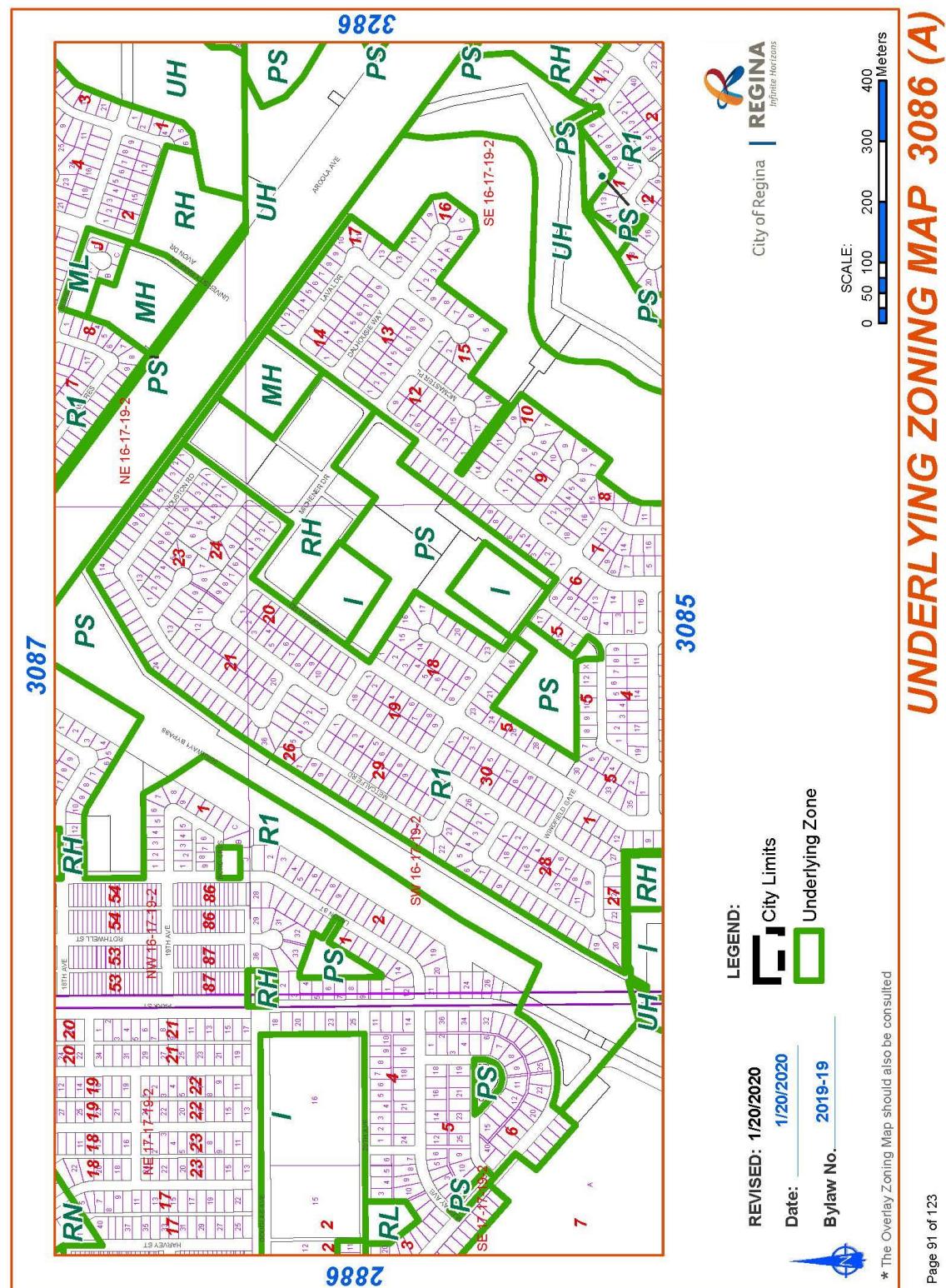


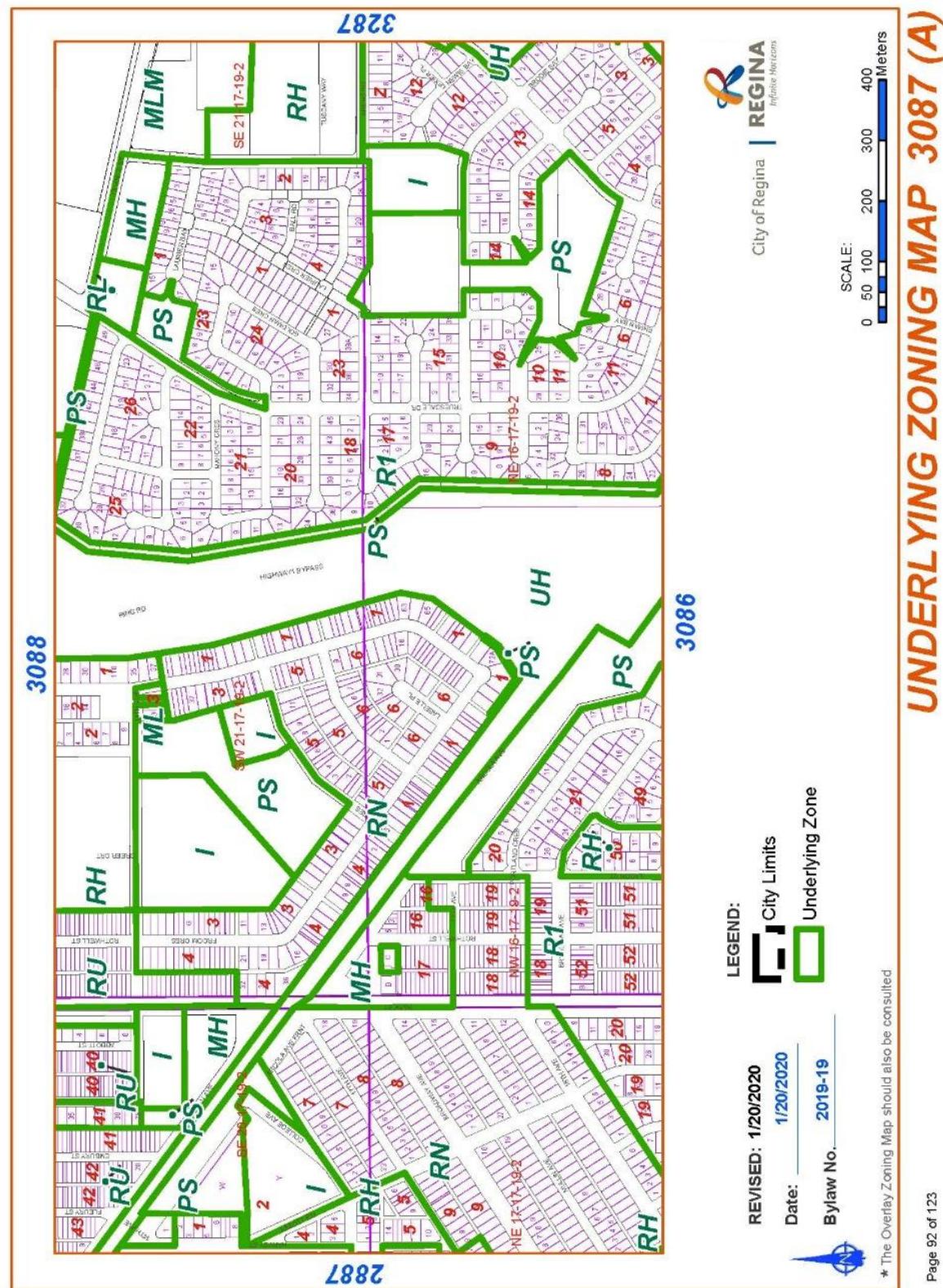


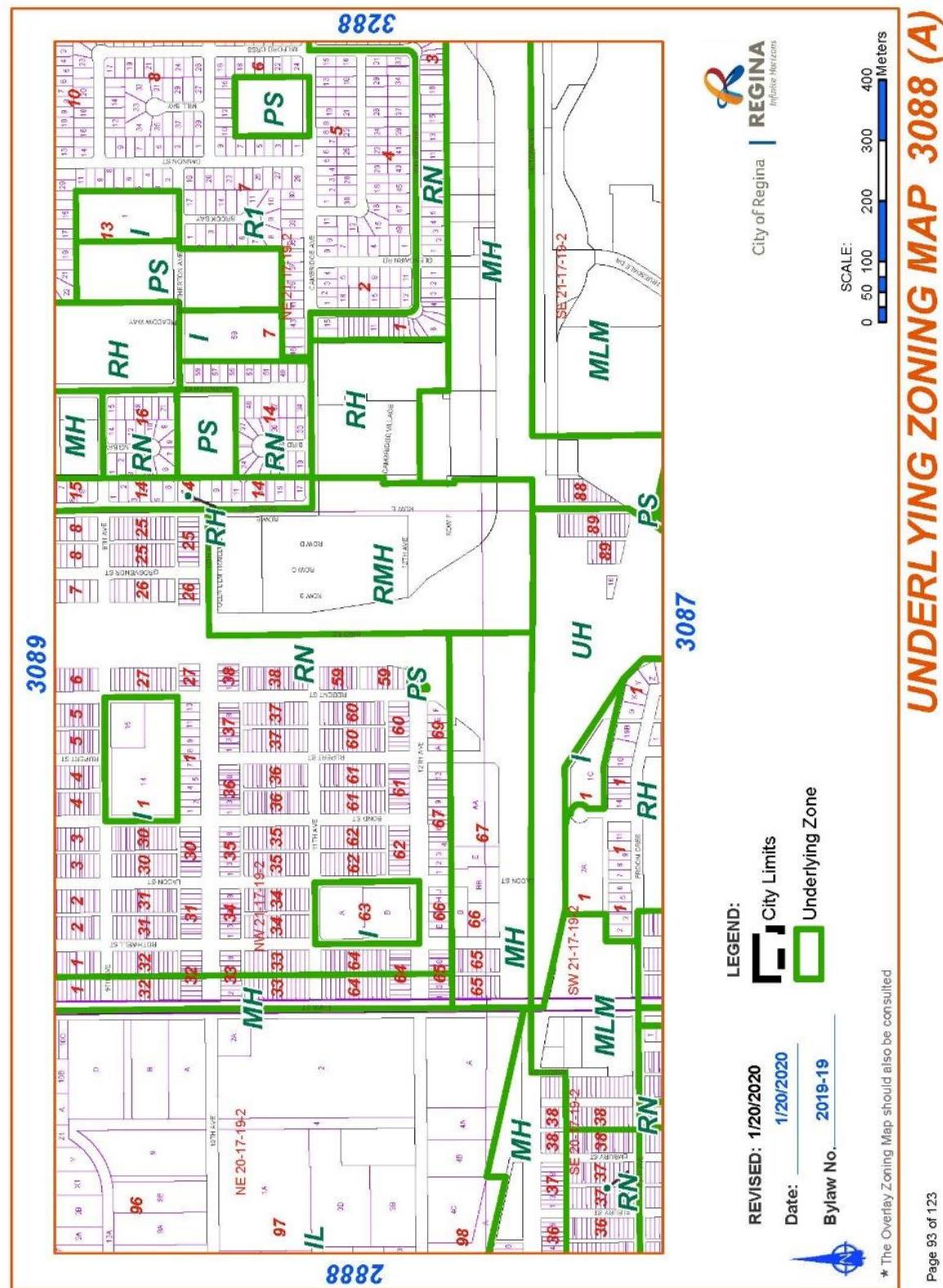




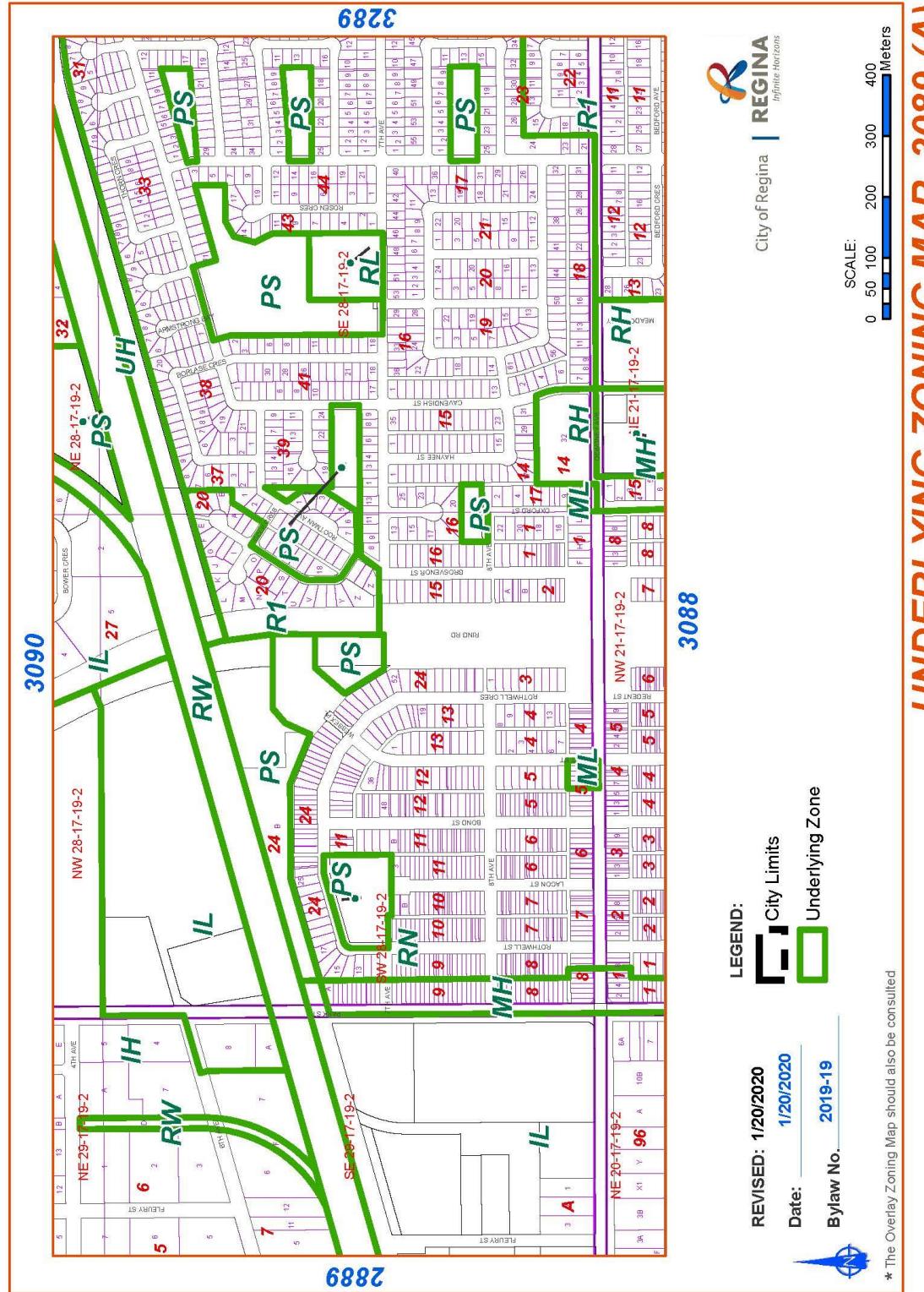








UNDERLYING ZONING MAP 3089 (A)



* The Overlay Zoning Map should also be consulted

LEGEND:

City Limi

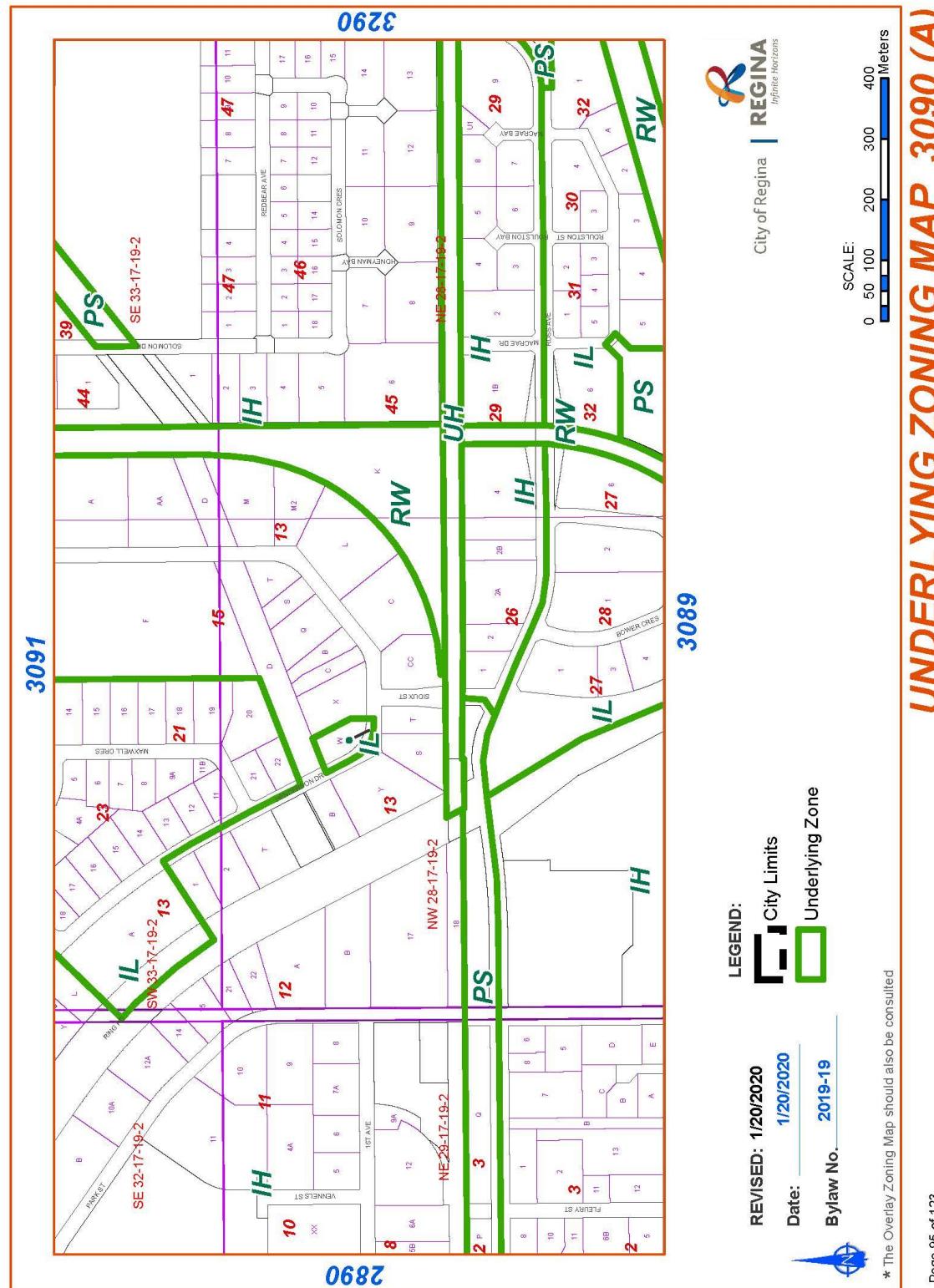
Underlying Zone



REGINA
Infinite Horizons

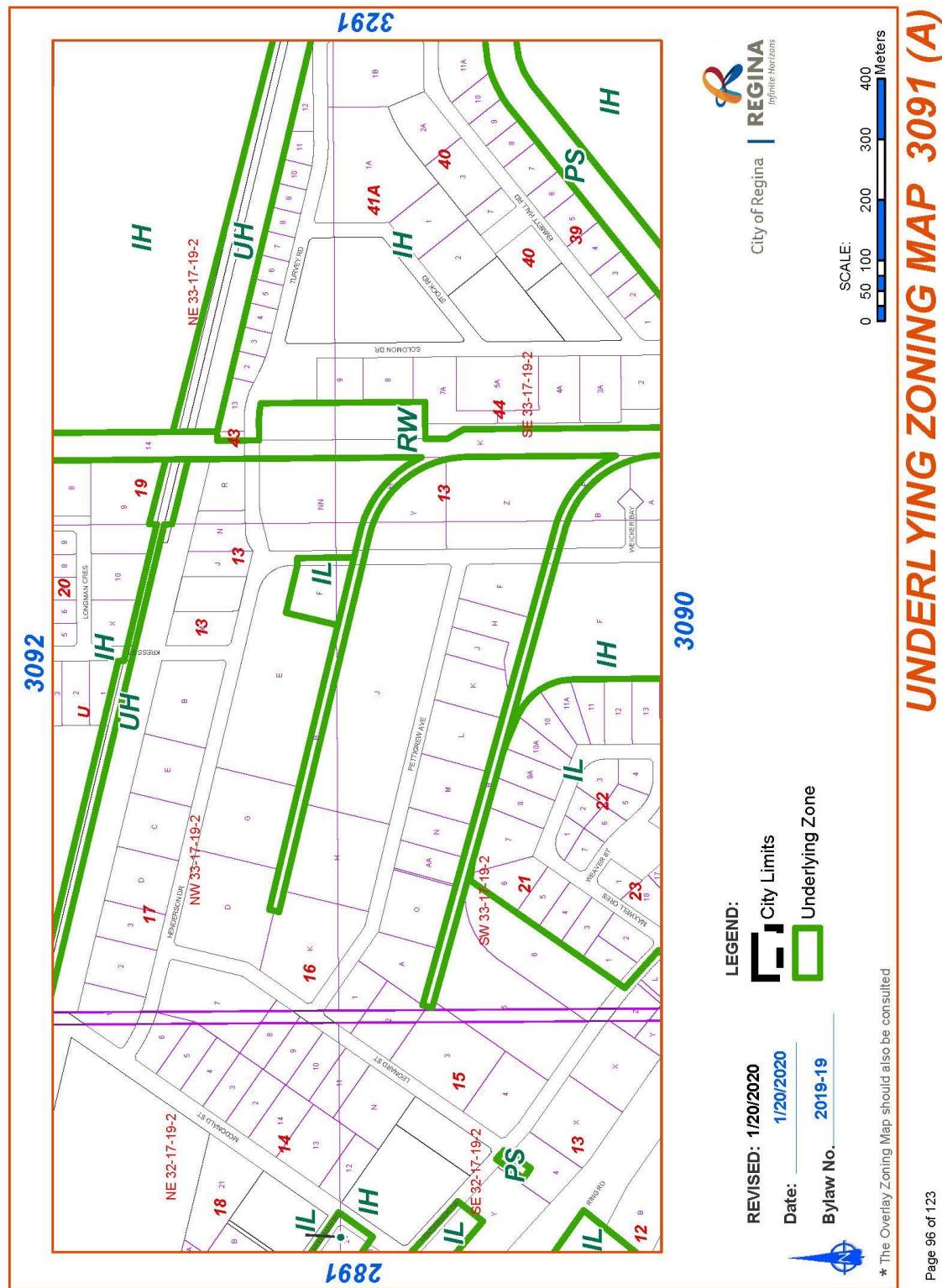
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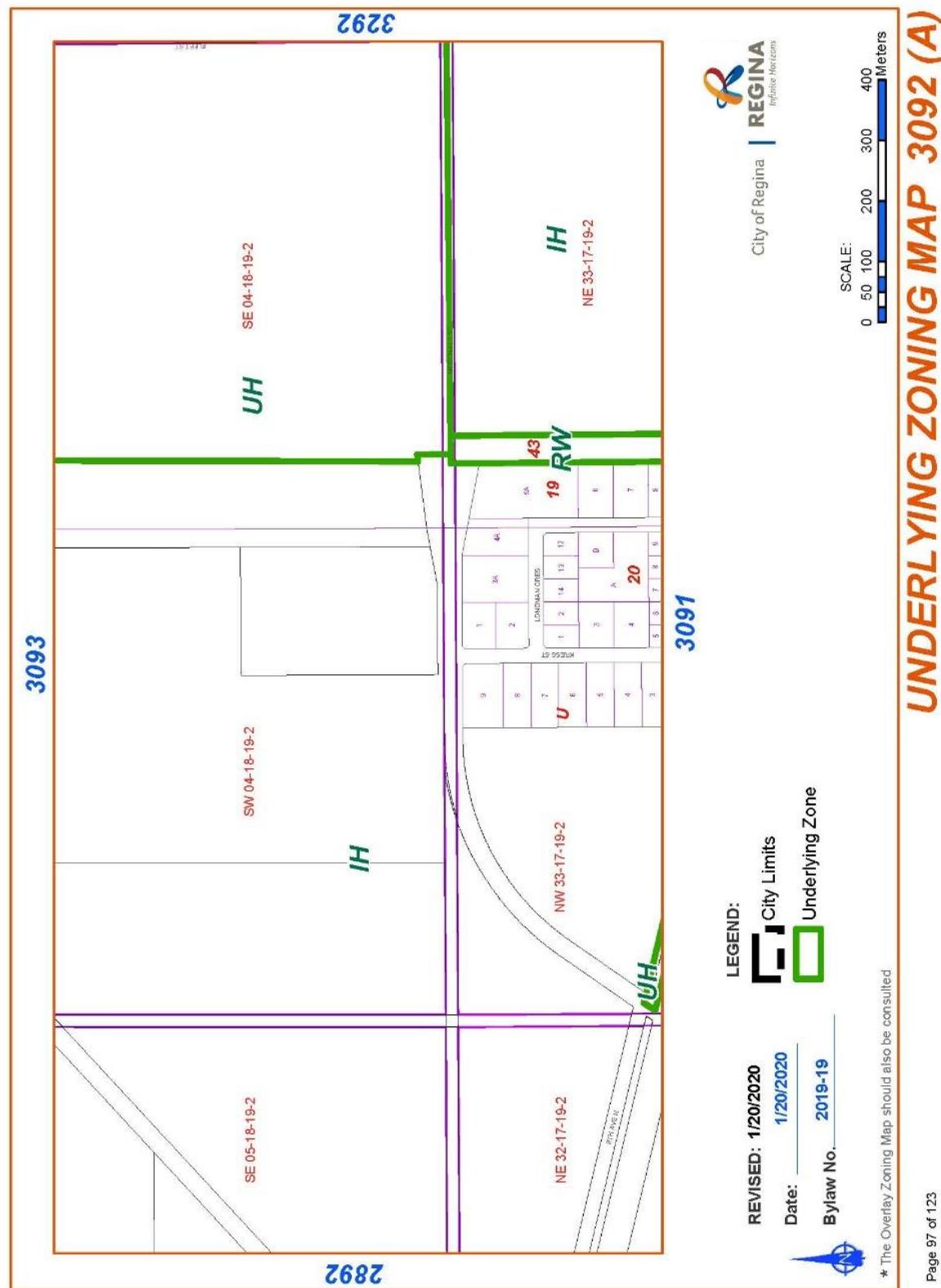
Page 94 of 123

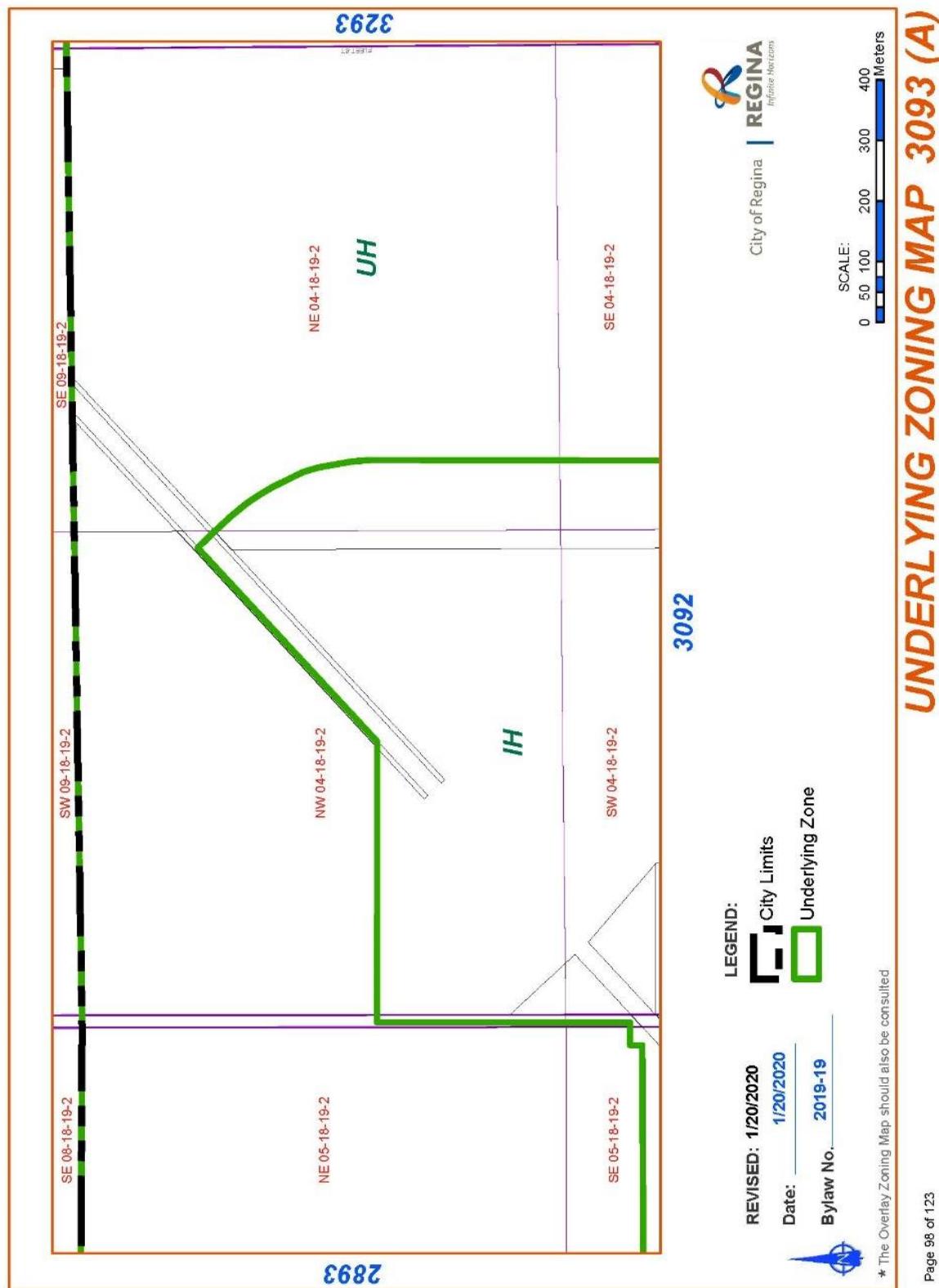


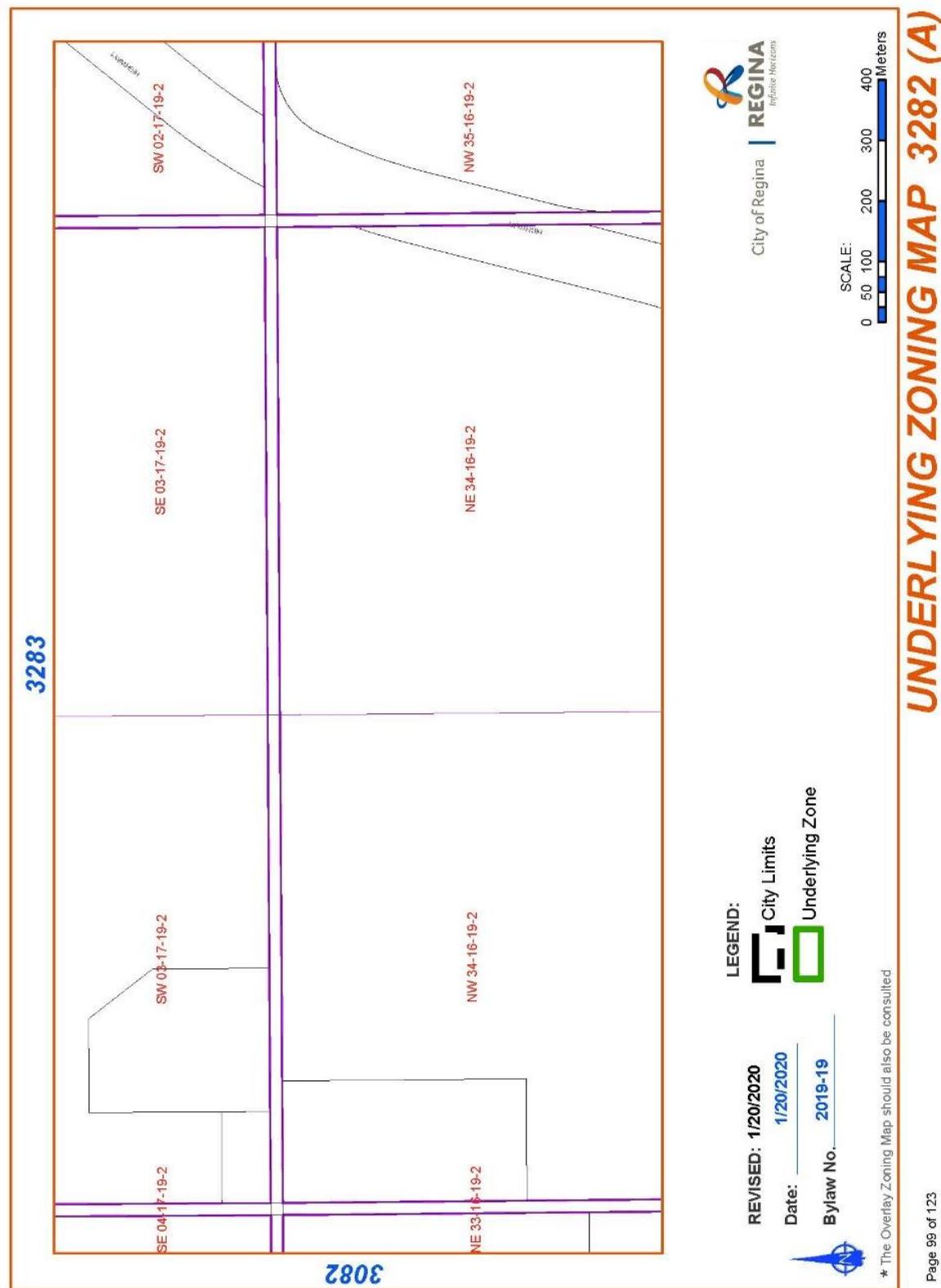
* The Overlay Zoning Map should also be consulted

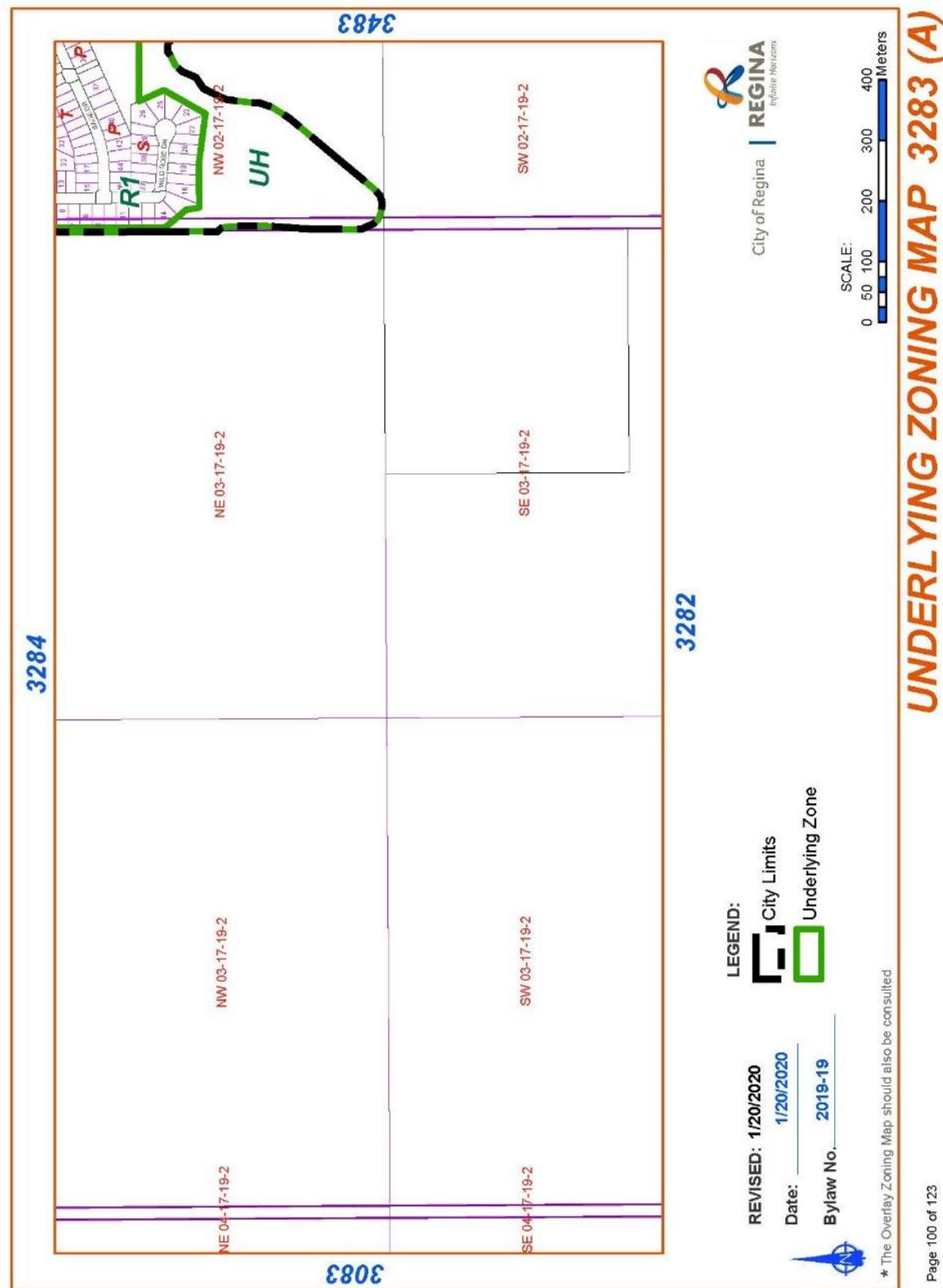
Page 95 of 123

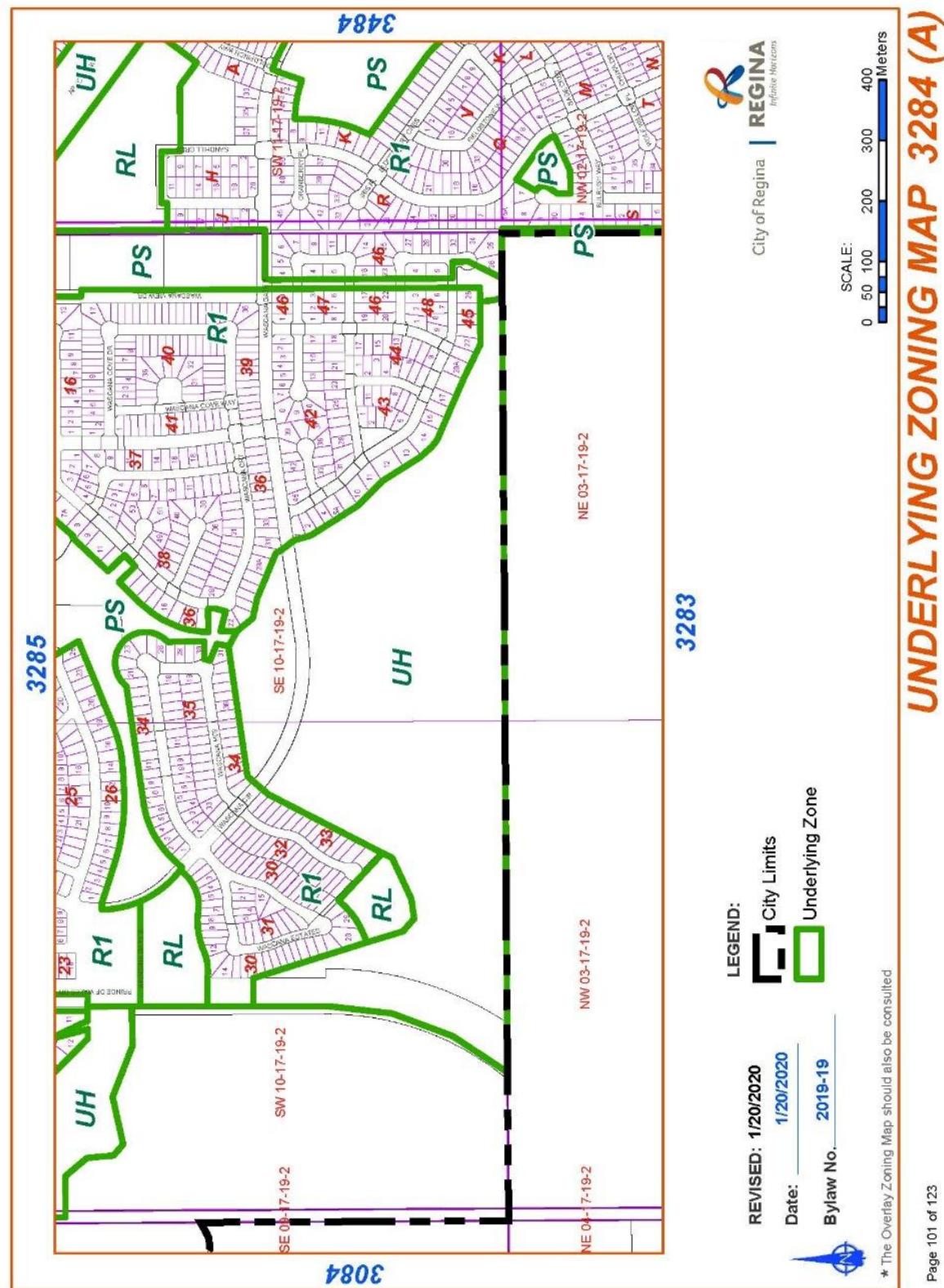




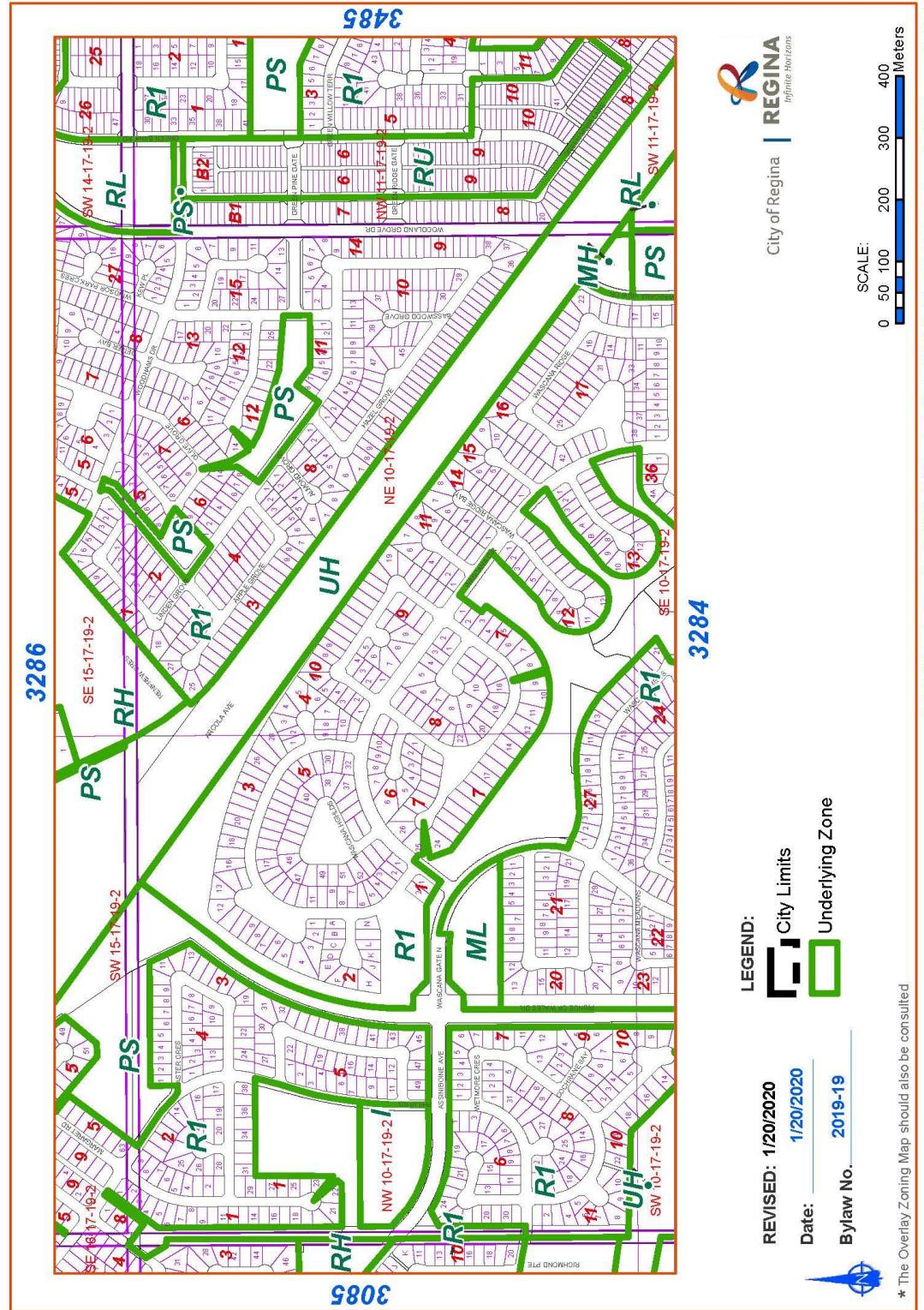




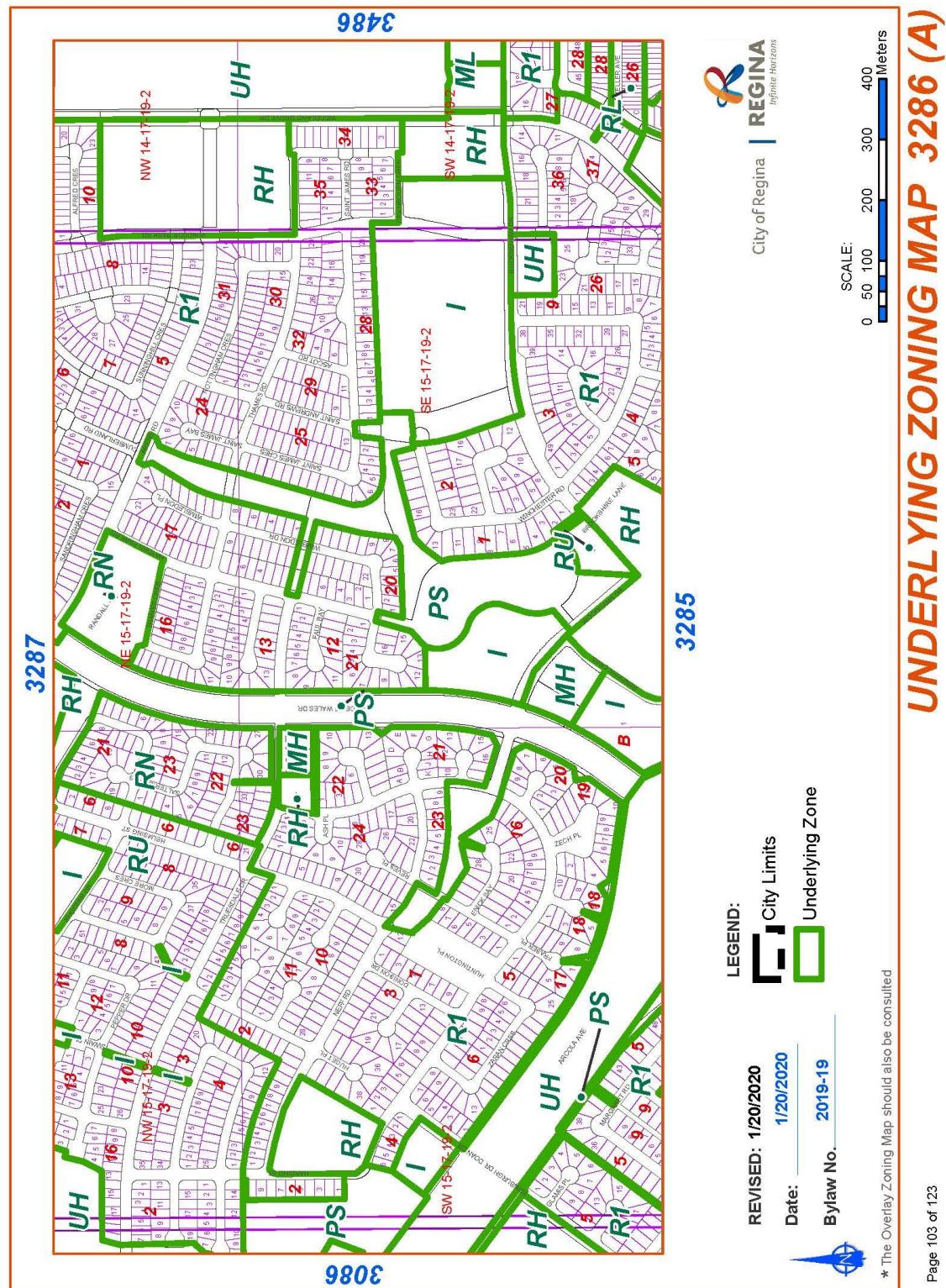


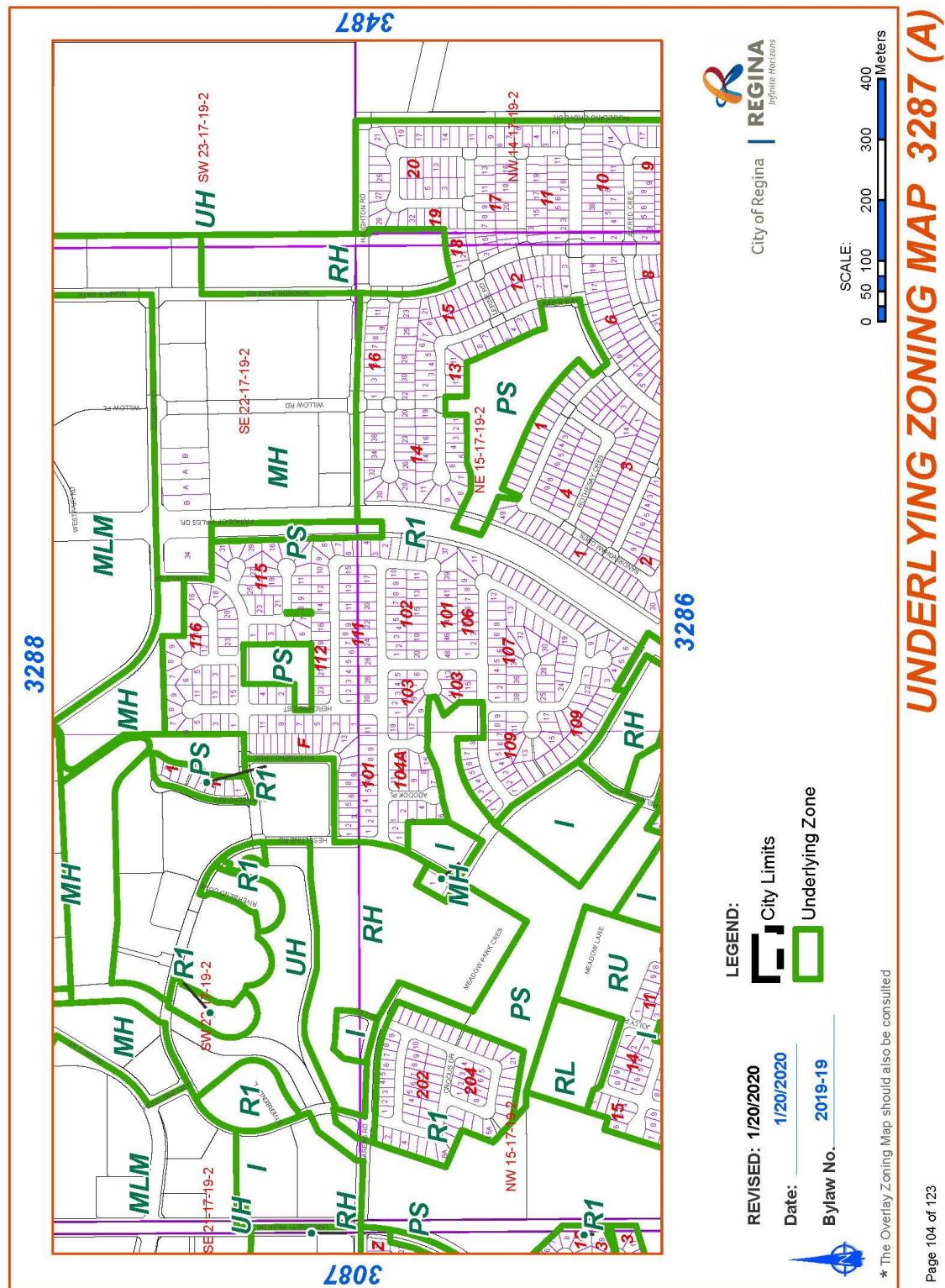


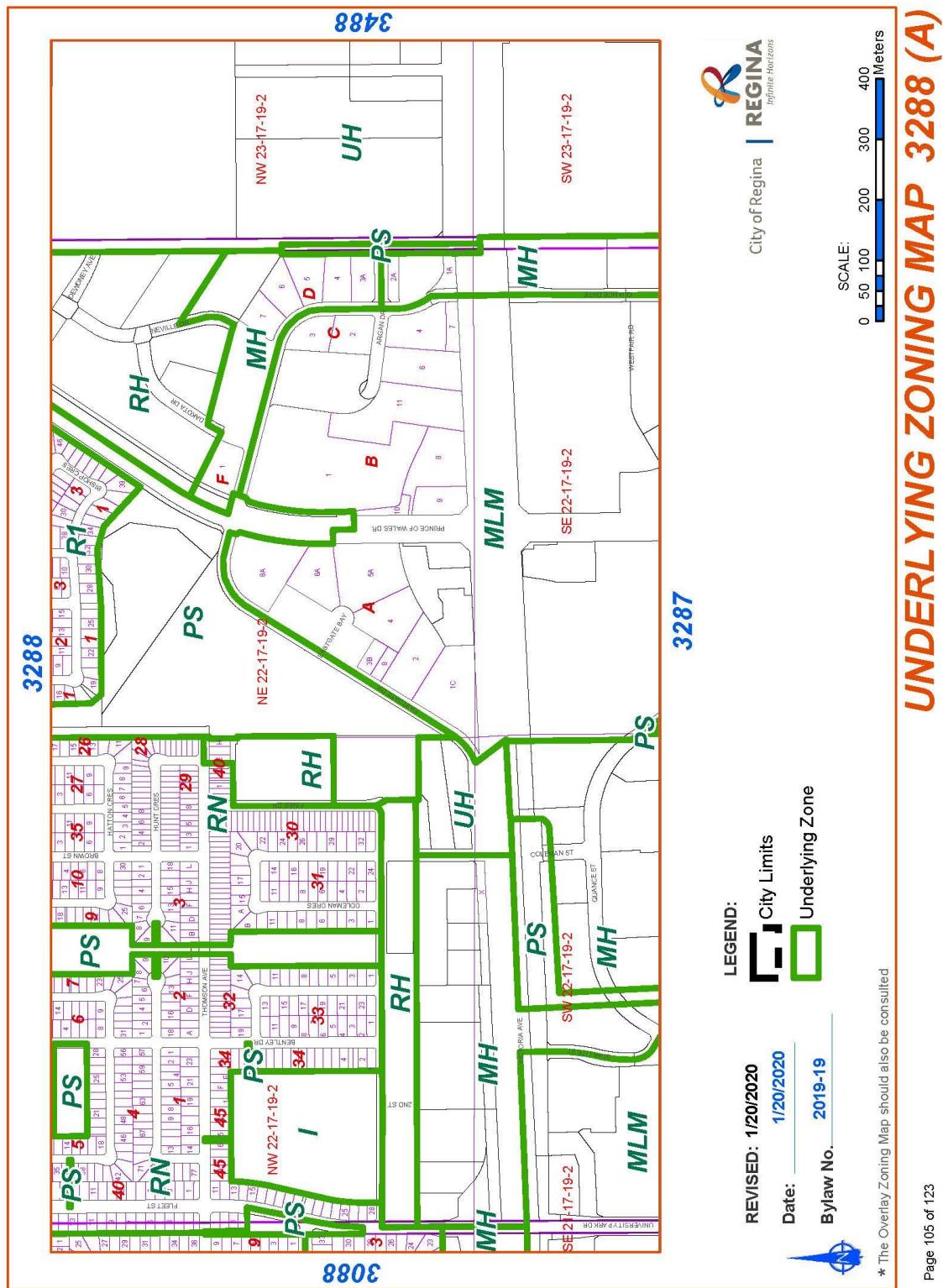
UNDERLYING ZONING MAP 3285 (A)



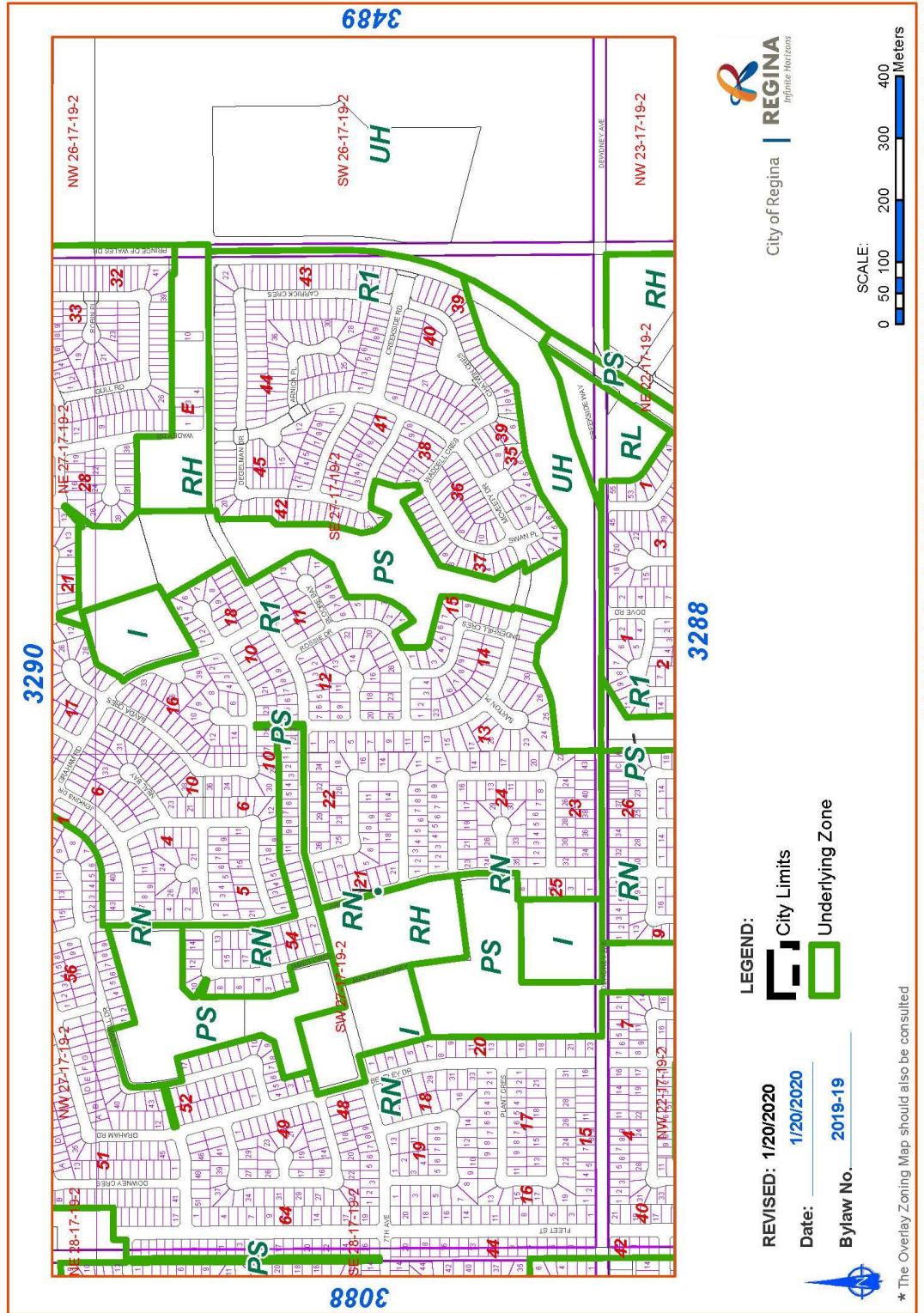
卷之三







UNDERLYING ZONING MAP 3289 (A)



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* The Overlay Zoning Map should also be consulted

Bylaw No. 2019-19

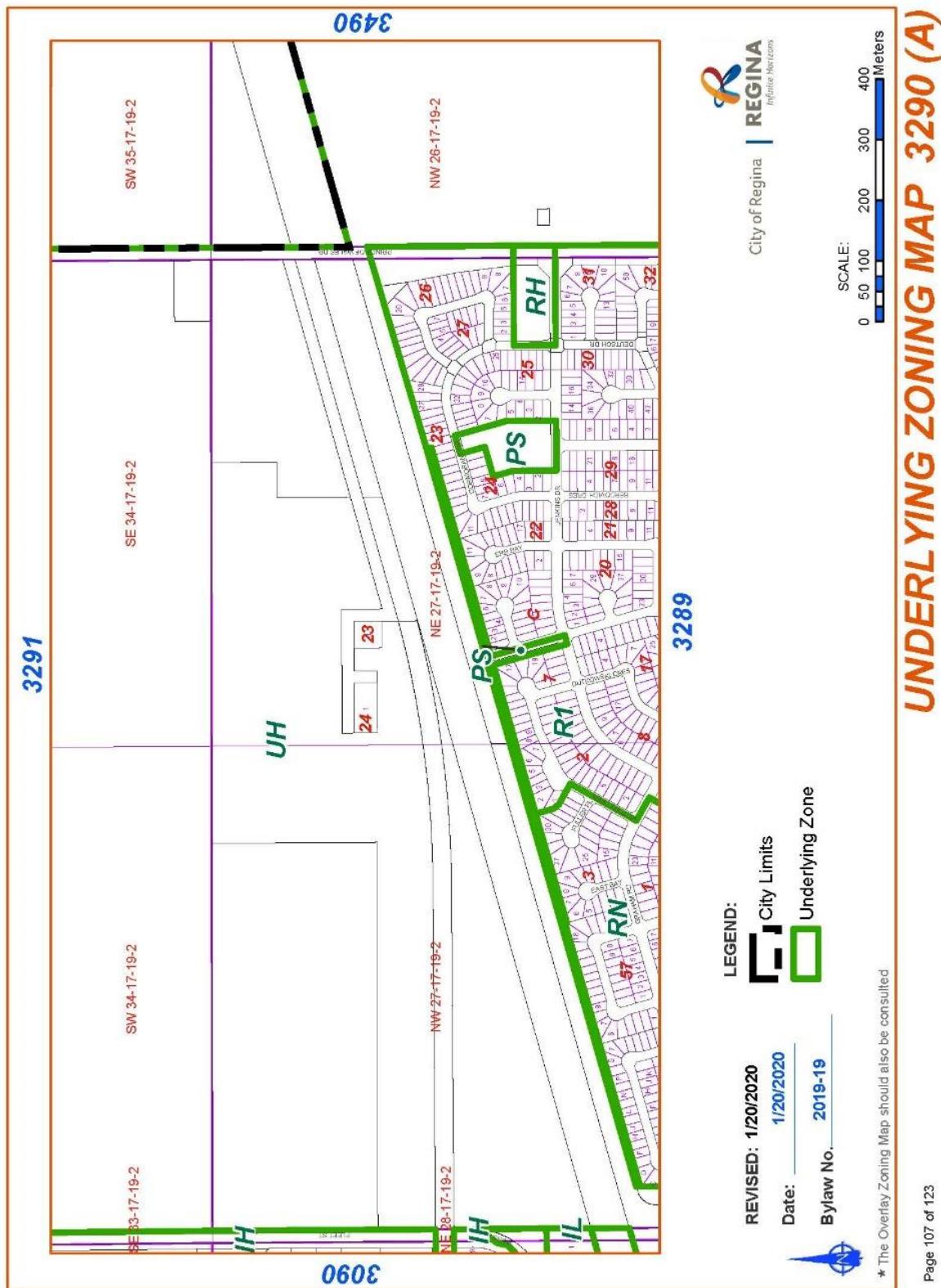
Underlying Zone

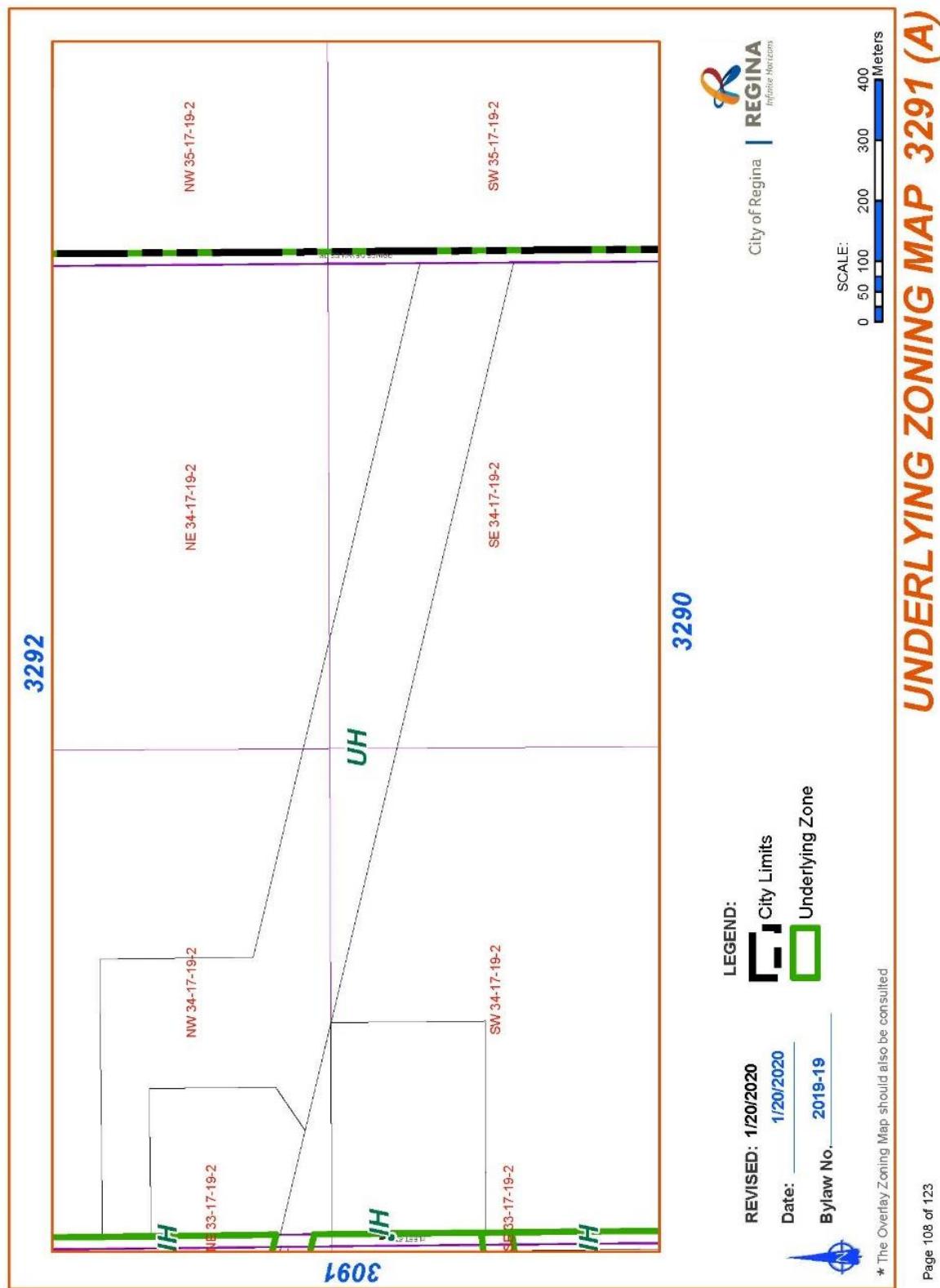
LEGEND:

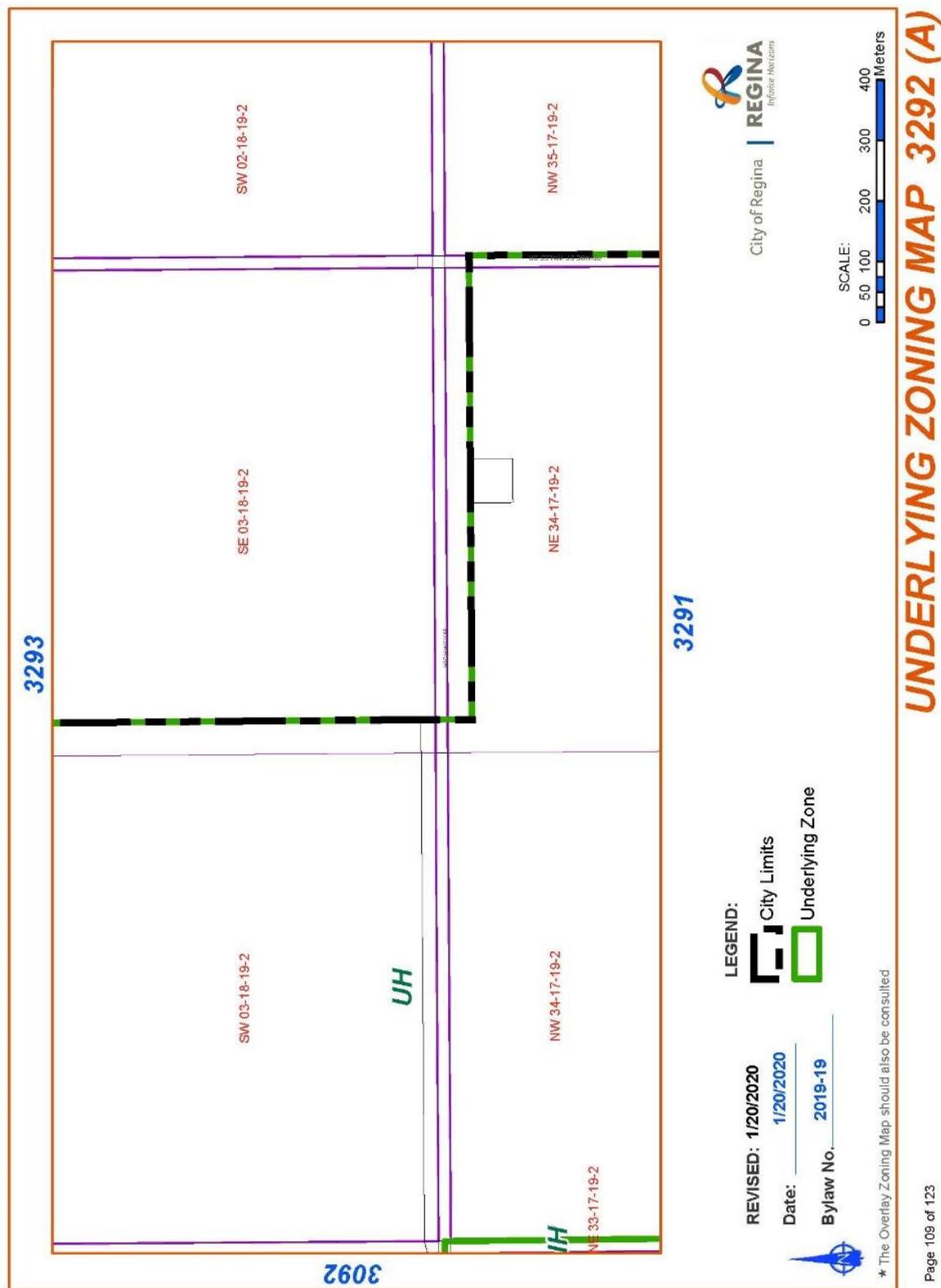
200

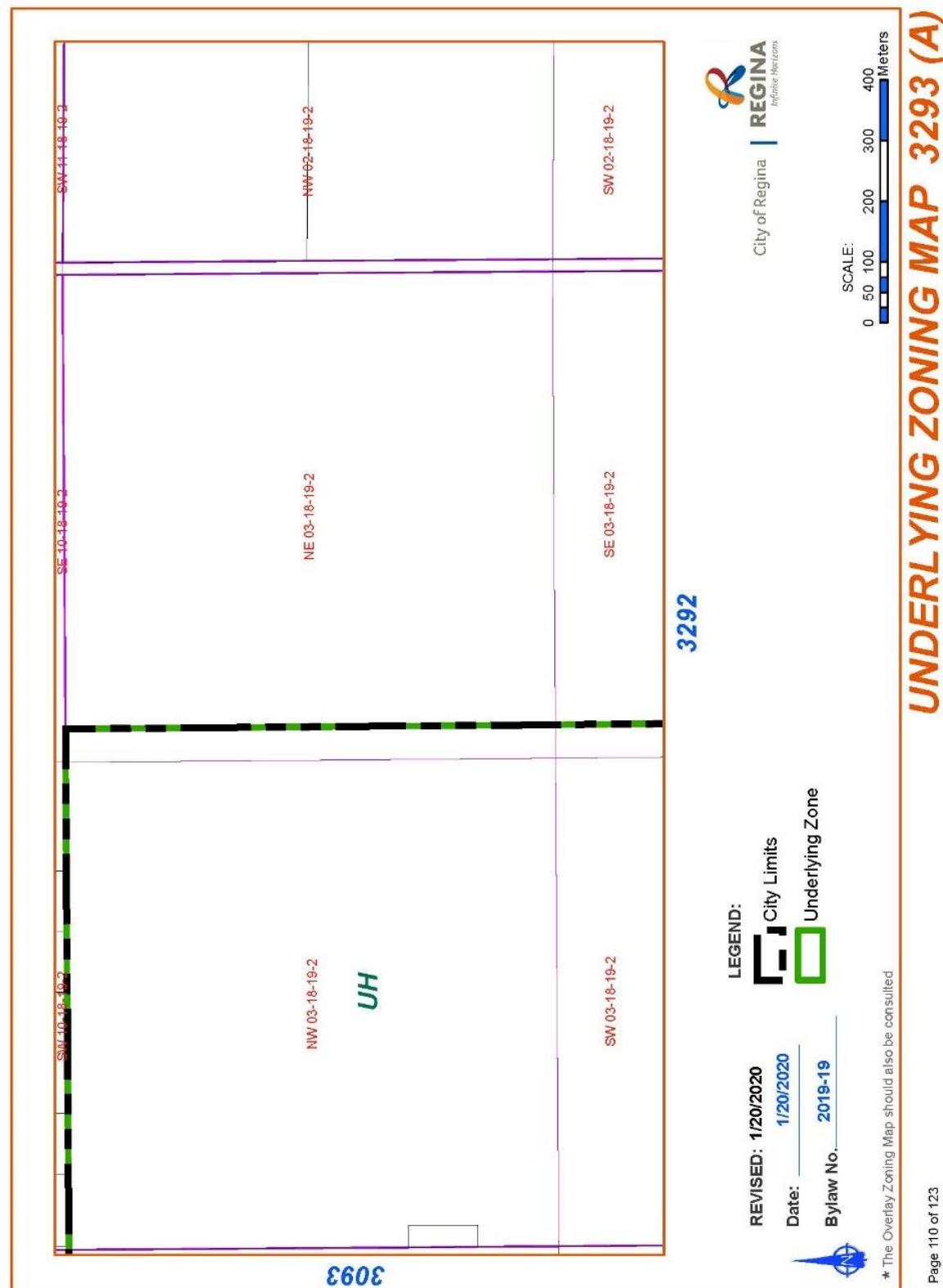
Bylaw N
 **REGINA**
Infinite Horizons

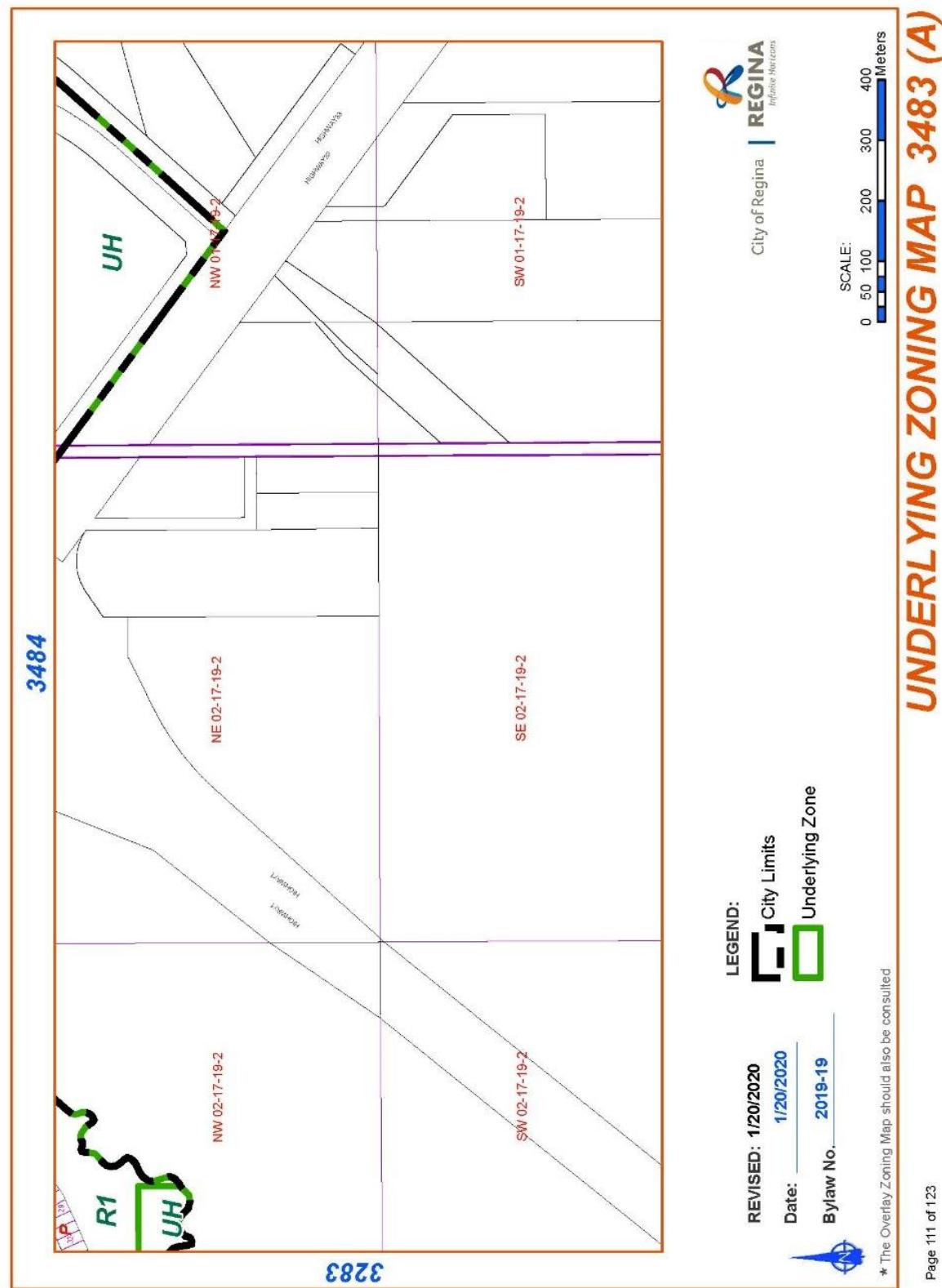
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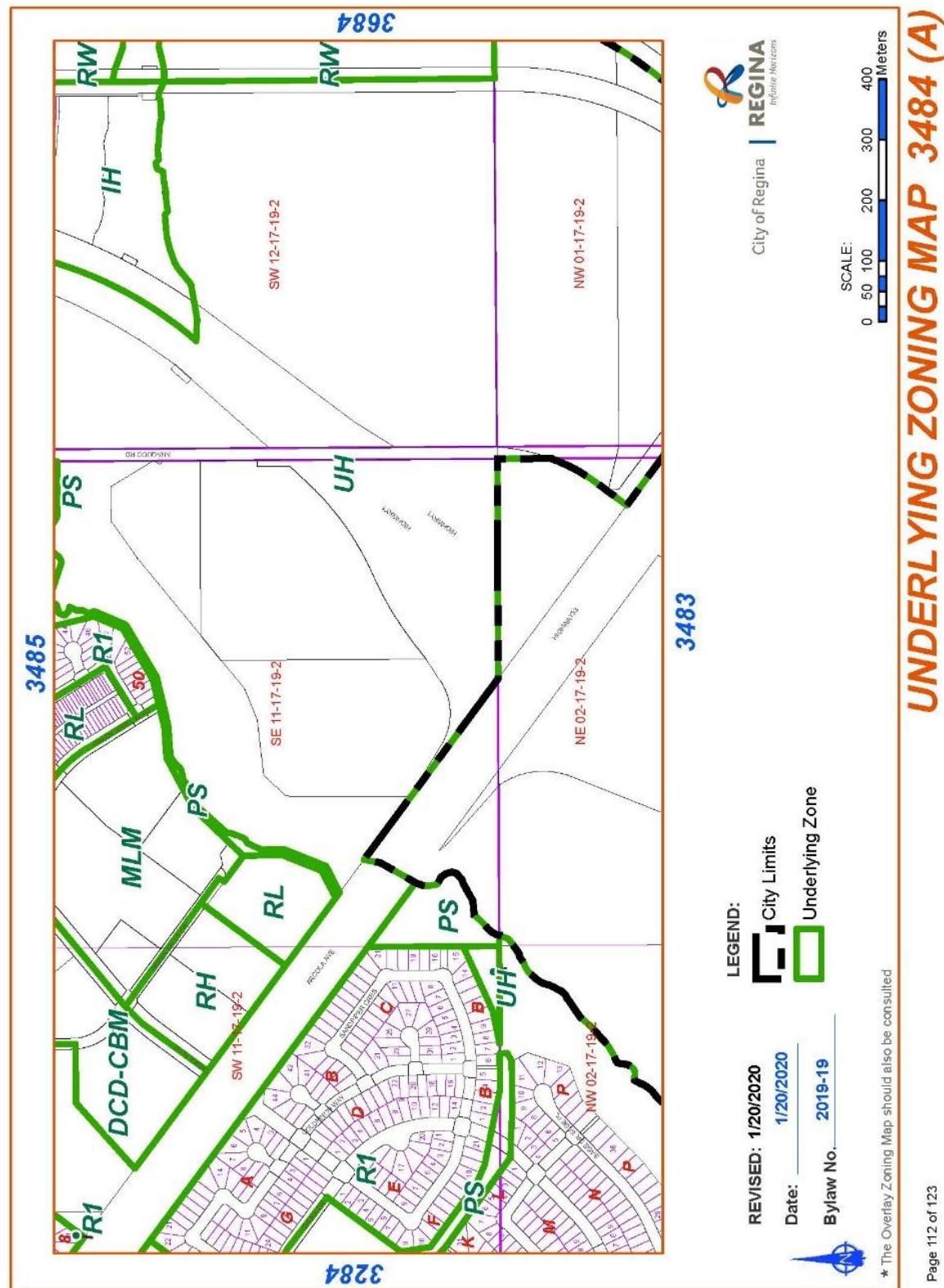


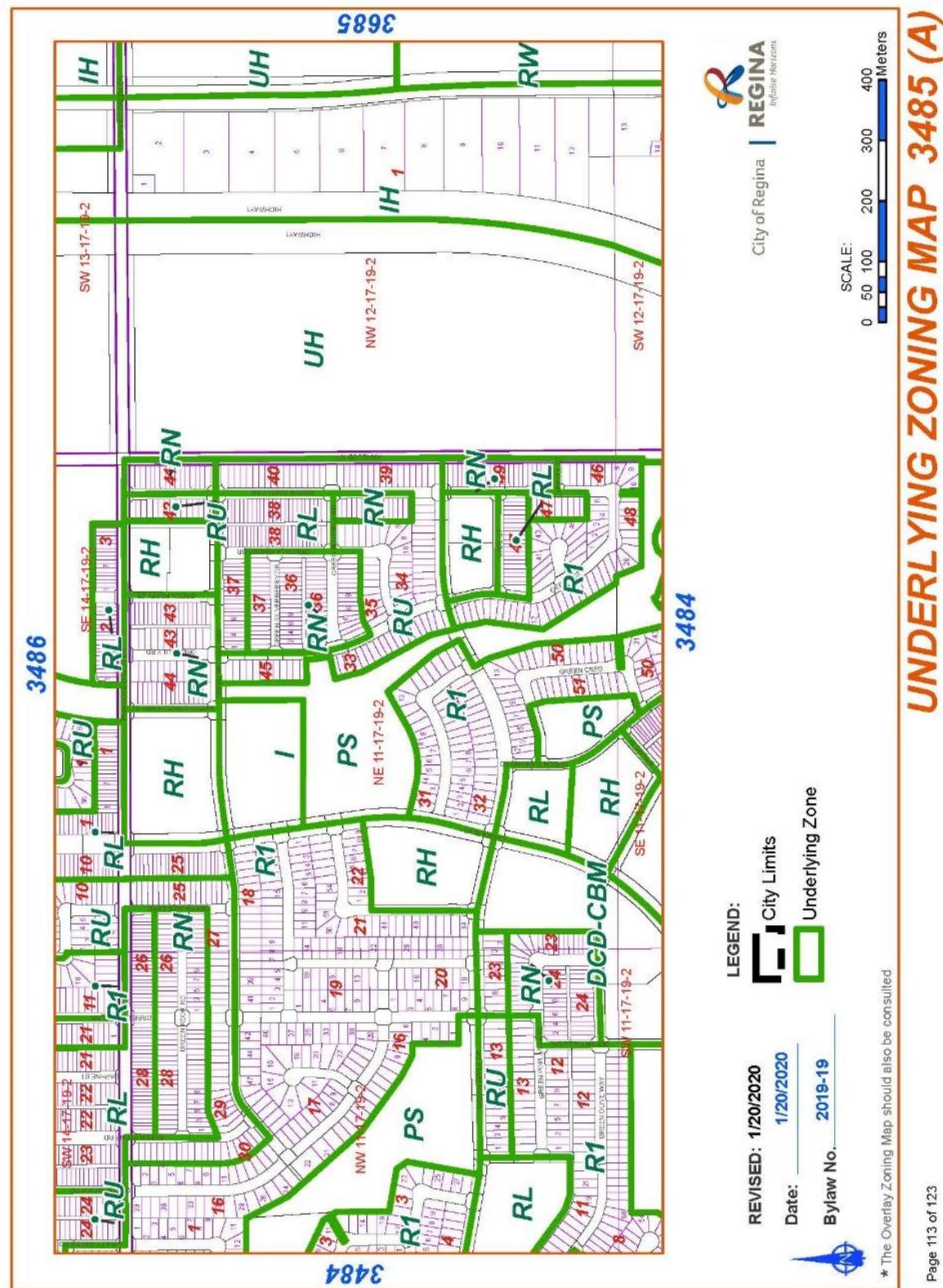


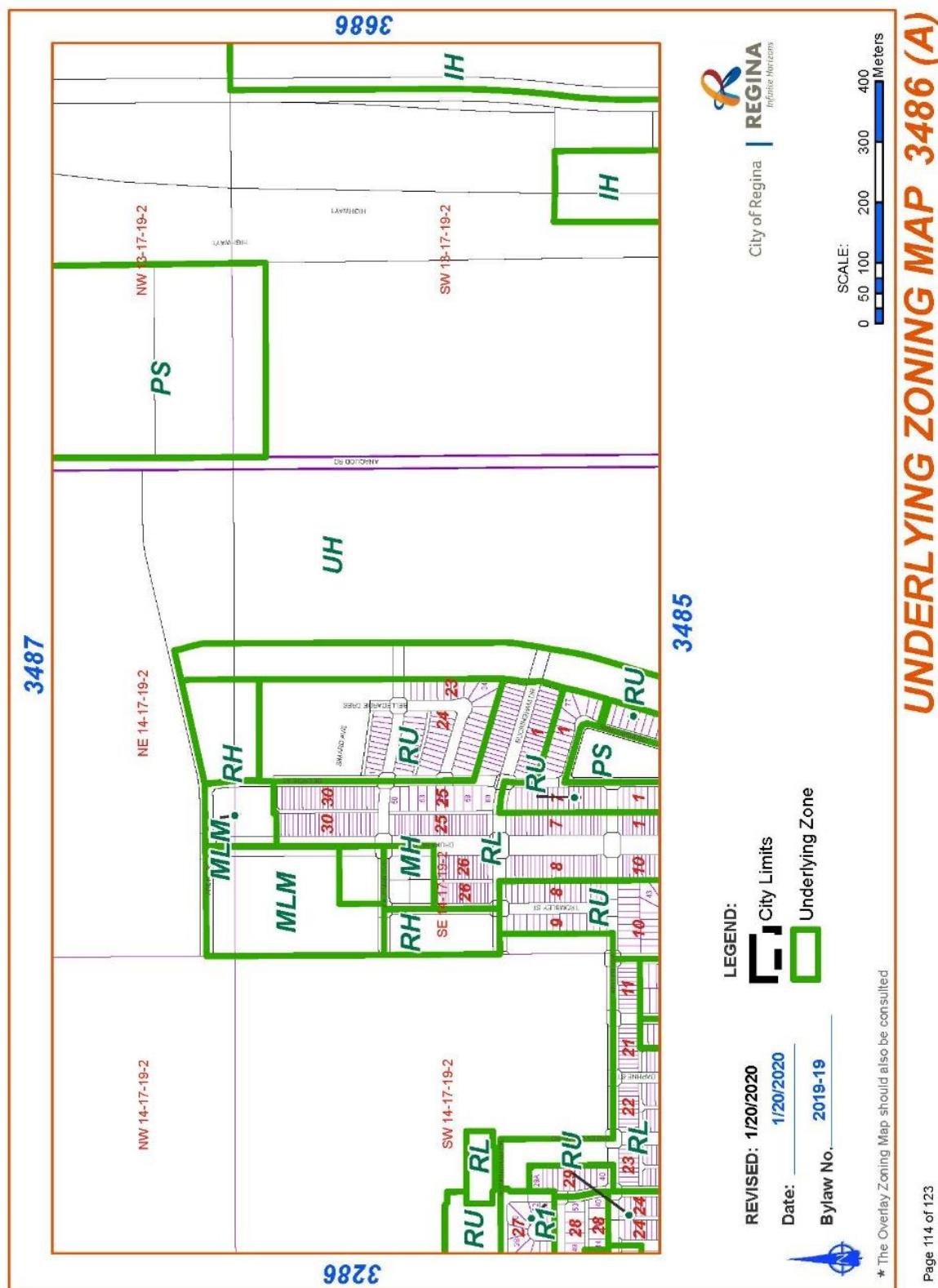


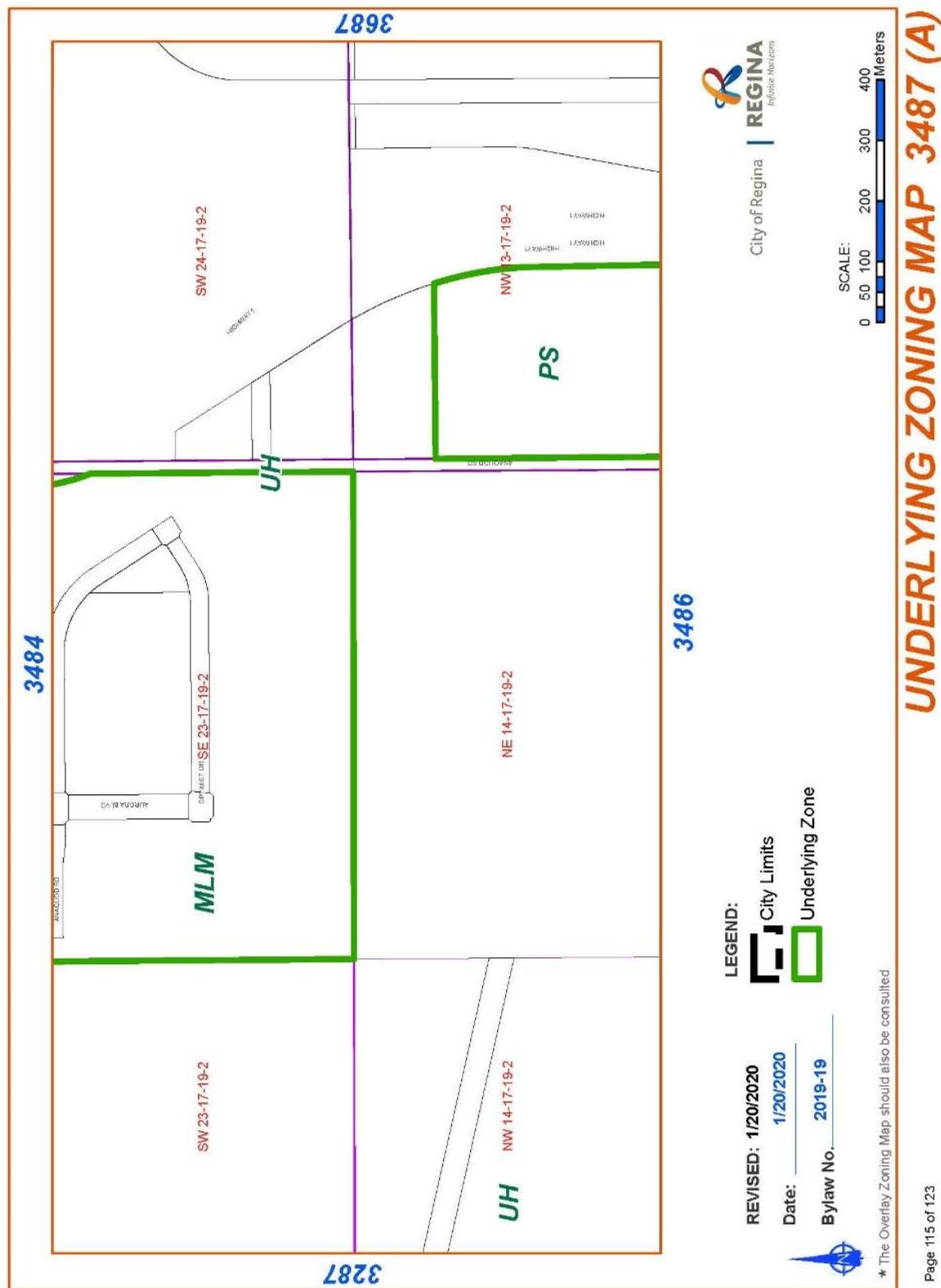


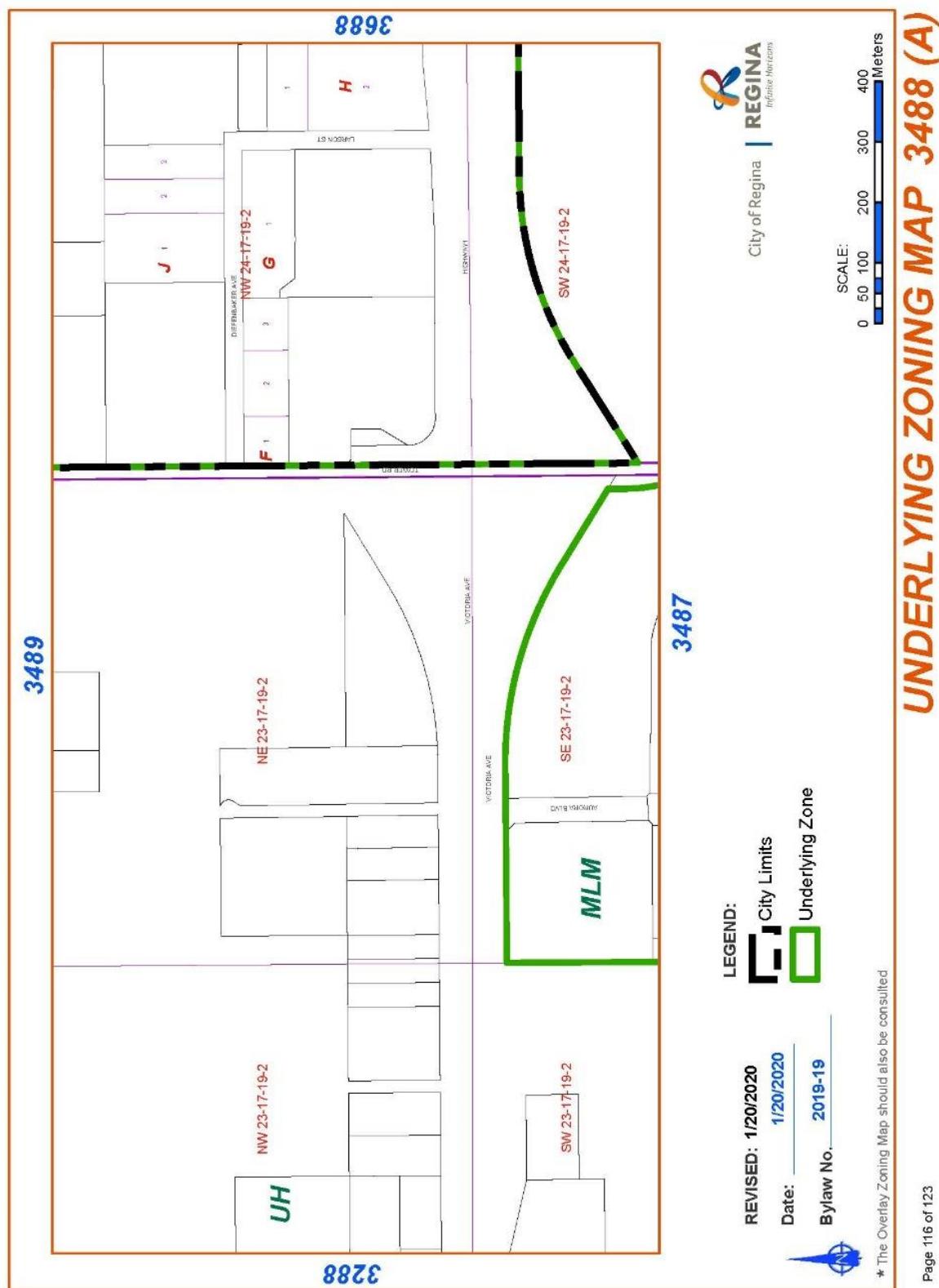


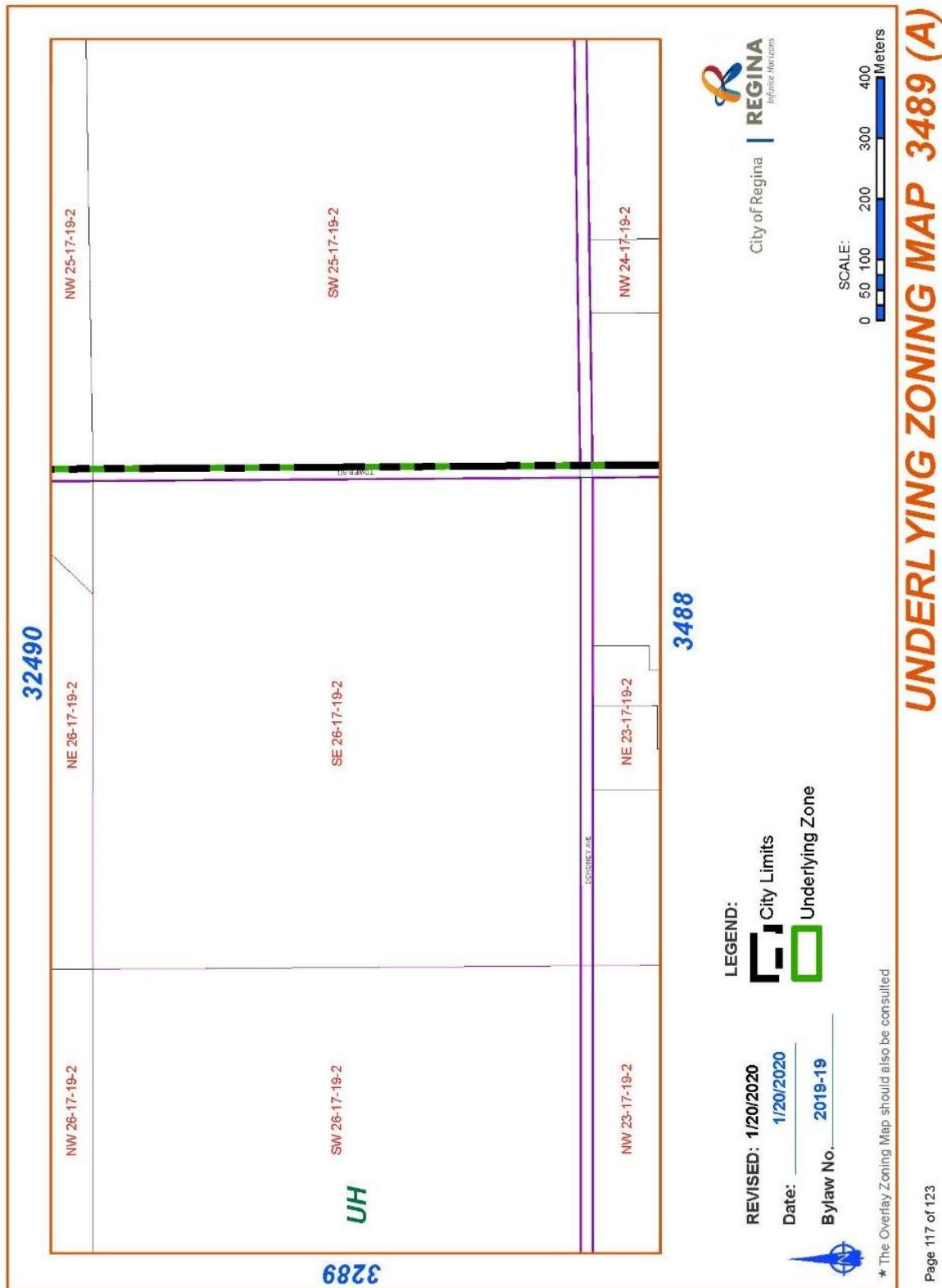


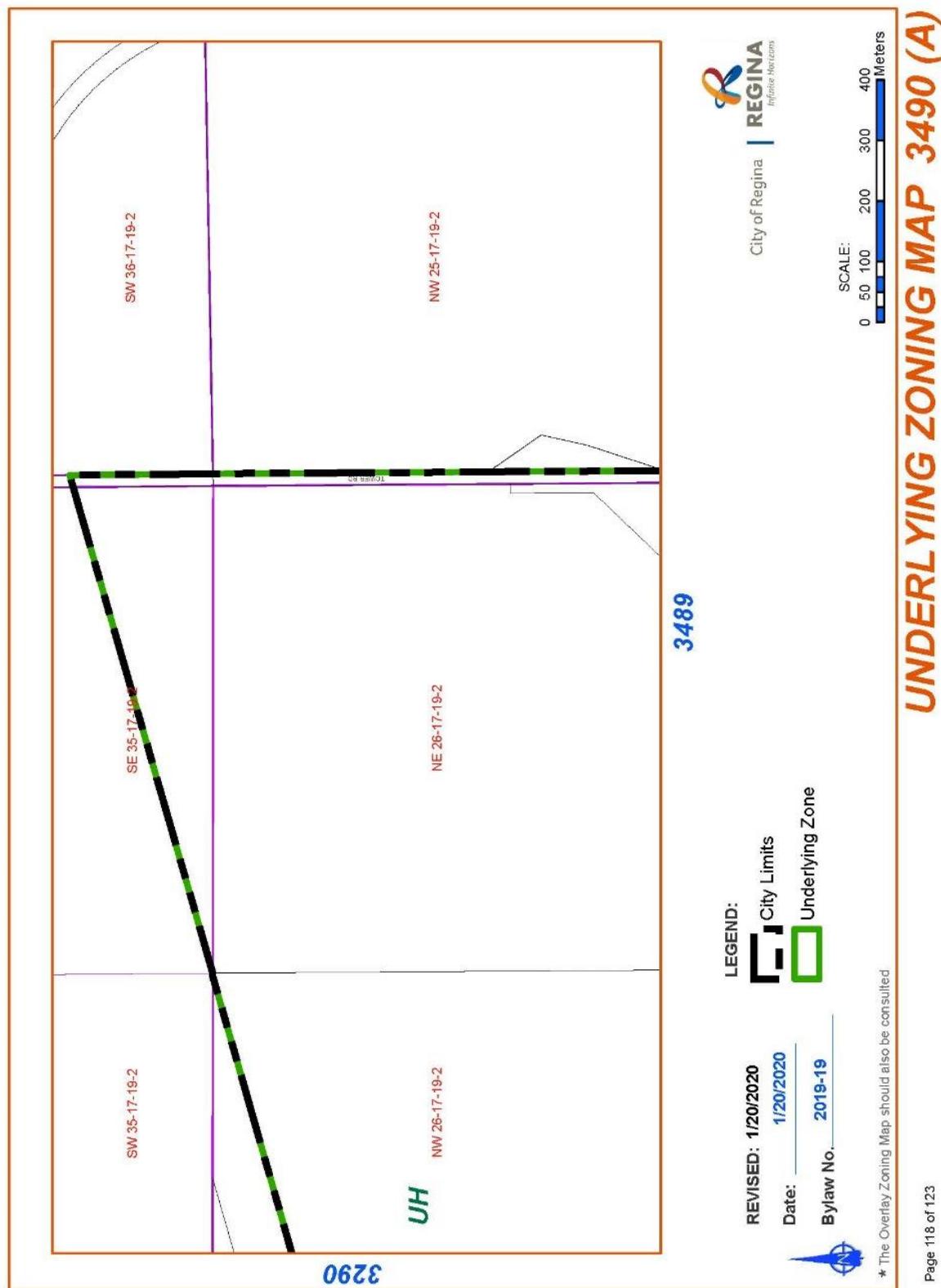


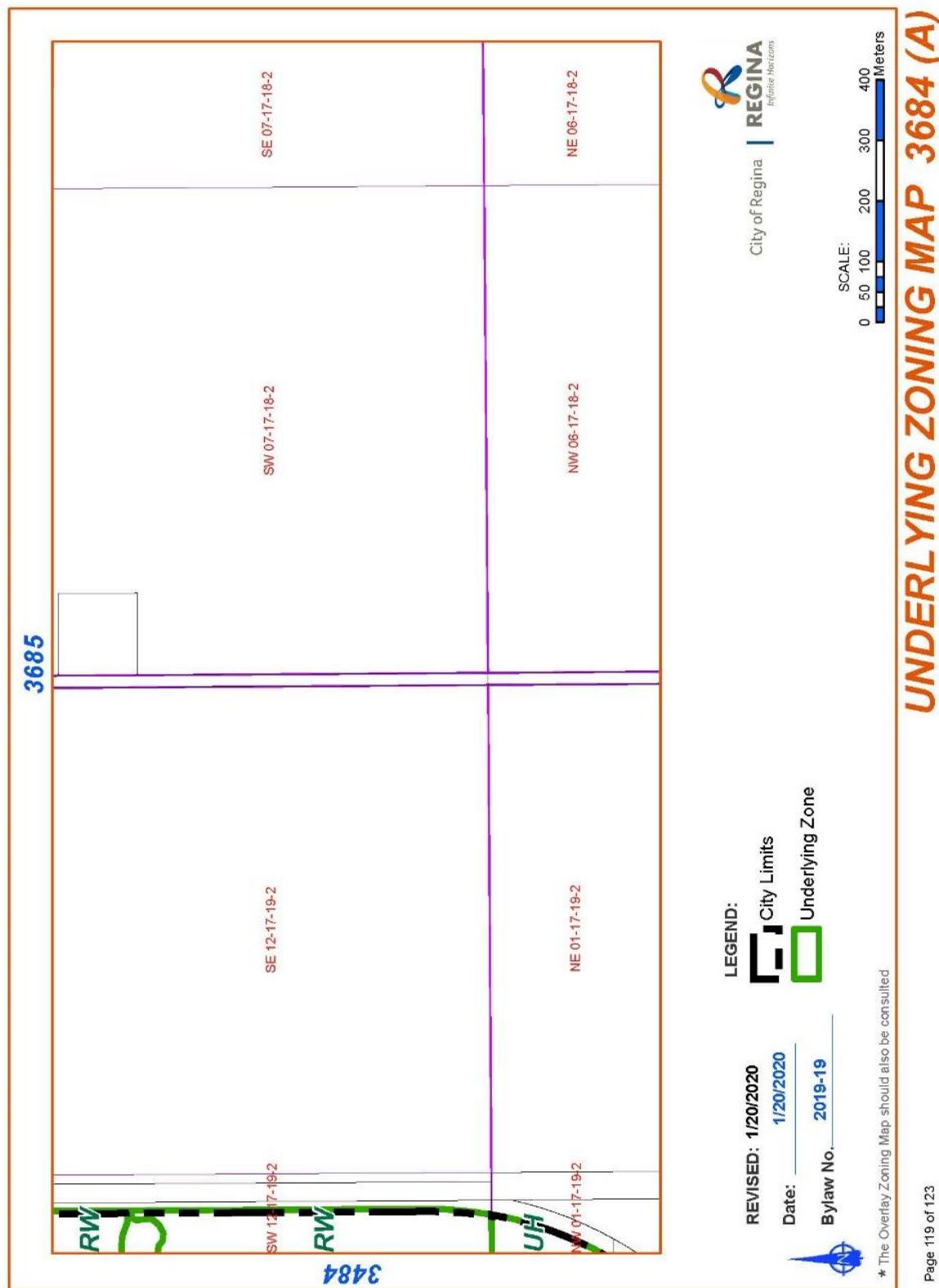


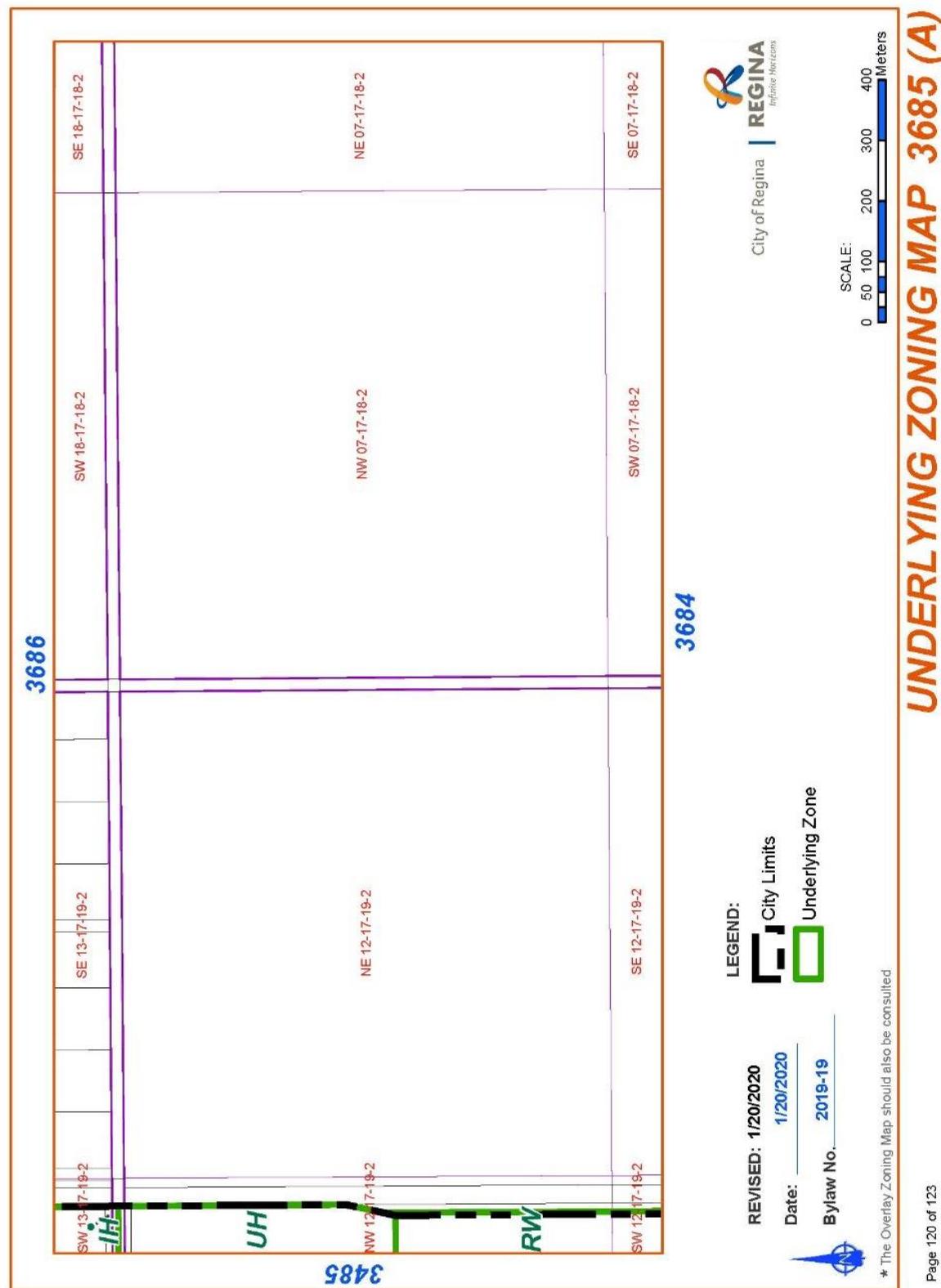


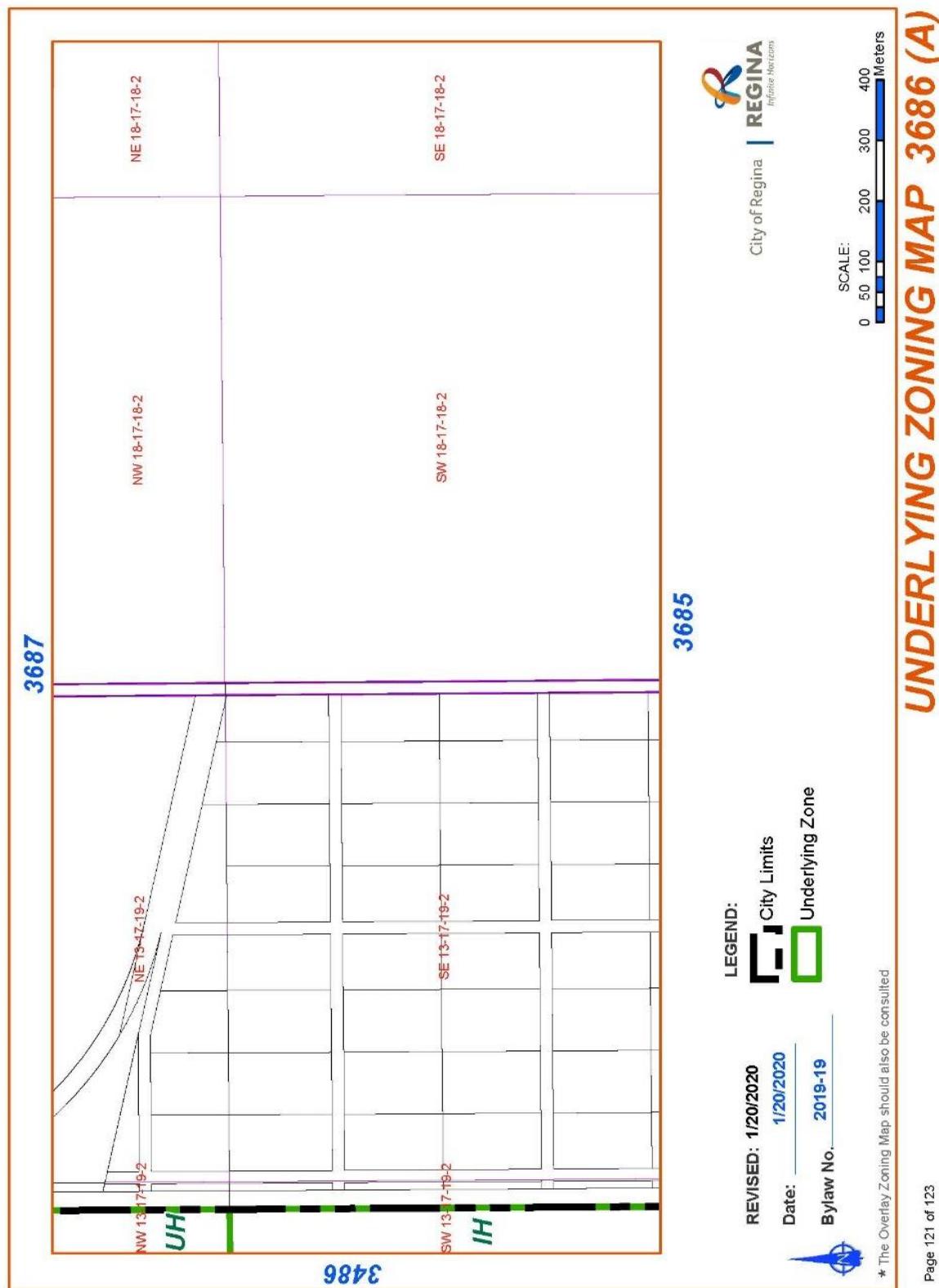


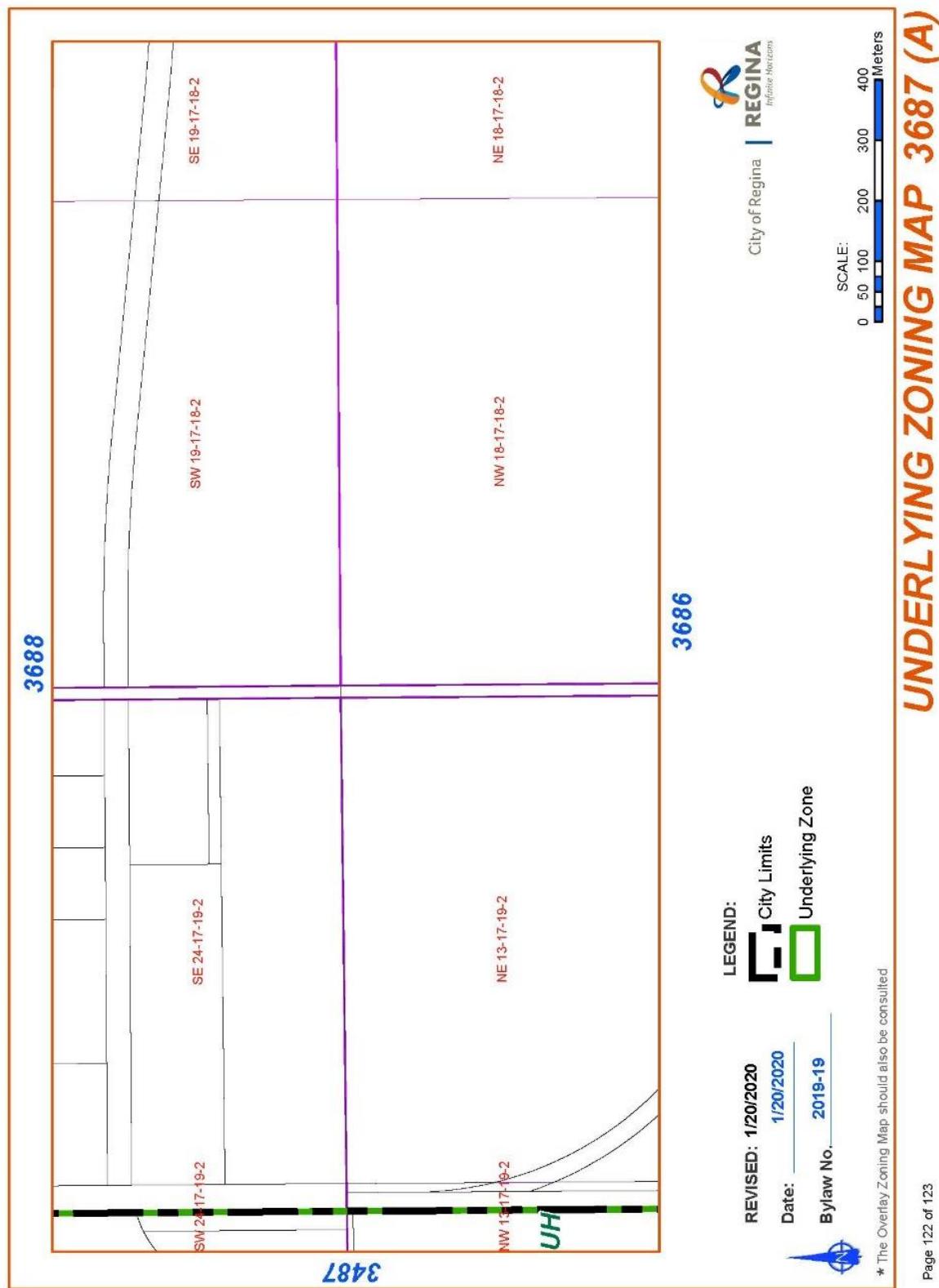


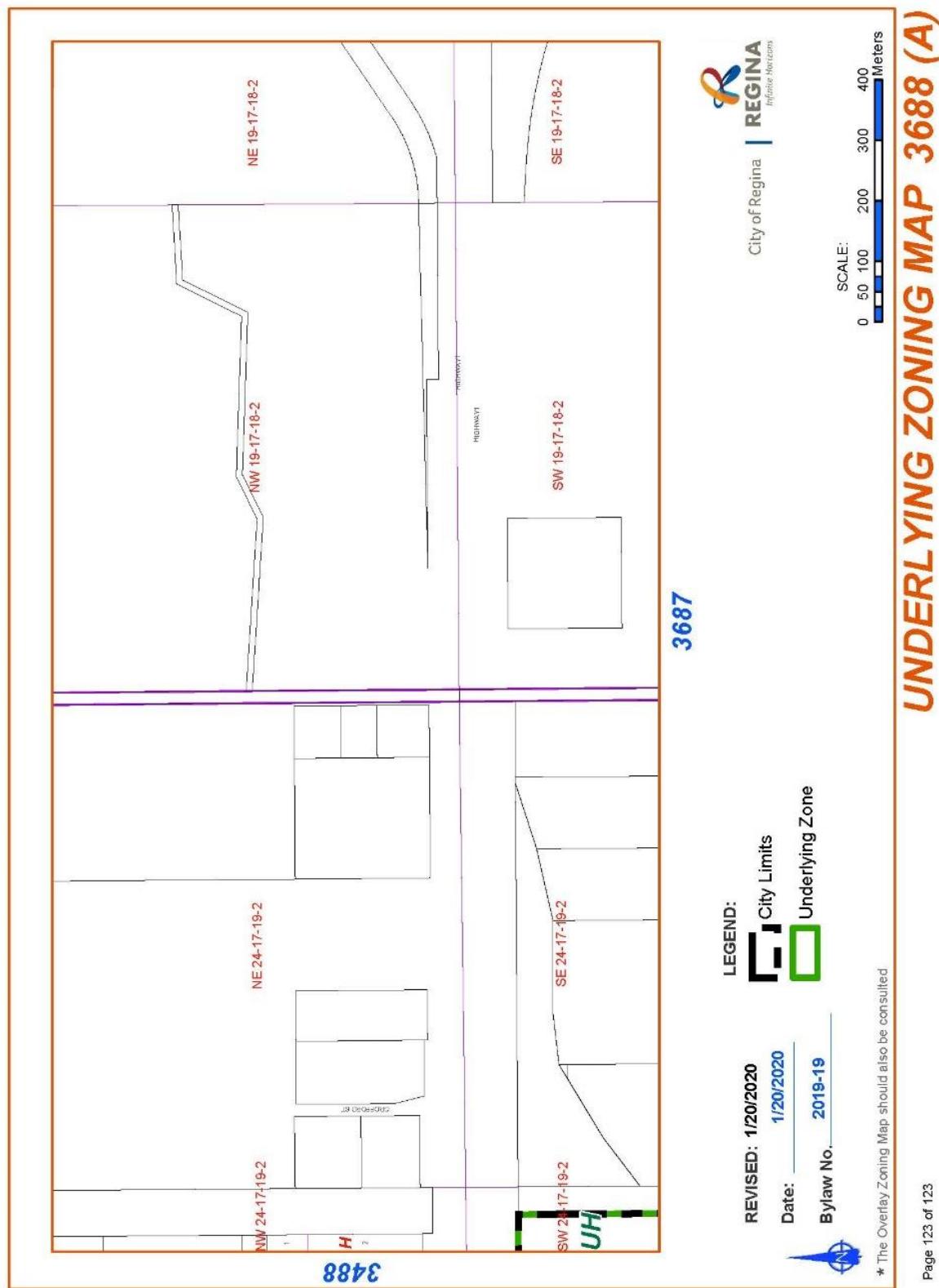












ABSTRACT

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