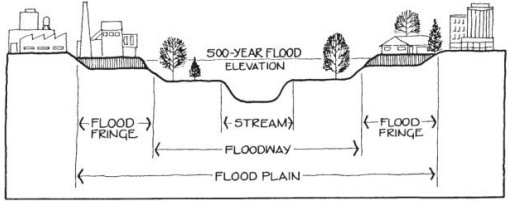
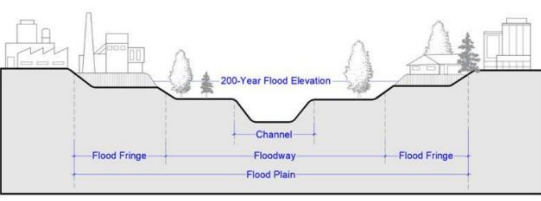


Changes to Official Community Plan			
#	Existing Policy	Proposed Policy Change	Rationale for Change
	<p>11.5 Prohibit the development of new buildings and additions to buildings in the floodway of the 1:500 year flood elevation of any watercourse or water body; and</p> <p>11.6 Require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any water course or water body in the flood fringe.</p>	<p>11.5A Through the subdivision and rezoning processes, prohibit expansion of lands intended for development in the floodway of the 1:200-year flood elevation of any watercourse or water body;</p> <p>11.5B On land subdivided and zoned before September 1, 2026 for building development purposes, require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:200 year flood elevation of any watercourse or water body in the flood way;</p> <p>11.5C Require flood-proofing of new buildings and additions to buildings to an elevation 0.5 metres above the 1:200 year flood elevation of any watercourse or water body in the flood fringe;</p> <p>11.6 Public Infrastructure improvements, such as culverts, and bridges shall be designed to allow floodway flows of the 1:200 year flood elevation to prevent obstruction of flood flows.</p>	<p>The proposed change adapts the policies to the recently changes Statements of Provincial Interest, which replaced references to the 1:500 flood elevation with 1:200 and allow for reconstruction of lots within floodway of the 1:200 elevation.</p> <p>No new land will be subdivided within the newly defined floodway boundary.</p> <p>Policy 11.6 is added to ensure that future construction and reconstruction of infrastructure allows for free flowing waters in the maximum floodway to prevent upstream back-ups of flood waters.</p>

Proposed Amendments to Zoning Bylaw 2019-19

#	Existing Regulation	Proposed Regulation	Rationale for Change
	<p>“floodway” means the portion of the floodplain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second (see Figure 2B.F9).</p>	<p>“floodway” means the portion of the floodplain adjoining the channel where the waters in the 1:200 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second (see Figure 2B.F9).</p>	<p>Updated 1:500 to 1:200 year flood.</p>
<p>Figure 2B.F9</p>		<p>Figure 2B.F9</p> 	<p>Updated reference from 1:500 to 1:200 year flood.</p>
<p>n/a</p>		<p>“safe building elevation” means 0.5 meters above the 1:200 flood elevation.</p>	<p>This is a new definition, indicating the elevation at which no flood-proofing is required within the floodplain.</p>
<p>PART 8E FW – FLOODWAY OVERLAY ZONE</p>		<p>PART 8E FP – FLOODPLAIN OVERLAY ZONE (Replace)</p>	<p>The existing FW Overlay Zone (and Flood Fringe Overlay Zone) will be repealed and replaced with the FP Overlay Zone. This zone implements regulations responding to corresponding changes to the Statements of Provincial Interest, OCP, adopts procedures to confirm required elevations through the development permit process, confirms performance regulations intended to reduce flood damage in the event of a 1:200 year flood.</p>
<p>PART 8N FF – FLOODWAY FRINGE OVERLAY ZONE</p>		<p>(Repealed)</p>	<p>The existing FF Overlay Zone (and Flood Way Overlay Zone) will be repealed and replaced with the FP Overlay Zone. This zone implements regulations responding to corresponding changes to the</p>

			Statements of Provincial Interest, OCP, adopts procedures to confirm required elevations through the development permit process, confirms performance regulations intended to reduce flood damage in the event of a 1:200 year flood.
	Chapter 9 Overlay Zone Maps: (Applicable Zoning Maps)	Approve amended Chapter 9 Overlay Zone Maps: (Applicable Zoning Maps)	The maps will remove the existing FW Overlay Zone and FF Overlay Zone and replace with the FP Floodplain Overlay Zone, consisting of the floodway and flood fringe boundaries, and based on the Regina Flood Mapping Study prepared by the Water Security Agency.
	n/a	Add Regina Flood Mapping Study in Chapter 10 as Part 10C.	The Regina Flood Mapping Study is the basis for the all boundaries and elevations in the Floodplain Overlay Zone and must be attached as a technical document to verify elevations.

DRAFT

Proposed Amendments to The Building Bylaw, 2023-59			
#	Existing Regulation	Proposed Regulation	Rationale for Change
	<p>Contents... Flood-Proofing in Floodway Areas...</p>	<p>Contents... Flood-Proofing in Floodplain Areas (amend page numbers as required)</p>	<p>Consequential change to table of contents as regulations will refer to the floodplain, not the floodway or flood fringe</p>
	n/a	<p>Definitions (add the following in alpha-numerical order) (f.1) “floodplain” means floodplain as defined in the Zoning Bylaw. (k.1) “safe building elevation” means safe building elevation as defined in the Zoning Bylaw;</p>	<p>New definitions are added from consequential amendments to the Zoning Bylaw.</p>
	<p>Sound Insulation in New Homes Adjacent to Airports</p> <p>41(1) The provisions of this section apply to <i>construction</i> of new residential <i>dwelling units</i> on <i>properties</i> located in the following areas located entirely or partially within the area of the 25 Noise Exposure Forecast (NEF) contour or higher as established by Transport Canada.</p> <p>(2) Applications for <i>permits</i> for the <i>construction</i> identified in subsection (1) shall be accompanied by a noise attenuation report signed and sealed by an <i>engineer</i> or <i>architect</i> which identifies the anticipated aircraft noise exposure levels, describes the construction methods employed in the design of the <i>building</i> to attenuate the anticipated aircraft noise exposure levels, and identifies the anticipated resulting indoor acoustic level achieved by the attenuation methods and confirms that the construction methods will</p>	<p>Sound Insulation in New Homes Adjacent to Airports</p> <p>41(1) The provisions of this section apply to <i>construction</i> of new residential <i>dwelling units</i> on <i>properties</i> located in the following areas located entirely or partially within Area 1, Area 2, and Area 3 of <i>The Zoning Bylaw</i>.</p> <p>(2) Applications for <i>permits</i> for the <i>construction</i> identified in subsection (1) shall be accompanied by a noise attenuation report signed and sealed by an <i>engineer</i> or <i>architect</i> which identifies the anticipated aircraft noise exposure levels, describes the construction methods employed in the design of the <i>building</i> to attenuate the anticipated aircraft noise exposure levels, and identifies the anticipated</p>	<p>This is a consequential amendment resulting from amendments to the OCP and Zoning Bylaw in 2025, regarding regulation of development in the vicinity of the Regina International Airport. This implements OCP policy to ensure that new homes are constructed to sound proofing measures, recommended by the Federal Government and required by the OCP.</p>

<p>achieve an appropriate level of indoor acoustic level for the authorized occupancy of the final <i>building</i>.</p>	<p>resulting indoor acoustic level achieved by the attenuation methods and confirms that the construction methods will achieve an appropriate level of indoor acoustic level for the authorized occupancy of the final <i>building</i>.</p> <p>(3) For the purposes of evaluation per subclause (2), Areas 1 and 2 shall be deemed equivalent to the 30 Noise Exposure Forecast (NEF); and Area 3 shall be deemed equivalent to the 25 NEF as established by Transport Canada.</p>	
<p>Flood-Proofing in Floodway Fringe Areas 42(1) The provisions of this section apply to <i>property</i> identified on the maps in Section 8N of the <i>Zoning Bylaw</i>, either whole or in part, within the <i>Floodway Fringe</i>.</p> <p>(2) Any <i>building</i> or <i>structure</i> constructed, reconstructed, relocated, renovated, repaired or altered on a <i>property</i> located, in whole or in part, within the <i>Floodway Fringe</i> shall comply with the following flood-proofing measures:</p> <p>(a) the <i>grade elevation</i> of the <i>building</i> shall not be less than the 1:500 design flood levels as noted in clause (2)(e);</p> <p>(b) the finished first floor <i>elevation</i> of the <i>building</i> or <i>structure</i> must be 500 mm or more above the 1:500 design flood level;</p> <p>(c) an automatic backwater valve or backflow preventer satisfactory to the <i>local authority</i> shall be installed in the sanitary and storm</p>	<p>Flood-Proofing in Floodplain Areas 42(1) The provisions of this section apply to a <i>building</i> confirmed to be, in whole or in part, within the <i>floodplain</i>, per Section 8E of the <i>Zoning Bylaw</i>.</p> <p>(2) Any <i>building</i> or <i>structure</i> constructed, reconstructed, relocated, renovated, repaired or altered on a <i>property</i> located, in whole or in part, within the <i>floodplain</i> shall comply with the following flood-proofing measures:</p> <p>(a) (repealed)</p> <p>(b) (repealed)</p> <p>(c) an automatic backwater valve or backflow preventer satisfactory to the <i>local authority</i> shall be installed in the sanitary and storm sewer lines that service</p>	<p>These amendments update the flood proofing requirement to: reference the related zoning bylaw amendments, which will now manage floodway elevations and safe building elevations; provide options for building within the floodplain, including ensuring buildings are structurally sound if intended to be water-tight or damage mitigation measures are in place if not.</p>

<p>sewer lines that service the <i>building</i> or <i>structure</i> where the finished basement floor <i>elevation</i> is at or below the 1:500 design flood level;</p> <p>(d) all openings, such as doors, windows and vent penetrations, must be 500 mm or more above the 1:500 design flood level; and</p> <p>(e) the 1:500 design flood level shall be known as the following elevations for each indicated area:</p> <p>Richardson to Albert Street</p> <p>Wascana View to Highway No. 1 Bypass Highway No. 1 Bypass to Broad Street Broad Street to Albert Street</p> <p>573.86 m</p> <p>573.60 m</p> <p>572.24 m</p> <p>571.24 m</p> <p>Elphinstone Street to CN Railroad</p> <p>570.86 m</p> <p>CN Railroad to CP Railroad</p> <p>570.42 m</p> <p>CP Railroad to Dewdney Avenue</p> <p>569.66 m</p>	<p>the <i>building</i> or <i>structure</i> where the finished basement floor <i>elevation</i> is at or below the safe building elevation level;</p> <p>(d) (repealed)</p> <p>(e) (repealed)</p> <p>(f) Subject to (h), areas for mechanical equipment, including but not limited to water heating, boiler systems, furnace, HVAC systems, must be situated above the safe building elevation;</p> <p>(g) Subject to (h), floor area of a dwelling unit, including secondary suites, shall not be completely contained below the safe building elevation;</p> <p>(h) Subsections (f) and (g) shall not apply to buildings confirmed by a qualified engineer, ensuring that areas of the building below the safe building elevation are designed to be watertight by sealing and eliminating all openings, such as doors, windows, and vent penetrations, and ensuring structural stability in the event of a 1:200 year flood.</p> <p>(3) Repealed</p> <p>(a) Repealed</p>	
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<p>Dewdney Avenue to Courtney Street Dewdney Avenue to Dieppe Place School Dieppe Place School to Courtney Street Courtney Street to Sewage Lagoons Courtney Street to Ritter Avenue Ritter Avenue to CN Railroad E 1/2 33-19-20-W2 W 1/2 33-19-20-W2</p> <p>(3) Notwithstanding clauses (2)(a) and (b), the <i>elevation</i> of the first floor of a new <i>building</i> may be equal to the 1:500 design flood level if, in the opinion of the <i>local authority</i>:</p> <p>(a) the <i>building</i> meets the standard established by clause (2)(c); and</p> <p>(b) strict compliance with the standard established by clauses (2)(a) and (b) is impractical due to excessive differences in <i>elevation</i> from existing <i>structures</i>.</p> <p>(4) Notwithstanding clauses (2)(a) and (b), an existing</p>	<p>(b) Repealed</p> <p>(4) Notwithstanding clauses (2)(a) and (b), an existing <i>building</i> may be <i>repaired</i>, renovated or altered without compliance with clauses (2)(a) and (b) if, in the opinion of the <i>local authority</i> :</p> <p>(a) the work sought to be authorized by the <i>permit</i> consists of:</p> <p>(i) routine <i>repairs</i></p> <p>(ii) minor <i>additions</i>, including a <i>sunroom</i>, <i>porch</i> or <i>similar</i>;</p> <p>(iii) minor <i>alterations</i>; and</p> <p>(b) the existing <i>building</i> complies with clause 2(c).</p>	
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	<p><i>building</i> may be <i>repaired</i>, renovated or altered without compliance with clauses (2)(a) and (b) if, in the opinion of the <i>local authority</i>:</p> <p>(a) the work sought to be authorized by the <i>permit</i> consists of:</p> <ul style="list-style-type: none">(i) routine <i>repairs</i>,(ii) minor <i>additions</i>;(iii) minor <i>alterations</i>; and/or(iv) finishing of basements for recreational space; and <p>(b) the existing <i>building</i> complies with clause 2(c).</p>		
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Part 8E

FP – FLOODPLAIN OVERLAY ZONE

8E.1 INTENT

(1) The Floodplain Overlay zone is intended to:

(a) restrict development in areas of the city that, under current conditions, may be subject to periodic flooding and accompanying hazards;

(b) reduce flood losses by prescribing performance regulations and special review procedures for the development of residential and non-residential structures; and

(c) allow development that complies with relevant flood-proofing regulations.

(2) The Floodplain Overlay zone implements, in part, the floodplain concepts specified by the *Official Community Plan* and *The Statements of Provincial Interest Regulations*.

8E.2 APPLICATION

(1) The boundaries of the Floodplain Overlay zone delimits the Floodway and Flood Fringe Areas and shall apply to all areas of the city identified by the *Regina Flood Mapping Study* (December 2025), prepared for the Water Security Agency, attached to this bylaw in Chapter 10 – Part 10C, and located within the floodway of the Wascana Creek, Pilot Butte Creek, North Storm Channel, South Storm Channel and Chuka Creek. The Zone boundaries may be amended from time to time, supported by analysis by a qualified professional.

(2) The regulations, standards, and requirements prescribed in Part 8E apply to all land uses and developments in the Floodplain overlay zone.

(3) Nothing in this Bylaw shall be construed as warranting that the areas outside the Floodway Overlay zone boundaries, or land uses permitted within that zone, shall be free from flooding or flood damage.

(4) 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.

(5) 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.

(6) 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.

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

8E.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

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

3.3 PROHIBITED LAND USES

- (1) All prohibited uses in the underlying zone are also prohibited in this zone.

8E.4 DEVELOPMENT STANDARDS

4.1 ALL DEVELOPMENT

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

8E.5 ADDITIONAL REVIEW PROCEDURES AND PERFORMANCE REGULATIONS

5.1 REVIEW PROCEDURES

- (1) All property in whole or in part of the boundaries of this zone shall be subject to this section.
- (2) All development permits for a new building or addition containing habitable space shall be required to submit a survey, prepared by a Registered Saskatchewan Land Surveyor, confirming the grade contours of the subject property and the boundary of the floodplain.
- (3) In the event of a conflict between the boundaries of this zone, and the legal survey, per Subsection (2), the legal survey shall prevail.

- (4) The safe building elevation, shall be established by the *Regina Flood Mapping Study* (December 2025), appended to this bylaw in Chapter 10, and more specifically determined, per lot, by the Development Officer.
- (5) Notwithstanding Subsection (4), in the event the property owner disputes the prescribed safe building elevation, a report prepared by a qualified professional may be presented to the Development Officer for review and acceptance, which shall then represent the safe building elevation.
- (6) No fill shall be added to a lot for the purpose of increasing the grade of a building without the prior approval of the Development Officer, by submission of a Development Permit, and shall be in accordance with *The Waste Water and Stormwater Bylaw*.

5.2 PERFORMANCE REGULATIONS

- (1) Regulations of this subpart shall apply to a building, in whole or part that is confirmed to be within the floodplain zone, per Section 5.1.
- (2) Unless exempted by the Building Bylaw, floor area of a dwelling unit, including secondary suites, shall not be completely contained below the safe building elevation.
- (3) Unless exempted by the Building Bylaw, areas for mechanical equipment, including but not limited to water heating, boiler systems, furnace, HVAC systems, must be situated above the safe building elevation.