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.