

10.3.2 FF, FF 1: FLOOD FRINGE OVERLAY ZONE

.1 Intent

- (1) This zone is designed to reduce flood losses by prescribing performance regulations for the development of structures in this district which could be subject to periodic flooding and accompanying hazards.
- (2) The FF 1 Zone recognizes the area of the flood fringe where meeting the 1:500 year event flood elevation may be impractical and partial protection is provided by the installation of dykes.
- (3) The zone is intended to :
 - a) protect life, health and property;
 - b) minimize expenditures of public funds for costly flood control projects;
 - c) minimize rescue and relief efforts;
 - d) minimize business interruptions and loss of local income; and
 - e) provide for public awareness of the flood hazard potential.

.2 Application

The provisions of this subsection shall apply to all areas of the City identified under the Canada/Saskatchewan Flood Damage Reduction Program, and shown in the Zoning Maps, as within the flood fringe of the Souris River, creeks and storm channels.

.3 Permitted Uses

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

.4 Discretionary Uses

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

.5 Development Standards

The development standards are those in the respective underlying zones.

.6 Additional Standards

- (1) Except as provided in subsection (2), all new construction shall be constructed with the finished floor at the 1:500 year event flood elevation where practicable at the discretion of the Development Officer.
- (2) Recognizing that dykes may not provide complete protection, new construction in the FF 1 Zone shall be constructed with the finished floor as close to the 1:500 year event flood elevation as practicable at the discretion of the Development Officer.
- (3) New construction, additions and substantial improvements which do not have a finished floor elevation at the 1:500 year event flood elevation shall comply with the flood proofing requirements of the City of Weyburn building regulations.