

**Section 12: Overlay Districts****12.1 Conflict between Zoning and Overlay Districts**

The regulations and boundaries pertaining to zoning and overlay districts are contained in Section 2.2 and 2.3 of this Bylaw.

**12.2 Airport Overlay****1. Purpose**

The purpose of the Airport Overlay District is to ensure that development located within the area shown in Appendix C does not impede the safe operation or future expansion of Prince Albert (Glass Field).

**2. Development Permit Requirements**

The Development Officer may refer a development permit application to the Airport Manager for review, and the Development Officer may impose any recommendations made by the Airport Manager as conditions of approval.

**12.3 Fire Hazard Overlay****1. Purpose**

The purpose of the Fire Hazard Overlay District is to ensure that development within the area shown in Appendix D is managed by prioritizing the safety of people and the forested area, and by minimizing the risk of damage to property from fire.

**2. Development Permit Requirements**

The Development Officer may refer a development permit application to the Ministry of Environment for review, and the Development Officer may impose any recommendations made by the Ministry of Environment as conditions of approval.

**12.4 Floodplain Overlay****1. Purpose**

The purpose of the Floodplain Overlay District is to ensure that development is managed by prioritizing the safety of people, and by minimizing the risk of damage to property located within the floodplain.

## Overlay Districts

### 2. Floodplain Overlay Boundary

Notwithstanding Section 2.3.3 of this Bylaw, the boundary for the Floodplain Overlay District shall be defined by *The Planning and Development Act, 2007*, *The Statements of Provincial Interest Regulations*, and Schedule 16.1.9 of the City of Prince Albert Official Community Plan.

### 3. Development Requirements and Flood Management

All development located within the Floodplain Overlay District shall be undertaken and maintained in accordance with the following:

- a) The Estimated Peak Water Level (EPWL) and Safe Building Elevation (SBE) shall be established and provided by the Water Security Agency at the request of the Director of Planning and Development Services or their designate;
- b) All new construction shall be undertaken in accordance with the flood proofing measures detailed in Section 12.4.3(c) through (f) inclusive of this Bylaw, based on the SBE provided by the Water Security Agency;
- c) All buildings or structures, and any portion thereof, located below the SBE shall be evaluated by the Director of Planning and Development Services, or their designate, to determine the suitability for development or redevelopment, and any proposed development or redevelopment shall be designed by a professional engineer or architect, registered in the Province of Saskatchewan;
- d) All habitable living space shall be located above the SBE;
- e) Unless otherwise protected from flood waters in accordance with the regulations contained in Section 12.4.3 of this Bylaw, all mechanical and electrical equipment shall be located above the SBE; and
- f) At the discretion of the engineer or architect, flood proofing may be achieved through either “wet” or “dry” methods.