

Floodway and Flood Fringe Development

CITY OF MOOSE JAW



In order to protect property and minimize obstruction and blockages in areas which may be affected by a 1 in 500 year flood event, the *City Zoning Bylaw* designates three different flood-prone districts within Moose Jaw.

FLOODWAY – These districts are designated by an “FW” marker on the City Zoning Map. These are the drainage areas within the City including the Moose Jaw River, Thunder Creek, and Spring Creek. Development is heavily restricted in these districts, and special permission must be obtained for any new building, alteration to existing buildings, storage, excavation or adding of fill materials. Generally those uses allowed in the Floodway are those which do not require buildings, or those which may be served by temporary buildings. Approval of City Council may be required for any development in the floodway, generally accompanied by a professional Engineer’s report.

FLOOD FRINGE 1 & 2 – Properties which are within the “flood fringe” have what is called an “overlay zone designation”. Properties will have a regular zoning designation such as R1 – Residential or C3 – Commercial, but may have a flood fringe overlay, R1f1 or C3f2 for example. Development is allowed within these districts, but must include engineered flood proofing of any buildings and structures, as detailed in section 10.2 of the *Zoning Bylaw*.

Please contact Planning and Development at 306-694-4443 for more information.

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