



THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

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Hazard Lands, Zoning Bylaw Regulations and The Statements of Provincial Interest

The RM of Britannia No. 502 (RM) in the new Official Community Plan and Zoning Bylaw has included sections identifying hazard lands. Regulations are considered during subdivision and development permit process on hazard lands .

These regulations are designed to ensure that development in the RM is conducted in a safe, sustainable manner and that any current or future risks are evaluated such that appropriate mitigation can be accomplished. Hazard lands include areas that may be unstable, prone to slumping or flooding, or that have been contaminated. If these risks are ignored, they may lead to injuries, property damage or damage to the environment. For example, it is in everyone's best interest that dwellings are not built on slump-prone slopes or in flood-prone areas – there have been multiple instances in the Province over the past few years of significant damage and danger caused by this type of development.

Additionally, planning documents and decisions are required to align with the Statements of Provincial Interest (SPI) published by the Government of Saskatchewan. These SPI are described in the *Statements of Provincial Interest Regulations (P13-2 Reg 3)*, and elaborated upon with the *Statements of Provincial Interest Handbook*. For instance, the SPI for public safety includes a requirement that the RM considers flood risk at a 1:500 year elevation, so RM documents use that as their standard as well.

Finally, where the proposed development is located on land covered by the Lloydminster Planning District, additional regulations may apply.

When a subdivision or development is proposed in an area identified as hazard lands, or in an area Council considers to potentially be hazard land, the RM may require additional information be provided, by a qualified professional, in order to properly evaluate the risks associated with placing the development on or near the hazard land. This may lead to:

- No additional conditions or required work, where the RM's evaluation of the provided information confirms there are no considerable hazards to the development.
- Requests for modification of the proposal to minimize risks.
- Additional conditions being placed on a permit approval, possibly including a development agreement.
- Denial of the permit, where the risks are deemed too high to mitigate.

Requirements Within Official Community Plan No. 16-2021

The RM's Hazard Lands Policies are listed in section 3.2 of the Official Community Plan. Some of the key requirements listed are:

- Subdivisions or Developments on hazard lands (identified in the OCP, considered such by Council, or within 0.5m of an established safe building elevation) may require additional reports provided by qualified professionals, on topics such as geotechnical stability, flooding susceptibility, slope stability, or other hazards. This allows the RM to evaluate the risks and provide appropriate

standards to ensure public safety. For instance, if a development is located within a 1:500 year floodway, it may be vital to move the development to higher ground to prevent future damage or danger during an extreme storm event.

- As per the SPI, developments are prohibited within the 1:500 year flood elevation.
- As per the SPI, new buildings and additions must be flood proofed to an elevation 0.5m greater than the 1:500 year flood elevation.
- If a development or subdivision is proposed on what Council considers may be contaminated land an environmental site assessment may be required, and any mitigation measures required must be completed (with costs borne by the applicant).
- Council may require new development to provide adequate drainage and on-site retention for surface water. This is intended to ensure that new development does not cause drainage and surface water flood risks to the proposed development and downstream properties.

Map 4 of the Official Community Plan also outlines several possible development constraints, including areas that may be at risk of flooding. However, some areas not shown on this map may still constitute hazard lands.

Requirements Within the Zoning Bylaw No. 24-2021

Section 4.2 of the Zoning Bylaw outlines the requirements that the RM follows when evaluating developments or subdivisions on identified or possible hazard lands. In some cases, reports are required, while in other cases they may be requested if necessary. Some of the key requirements are:

- If the development is on identified or possible hazard lands, topographical information from a Saskatchewan Geotechnical Engineer shall be required, identifying if the development will be within 300m of any unstable slopes, flood plains, and/or any other land that may be subject to flooding or hazardous conditions due to risks to public health, safety and property.
- Additionally, environmental information from a Saskatchewan Environmental Engineer will be required stating if the development will be on or in proximity to lands that are contaminated or otherwise unsuitable due to risks to public health, safety or property.
- The RM may also refer any proposed developments to Federal or Provincial departments or related agencies for comment prior to making a decision.
- The RM may require a report from a Saskatchewan Geotechnical Engineer to assess the suitability of the site for development. It shall include, as applicable: Potential for flooding up to the 1:500 flood elevation or safe building elevation, potential for slope instability, and/or drainage mitigation measures.
- Any recommendations in these reports may form conditions for the permit, and Council may refuse a permit for a development with inadequate mitigation to address adverse effects or excessive municipal cost.
- If a development is to be located on the 1:500 flood plain, additional requirements apply.
- Trees and vegetation shall not be cleared within 100m of a watercourse, water body or top of slope. Similarly, grading, filling or removal of material should be avoided within those areas.
- Any permanent structures proposed on hazard lands shall be surveyed and staked to confirm their location with respect to conditions in site reports or analyses.

Examples Of Damage Due to Hazard Lands:

Saskatoon Slumping:

In 2016 a portion of a street in Saskatoon slumped towards the river. If dwellings or other buildings had been built at this location the damage and danger could have been significantly worse.



(Source: CBC News)

Flooding in 2014:

Multiple towns experienced flooding in 2014. Below are pictures of Crooked Lake and Alida. Floods like this are part of the reason why the SPI require a 1:500 year flood to be considered.



(Source: CTV News)