



RM of Corman Park
Flooding Policy Updates

Council Update
September 2023





Agenda

1. Project goals
2. Definitions
3. Role of this project
4. Need for modelling
5. Candidate areas
6. Modelling results
7. Implications
8. Provincial feedback

Floodplain Policy Goals

Increase community awareness and understanding about:

- flooding,
- risks of flooding,
- provincial priorities, and
- how the legal planning context applies to private properties

Apply the SPI to the municipal policies:

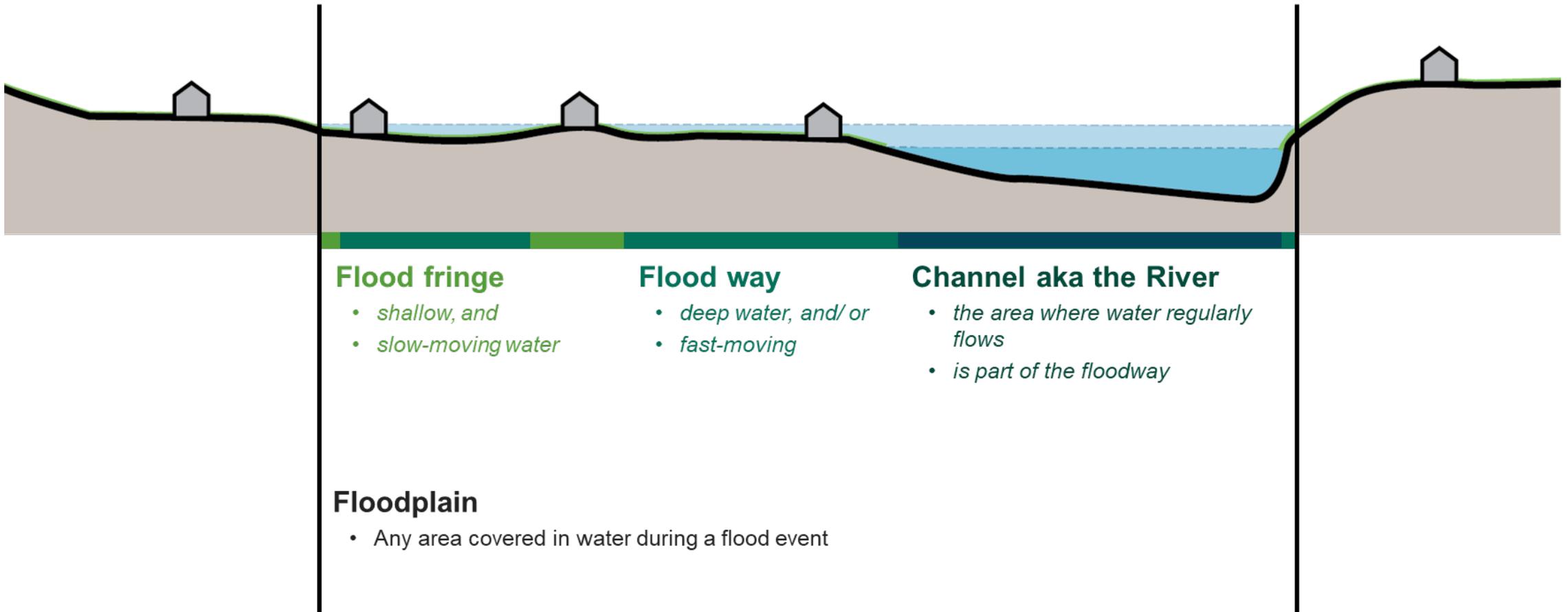
Official Community Plan

- Explain the concern of flooding
- Create land use policies for areas prone to flooding

Zoning Bylaw

- Include SPI definitions
- Introduce a two-zone flood hazard map
- Update regulations for development

Flooding Areas Illustrated



Existing
Floodplain
Conditions

1:500
Flood Event



Flood way ■

Areas that are projected to:

- be covered by water deeper than 1 metre or
- have water flowing faster than 1 m/s

during a flood event

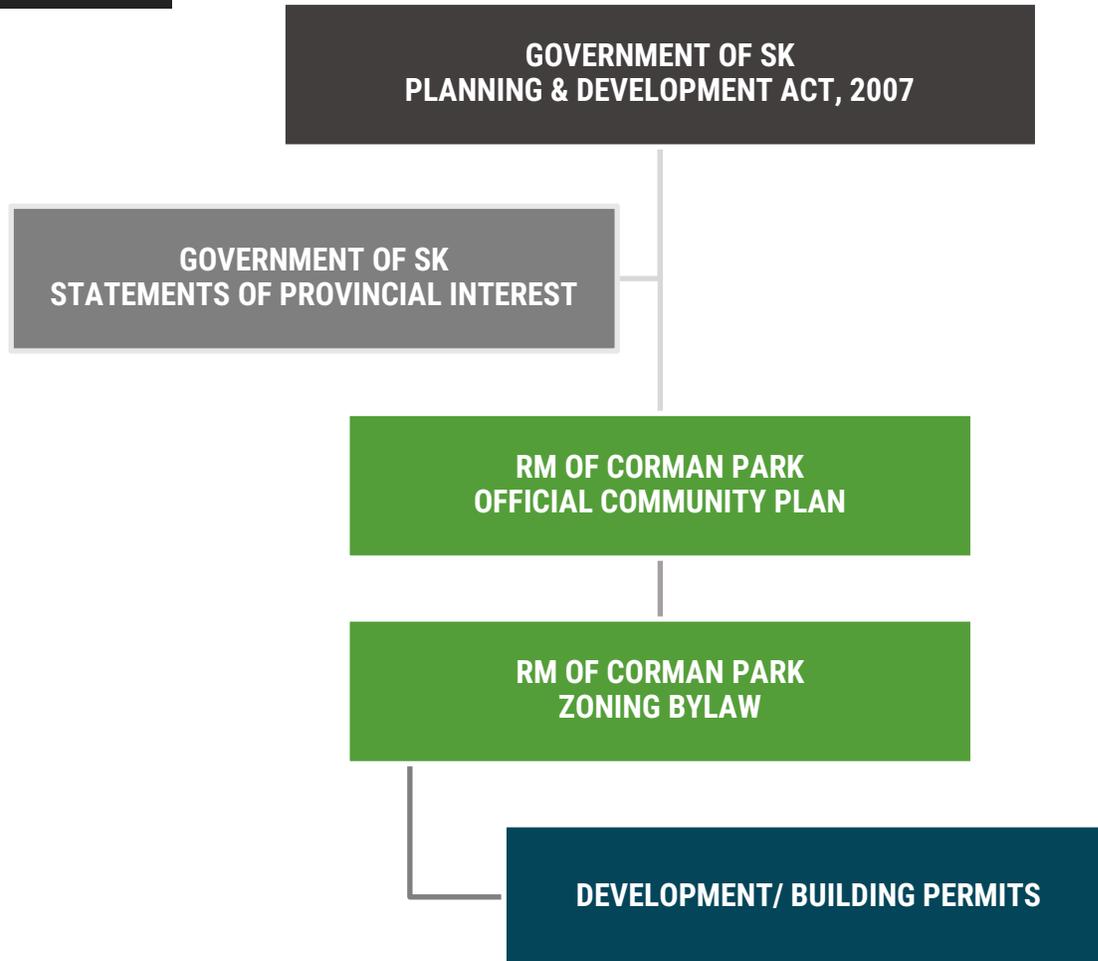
Flood fringe ■

Areas in the floodplain that do not meet floodway criteria.

Areas that are projected to:

- be covered by water less than 1 metre and
- have water flowing slower than 1 m/s)

Context



Planning & Development Act, 2007

- Outlines municipal powers that regulate planning

Statements of Provincial Interest (SPI)

- First adopted in 2012, recently amended in 2020
- 1:500
- 16 SPIs in total
- Ties provincial objectives to municipal planning regulations
- Municipalities are required to comply with the SPI

Official Community Plan (OCP)

- An OCP provides overall framework for organized, sustainable and planned development and outlines long-term vision of communities
- Current OCP does not align with SPI

Zoning Bylaw (ZBL)

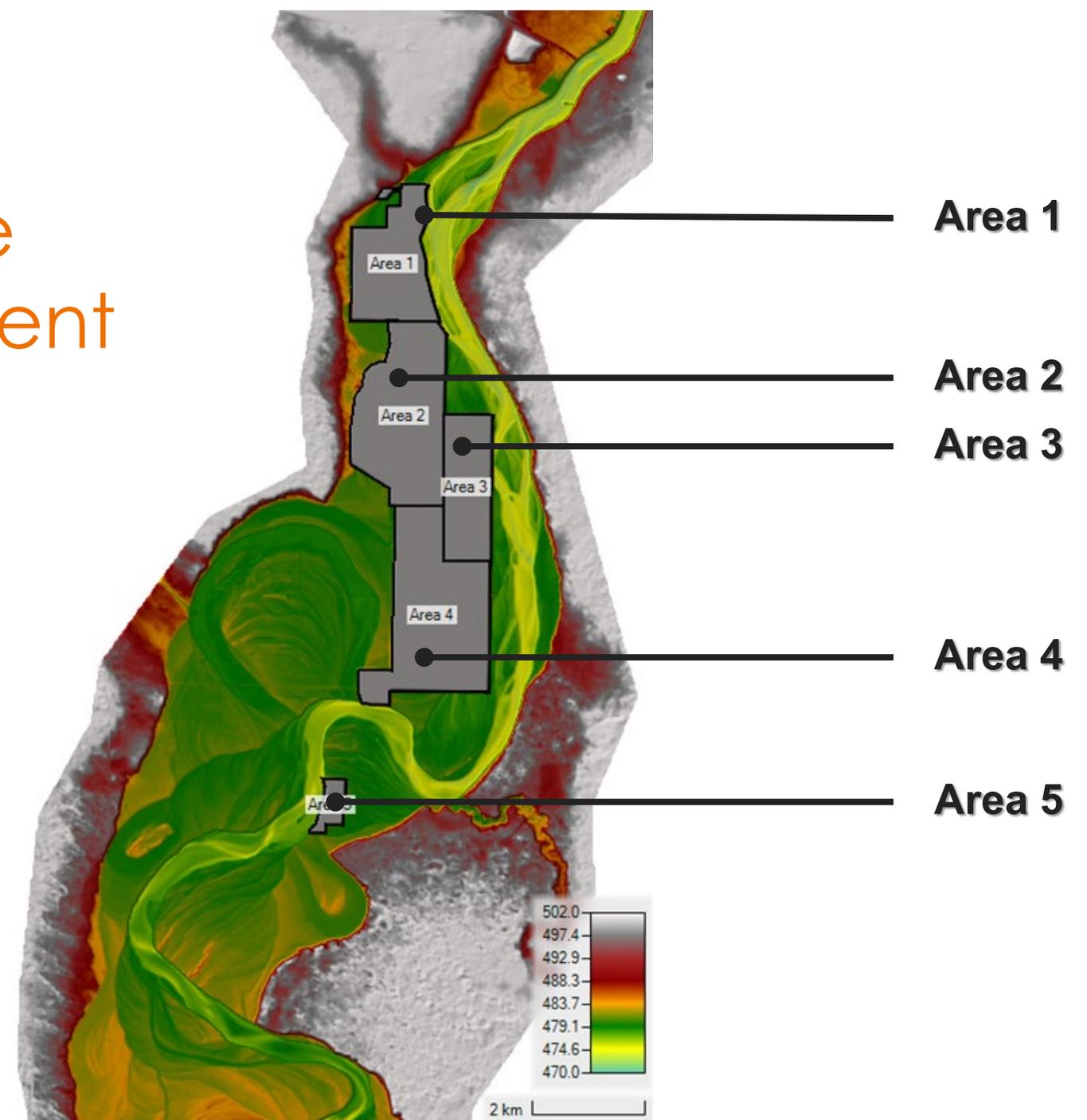
- A Zoning Bylaw is a regulatory document containing regulations that facilitate the OCP

Need for Additional Modeling

- Barr Engineering completed hydraulic modelling for the study area in 2019 to delineate the **flood way** and **flood fringe**.
- WSA accepted the modelling results for the existing conditions but not for any future development in the study area.
- To determine how future development would impact the delineation of the **flood way** and **flood fringe**, new modelling approved by WSA was required.
- Council supported the additional modelling.

Candidate
Development
Areas

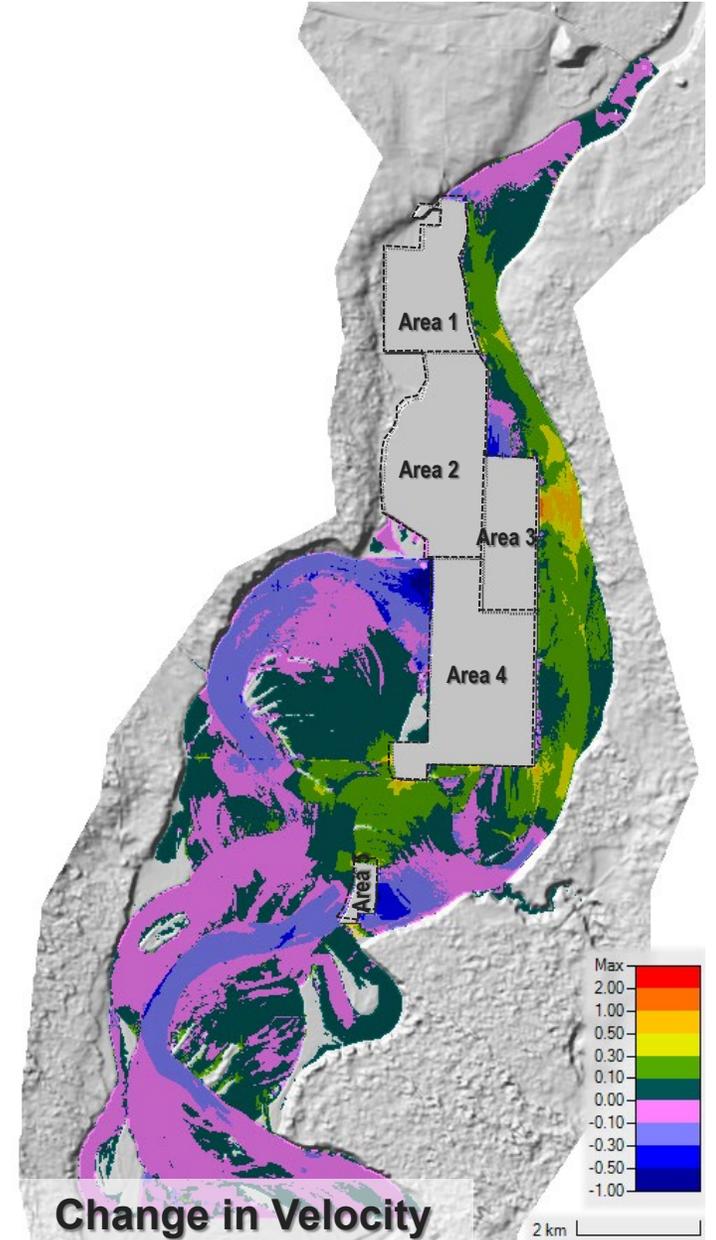
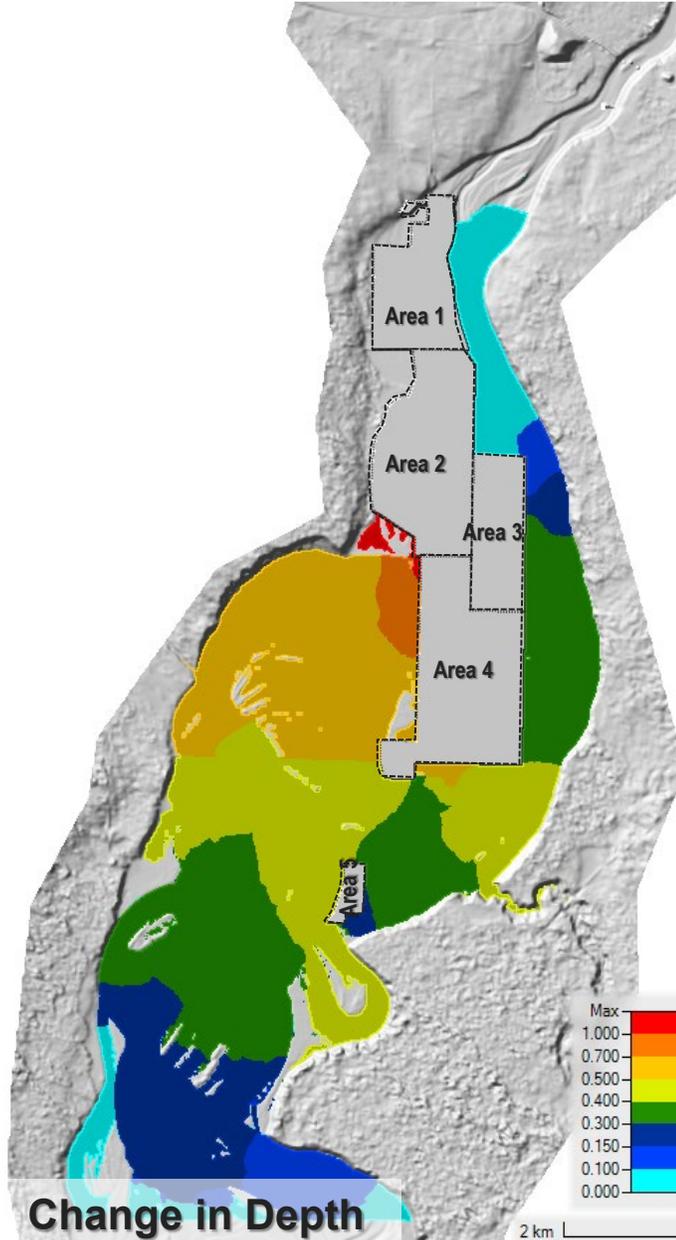
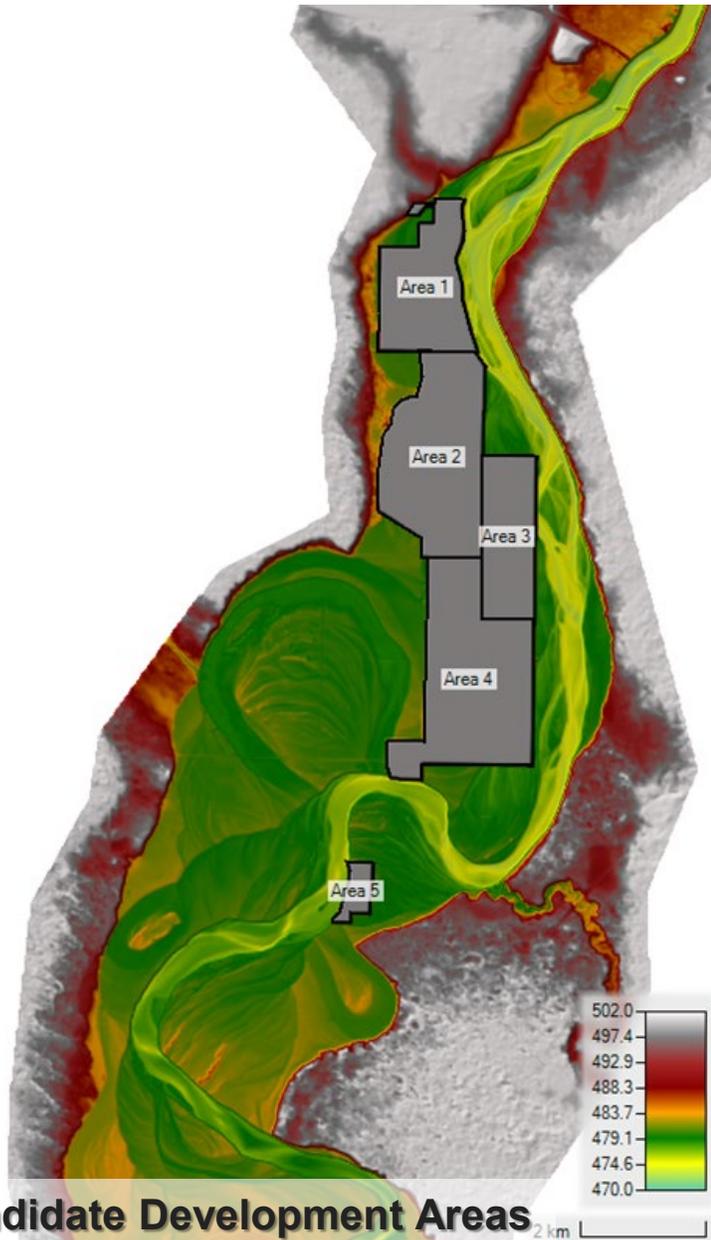
Candidate Development Areas



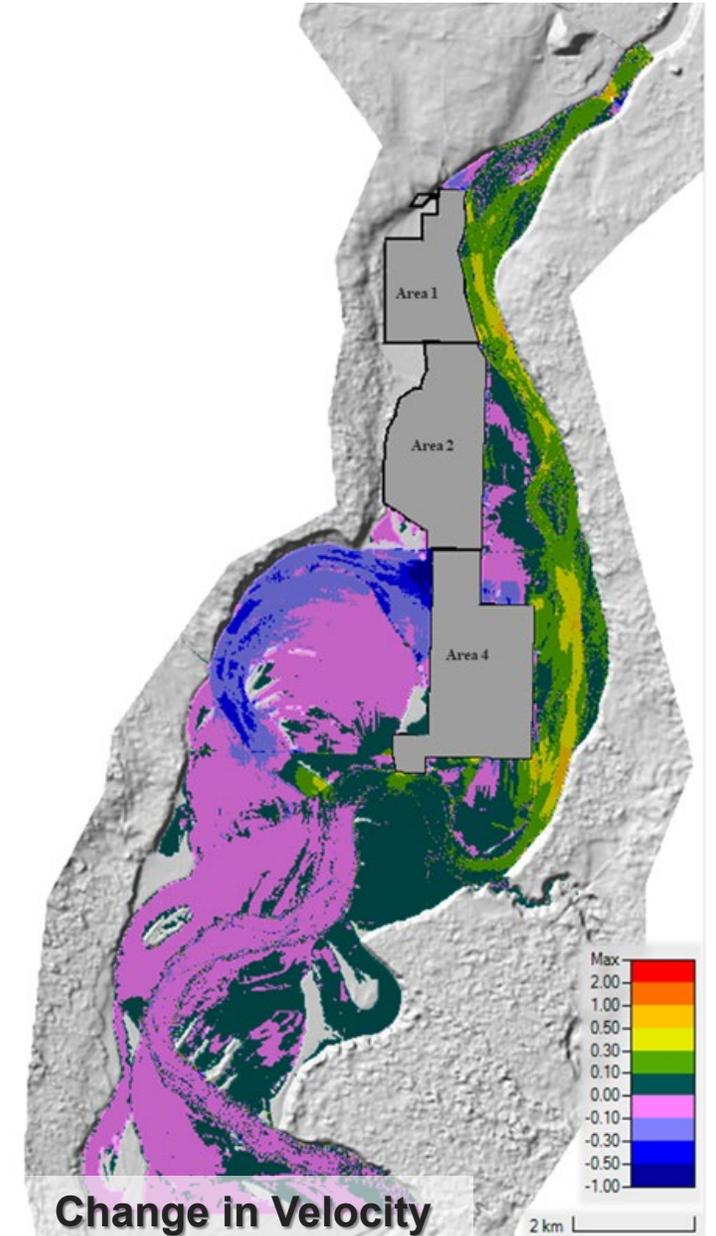
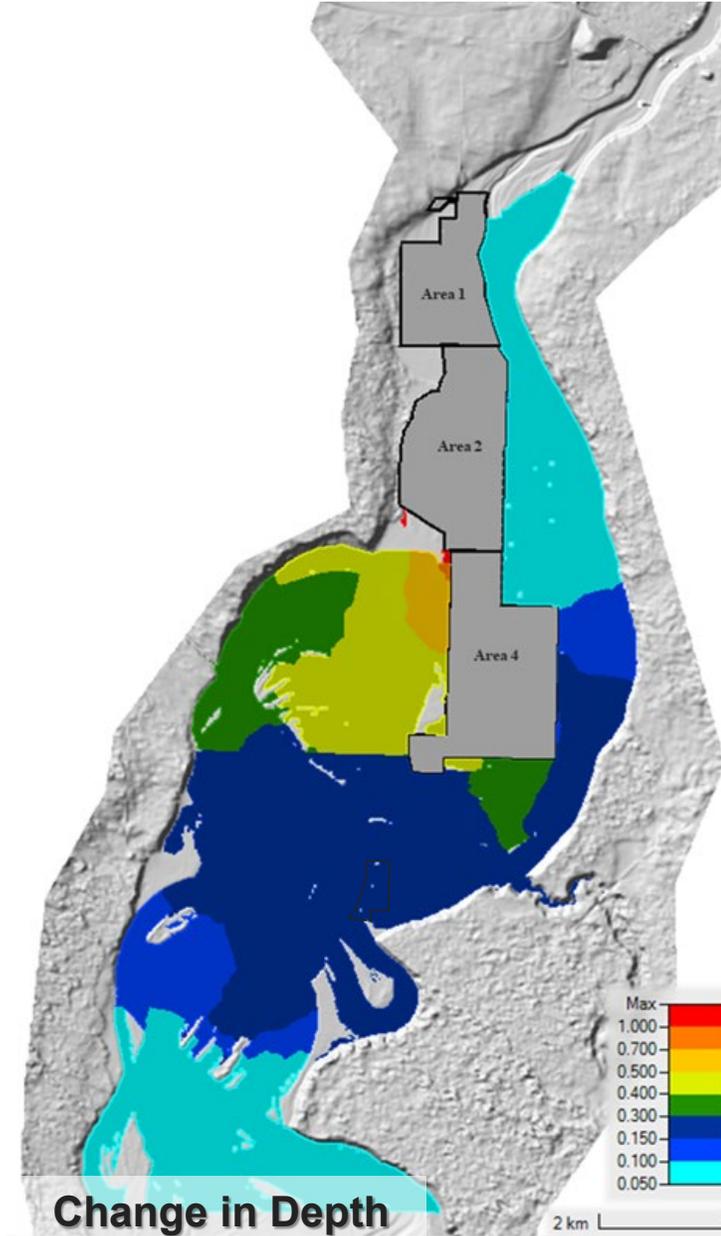
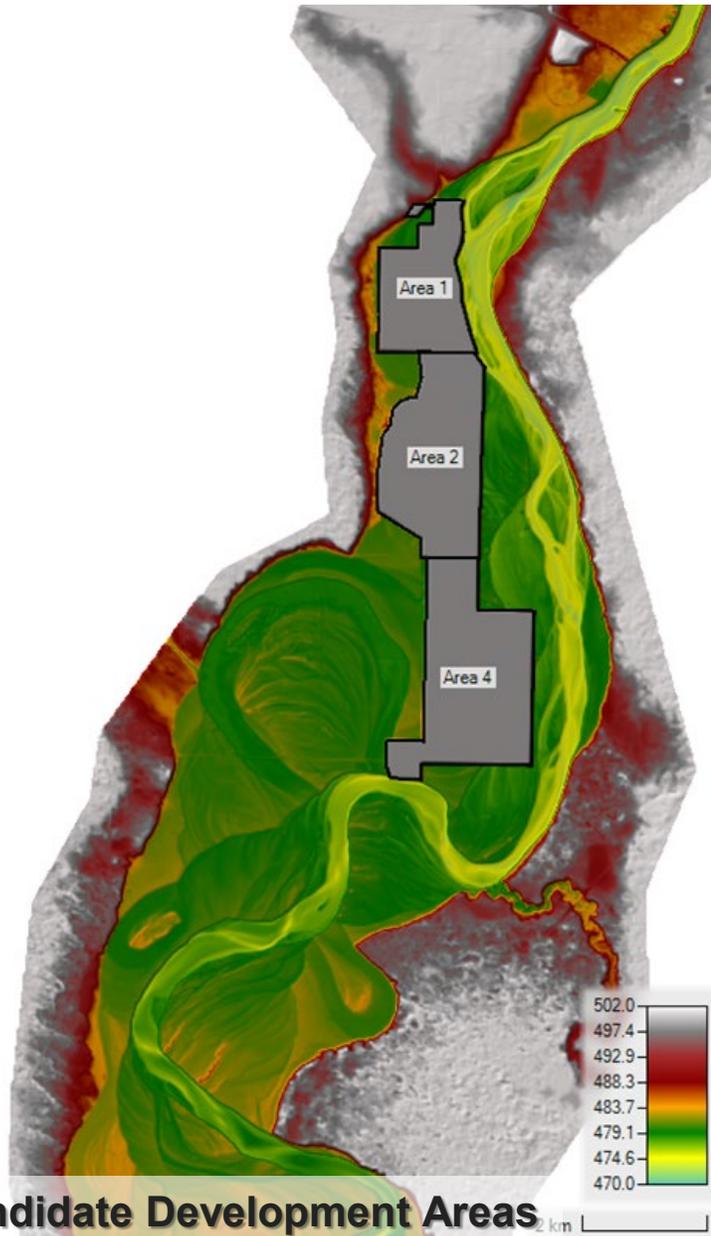
Flood Encroachment Analysis

Simulation Scenarios

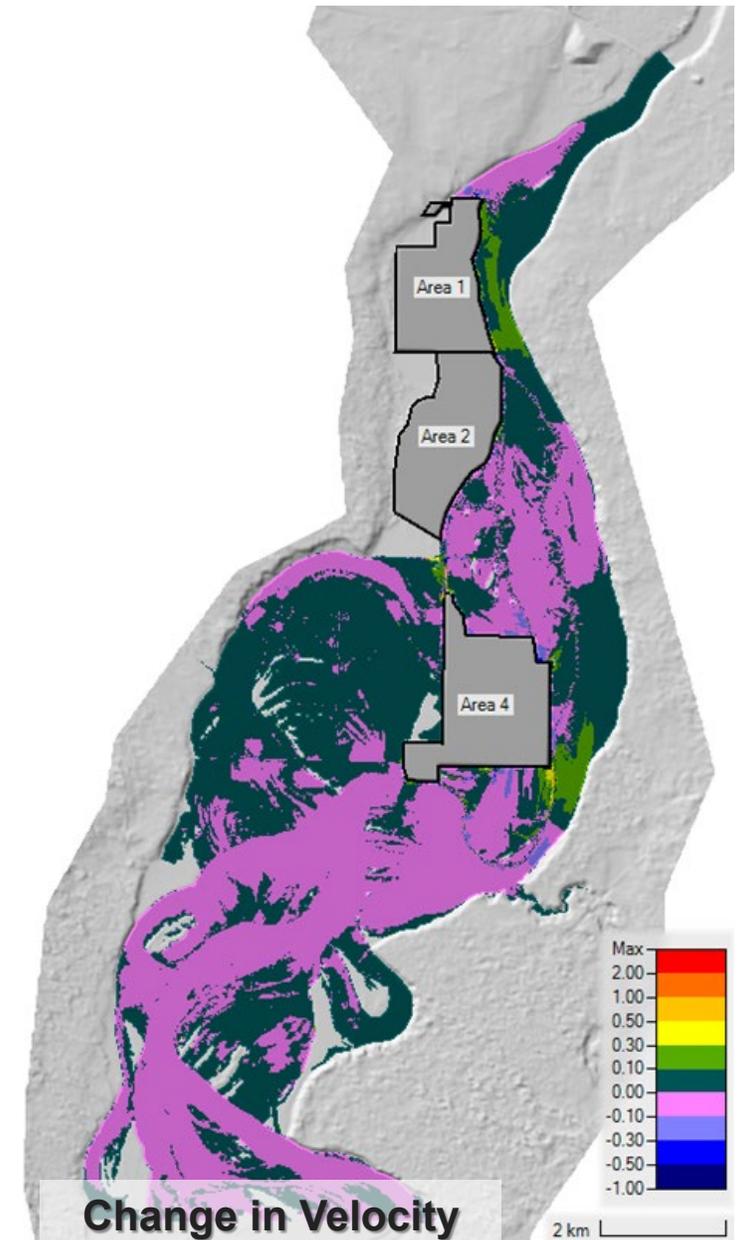
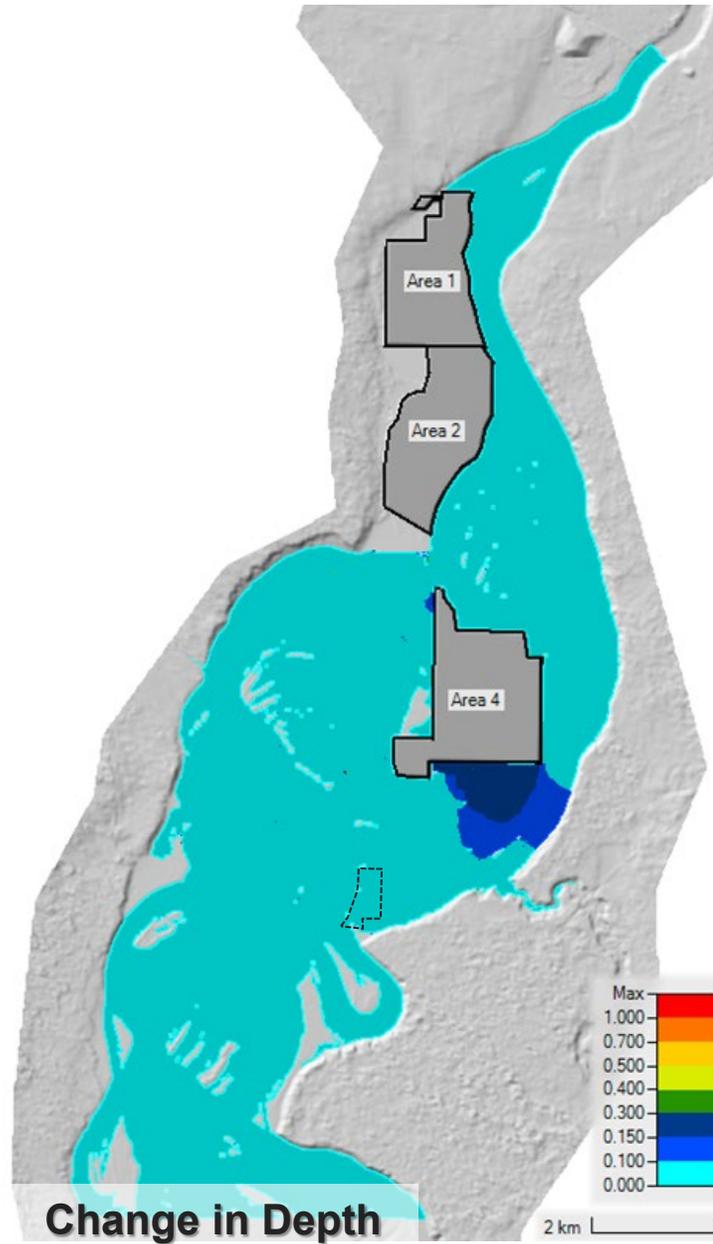
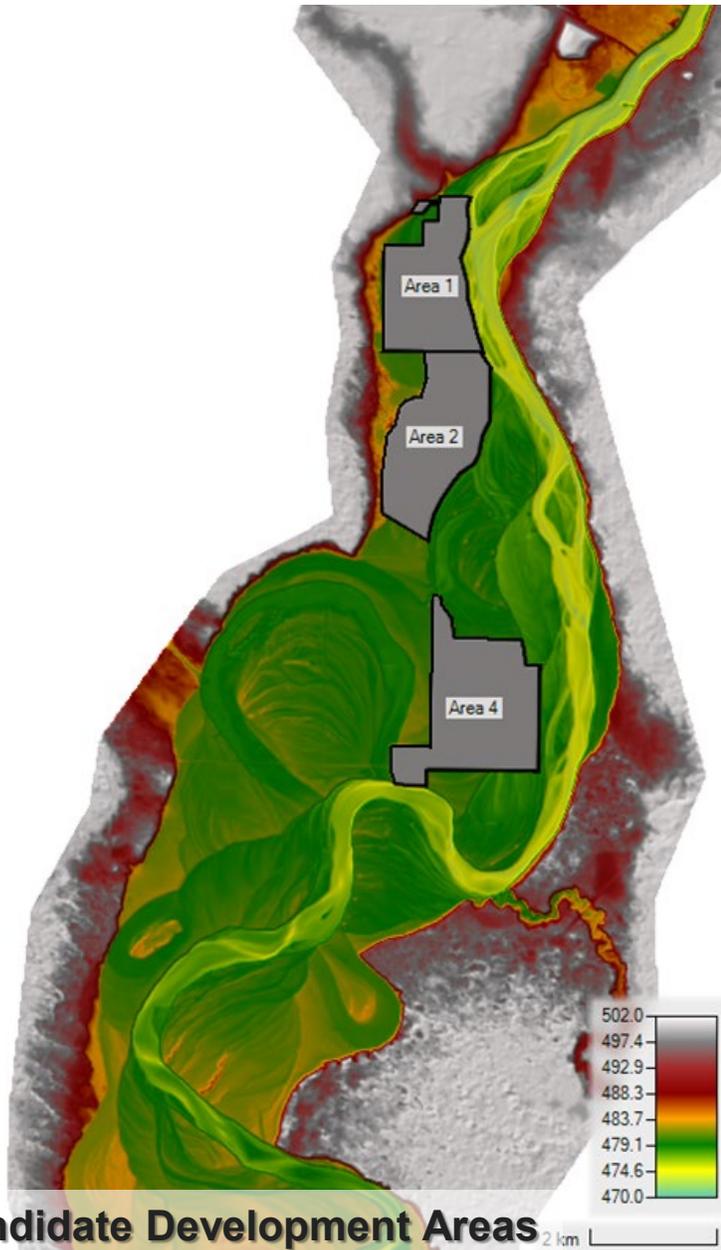
Iteration 1 4,200 m³/s



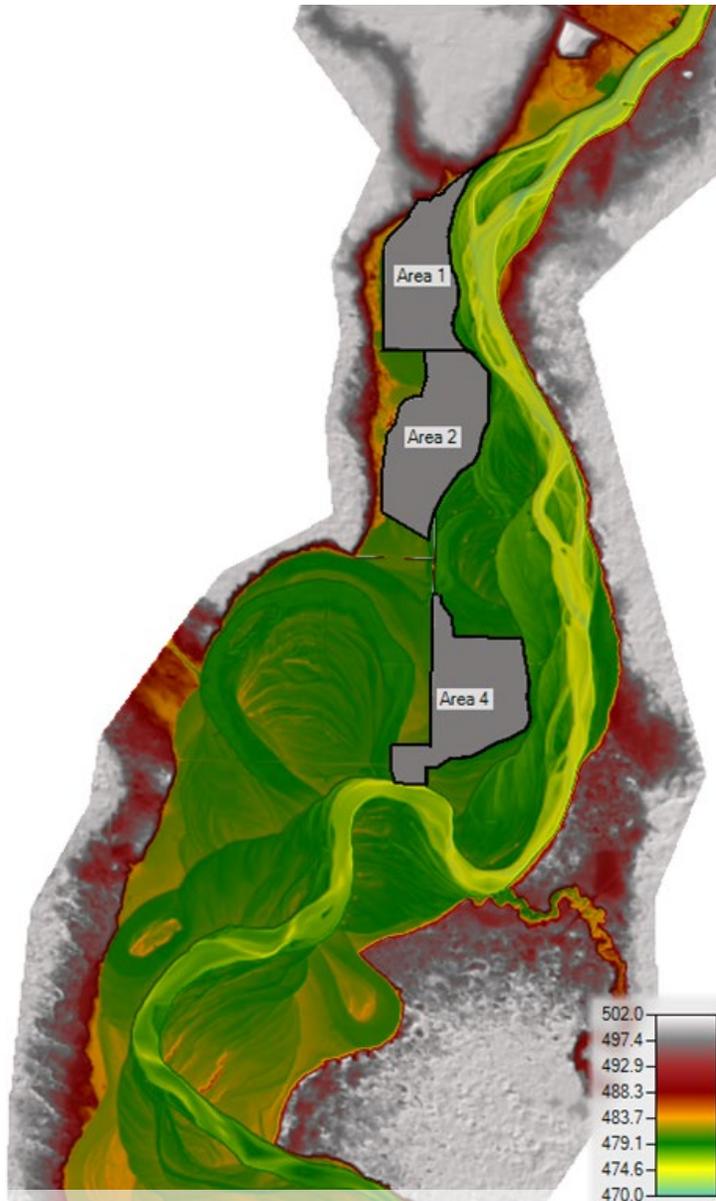
Iteration 2 4,200 m³/s



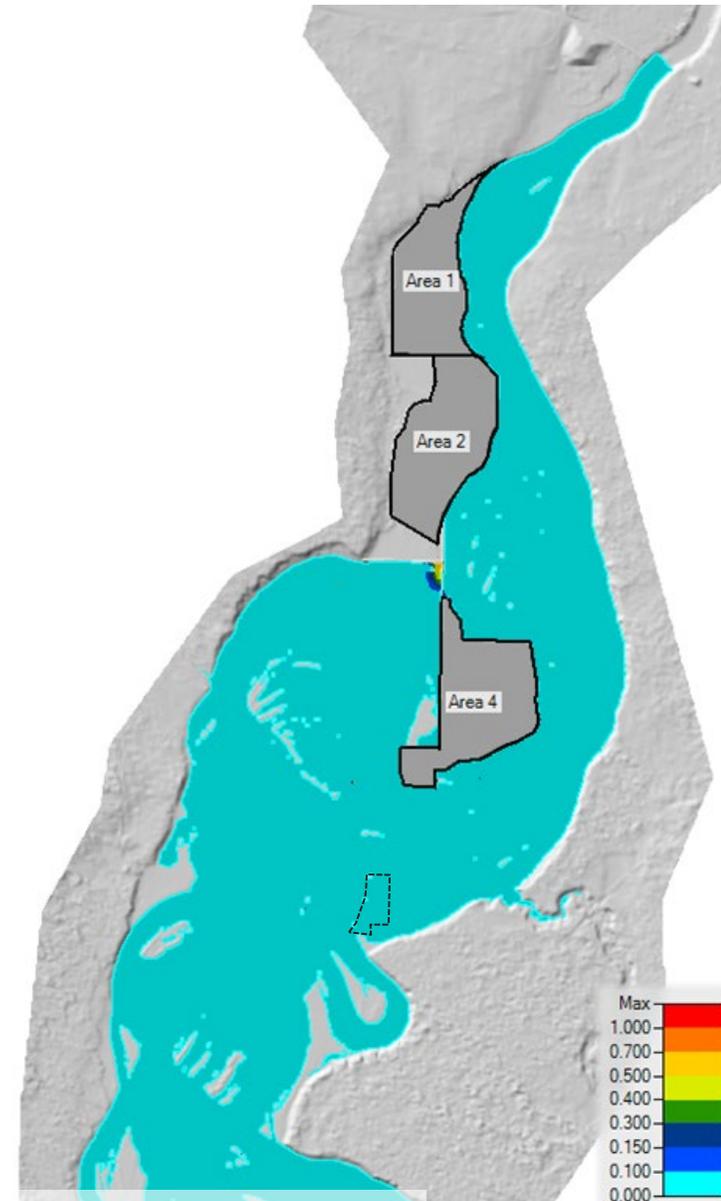
Iteration 3 4,200 m³/s



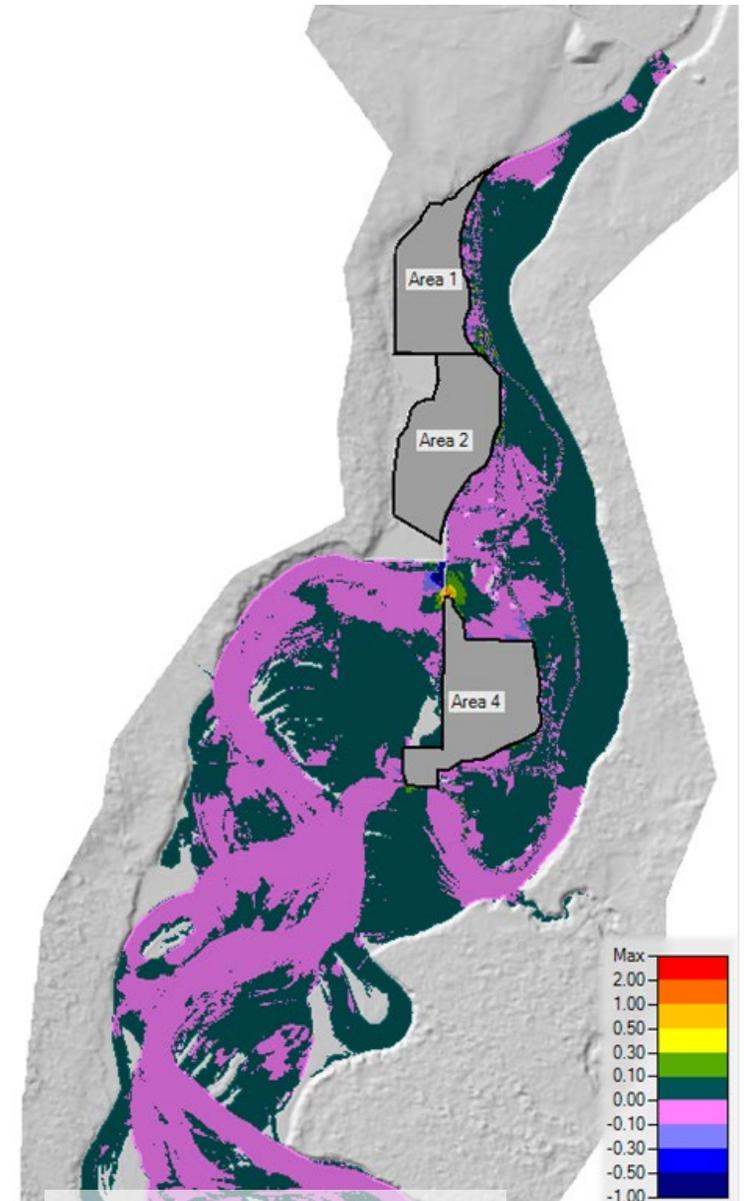
Iteration 4 4,200 m³/s



Candidate Development Areas



Change in Depth



Change in Velocity

Flood Encroachment Analysis

Summary of the Results

Technical Results (Iteration 4)

Not yet approved

- Development in Candidate Areas does not have significant impact on other areas in the Floodplain
 - Depth changes typically < 0.1 m
 - Velocity changes typically ± 0.1 m/s
- Valley Road
 - Province has stated that it must be raised to provide safe access to Candidate Areas 2 and 4
 - Large culvert expansion required to pass flows under road north of Area 4

Provincial Feedback

General Principles

- Minimize potential loss of life and property by restricting development within the Floodplain
- Plan for emergency access and egress during a 1:500 flood event

WSA Communications

- Combination of submissions and meetings/ discussions
- WSA agreed with the proposed modelling approach
- Completed a detailed review of Iteration 3 and comments were addressed to their satisfaction
- No feedback yet on Iteration 4 (Submitted June 30, 2023)

Implications for Development

Existing Development

- Many existing uses, according to the SPIs, will be non-conforming but can continue in accordance with provincial legislation

Future Development

- **Flood Way** no new buildings or additions to existing buildings are permitted
- **Flood Fringe** new buildings and additions to existing buildings are permitted, contingent on safe egress and the implementation of flood proofing measures (“wet” or “dry”)
- **Candidate Areas** (if approved) would be considered the same as the **Flood Fringe**

Next Steps

- Receive and review WSA comments
- Obtain WSA approval of modelling
- Finalize Two-Zone Map (**Flood Way** and **Flood Fringe**, with **Candidate Areas** included)
- Finalize OCP and Zoning Bylaw amendment recommendations
- Share the information with the public, property owners, and other interested parties via an Open House/ Public Meeting





Questions?

