



Public Submission

CC 968 (R2026-04)

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First name [required] **Michele**

Last name [required] **Heerema**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Apr 15, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Flood Resilience Land Use Bylaw**



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Concerns Re Building Regualtions for Flood Zones.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my concerns regarding the proposed bylaws to be discussed at the upcoming infrastructure and planning meeting on April 15, 2026, particularly those related to building regulations in flood zones. My family has lived on Bow Crescent for three generations. Our home, originally built in the early 1950s, is modest and not a high-value property. The proposed bylaws, as they stand, feel overly restrictive and could significantly impact our and other property values throughout the area.

Specifically, restrictions that prevent new construction from exceeding the existing building footprint would limit future development or redevelopment opportunities. This, in turn, could negatively affect long-term property values. A house with a current small footprint would have a significant financial disadvantage over an existing home with a large footprint. Additionally, the application of these restrictions blanketing across the entire flood zone does not appear to account for the unique characteristics of individual properties. The current flood zone maps are unclear, and properties with mixed zoning creates confusion about which restrictions and bylaws would apply. Each property is unique depending on location and the specific hydrology.

The proposed restriction on living space below the 1:100 flood elevation also raises concerns. During the 2013 flood, our home, like many others, experienced property damage. However, in our case, the house property damage was caused by an overburdened aging sewer infrastructure, not overland flooding. We had significant yard flooding, but the house was spared until the sewer issues. Many residents have since taken proactive measures to mitigate future risks, including installing water sensors and adapting redevelopment practices. This is much like the mitigation of having fire sprinklers and hail proof shingles in locations that have risk of mother natures rath. These practices are not regulated.

I would also ask whether there is evidence that having living spaces such as recreation rooms, bedrooms, or laundry areas in basements meaningfully increases risks to personal safety. During the 2013 flood, emergency response efforts were strong and effective, and I feel my personal safety would not have been compromised regardless of where I was within my home. Regulations should be safety focused, not focused on if stuff in a basement will be damaged.

I believe the City of Calgary should prioritize upstream mitigation efforts along the Bow River and assess the level of protection these measures will provide to affected communities. The residents along the Elbow River have been provided upstream flood mitigation, what about the people along the Bow? Following that, any bylaws should consider the specific characteristics of individual neighbourhoods rather than applying a blanket approach.

Residents of Bowness and those living along the Bow River are well aware of both the risks and benefits of living in these areas. With that understanding comes a willingness to take responsibility for personal safety and property mitigation.

Thank you for your time and consideration,

Sincerely,

Michele Heerema



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First name [required] Keaton

Last name [required] Wlaz

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Infrastructure 7.3 Flood Resilience Land Use Bylaw Amendments, IP2026-0212



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Bylaw Flood zone changes Keaton Wlaz.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for the opportunity to submit comments as part of the public review process for the proposed flood bylaw changes. I appreciate the City's efforts to improve public safety and reduce flood risk; however, I have significant concerns about certain provisions that I believe warrant the Committee's careful consideration before the bylaw is adopted.

Most notably, I am concerned about the proposed restriction prohibiting any additions that exceed the existing building footprint. While flood risk mitigation is a worthy goal, a blanket prohibition applied across all properties within a designated zone without regard for individual site conditions or available mitigation measures is overly broad and potentially inequitable in its impact on homeowners.

For many residents, the ability to adapt or expand their home is a fundamental aspect of property ownership. In many cases, the structures in question are outdated and no longer meet the practical needs of modern households. A modest addition does not inherently increase occupancy, nor does it automatically contribute meaningfully to flood risk, particularly where site-specific mitigation can be implemented.

These restrictions also carry real financial consequences. Limiting a homeowner's ability to improve or expand their property can reduce its marketability and long-term value, placing an unfair burden on residents who are already navigating the challenges of living in a flood-affected zone.

I respectfully urge the Committee to consider more balanced alternatives. For example, allowing additions where flood risk can be appropriately assessed and mitigated on a case-by-case basis, rather than applying a uniform prohibition regardless of circumstances.



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First name [required]	Mike
Last name [required]	Murray
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 15, 2026
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Report IP2026 0212: Flood Resilience Land Use Bylaw Amendments



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In favour

ATTACHMENT_01_FILENAME

260408_BRBC LOS CoC Flood Resilience Bylaw Amendment.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Bow River Basin Council
 Ad Valorem Place
 Mail Code #55, Box 2100
 Calgary, AB, T2P 2M5
www.brbc.ab.ca

10 April 2026

Calgary City Council
 800 Macleod Trail S.E.,

Calgary AB T2G 5E6

RE: Support for City of Calgary Flood Resilience Land Use Bylaw Amendments, IP2026-0212

To Calgary City Council

The Bow River Basin Council (BRBC) is pleased to support The City of Calgary's 2026 Flood Resilience Land Use Bylaw Amendments. The BRBC appreciates and supports the proactive approach of the city to manage and mitigate risk as Calgary grows and our understanding of future needs is ever evolving. We believe that flood risk management which is adaptive and pro-active as municipalities needs evolve is a critical component of watershed management for the Bow Basin and commend the city for its leadership towards resiliency for the future. The updated mapping and bylaw changes support clear direction and better opportunities for understanding risk for communities. The BRBC also supports the refined definition of flood risk zones to include groundwater and its role of connecting landscapes to rivers and surface water systems.

The Bow River Basin Council is a non-profit charity that works to convene and participate in science-based collaborations to produce information that informs watershed management. We also provide our members and partners opportunity to share knowledge and engage in solution seeking dialogue through our quarterly forums, workshops, and committee work. The Council is made up of over 500 members with over 900 active participants, representing the following categories: Municipal, Commercial/Industrial, Licensee, Non-profit/Academia, Regulatory/Administrative/First Nations, and Individual Public. One of eleven Watershed Advisory and Planning Councils (WPACs) in Alberta, the BRBC is mandated by the provincial government to provide an independent voice for watershed management and health under the Province's Water for Life strategy.

The BRBC, as well as supporting these updates, was pleased to participate in the Calgary River Valleys Project engagement sessions. The values and priorities identified from Calgarians input support the importance of our river valleys, riparian and natural infrastructure that benefit all communities and citizens. The increasing demands and pressures on these critical resources necessitate pro-active planning and management to maintain and sustain them going into the future. We look forward to continuing to support The City of Calgary in this important work.

Sincerely,

Mike Murray
 Executive Director
 Bow River Basin Council
mmurray@brbc.ab.ca



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First name [required] Thomas (Tom)

Last name [required] Kenny

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Flood Resilience Land Use Bylaw Amendments, IP2026-0212



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Presentation to InfrastructurePlanning Committee April 2026.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Presentation to Infrastructure Planning Committee – April 15, 2026

Submission by Tom Kenny [REDACTED]

“We need to stop that flood water from even entering the city limits and it’s disappointing where we are right now” – Calgary River Communities Action Group (CRCAG) Co-chair, (2019 approx)

The City Administration’s new building regulations and Land Use bylaws results from the provincial government’s remapping of rivers in Alberta and declaring the area where I live as a “High Hazard Flood Fringe”. These proposals will adversely affect me and more significantly, my neighbours.

I have three (3) issues that I want to highlight for this Committee’s consideration:

1. The Province of Alberta/TransAlta five (5) year agreements to modify TransAlta operations and assist in downstream flood mitigation;
2. Government over-reach as it relates to specific proposed by-laws; and
3. City Administration’s apparent indifference when challenged to advocate for more upstream flood control.

1. The Province of Alberta/TransAlta five (5) year Agreement

I did not see any reference to the TransAlta agreement in the documents associated with this presentation. I think it is important to these discussions. This is a five (5) year “temporary” agreement; compensation paid to TransAlta is \$5.5 million per year to:

modify operations at Ghost Reservoir for flood mitigation purposes from May 16 to July 7 each year, and adjust reservoir levels at three Kananaskis-area reservoirs year-round to supplement flows on the Bow River during dry periods, or provide additional flood storage. (Alberta Environment and Protected Areas [EPA]).

After two annual contracts in 2014/2015 between the parties, the Province reached an Agreement with TransAlta in 2016 and has renewed this five (5) year “temporary” Agreement with TransAlta for the second time, ending on April 01, 2026. I am told there are current discussions to renew this “temporary” Agreement for a third five (5) year term, ending April 01, 2031. This will be seventeen consecutive years of this temporary Agreement. These types of contracts between the Province and TransAlta are not new. I believe there were agreements in place between the Province and TransAlta in 1995 and prior years for flood mitigation and these types of agreements were somehow forgotten when the Province deregulated the electricity market in 1996.

It is interesting that the Province considered the Agreement important when first signed in 2016: The then Minister of Environment and Parks stated: *“This is a valuable agreement that will help protect Calgarians who live and work along the Bow River. [...] This is not only an important investment in the protection of people and the environment; it’s an investment in the resilience of our economy through the protection of downtown Calgary.”*

Provincial representatives now advise the TransAlta agreement for controlling water levels at the Ghost Reservoir is a “temporary” agreement and will not recognize these agreements in the determination of whether the area where I live is in the previously designated Flood Fringe or the newly created High Hazard Flood Fringe. In reality, these are not temporary Agreements and even such a statement defies belief. If this agreement is terminated by the Province and we experience a flood event at some time in the future, even the Province may have difficulty finding enough money to cover the lawsuits.

2. Government over-reach as it relates to these proposed by-laws

Much important work has been done in these documents to amalgamate various current bylaws and regulations. For instance, in the document I may be able to easily find the current bylaws that prohibit basement suites in areas designated as Flood Fringe, going back to 2015 at least, as well as

restrictions on how close to the river bank you can build your home. There are three new issues in this proposal and I object to these being included in the new bylaw. They are:

- Trying to regulate Groundwater in the Flood Fringe or the High Hazard Flood Fringe;
- Limiting a homeowner to his/her existing building footprint if they wish to redevelop their home;
- Increasing the distances from the property line in new construction from four (4) feet to seven (7) feet approximately.

There is no science that would justify these additional restrictions for homeowners in the flood fringe. Groundwater regulations will not make anyone more or less safe. You may lose that old sofa to groundwater in your basement but there are already restrictions on basement suites. Unlike flooding, groundwater is not going to catch us by surprise or be a threat to life. As for restricting building footprints and requiring greater distances away from property lines, these are rules that penalize current homeowners. These proposed bylaws are obviously unfair to a homeowner with a small post-war bungalow, compared to someone who has built in the last few years. But more importantly, I question the science associated with these proposals. I remember a City of Calgary commissioned study (Golder and Associates?) that warned rebuilding and strengthening a specific part of a riverbank could have significant, negative consequences downstream because it had the potential to change the river's flow downstream. I see no references to the hydrologists or water flow testing companies that enable assessments for public works departments and consulting engineers to better anticipate and manage the impacts of extreme weather events such as flooding. But this type of evaluation would have to be done on a property-by-property basis, recognizing variables such as the height of the existing bank, the current orientation of the building, fencing around a property and even soil conditions. To date, we have not seen Engineers, Hydrologists, etc., evaluating our property's orientation to the river.

My conclusion is these proposed bylaws in their totality have very little to do with protecting the citizens of Calgary. Firstly, groundwater does not need legislation. Secondly, if a proposed addition to an existing home is not in the floodway, it should be allowed. Finally, if seven feet from the property line to a new building can be shown to lessen the impact of floodwater, then my comment on this matter should be ignored. These three additions to the current legislation are created to penalize people with homes on or near the Bow River. I and many others in this City are hopeful this new Council will not be so supportive of these progressive agendas.

3. City Administration does not publicly advocate for more upstream control.

The City of Calgary (perhaps the City's Engineering Department) refuses to advocate and refuses to publicly support citizen initiatives to lobby the Province to build the necessary infrastructure to limit high water flow rates on the Bow River through Calgary at 863 cubic meters per second (863 m³/s). This has been, and continues to be, one of the more confusing parts of recent City initiatives, or lack of initiatives involving management/operation of the Bow River through Calgary. It is worthwhile reiterating the quote at the start of this presentation: **“We need to stop that flood water from even entering the city limits and it's disappointing where we are right now”**

It is unclear whether the City's Administration is constrained politically and cannot advocate on behalf of its citizens or whether City Council has directed its Administration not to actively campaign for greater upstream mitigation or whether the City Administration considers its most important role is to strengthen and build up the Bow River banks heading into downtown, as well as constructing/operating related floodgates, and the City is content to leave advocacy to others. The work to shore up the river banks is important, but only because there is no upstream mitigation. This reluctance, failure or disinterest is not where the greater opportunity is when it comes to protecting Calgarians.

The City's response over the past few years is not acceptable to me. I would hope you will agree and direct City Administration accordingly. Please lead the parade when it comes to advocating for upstream mitigation.

**Addendum to Presentation to IPC – April 15, 2026
Montgomery Community Association - November 29, 2025**

My Comments on High Hazard Flood Fringe and Groundwater Flood Fringe – City of Calgary Public Engagement Online Survey

From the survey narrative: If new dams or reservoirs dedicated to flood mitigation are built in the future, and if their impact on flood flows is established to be dependable and significant, the province will re-evaluate hydrology assessments and hydraulic modelling and consider flood map revisions once final construction is completed, if appropriate, as was the case with the Springbank Off-stream Reservoir.

However, a presentation boards at the Montgomery open house, contained the following note: “Some High Hazard Flood Fringe areas will shift to lower risk categories over the next few years as flood mitigation measures are completed, (ie., the Sunnyside Flood Barrier) The High Hazard Flood Fringe will remain in Bowness...

Please select the statement which matches your opinion on the proposed High Hazard Flood Fringe Regulations

- Regulations are too strong

High Hazard Flood Fringe is an INVENTED designation and only an issue because:

1. The Province of Alberta/TransAlta agreement for controlling water levels at the Ghost Reservoir is considered a temporary agreement, or at least that is what we are told. The reality is it is not temporary and even such a statement defies belief. If this agreement is terminated by Province and we experience a 2013-type event at some time in the future, even the Province would not have enough money to cover the lawsuits; and
2. The City of Calgary (perhaps the City's Engineering Department) refuses to support citizen initiatives to lobby the Province to build the necessary infrastructure to limit high water flow rates on the Bow River to 863 cubic meters per second (863 m³/s). This has been, and continues to be, one of the more confusing parts of recent City policy involving management/operation of the Bow River through Calgary.

Survey 2 - Groundwater Flood Fringe Regulations

Please select the statement which matches your opinion on the proposed regulations on existing development and small additions

I cannot select any of the above because no regulations are required for groundwater, unless the City is prepared underwrite the costs for groundwater damage. That is not going to happen, so the City should stay out of the groundwater issue. Once again, people who live along the river understand the risks of living along the river. Unlike flooding, groundwater is not going to catch us by surprise. It would be educational to hear of any cases where people had to evacuate their homes on an emergency basis because of rising groundwater levels. Groundwater issues are very different than flooding and should not be lumped into discussions about flooding.



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First name [required] Jason

Last name [required] Westgate

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 15, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Proposed BUILDING REGULATIONS FOR FLOOD ZONES - in opposition



Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see note my attachments are slightly bigger than 3mb each and I will email 1) presentation and 2) speakers notes to publicsubmissions@calgary.ca

SLOW THE BOW

BOWNNESS **R**ESPONSIBLE **F**LOOD **M**ITIGATION SOCIETY

IPC Meeting

Response to Recommendations for Development in Flood Hazard Zones - April 15, 2026

ISC: UNRESTRICTED

OUR FAMILY. OUR DREAM HOME. OUR COMMUNITY.

5910 Bow Crescent NW, Bowness | DP2026-01888-34375



A South African Family Who Chose Bowness



MOVED TO CANADA

2012
From South Africa
with two kids



CONNECTION TO THE BOW

Floating the Bow River
became part of who
we are as a family



WHY BOW CRESCENT

Our dream property
on the river edge
we fell in love with



CTED

5910 Bow Crescent NW — Our Dream Lot

~1/2

ACRE

Almost half an acre
of land

50ft

WIDE

Street frontage
on Bow Crescent

400ft

DEEP

Stretching to
the river's edge

750

SQ FT

Existing home
is undersized

OUR APPLICATION

We Did Everything Right

Development Permit Filed April 2, 2026 | Reference: DP2026-01888-34375



New Build Design

Replace undersized 750 sq ft home with a proper family home including income suite above 3-car garage



Flood Mitigation Built In

We know the flood risk. Our architect has incorporated flood mitigation measures directly into the design



Neighbour Support

Written approval with no objections from both neighbours either side AND the neighbour directly across the street



Submitted in Good Faith

We structured our entire timeline around the June 23rd deadline — acting responsibly and proactively



THE PROBLEM

The Rules Are Changing Mid-Process

The bylaw uses the word **"APPROVED"** – not **"Applied For"**

Applications submitted but not decided before June 23 are NOT protected

**WITHOUT transitional
protection:**

Our DP assessed under rules
that didn't exist when we filed.
High Hazard Flood Fringe rules
would prohibit our build entirely.

**WITH transitional
protection:**

Our DP decided under rules
in place on April 2, 2026.
We can build the family home
we planned in good faith.

Three Things We Are Asking This Committee to Consider

01

Transitional Protection

Applications submitted before June 23rd should be decided under the rules that existed at the time of submission. This is a basic principle of fairness and regulatory trust.

02

Lot Context Must Matter

Locking development to a tiny existing footprint on nearly half an acre is not equitable regulation. Our neighbours have built homes that reflect this street's potential. We ask for the same opportunity.

03

Compensation if Development is Lost

If these regulations take away our ability to develop this property, the question of compensation for loss of development potential must be on the table. We invested in good faith — the City must act in good faith too.

Today



Proposed



"We came to Canada to build a life.

*We chose Bowness because of this river
and this community.*

*All we are asking for is the chance to build
our family's dream home here —
**fairly, responsibly, and under the rules
that applied when we made that
commitment.**"*

**My speaking notes are attached*

Thank you

SPEAKING NOTES

Infrastructure & Planning Committee

April 15, 2026 | City Hall, Calgary

Jason & Deidre Westgate | 5910 Bow Crescent NW | DP2026-01888-34375

• OPEN — Who You Are (~60 seconds)

"Good morning. My name is Jason Westgate. I'm here with my wife Deidre.

We moved to Canada from South Africa in 2012 — two kids, a new country, a fresh start. And over the years, one of our family's greatest joys has been floating down the Bow River. It became part of who we are as a Calgary family.

So when we saw 5910 Bow Crescent NW come up for sale — almost half an acre, 50 feet wide, nearly 400 feet deep, right at the river's edge — we didn't hesitate. We jumped at it. This is our dream property. The place where we plan to build our family's dream home."

[Pause here. Let it land. Make eye contact with the committee.]

• THE SITUATION — Who We Are as Applicants (~75 seconds)

"We submitted our Development Permit on April 2nd — reference DP2026-01888-34375 — to replace the existing undersized home on that lot with a well-designed new build that is right for the land and right for the community.

I want to be very clear about something. We bought this property knowing it sits in a flood zone. We are not naive about that. We have worked closely with our architect to incorporate meaningful flood mitigation measures directly into our building design. We are not asking to ignore the risk — we are asking to address it responsibly, with a home built for this environment.

Both neighbours on either side have given us written approval with no objections. So has the neighbour directly across the street. This application has genuine community support."

[Brief pause.]

• THE PROBLEM — Rules Changing Mid-Process (~75 seconds)

"The proposed bylaw amendments — IP2026-0212 — go to Council for a vote on June 23rd. We have read the proposed language carefully. The transitional provisions use the word 'approved' — not 'applied for' — as the qualifying threshold.

That means our application, submitted in good faith on April 2nd, is not protected. If a decision is not reached before June 23rd, we would be assessed under rules that simply did not exist when we submitted.

Rules that would effectively end our ability to build our family home on this property. Permanently.

We are a South African immigrant family who chose Calgary, chose Bowness, and chose this river community to put down our roots. We planned carefully. We engaged our neighbours. We built flood resilience into our design. We submitted our permit. We did everything right — and we are asking this committee not to pull the rug out from under us."

[Pause. This is your most powerful moment. Let the room sit with it.]

● **THE ASK — Three Clear Points (~60 seconds)**

"We are asking this committee for three things:

FIRST

Add a transitional protection clause. Applications submitted before June 23rd should be decided under the rules that existed at the time of submission. That is a basic principle of fairness and regulatory trust.

SECOND

Recognise that lot context must matter. Locking development permanently to the footprint of a tiny existing home on nearly half an acre is not equitable regulation. Our neighbours either side have built homes that reflect the potential of this street. We are asking for the same opportunity.

THIRD

If the City proceeds with these regulations and our ability to develop this property is taken away, the question of compensation for loss of development potential must be on the table. We invested in this community in good faith. The City must act in good faith too."

● **CLOSE (~30 seconds)**

"We came to Canada to build a life. We chose Bowness because of this river and this community — the same river we floated down as a family and fell in love with.

All we are asking for is the chance to build our family's dream home here — fairly, responsibly, and under the rules that applied when we made that commitment.

Thank you."

[Step back. Do not rush to leave. Let the moment close naturally.]