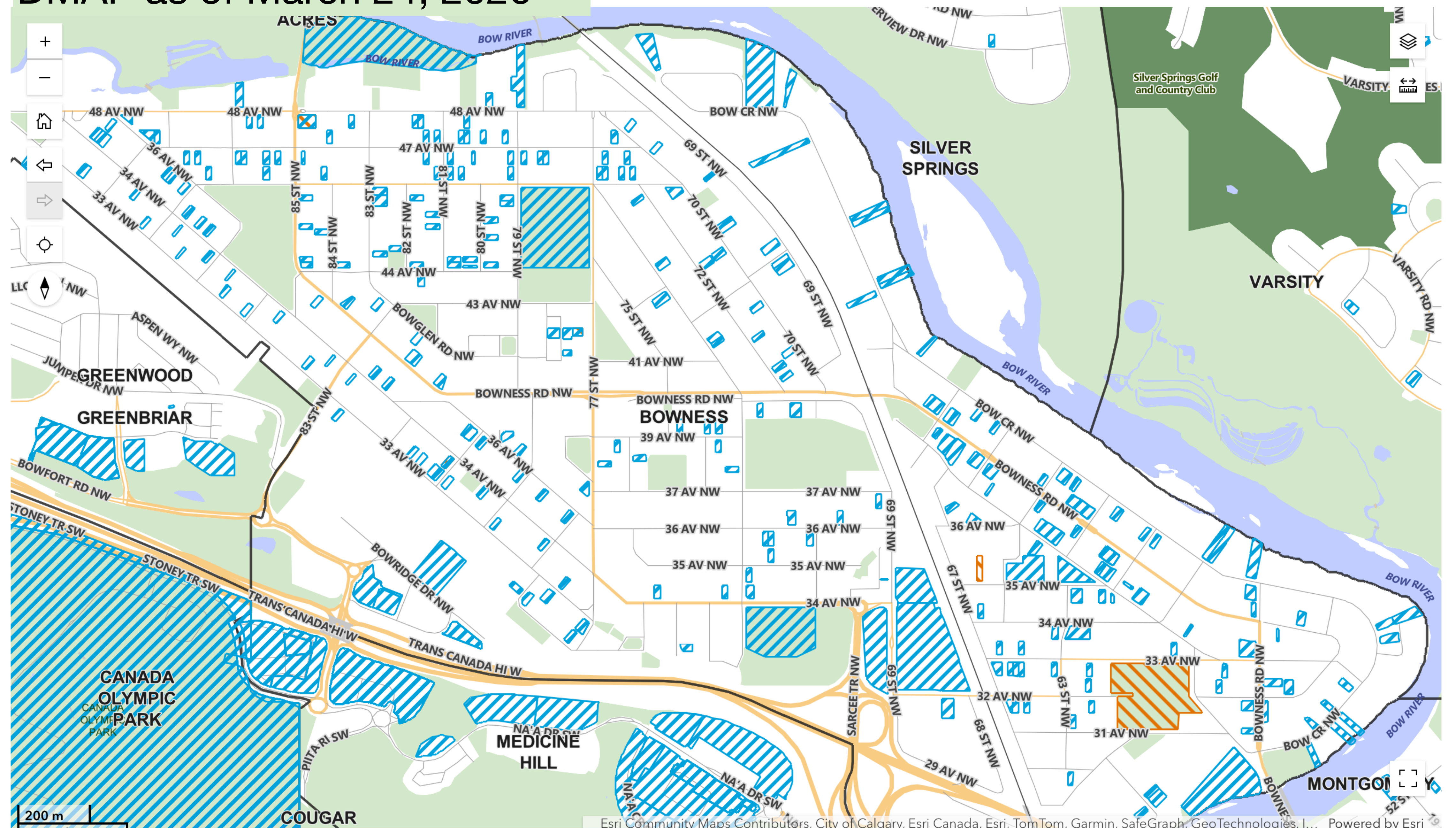


DMAP as of March 24, 2026



Upper Bow Fact Sheet

Communities:

Bearspaw / 12 Mile Coulee

Parkdale

Bowness

Montgomery

Valley Ridge

Relevant Flood Topics:

Groundwater flooding

Protected areas: Montgomery

High Hazard Flood Fringe

Flood Mitigation Infrastructure:

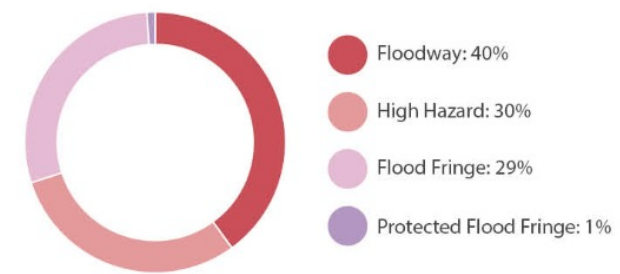
Dams: Ghost Reservoir (5-year operating agreement for flood mitigation)

Bank protection and restoration: near Home Road, at John Hextall Bridge / Shouldice Bridge and near Parkdale

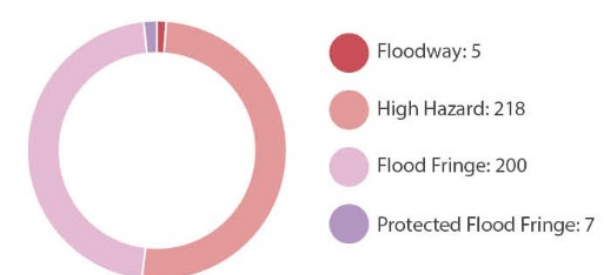
Rip rap: along some banks, bridges and outfalls

Barrier: berm near Montgomery and Shouldice Park

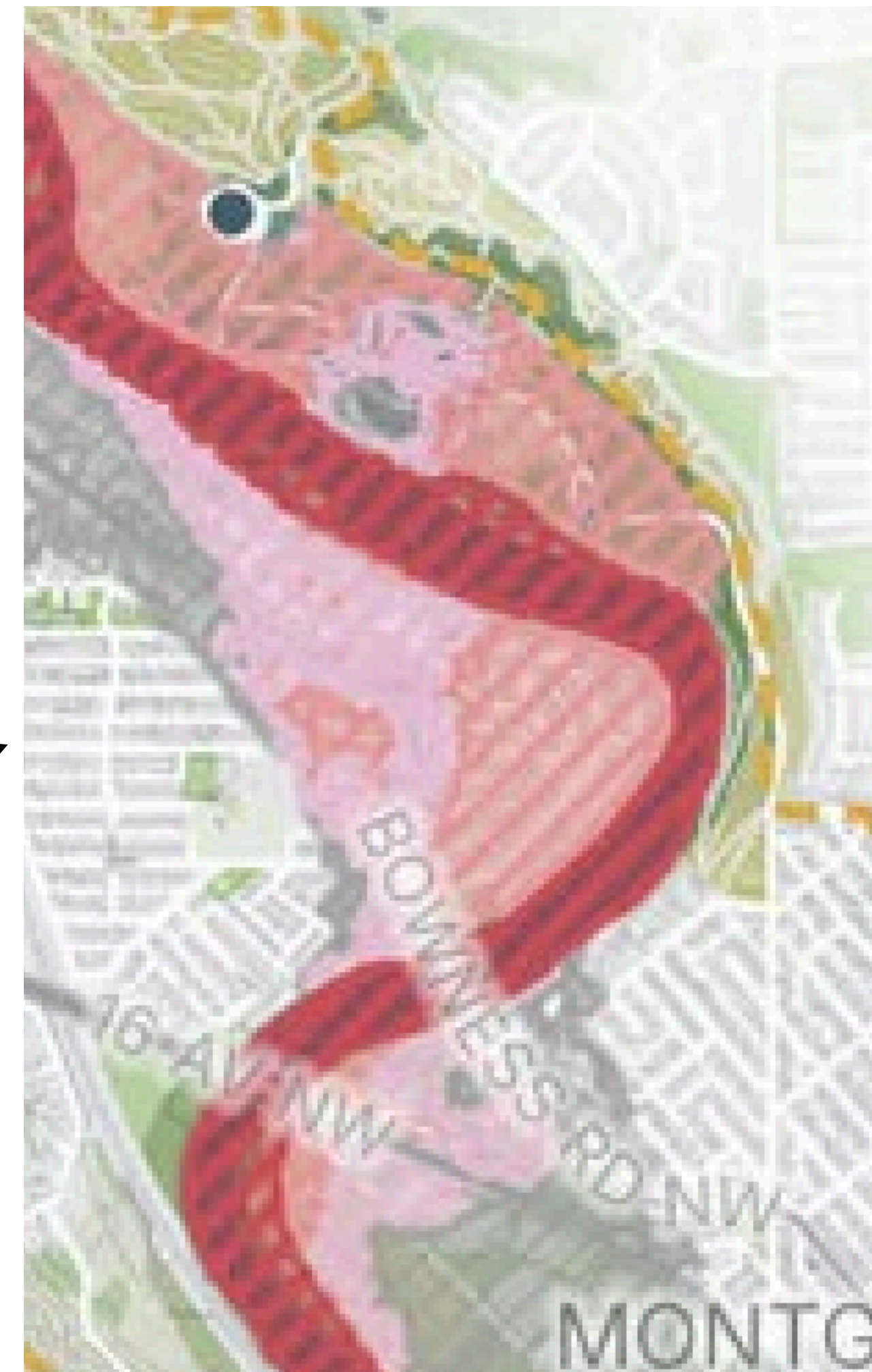
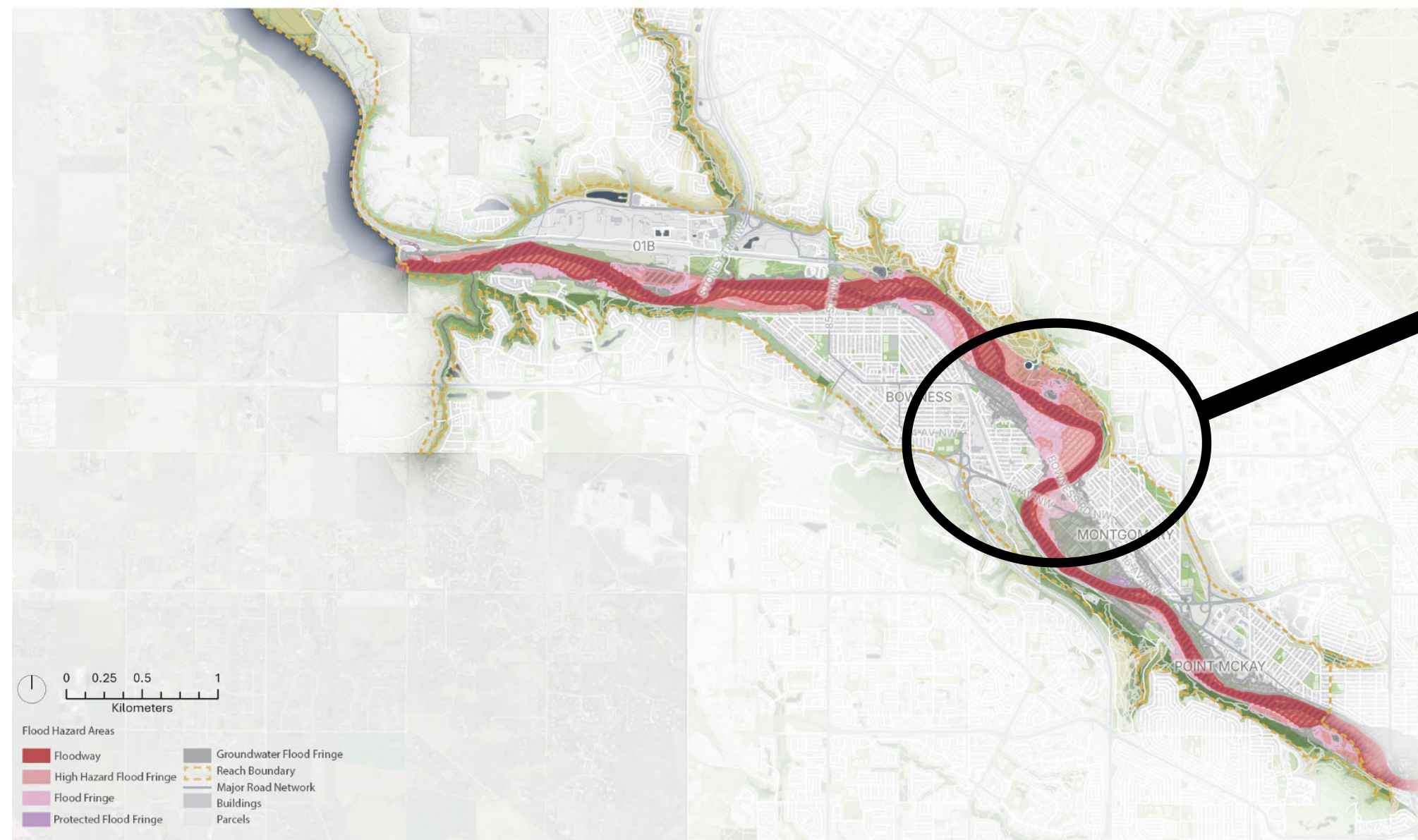
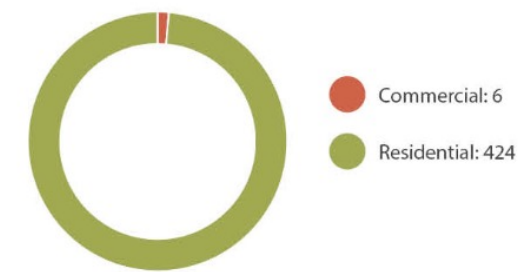
Flood Hazard Area Percentage



Number of Buildings in each Flood Hazard Area Category



Types of Buildings Within the 1:100 Floodplain



from Calgary River Valleys Project Engagement, Dec 1, 2025

DMAP - under review, in circulation, in advertising as of March 24, 2026



Flood Hazard Areas – Proposed Building Development Regulations

Scales of Development

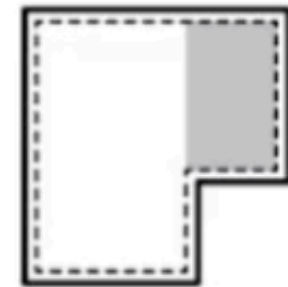
Different scales of development trigger different requirements.



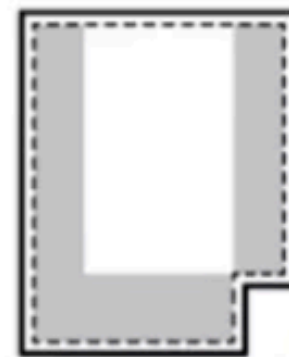
Existing Development



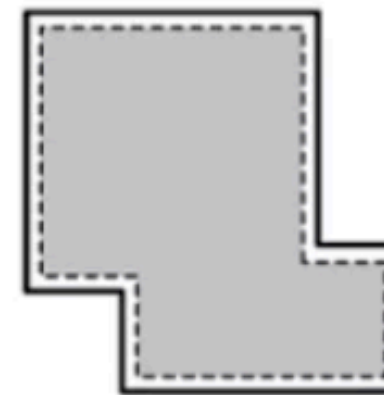
Small Addition
(less than 10% of building footprint or square footage)



Moderate Addition
(between 10% - 75% of building footprint or square footage)



Major Addition
(more than 75% of building footprint or square footage)



New Construction

Proposed Requirements

The following are the draft building floodproofing measures that would be applied to development in the Flood Hazard Area.

No requirement. Properties that aren't changing, or are changing by adding 10% or less of their current footprint, are not required to meet any new regulatory requirements in the Flood Hazard Area.

Partial requirements. For moderate additions, minor floodproofing measures are required:

- Provide electrical isolation for the whole building through master switch above the DFE.
- Install a sewer backup valve.

Full requirements. For major additions and new builds, full floodproofing measures are required:

- Construct the first floor at or above the DFE.
- Locate all living spaces above the DFE, except in Protected Flood Fringe areas.
- Set all windows, doors, and building entrances above the DFE minus 1 metre, except in protected Flood Fringe where it is above the DFE.
- Place all electrical and mechanical equipment above the DFE.
- Make any areas below the DFE watertight.
- Install a sewer backflow valve and proper foundation drainage.
- Install a water alarm in the lowest level of the building.
- Follow reverse-grade driveway design rules.