



# Flood Resilience Land Use Bylaw Amendments

IP2026-0212

2026 April 15



## **That the Infrastructure and Planning Committee:**

1. Forward this Report to the 2026 June 23 Public Hearing Meeting of Council; and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 5).



# Previous Council Direction

**UCS 2017-0266**

That Council direct Administration to:

- 5. In alignment with Provincial mapping and policy updates, conduct further investigation on land use policy and building regulations for areas prone to flooding.



## The Province:

- Make standardized overland flood hazard maps
- 1-in-100 or 1% chance flood event
- Does not regulate land use or development

## The City:

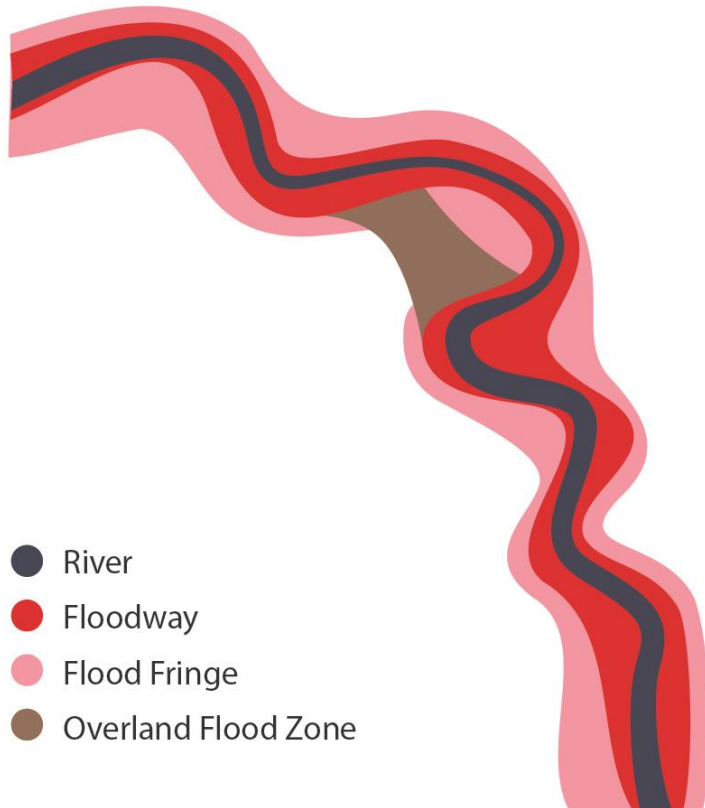
- Create flood-related policies and regulations
- Set zones and regulations in Land Use Bylaw
- Apply Bylaw and policies to applications
- May add overlays for community-specific risk
- Update policy / regulations for new information





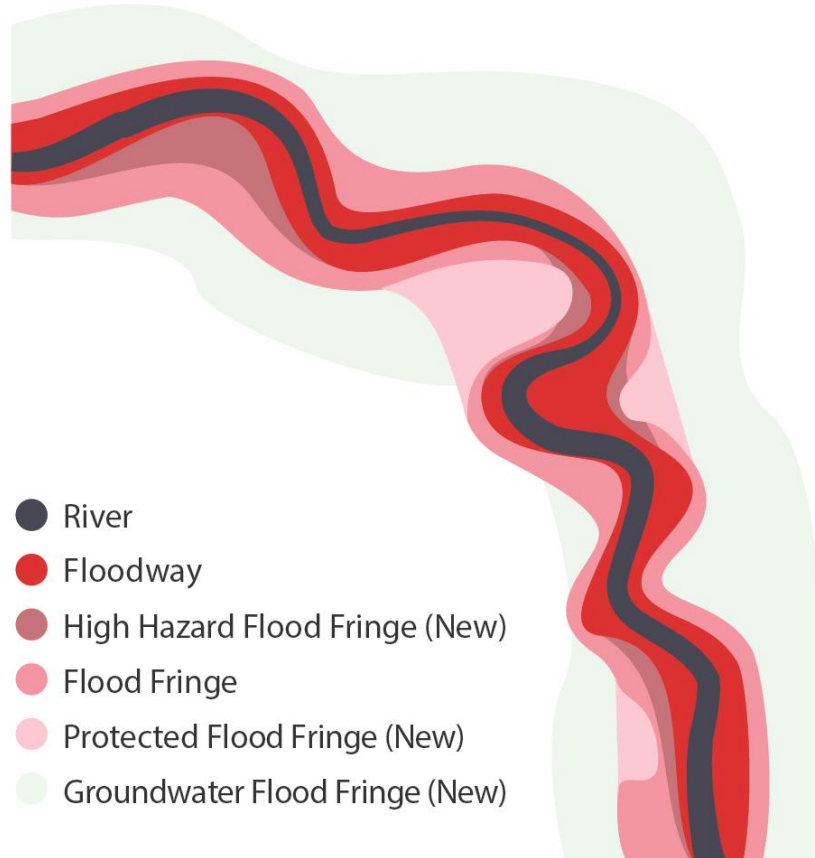
## Old (1983) and Updated (2026) River Flood Map Areas

1983



- River
- Floodway
- Flood Fringe
- Overland Flood Zone

2026



- River
- Floodway
- High Hazard Flood Fringe (New)
- Flood Fringe
- Protected Flood Fringe (New)
- Groundwater Flood Fringe (New)

### The new map:

- Better reflects flood risks and mitigation
- Results in overall less risk, more developability
- Keeps Calgarians safer, by providing clarity about risks and how to develop safely



# Key Changes to Flood Resilience Regulations

Higher flood risk  
Public & building safety risks  
Minimize exposure and damages  
Support resilience

Lower flood risk  
Building damage risks  
Support resilience



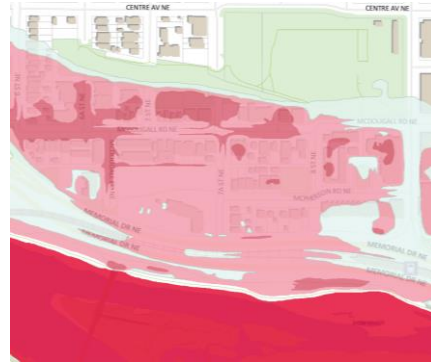
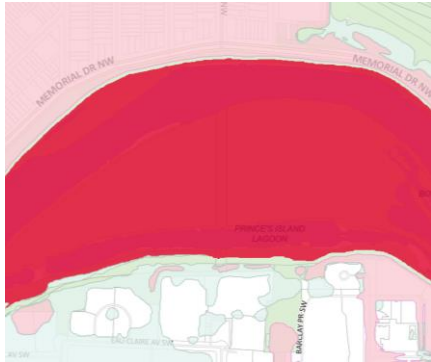
**Floodway**

**High Hazard Flood Fringe *new***

**Flood Fringe**

**Protected Flood Fringe *new***

**Groundwater Flood Fringe *new***



8

282

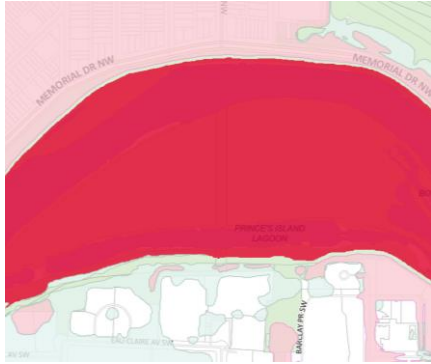
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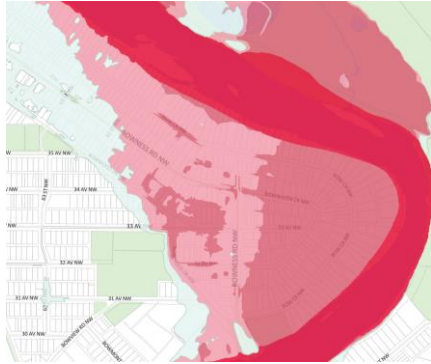
# Key Changes to Flood Resilience Regulations

**Floodway**



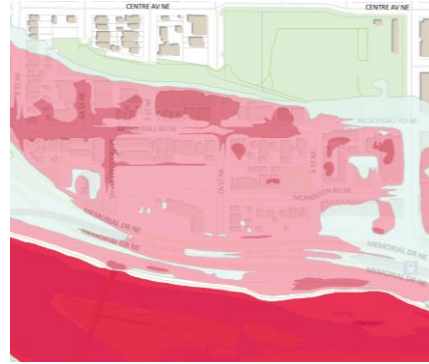
Still no new development

**High Hazard Flood Fringe *new***



No added density  
No living spaces below flood elevation  
No increases to building footprints

**Flood Fringe**



No living spaces below flood elevation

**Protected Flood Fringe *new***



New development must floodproof basement

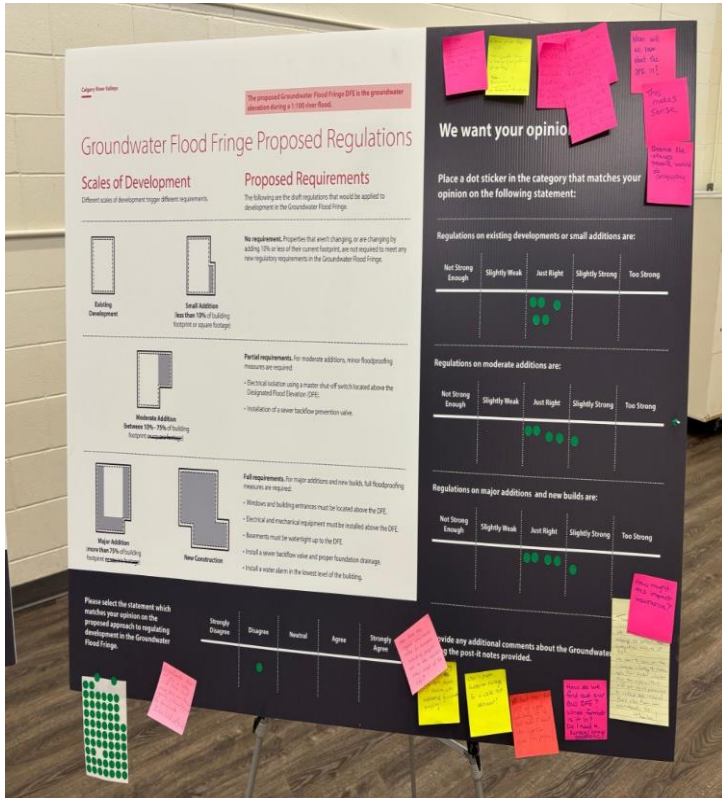
**Groundwater Flood Fringe *new***



New development must floodproof basement



# Public engagement informed recommendations



**Stage 1**  
Values and priorities

**Stage 2**  
Draft mapping and regulatory direction

**Stage 3**  
Final mapping and draft regulations



**1000+**  
unique contributions  
through 3 Engage  
Portal surveys



**5**  
Public virtual  
information  
sessions



**10**  
In-person  
engagement  
sessions



**20+**  
organizations engaged  
through 6 engagement  
sessions for interested  
parties

# Implementation

- ✓ Public Facing Materials
- ✓ Administration Readiness
- ✓ Public notice and virtual information sessions



# Recommendation

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