

Proposed Amendments to Land Use Bylaw 1P2007

Redline Copy

PART 1: INTERPRETATION OF THIS BYLAW

Division 1: General Interpretation

Content

(3) This Bylaw includes the:

- (a) Schedules appended hereto;
- (b) Land Use District Maps deposited with the City Clerk;
- ~~(c) Floodway/Flood Fringe Maps deposited with the City Clerk;~~
- (c) River Flood Maps deposited with the City Clerk;**
- ~~(d) Floodway/Floodplain Maps deposited with the City Clerk;~~
- (e) Developed Area and Developing Area Maps deposited with the City Clerk;
- (f) Parking Areas Map deposited with the City Clerk;
- (g) Bonus Area Boundaries Map deposited with the City Clerk; and
- (h) Heritage Guideline Areas Maps deposited with the City Clerk.

PART 1: INTERPRETATION OF THIS BYLAW

Division 2: Definitions and Methods

General Definitions

13 (1) In this Bylaw, the following terms have the following meanings.

~~**(49) "designated flood level"** means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.~~

(49) "designated flood elevation" means an elevation that references the water level that is expected during a flood of a magnitude that has a one per cent chance of occurring in any year as identified on the River Flood Maps.

~~**(61) "flood fringe"** means those lands abutting the floodway, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.~~

(61) "flood fringe" means the areas identified on the River Flood Maps.

~~(62) "floodway" means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.~~

(62) "floodway" means the areas identified on the River Flood Maps.

(72.1) "groundwater flood fringe" means the areas identified on the River Flood Maps.

(73.3) "high hazard flood fringe" means the areas identified on the River Flood Maps.

(96.1) "occupied space" includes all areas of a *building* that are:

(a) used for dwelling or business including, but not limited to:

- (i) bedrooms;**
- (ii) living areas;**
- (iii) kitchens;**
- (iv) *basements*; and**
- (v) commercial spaces; and**

(b) does not include:

- (i) entryways;**
- (ii) crawl spaces; or**
- (iii) areas used for parking and loading.**

~~(96.1)~~ **(96.2) "Officer" means a Bylaw Enforcement Officer or a Peace Officer.**

~~(98) "overland flow area" means those lands abutting the *floodway* or the *flood fringe*, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.~~

(113.1) "protected flood fringe" means the areas identified on the River Flood Maps.

(121.1) "river flood area" means the collective area made up of the *floodway*, *high hazard flood fringe*, *flood fringe*, *protected flood fringe* and *groundwater flood fringe*.

PART 2: ADMINISTRATION

Division 2: Land Use Amendment and Direct Control Districts

Application for Land Use Amendment

Reference to Other Bylaws in Direct Control Bylaws

22 (1) Where a *parcel* is designated with a Direct Control District:

- (a) pursuant to this Bylaw, a reference to a section of Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on June 8, 2014, unless the Direct Control District referred to Part 10 of this Bylaw as of the effective date of the Direct Control District Bylaw;
- (b) pursuant to this Bylaw, a reference to a section of any Part other than Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
- (c) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the *parcel* Direct Control.
- (d) pursuant to this Bylaw, a reference to a section for R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on December 31, 2024, unless the Direct Control District referred to R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw as of the effective date of the Direct Control District Bylaw.

(2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:

- (a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and
- (b) notwithstanding the definitions contained in this Bylaw, each Direct Control Bylaw must assume only those meanings for the terms contained therein that were intended at the date of the original passage.

(3) Where a *parcel* is designated with a Direct Control District pursuant to this Bylaw, or a previous land use bylaw and such designation is continued pursuant to this Bylaw, and the *parcel* is located within the *river flood area* identified on the River Flood Maps, the regulations contained in Part 3; Division 3 of this Bylaw, as amended from time to time, apply and prevail.

PART 2: ADMINISTRATION**Division 3: Development Permits****Requirement for a Development Permit**

23 A **development permit** is required for every **development** unless it is otherwise exempted in this division.

Conditions for Development Permit Exemptions

24 A **development** listed in section 25 will only be exempt from the requirement to obtain a **development permit** if it:

- (a) complies with the rules of this Bylaw;
- (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
- (c) is not located in the **floodway**;
- (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
- (e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**.

Exempt Developments

25 (2) The following **developments** do not require a **development permit** if they are not located in the **flood fringe** or **high hazard flood fringe** ~~overland flow areas~~ and the conditions of section 24 are met:

25.1 The following **developments** do not require a **development permit**:

- (f) **developments** ~~located in the floodway~~, which are being conducted by, or on behalf of, the *City* for the purpose of erosion control, where the primary purpose is to protect public infrastructure;

PART 2: ADMINISTRATION

Division 4: Permitted Use Development Permit

Permitted Uses That Meet All Requirements

28 (5) ~~Where a **development** is located in the **floodway**, **flood fringe** or **overland flow area**, the **Development Authority** may, as a condition of issuing the **development permit**, require **building** or site design measures to mitigate the potential impact or obstruction of floodwaters.~~

(5) Where a **development** is located in the **river flood area**, the **Development Authority** may, as a condition of issuing the **development permit**:

- (a) require additional information, reports, or **building** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
- (b) require the mitigations identified in subsection (a) to be incorporated into the **development** for the life of the **development**.

Permitted Uses That Do Not Meet All Requirements

~~30~~ Where a ~~**development permit**~~ application is for a ~~**permitted use**~~ in a ~~**building**~~ or on a ~~**parcel**~~ and the proposed ~~**development**~~ does not conform to all of the applicable requirements and rules of this Bylaw, the ~~**Development Authority**~~ may:

- ~~(a) refuse to approve the **development permit** application; or~~
- ~~(b) approve the **development permit** application and grant a relaxation of the requirement or rule to which the proposed **use** does not conform.~~

30 (1) Unless otherwise referenced in subsection (2), where a **development permit** application is for a **permitted use** in a **building** or on a **parcel** and the proposed **development** does not conform to all the applicable requirements and rules of this Bylaw, the **Development Authority** may:

- (a) refuse to approve the **development permit** application; or
- (b) approve the **development permit** application and grant a relaxation of the requirement or rule to which the proposed **use** does not conform.

(2) Where a **development permit** application for a use listed as a **permitted use** in a land use district does not conform to all the applicable requirements and rules in Part 3; Division 3 of this Bylaw, the **use** is a **discretionary use**.

Conditions on Discretionary Use Development Permits

38 (4) Where a **development** is located in the **river flood area**, the **Development Authority** may, as a condition of issuing the **development permit**:

- (a) require additional information, reports, or **building** or site design measures to mitigate the potential impact or obstruction of floodwaters or groundwater; and
- (b) require the mitigations identified in subsection (a) to be incorporated into the **development** for the life of the **development**.

PART 3: RULES GOVERNING ALL DISTRICTS

Division 3: Floodway, Flood Fringe and Overland Flow

Division 3: River Flood Area and Setback Regulations

Floodway, Flood Fringe and Overland Flow

~~55 For **parcels** located in the **floodway**, **flood fringe** or **overland flow area**, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.~~

55 For *parcels* located within the *river flood area* or *adjacent* to the *floodway*, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.

Floodway Regulations

~~56(1) For **parcels** located in the **floodway** on which a **building** existed and the use of that **parcel** was approved as of September 9, 1985, the use may continue as a **permitted** or **discretionary use** provided that the **use** is listed in the land use district that the **parcel** is designated.~~

~~(2) Subject to subsection (1), in the **floodway** only those **permitted** and **discretionary uses** which are listed below, and which are also listed in the land use district for which the **parcel** is designated, may be allowed as **permitted** and **discretionary uses**:~~

- ~~(a) **Extensive Agriculture**;~~
- ~~(b) **Natural Area**;~~
- ~~(c) **Outdoor Recreation Area**;~~
- ~~(d) **Park**; and~~
- ~~(e) **Utilities**.~~

Building Setbacks from Rivers and Creeks

- 56 (1) Unless otherwise referenced in subsection (2), *buildings* must be set back a minimum of 6.0 metres from the *floodway*.**
- (2) Where a *parcel* was vacant on July 22, 1985, all *buildings* must be set back the greater of:**
- (a) 60.0 metres from the edge of the Bow River;**
 - (b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek, Pine Creek; or**
 - (c) 6.0 metres from the *floodway*.**

New Buildings and Alterations

~~57 (1) No new **buildings** or other new structures are allowed in the **floodway**, except for the replacement of existing **Accessory Residential Buildings, Backyard Suites, Duplex Dwellings, Secondary Suites, Semi-detached Dwellings** and **Single Detached Dwellings** on the same **building** footprint.~~

~~(2) An addition to a **building** in the **floodway** may only occur if it does not increase the **building** footprint or increase the obstruction to floodwaters.~~

~~(3) In the **floodway**, nothing must be stored outside of a **building**.~~

River Flood Area

- 57 (1) Where any portion of a **parcel** is located within the **floodway, high hazard flood fringe, flood fringe, protected flood fringe** or **groundwater flood fringe**, the regulations apply to only that portion of the **parcel** located within that area.
- (2) Where a **building** or any portion of a **building** is located in the **river flood area**, the regulations for the most restrictive area in which the **building** is located will apply to the entire **building**.
- (3) The flood mitigation measures referenced in subsection (6) do not apply to:
- (a) a **fence, gate, deck, balcony, landing, patio, skateboard and sports ramp**, air conditioning equipment, satellite dish, hot tubs, above ground private swimming pool, or an **Accessory Residential Building** that does not contain a **Backyard Suite**;
 - (b) a temporary **building** that is:
 - (i) not placed on a foundation;
 - (ii) located on the **parcel** for less than 365 consecutive days; and
 - (iii) removable from the **parcel** within 24 hours; and
 - (c) a change of **use** in a legally existing **building**.
- (4) The flood mitigation measures in subsection (6) do not apply to a **building** that is legally existing or approved prior to June 23, 2026, provided that any new **development** to an existing **building** in the **floodway, high hazard flood fringe** or **flood fringe**:
- (a) does not increase the floor area of the legally existing or approved **occupied space** below the **designated flood elevation**;
 - (b) does not include a new **Secondary Suite** below the **designated flood elevation**; and
 - (c) meets the requirements in subsection (5), if applicable.

- (5) The flood mitigation measures referenced in subsection (6) do not apply to additions to **buildings** that do not increase the **gross floor area** of the **building** by 75.0 per cent or more of the **gross floor area** legally existing or approved as of June 23, 2026, provided that:
- (a) the additions do not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing or approved as of June 23, 2026; or
 - (b) the additions that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing or approved as of June 23, 2026, the **building**:
 - (i) has an electrical consumer service disconnect for the entire **building** through the placement of the master switch above the **designated flood elevation**; and
 - (ii) has a sewer backflow valve installed.
- (6) In the **river flood area**, **buildings** must be designed with the following flood mitigation measures:
- (a) in the **floodway**, **high hazard flood fringe** or **flood fringe**, a **building** must:
 - (i) be designed to prevent structural damage from floodwater, as demonstrated by a note on the plans by a qualified professional;
 - (ii) have the main floor entirely above the **designated flood elevation**;
 - (iii) have all **occupied space** and **Secondary Suites** be located above the **designated flood elevation**;
 - (iv) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the **designated flood elevation**;
 - (v) have all windows, **building** entrances and **building** envelope penetrations located above the **designated flood elevation** minus 1.0 metre;
 - (vi) have **building** envelope penetrations designed to minimize water ingress where not located above the **designated flood elevation**;
 - (vii) have a sewer backflow valve installed;
 - (viii) have all weeping tiles drain to a sump pump with battery backup power;
 - (ix) have the sump pump discharge pipe discharge above the **designated flood elevation** to a **soft surfaced landscaped area** a minimum of 2.0 metres from a **property line**;

- (x) have a water alarm installed in the lowest level of the **building** below **grade**; and
 - (xi) provide one of the following where a reverse-grade driveway leading to an enclosed garage or parkade is proposed:
 - (A) a flood barrier, other than a trench drain; or
 - (B) a driveway peak elevation greater or equal to 0.30 metres above the highest existing **grade** on the **adjacent street**; or
- (b) in the **protected flood fringe** or **groundwater flood fringe**, a **building** must:
- (i) be designed to prevent structural damage from high groundwater potentially sustained for several days during a high river event, as demonstrated by a note on the plans by a qualified professional;
 - (ii) have the main floor of all **buildings** entirely above the **designated flood elevation**;
 - (iii) have electrical and mechanical equipment, including the consumer service disconnect and furnace, be located at or above the **designated flood elevation**;
 - (iv) have all windows, **building** entrances and **building** envelope penetrations located above the **designated flood elevation**;
 - (v) have **building** envelope penetrations designed to minimize water ingress where not located above the **designated flood elevation**;
 - (vi) have a sewer backflow valve installed;
 - (vii) have all weeping tiles drain to a sump pump with battery backup power;
 - (viii) have the sump pump discharge pipe discharge above the **designated flood elevation** to a **soft surfaced landscaped area** a minimum of 2.0 metres from a **property line**; and
 - (ix) have a water alarm installed in the lowest level of the **building** below **grade**.

~~Alterations to the Floodway and Riverbanks~~

~~58 On those areas of land within the **floodway** that are subject to municipal jurisdiction, no alterations shall be made to a **floodway** and no structures including, but not limited to, berms, **decks**, docks, **fences**, gates, **patios**, rip-rap or walls shall be constructed on, in or under a **floodway** unless those structures are being constructed by, or on behalf of, the **City** for the purpose of erosion control, where the primary purpose is to protect public infrastructure.~~

Floodway

- 58** **(1)** In addition to this section, the requirements in sections 56 and 57 apply to **parcels** in the **floodway**.
- (2)** Unless otherwise referenced in subsection (3), (4) or (5), in the **floodway** only the following **uses** may be allowed if also listed as a **use** within the land use district:
- (a) Extensive Agriculture;**
 - (b) Motion Picture Filming Location;**
 - (c) Natural Area;**
 - (d) Outdoor Recreation Area;**
 - (e) Park;**
 - (f) Special Function – Class 1;**
 - (g) Special Function – Class 2;**
 - (h) Urban Agriculture;**
 - (i) Utilities; and**
 - (j) Utilities – Linear.**
- (3)** For **parcels** located in the **floodway** on which a **building** existed and the **use** of the **parcel** was approved as of September 9, 1985, the **use** may continue provided that the **use** is listed in the land use district that the **parcel** is designated.
- (4)** Subject to subsection (3), no new **buildings** or other structures are allowed in the **floodway**, except for the replacement of a legally existing **Accessory Residential Building, Backyard Suite, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling** on the same **building** footprint.
- (5)** An addition to a **building** in the **floodway** may only occur if it does not increase the **building** footprint and does not increase the obstruction to the floodwaters.
- (6)** No **buildings** or structures including, but not limited to, **decks, patios, fences, gates, retaining walls, docks, or riprap** are allowed to be constructed on, in or under a **floodway**.
- (7)** **Grade** in the **floodway** must not be altered.
- (8)** Nothing must be stored outside of a **building**.

~~Flood Fringe and Overland Flow Area Regulations~~

~~59 (1) Only those goods that are easily moveable may be stored on a parcel in the flood fringe or the overland flow area.~~

~~(2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.~~

~~(3) Where a parcel was vacant on July 22, 1985, all buildings must be set back the greater of the following distances:~~

~~(a) 60.0 metres from the edge of the Bow River;~~

~~(b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek; or~~

~~(c) 6.0 metres from the edge of the floodway.~~

High Hazard Flood Fringe

59 (1) In addition to this section, the requirements in sections 56 and 57 apply to *parcels* in the **high hazard flood fringe**.

(2) Unless otherwise referenced in subsection (3), (4), (5), (6) or (7), in the **high hazard flood fringe**, only the following **uses** may be allowed if also listed as a **use** within the land use district:

(a) **Extensive Agriculture;**

(b) **Motion Picture Filming Location;**

(c) **Natural Area;**

(d) **Outdoor Recreation Area;**

(e) **Park;**

(f) **Special Function – Class 1;**

(g) **Special Function – Class 2;**

(h) **Urban Agriculture;**

(i) **Utilities;** and

(j) **Utilities – Linear.**

(3) For *parcels* located in the **high hazard flood fringe** on which a **building** existed or the **use** of that *parcel* was approved as of June 23, 2026, the **use** may continue provided that the **use** is listed in the land use district that the *parcel* is designated.

(4) Subject to subsection (3), in the **high hazard flood fringe**, legally existing non-residential **uses** may be replaced if the **use**:

- (a) was existing prior to June 23, 2026;
 - (b) is located on the same **building** footprint;
 - (c) is listed as a **use** within the land use district; and
 - (d) is a **use** listed below:
 - (i) **Food Kiosk;**
 - (ii) **Food Production;**
 - (iii) **Municipal Works Depot;**
 - (iv) **Natural Area;**
 - (v) **Outdoor Recreation Facility;**
 - (vi) **Park;**
 - (vii) **Parking Lot – Grade;**
 - (viii) **Park Maintenance Facility – Large & Small;**
 - (ix) **Power Generation Facility – Medium;**
 - (x) **Public Transit System;** and
 - (xi) **Zoo.**
- (5) Unless otherwise referenced in subsection (7), no new **buildings** or other structures are allowed in the **high hazard flood fringe**, except for the replacement of a legally existing **Accessory Residential Building, Backyard Suite, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling** or **Single Detached Dwelling** on the same **building** footprint.
- (6) Unless otherwise referenced in subsection (7), the maximum number of **units** or **suites** is equal to the number of **units** or **suites** legally existing or approved on a **parcel** prior to June 23, 2026.
- (7) A new **Single Detached Dwelling** and one **Accessory Residential Building** may be constructed on a vacant **parcel** designated as a **low density residential district** if the vacant **parcel** was created through a subdivision application approved prior to June 23, 2026, and the **building**:
- (a) has the minimum **building setbacks**:
 - (i) 2.2 metres from any **side property line**; or
 - (ii) 1.8 metres from one **side property line**, if the combined **building setbacks** from both **side property lines** is greater than or equal to 4.4 metres; and
 - (b) does not contain a **suite**.
- (8) An addition to a **building** in the **high hazard flood fringe** may only occur if it does not increase the **building** footprint or increase the obstruction to the floodwaters.

- (9) **Grade** in the **high hazard flood fringe** must not be altered.
- (10) Only those goods that are easily removable may be stored outside of a **building**.
- (11) Where a **development** is located in 'Area A' on the River Flood Maps, the rules in this section do not apply if the **development**:
 - (a) is graded above the **designated flood elevation** in accordance with a **development permit** approved prior to June 23, 2026; and
 - (b) complies with the **groundwater flood fringe** rules in section 61.

Building Design in the Flood Fringe

60 (1) All **buildings** in the **flood fringe** must be designed in the following manner:

- (a) to prevent structural damage by floodwaters;
 - (b) the first floor of all **buildings** must be constructed at or above the **designated flood level**; and
 - (c) all electrical and mechanical equipment within a **building** shall be located at or above the **designated flood level**; and
 - (d) a sewer back-up valve must be installed in every building.
- (2)** The rules regarding **building** design referenced in subsection (1) do not apply to:
- (a) an addition that does not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing as of June 09, 2014; and
 - (b) a **fence**, gate, **deck**, **landing**, **patio**, **skateboard and sports ramp**, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.
- (3)** Notwithstanding subsection **(1)** and **(2)**, in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) provide electrical isolation for the entire **building** through the placement of the master switch above the **designated flood level**; and
 - (b) install a sewer back-up valve in the building.
- (4)** Notwithstanding subsection **(1)**, **(2)**, and **(3)**, in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by at least 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) fully mitigate as per subsection (1).

Flood Fringe

- 60** **(1)** In addition to this section, the requirements in sections 56 and 57 apply to *parcels* in the *flood fringe*.
- (2)** Only those goods that are easily removable may be stored outside of a *building* in the *flood fringe*.

Building Design in the Overland Flow Area

61 ~~(1)~~ All ~~*buildings*~~ in the ~~*overland flow area*~~ must be designed in the following manner:

- ~~(e) — to prevent structural damage by floodwaters;~~
 - ~~(f) — the first floor of all *buildings* must be constructed at or above the *designated flood level*; and~~
 - ~~(g) — all electrical and mechanical equipment within a *building* shall be located at or above the *designated flood level*; and~~
 - ~~(h) — a sewer back-up valve must be installed in every building.~~
- ~~(2)~~ The rules regarding ~~*building*~~ design referenced in subsection (1) do not apply to:
- ~~(c) — an addition that does not increase the *gross floor area* of the *building* by more than 10.0 per cent of the *gross floor area* legally existing as of June 09, 2014; and~~
 - ~~(d) — a *fence*, gate, *deck*, *landing*, *patio*, *skateboard and sports ramp*, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an *Accessory Residential Building*.~~
- ~~(3)~~ Notwithstanding subsection ~~(1)~~ and ~~(2)~~, in addition to the conditions listed in section 38, additions to ~~*buildings*~~ that increase the ~~*gross floor area*~~ of the ~~*building*~~ by more than 10.0 per cent but less than 75.0 per cent of the ~~*gross floor area*~~ legally existing as of June 09, 2014 must:
- ~~(c) provide electrical isolation for the entire *building* through the placement of the master switch above the *designated flood level*; and~~
 - ~~(d) install a sewer back-up valve in the building.~~
- ~~(4)~~ Notwithstanding subsection ~~(1)~~, ~~(2)~~, and ~~(3)~~, in addition to the conditions listed in section 38, additions to ~~*buildings*~~ that increase the ~~*gross floor area*~~ of the ~~*building*~~ by at least 75.0 per cent of the ~~*gross floor area*~~ legally existing as of June 09, 2014 must:
- ~~(a) fully mitigate as per subsection (1).~~

Protected Flood Fringe and Groundwater Flood Fringe

- 61** **(1)** The requirements in sections 56 and 57 apply to ***parcels*** in the ***protected flood fringe*** or ***groundwater flood fringe***.
- (2)** The flood mitigation measures in subsection 57(6) do not apply to a ***building*** that is legally existing or approved prior to June 23, 2026, provided that any new ***development*** proposed does not increase the ***gross floor area*** by more than 10.0 per cent.