



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.



Flood mapping & land use regulations

The Province:

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

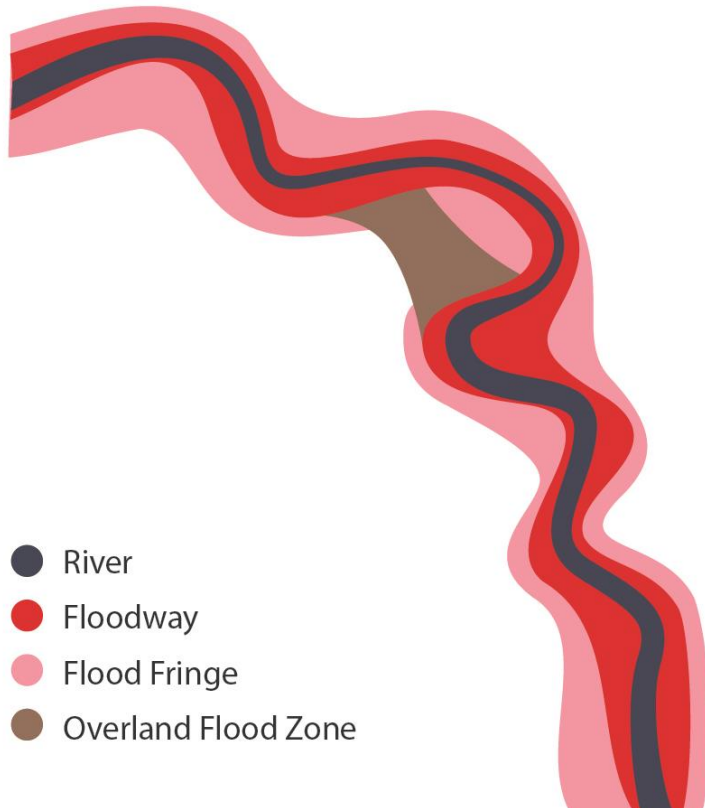
The City:

- 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

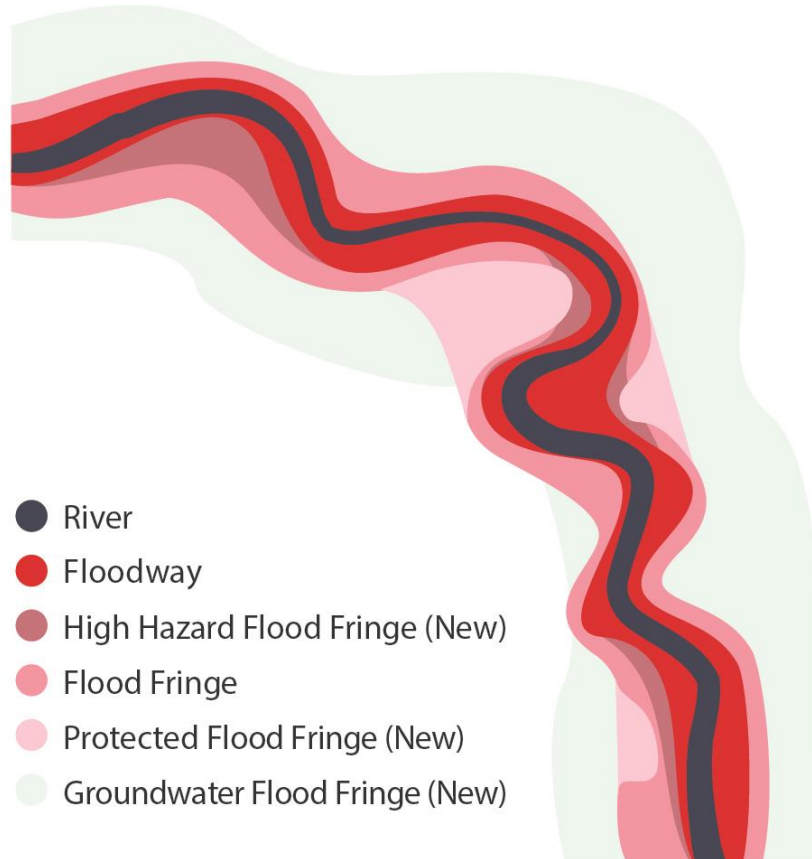


Old (1983) and Updated (2026) River Flood Map Areas

1983



2026



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

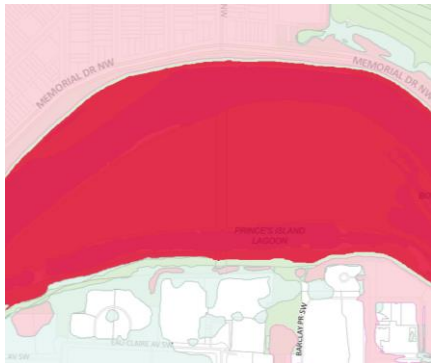
Key Changes to Flood Resilience Regulations

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

Lower flood risk
Building damage risks
Support resilience



Floodway



8

High Hazard Flood Fringe *new*



282

Flood Fringe



337

Protected Flood Fringe *new*



1592

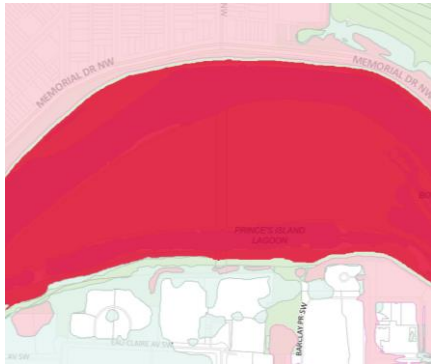
Groundwater Flood Fringe *new*



8120

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*



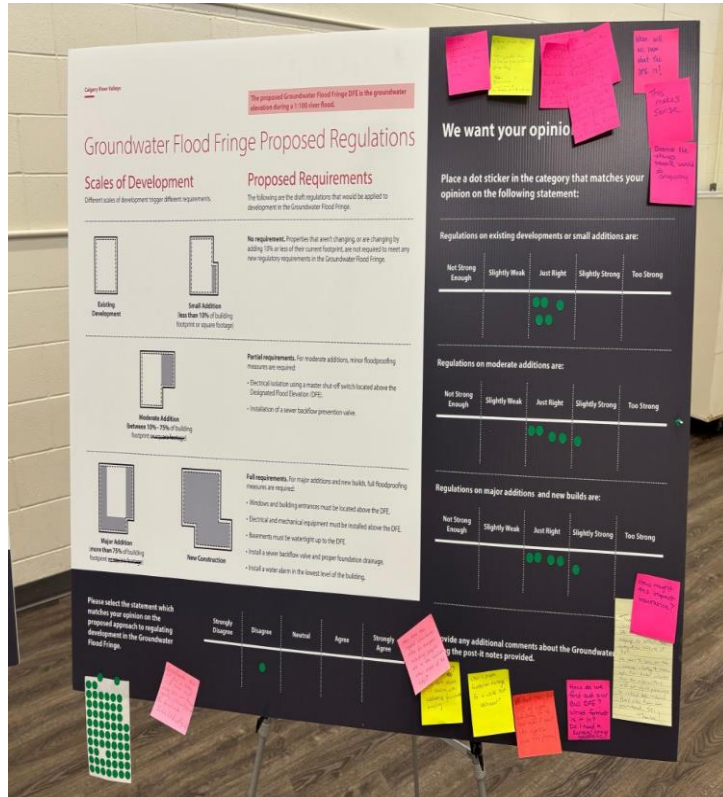
New development must floodproof basement

Groundwater Flood Fringe *new*



New development must floodproof basement

Public engagement informed recommendations


Q2 2023

- **Stage 1**
Values and priorities



1000+
unique contributions
through 3 Engage
Portal surveys

Q1 2024

- **Stage 2**
Draft mapping and regulatory direction



5
Public virtual
information
sessions

Q4 2025

- **Stage 3**
Final mapping and draft regulations



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

That the Infrastructure and Planning Committee:

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