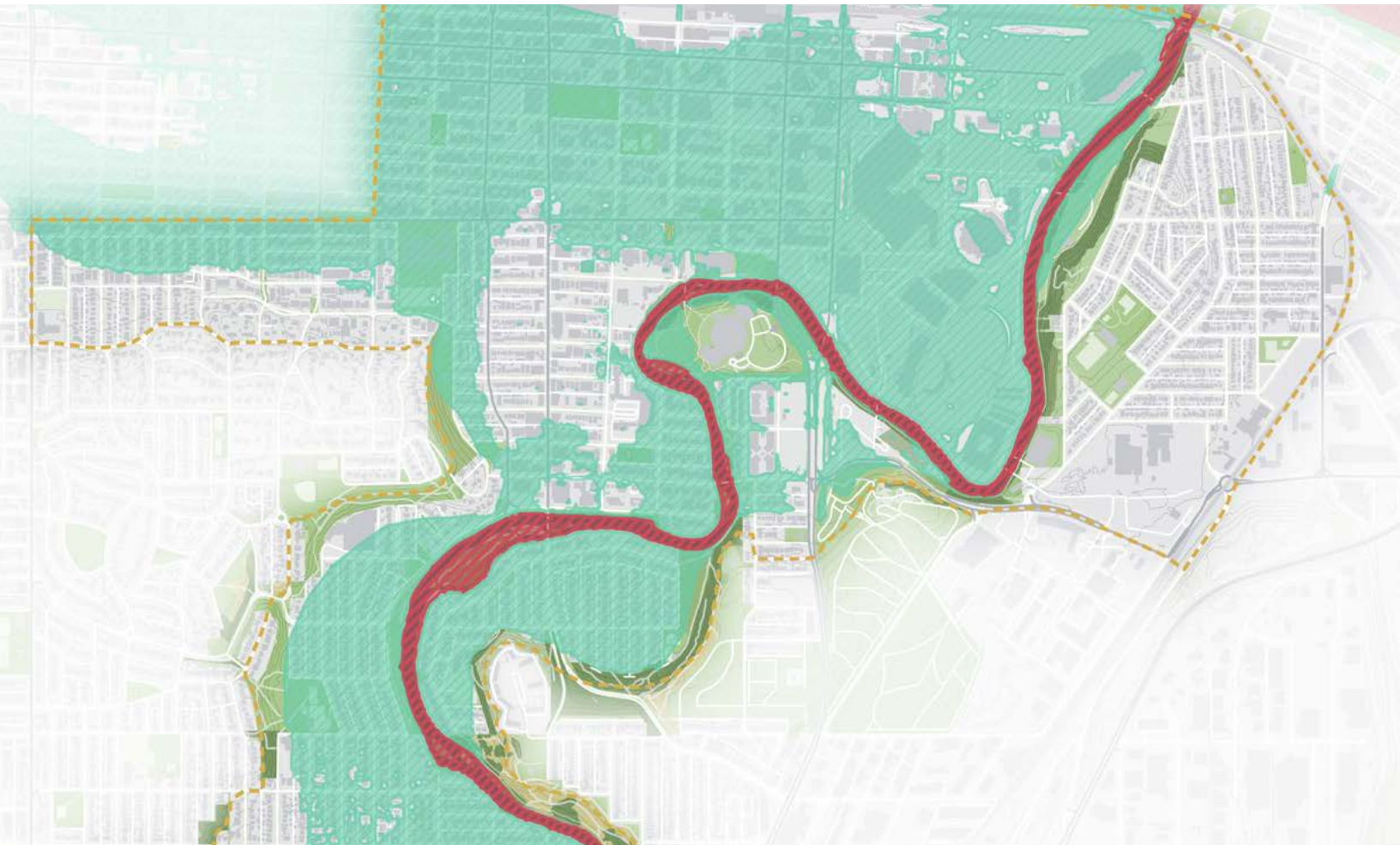
ANNOTATED LAND USE BYLAW

Building in Calgary's River Valleys

Proposed River Flood Map and Regulations



Introduction

Calgary's Land Use Bylaw outlines land use zones and regulations for development in Calgary. Zoning rules define building height, use, setbacks, density, and other development characteristics. These rules are intended to promote sensible and hazard-resilient development.

The Land Use Bylaw contains flood regulations that govern development within flood hazard areas (area which can be impacted by river flooding). This annotated bylaw explains the proposed amendments to the existing flood regulations within Calgary's Land Use Bylaw. The proposed changes bring the bylaw in line with new provincial river flood mapping, as well as new municipal river-flood induced groundwater flood mapping. You can view the updated River Flood Maps and search your address at maps.calgary.ca/riverflooding/.

The proposed regulations outlined in this document would become part of Calgary's Land Use Bylaw if approved by Council. They are one part of a larger document, and work in tandem with the other regulations within the Land Use Bylaw. To review the complete Land Use Bylaw, please visit calgary.ca/planning/land-use.html. The proposed amendments will update the existing "Part 3: Rules Governing All Districts, Division 3: Floodway, Flood Fringe and Overland Flow" section of the Land Use Bylaw which contains flood regulations.

How to Use This Document for Engagement

This document is intended to help you review and provide feedback on proposed amendments to Calgary's Land Use Bylaw related to flood resilience. The proposed bylaw wording appears on the left side of each page, while plain language explanations in blue annotation boxes on the right help explain what the proposed regulations mean and how they may apply.

Bylaw text as it is written in the draft proposed amendments.

Annotations which explain what each section is about.

Use this document together with the online survey (engage.calgary.ca/rivervalleys), where you can share your feedback on the proposed regulations from September 28 to October 11, 2026. For additional background information on flood mapping, the High Hazard Flood Fringe, and Groundwater Flood Fringe areas, please refer to the accompanying Information Booklet or the engage page.

The document is organized in three sections:

1. **Proposed Amendments to the Land Use Bylaw:** General changes such as updated definitions and language.
2. **Proposed Flood Regulations (Schedule A, Part 1):** Overarching flood regulations and watercourse setback rules that apply to all flood areas.
3. **Proposed Flood Regulations (Schedule A, Part 2):** Additional regulations that apply to specific flood areas.

Section 1: Proposed Amendments to the Land Use Bylaw IP2007

This section provides an overview of the general changes required to Land Use Bylaw 1P2007 to align with the new River Flood Map.

This includes updates to flood definitions, language, and application review.

Proposed Amendments to the Land Use Bylaw IP2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete subsection 3(c) and (d) and replace with the following:"
(c) River Flood Maps deposited with the City Clerk;"

(b) Updated definition:

"**(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."

(c) Replaces existing definition:

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

(d) Replaces existing definition:

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

(e) New definition:

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

(f) New definition:

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

(g) Renumber subsection 13(96.1) to 13(96.2) to add new definition in alphabetical order.

Subsections (a) through (k) reflect the definitions being added to section 13 of the Land Use Bylaw to ensure the terminology aligns with the new River Flood Maps.

The land use bylaw definitions for the flood areas were simplified. Additional information for each flood area will be provided in a user-friendly flood regulations guide.

(h) New definition:

"(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."

Subsection 13 (96.1): In the proposed regulations, new occupied spaces are only allowed above the designated flood elevation (1:100 flood level), to prevent major property losses and protect life safety during floods. Entryways, crawl spaces and parking will still be allowed below the designated flood elevation.

(i) Delete existing "overland flow area" definition, as this area is no longer included in the River Flood Maps.

(j) Updated definition:

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

(k) Updated definition:

"(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."***

(l) After subsection 22(2), add new subsection 22(3) as follows:

"**(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."

Subsection 22(3): Ensures that the new flood regulations are applied to properties with a direct control district.

(m) Amend subsection 25(2) by replacing ***"overland flow areas"*** with ***"high hazard flood fringe"***.

(n) Amend subsection 25.1(f) by deleting "located in the ***floodway***,".

(o) Delete subsection 28(5) and replace with the following:
"(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***."

(p) Delete section 30 and replace with the following:

"**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***."

Subsections 25(2) and 25.1: Updating the river flood area definitions in the development permit exemption clauses so that such applications will still require DPs if they are in the flood fringe or high hazard flood fringe.

Subsection 28(5): Updating the existing clause for conditions that may be placed on a development permit for a permitted use.

Subsection 30(2): Allows for discretion when reviewing a permitted use development that does not meet all flood regulations and requires a relaxation.

(q) After subsection 38(3), add new subsection 38(4) as follows:

"**(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***."

Subsection 38(4): Adding clause for conditions that may be placed on a development permit for a discretionary use.

(r) Delete Part 3; Division 3 and replace with Schedule "A".

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended by replacing the Floodway/Flood Fringe Maps and the Floodway/Floodplain Maps with the River Flood Maps shown on Schedule "B" to this Bylaw.

2. Replaces the existing flood maps with the new River Flood Maps which reflect new flood modeling and flood areas.

3. This Bylaw comes into force on the date it is passed.

Section 2: Proposed Flood Regulations (Schedule A, Part 1)

This section defines the flood regulations that apply to all flood areas and outlines how the regulations are to be applied.

These regulations include river setbacks and building flood mitigation measures. The section also outlines when and how the regulations are applied to buildings and properties, and the types of development that the flood regulations do not apply to.

SCHEDULE A

PART 3: RULES GOVERNING ALL DISTRICTS

Division 3: River Flood Area and Setback Regulations

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.

Schedule A: Intended to replace the existing "Part 3; Division 3: Floodway, Flood Fringe and Overland Flow". The proposed regulations align with the new River Flood Maps and the current flood risk.

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***.

Section 56: Regulates building setbacks to the Floodway.

These rules are retained from the existing Bylaw. The purpose of these rules is to prevent development encroachment against rivers. The building setbacks apply to all parcels adjacent to the floodway.

The definition of "**building**" includes anything constructed on or over the land, including fences, decks, sheds and retaining walls.

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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***.

Section 57 (1) and (2): How the rules are applied to land and buildings partially in the river flood area or within many flood areas.

(1): For land: The rules for a flood area only apply to the portion of the property located within that flood area.

(2): For buildings: The regulations for the flood area that provides the highest level of flood protection will apply to the whole building in cases where a building is located in multiple flood areas.

(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***.

Section 57 (3): Certain smaller structures and temporary buildings are exempt from the building floodproofing requirements. This includes features such as fences, decks, balconies, patios, sports ramps, hot tubs, and accessory residential buildings without a backyard suite (e.g. garage). These requirements also do not apply to temporary buildings or changes of use within an existing building.

(4) The flood mitigation measures in subsection (6) do not apply to a ***building*** that is legally existing or approved prior to [BYLAW EFFECTIVE DATE], 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.

Section 57 (4): How building design rules apply to existing development.

Existing buildings approved before [BYLAW EFFECTIVE DATE] are not required to meet the new building floodproofing requirements.

Renovations or additions in the Floodway, High Hazard Flood Fringe and Flood Fringe cannot add more living space or create a new secondary suite below the designated flood elevation, and must meet any other applicable flood protection requirements listed in subsection (5) below.

Bylaw Effective Date means the date that the proposed rules would come into effect. This date is to be determined, but generally would align with Council adoption of an Amended Land Use Bylaw, anticipated for Spring 2027.

(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 [BYLAW EFFECTIVE DATE], 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 [BYLAW EFFECTIVE DATE]; 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 [BYLAW EFFECTIVE DATE], 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.

Section 57 (5): These rules remain unchanged from the existing bylaw. They provide flexibility for small and modest additions to existing buildings.

Small additions (up to 10 per cent of the building's existing gross floor area) do not require flood mitigation measures.

Modest additions (10 to 75% of the existing gross floor area) must include an elevated electrical disconnect and a sewer backflow valve to help reduce flood damage.

New buildings, or buildings increasing their gross floor area by more than 75 per cent must meet all the building floodproofing measures as noted in subsection 57(6).

(6) ***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***;

Section 57 (6): Flood resilient building design rules.

This section describes the building design flood mitigation measures that apply to new or re-developed buildings, or buildings with an addition greater than 75 per cent of gross floor area.

There are two subsections:

(a) the floodway, high hazard flood fringe, and flood fringe area rules.

(b) the protected flood fringe and groundwater flood fringe area rules.

The existing Land Use Bylaw rules require the following building design measures:
(a) prevent structural damage by floodwaters

(b) first floor above the designated flood elevation (DFE)

(c) electrical and mechanical equipment above DFE

(d) and sewer back up valve installed.

(v) have all windows, ***building*** entrances and ***building*** envelope penetrations located above the ***designated flood elevation*** minus 1.0 metre;

Section 57 (6)(a)(v): Relaxations can be considered for person-doors or garage doors required to access entryways or parking areas that are allowed below the designated flood elevation because they are not included in the definition of occupied space.

(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

Section 57 (6)(a)(viii)-(x): Relaxations can be considered if there is no enclosed space below the designated flood elevation.

(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***;

Section 57 (6)(b): In the Protected Flood Fringe (PFF) and Groundwater Flood Fringe (GWFF), the designated flood elevation is a groundwater elevation, generally located 0-3m below ground surface.

As there is no proposed restriction on occupied space below the DFE in these areas, basements are not restricted as long as the flood proofing measures in this section are met to decrease damages from groundwater seepage.

(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.

Section 57 (6)(b)(iii): While mechanical and electrical equipment may be located in the basement, they must be above the designated flood elevation (groundwater elevation).

Section 3: Proposed Flood Regulations (Schedule A, Part 2)

This section outlines regulations specific to **flood hazard areas:** floodway, high hazard flood fringe, flood fringe, protected flood fringe, and groundwater flood fringe.

Flood hazard areas are defined by the level of risk they pose to people and property. Regulations for these zones differ, to allow for development at the level that is appropriate to the risk presented by river flooding, and to support property-level flood resilience.. The regulations in this section outline the allowable uses and development types within different flood zones and required flood mitigation measures.

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.

Section 58 (1)(2)(3): Identifies appropriate land uses in the floodway.

Existing uses on properties within the floodway can continue if they were approved before September 9, 1985, and are allowed under the property's current land use designation.

These rules exist under the existing bylaw, but the list of uses has been expanded for clarification.

Section 58 (4)(5): These rules remain unchanged from the existing bylaw. In the floodway, new buildings are generally not permitted. Existing homes and certain residential buildings can be replaced if they are rebuilt on the same footprint. Changes to existing buildings must not expand the area occupied by the building or interfere with the flow of floodwaters.

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(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***.

Section 58 (6)(7)(8): These rules remain unchanged from the existing bylaw. They help keep the floodway clear so floodwaters can flow freely during a flood. Structures can wash away and that debris may obstruct floodwaters, creating higher flood levels or erosion in the community.

New structures, such as decks, fences, retaining walls, docks, and similar features, cannot be added in the floodway. The ground level cannot be changed, and materials or equipment cannot be stored outside.

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 [BYLAW EFFECTIVE DATE], 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 or approved non-residential ***uses*** may be replaced if the use:

(a) was existing or approved prior to [BYLAW EFFECTIVE DATE];

(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;

Section 59 (1)(2)(3): In the high hazard flood fringe, only certain land uses may be allowed because of the higher level of flood risk.

Existing approved uses and buildings can continue if they were in place or approved on [BYLAW EFFECTIVE DATE], and are allowed under the property's land use designation.

Section 59 (4): In the high hazard flood fringe, existing buildings and certain non-residential uses can generally be rebuilt if they were previously approved, are rebuilt on the same footprint, and are allowed under the property's land use designation.

(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.

Section 59 (5):
Increasing building footprints within the High Hazard Flood Fringe raises river flood levels in the community. The proposed rules limit increasing beyond the existing building footprint to avoid impacting flood levels. Currently, vacant lots within established communities are exempted from this rule under subsection (7) below.

Relaxations can be considered for replacement of small older homes within established communities. A maximum allowable footprint size will be established based on modelling of river levels under many re-development and building footprint scenarios.

(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 [BYLAW EFFECTIVE DATE].

Section 59 (6): Not allowing increases to the number of units or suites on a parcel helps avoid increasing the number of people and residents exposed to flood hazards and requiring evacuation in high risk flood areas.

(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 [BYLAW EFFECTIVE DATE], 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 line***s is greater than or equal to 4.4 metres; and

(b) does not contain a ***suite***.

Section 59 (7): For currently vacant residential lots within established communities, a house may be built, along with one accessory building, provided they meet specific setback requirements to allow for the proper flow of floodwaters, and do not include a secondary suite. A relaxation for increasing the building footprint size may be considered. A maximum allowable footprint size will be established based on modelling of river flood levels under many re-development and building footprint scenarios.

(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.

Section 59 (8):
Existing buildings may be modified, but additions cannot expand the building's footprint or further obstruct floodwaters. This helps ensure that redevelopment does not increase flood risk or interfere with how floodwaters move through the area.

(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***.

Section 59 (9)(10):
The ground level in the high hazard flood fringe cannot be raised or lowered, helping to maintain how floodwaters move through the area. Items may be stored outdoors only if they can be easily removed before or during a flood, reducing the risk of debris, damage, and safety hazards.

(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 [BYLAW EFFECTIVE DATE]; and

(b) complies with the ***groundwater flood fringe*** rules in section 61.

Section 59 (11): This section was created to address greenfield areas that were mapped as high hazard flood fringe but have received prior approval for development according to specific development conditions.

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***.

Section 60: Properties in the flood fringe must meet flood setback and building floodproofing requirements. Only items that can be easily removed before or during a flood may be stored outdoors. There are generally no additional restrictions on allowable land uses, and dwelling units and suites may be added where allowed by the property's land use district. However, occupied space below the designated flood elevation, including basement secondary suites, is not permitted due to flood risk.

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 [BYLAW EFFECTIVE DATE], provided that any new ***development*** proposed does not increase the ***gross floor area*** by more than 10.0 per cent.

Section 61: Properties in the Protected Flood Fringe and Groundwater Flood Fringe must meet river setback and basic basement floodproofing requirements.

There are no proposed flood-related restrictions on allowable land uses, number of units, suites, or occupied space.

Similar to other river flood areas, existing buildings are not impacted unless they are rebuilt or propose an addition more than 10% of the existing gross floor area.

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