

BYLAW 23-26
A BYLAW IN THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND THE MUNICIPAL DEVELOPMENT PLAN 02-21

WHEREAS pursuant to the provisions of Part 17, Division 5 of the *Municipal Government Act* (*MGA*), RSA 2000, c. M-26 and amendments thereto the Council of the Town of Okotoks (Council) has adopted Bylaw 02-21 Municipal Development Plan; and

WHEREAS Council deems it necessary to amend Bylaw 02-21 Municipal Development Plan; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *MGA*; and

WHEREAS Council has held a public hearing as required by Section 692 of the *MGA*.

NOW THEREFORE Council enacts that the Municipal Development Plan is amended as follows:

1. Part C, Section 1: Managing Growth is amended by:

1.1. Deleting Policy 1.4.1 [Restrict and manage development in the flood hazard area] in its entirety and replacing it with the following:

1.4.1 Restrict and manage development in the flood hazard area

- a) Recognize and incorporate the current Provincial Flood Hazard Mapping for the Sheep River Sub-Basin into the MDP's flood hazard framework.
- b) The Town shall use a Designated Flood Level (DFL) of 1:200 as the basis for managing flood risk, protecting public safety, safeguarding critical infrastructure, supporting emergency management functions, and guiding decisions related to growth and development.
- c) The Town should recognize that flood mitigation measures should be proportionate to risk and responsive to site context. While the 1:200 Designated Flood Level (DFL) shall guide flood risk management decisions. The Town may consider alternative flood risk mitigation approaches where supported by professional analysis demonstrating that risks to people, property, infrastructure, and emergency management functions can be appropriately managed while advancing the objectives of this Plan.

- d) Protect and enhance the health of natural assets that buffer the impacts of river flooding and overland urban stormwater flooding.
- e) Mitigate the impact of flooding on community assets and infrastructure.
- f) Alteration of land levels within previously undisturbed portions of the Flood Hazard Area should be avoided unless supported by professional analysis demonstrating that flood risks, flood conveyance functions, and impacts on adjacent lands can be appropriately managed.
- g) Development involving the storage, handling, manufacture, processing, distribution, or disposal of hazardous materials shall not be supported within any Flood Hazard Area.
- h) Within the Floodway:
 - i. The Floodway should be preserved for flood conveyance, flood storage, natural river processes, environmental functions, and flood-compatible land uses, including parks, pathways, natural areas, public utilities, flood protection works, erosion protection works, and transportation infrastructure.
 - ii. New subdivision and development within the Floodway shall not be supported except for flood-compatible uses, public utilities, transportation infrastructure, flood protection works, and other uses that maintain the flood conveyance and environmental functions of the Floodway.
 - iii. Existing development within the Floodway may continue to be used and maintained; however, replacement or redevelopment of existing development should not increase development exposure, obstruct flood flows, compromise the flood conveyance function of the Floodway, or increase flood risk on the subject lands or adjacent lands.
 - iv. The Town should support the long-term reduction of development exposure within the Floodway by encouraging the retention or restoration of natural areas and other flood-compatible land uses, and by pursuing opportunities to transition lands within the Floodway toward naturalized open space functions where appropriate.

- i) Within the Flood Fringe Areas (Flood Fringe and High Hazard Flood Fringe):
 - i. Development and redevelopment may be supported where flood risks can be appropriately managed and the proposal aligns with the Town's flood resilience objectives.
 - ii. The creation of new development opportunities within previously undeveloped areas should be limited to situations where flood risks can be safely managed and development can occur without creating unacceptable risks to people, property, infrastructure, or adjacent lands.
 - iii. Parks, pathways, natural areas, public utilities, and other flood-compatible land uses are encouraged within undeveloped portions of the Flood Fringe and High Hazard Flood Fringe where compatible with the intended use and development pattern of the area.
 - iv. Development should contribute to long-term community resilience and avoid increasing flood risk on adjacent lands.
 - v. Development within the High Hazard Flood Fringe may require site-specific hydrotechnical analysis to evaluate hazard conditions and identify appropriate mitigation measures.
- j) Within the Protected Flood Fringe:
 - i. Redevelopment, intensification, and reinvestment should be encouraged while recognizing the reduced flood exposure associated with these lands.
 - ii. Development within the Protected Flood Fringe should recognize the reduced flood exposure associated with existing infrastructure and landscape features while acknowledging that residual flood risk remains. Development should not compromise the function, performance, or integrity of infrastructure that contributes to that reduced flood exposure.
 - iii. The Town should support reinvestment and redevelopment within the Protected Flood Fringe while recognizing that these lands represent the lowest-risk portions of the Flood Hazard Area and may accommodate a greater degree of flexibility in flood mitigation approaches than other Flood Hazard Area designations.
 - iv. Development should incorporate flood-resilient design measures appropriate to the scale and nature of the proposed development, with particular consideration given to the protection of critical building systems and public safety.
 - v. Development should maintain appropriate emergency access, evacuation opportunities, and public safety measures during flood events.

- vi. The Town should balance flood risk management with broader municipal objectives and may support alternative approaches to managing flood risk where strict floodproofing requirements would create barriers to accessibility, constrain redevelopment and revitalization, impede strategic development opportunities, or otherwise conflict with the objectives of this Plan.
2. Appendix A: Interpretation is amended by deleting the definition of "Flood Design Elevation" in its entirety and adding the following new definitions in alphabetic order:

Building Floodproofing

flood protection measures that prevent or limit floodwater entry and reduce flood damage to a building. Examples include elevating buildings or utilities, using flood-resistant materials, and protecting openings and mechanical systems.

Designated Flood Event (DFE)

the flood event selected by the Town for planning and flood risk management purposes and used to establish the Designated Flood Level.

Designated Flood Level (DFL)

the maximum expected water surface elevation resulting from a specific Designated Flood Event (DFE).

Flood Mitigation

measures that reduce the likelihood, extent, severity, or consequences of flooding. Examples include upstream dams and reservoirs, floodplain management, and early warning systems.

Flood Protection

flood mitigation measures that shield people, property, or infrastructure from floodwaters. Examples include berms, dikes, floodwalls, diversion channels, and building floodproofing.

Flood Protection Elevation (FPE)

the minimum elevation used to establish flood protection requirements for development and is calculated by adding the required freeboard to the applicable Designated Flood Level.

Freeboard

the vertical distance added to a Designated Flood Level to establish a Flood Protection Elevation and provide an additional margin of safety to account for uncertainties associated with flooding, hydraulic modelling assumptions,

debris, wave action, and other factors that may influence flood levels during a flood event.

High Hazard Flood Fringe

the portions of the Flood Fringe where flood depths exceed 1.0 metres and/or flow velocities exceed 1.0 metres per second. These areas commonly occur as localized pockets within larger Flood Fringe areas. The classification identifies hydraulic conditions that may warrant additional consideration during development review but does not, by itself, determine the required flood protection measures. Within this area, the Development Authority may require additional technical information or mitigation measures to address site-specific flood hazard characteristics.

Protected Flood Fringe

The portions of the Flood Hazard Area that would otherwise be classified as Flood Fringe but where flood exposure is reduced by the presence of flood protection works or other infrastructure.

This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 02-21 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this 28th day of September 2026.

READ A SECOND TIME this day of 2026.

READ A THIRD TIME AND PASSED this day of 2026.

Mayor

Chief Administrative Officer