

Review of Osoyoos Lake Floodplain Elevation

Electoral Area Services Committee

Thursday February 5, 2026

Osoyoos Lake Floodplain Elevation

Statutory Authority

- Section 524 of the *Local Government Act* allows the Board to regulate development within a floodplain.
- This includes establishing the flood level and setbacks from a watercourse.
- Consideration must be given to provincial guidelines.



Osoyoos Lake Floodplain Elevation

Background:

- Major flooding in Osoyoos and Similkameen Valley (1972)
- First “flood control” regulations introduced in 1973 (Areas “A” & “H”).
- Comprehensive floodplain regulations introduced into the zoning bylaws in 1982.

FLOODING HITS AREA AS RIVERS OVERFLOW

1972

Flood Control Regulations Included In Zoning Bylaw

1973

Floodplain zoning bylaw okayed by RDOS directors

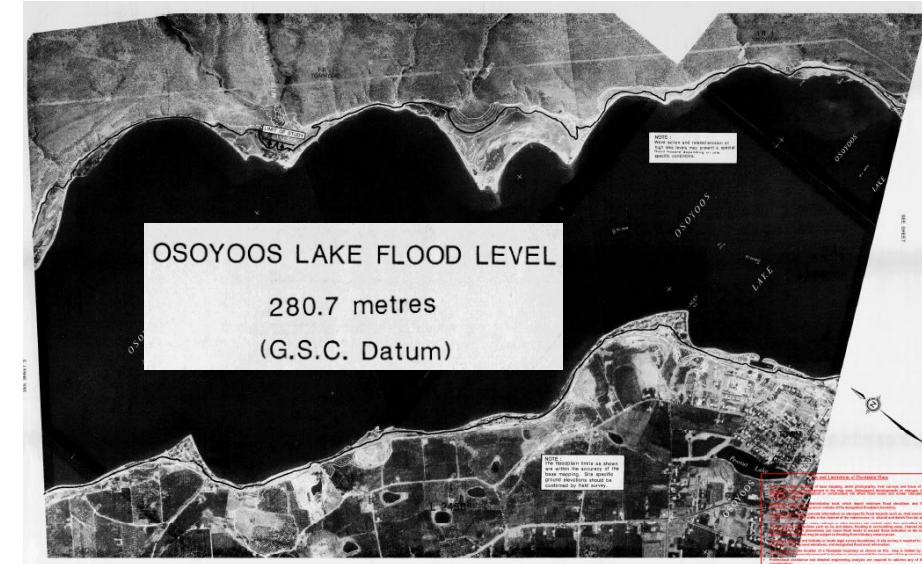
Thursday, January 14, 1982 THE PENTICTON HERALD 3

A bylaw to update and consolidate zoning regulations to control the construction and location of building in ed that the restrictions were not new. The first bylaw to control building in floodplains in the “This is simply intended that future development within the floodplains will be floodproof. It will be built to such a height that

Osoyoos Lake Floodplain Elevation

Background:

- For Osoyoos Lake, the “flood level” established by the zoning bylaw was 280.7 metres (Geodetic Survey of Canada Datum).
- Level is based on provincial mapping with the “current” mapping prepared in 1992 (approx.)
- Mapping has been used by the Town and Regional District.



Osoyoos Lake Floodplain Elevation

Background

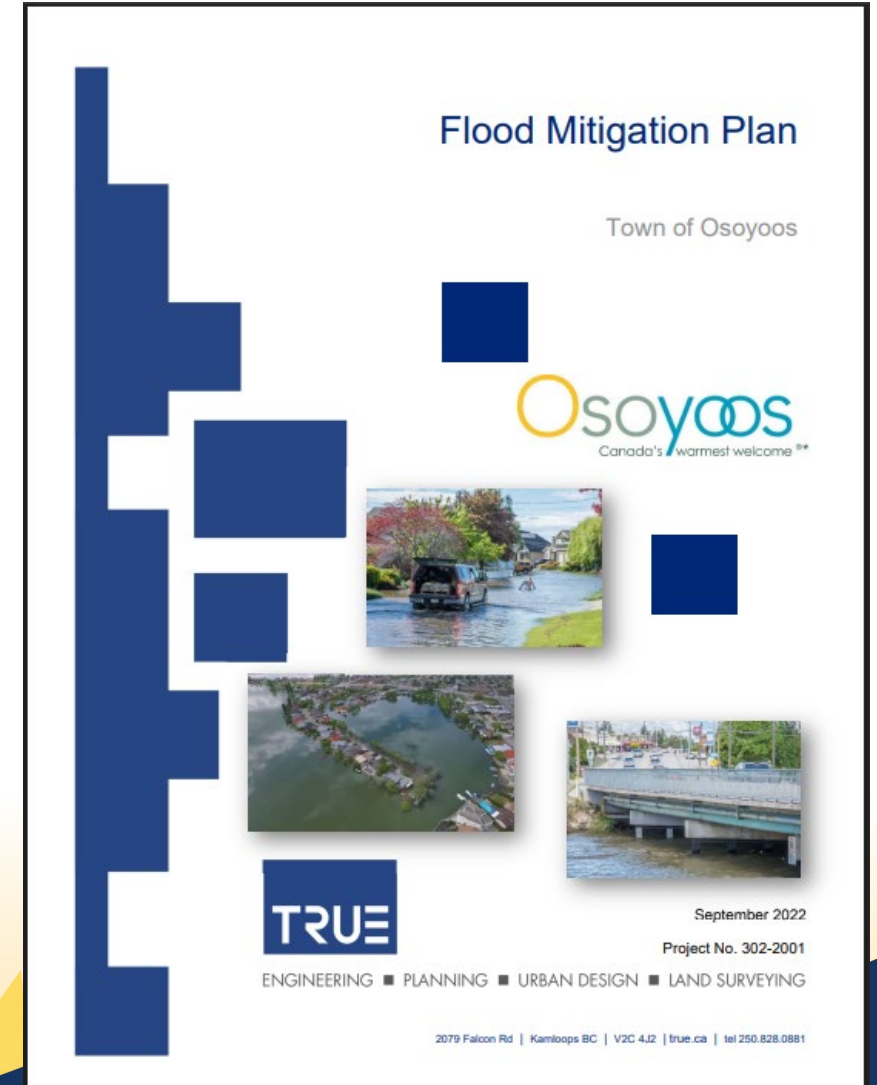
- 2018 flooding impacted private properties and threatened Town of Osoyoos infrastructure.
- Pumping water from flooded basements also threatened the Town's sewer system.



Osoyoos Lake Floodplain Elevation

Background

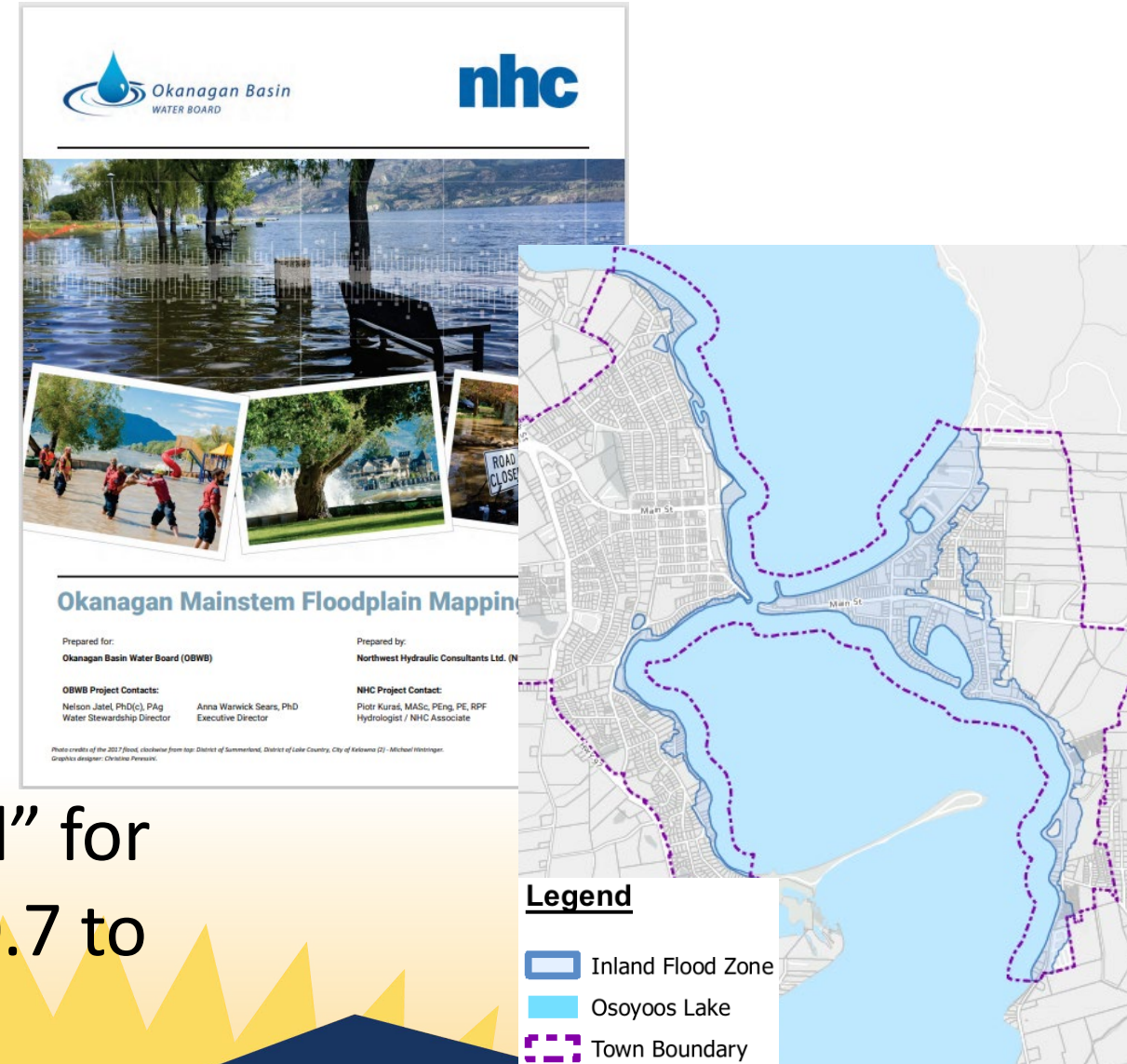
- In response, the Town completed a *Flood Mitigation Plan* (2022), that recommended:
 - updating the Town's Zoning Bylaw to include revised setbacks, wave action measures, flood construction levels and floodproofing reqmt's.



Osoyoos Lake Floodplain Elevation

Background

- New flood construction levels for Osoyoos Lake within the Town incorporate mapping prepared by OBWB in 2019 using advanced lidar remote sensing technology.
- Recommended the “flood level” for the lake be increased from 280.7 to 280.8 metres GSC Datum.



Osoyoos Lake Floodplain Elevation

Issues

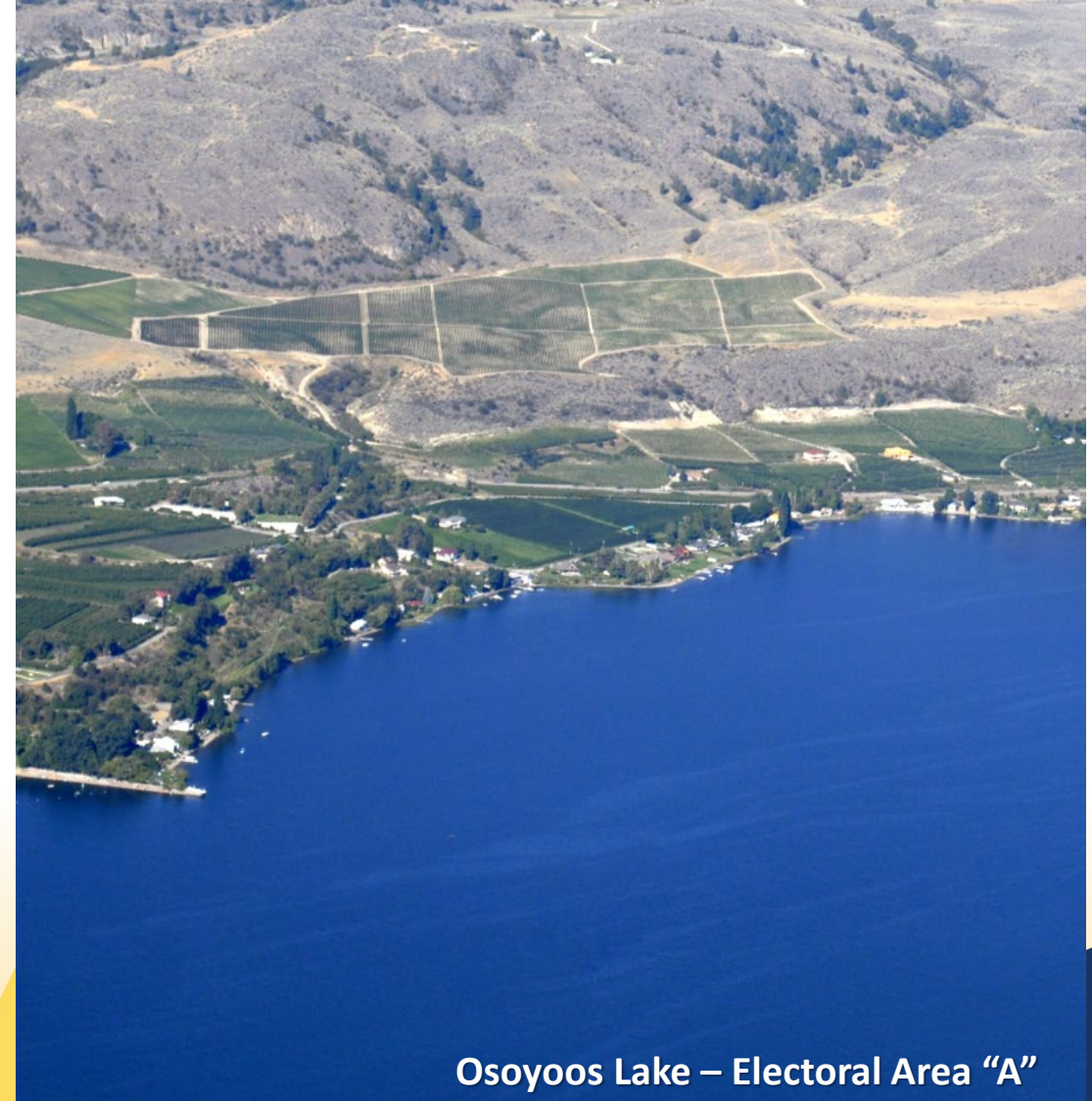
- Osoyoos Lake Flood Construction Levels:
 - 280.7 metres (Area “A”)
 - 280.8 metres (Town)
- flood construction level used by the Town and Regional District is no longer consistent.



Osoyoos Lake Floodplain Elevation

Proposal

- Osoyoos Lake Flood Construction Levels in Okanagan Valley Zoning Bylaw be increased to 280.8 metres; and
- New floodplain map indicating flood construction level of 280.8 metres be introduced.



Osoyoos Lake – Electoral Area “A”

Osoyoos Lake Floodplain Elevation

Administrative Recommendation

THAT the Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended in order to incorporate a floodplain elevation of 280.80 metres Geodetic Survey of Canada (GSC) datum for Osoyoos Lake.

Alternative:

Status quo.

A decorative graphic at the bottom of the slide. It consists of a dark blue silhouette of a mountain range. Behind the mountains is a yellow sun with multiple triangular rays pointing upwards.

Osoyoos Lake Floodplain Elevation

Questions?