

Osoyoos Lake Floodplain Mapping Review

RDOS File No. A2026.002-ZONE

Public Information Meeting

July 15, 2026

Osoyoos Lake Floodplain Mapping Review

Statutory Authority:

- Section 524 of the *Local Government Act* allows local governments 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 Mapping Review

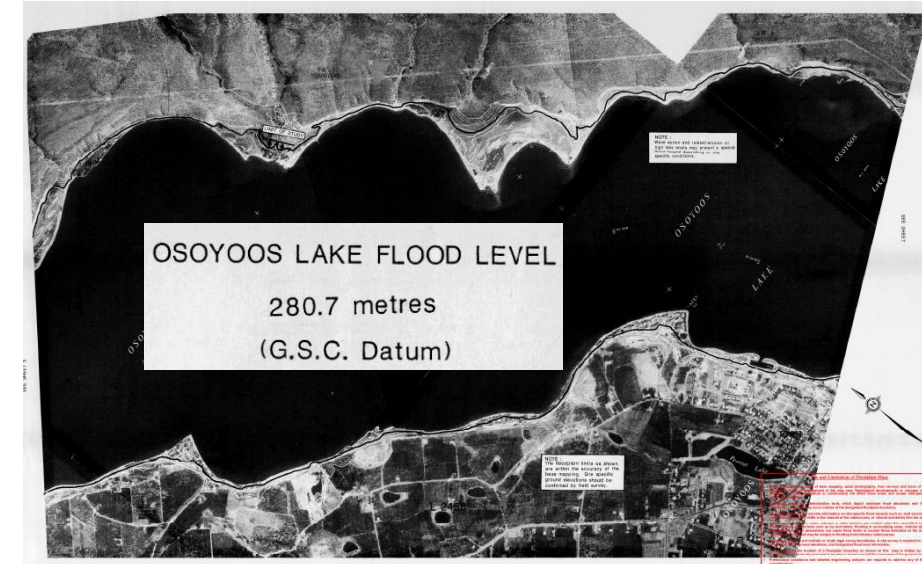
Background:

- The RDOS has been regulating development within floodplains since at least 1982.
- Current regulations within the Okanagan Valley and Electoral Areas “G” & “H” Zoning Bylaws include:
 - Floodplain designation;
 - Establishment of flood construction levels (FCL);
 - Restrictions for development within floodplain areas (e.g., setbacks, siting of habitable areas).

Osoyoos Lake Floodplain Mapping Review

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 of Osoyoos and Regional District.



Osoyoos Lake Floodplain Mapping Review

Background:

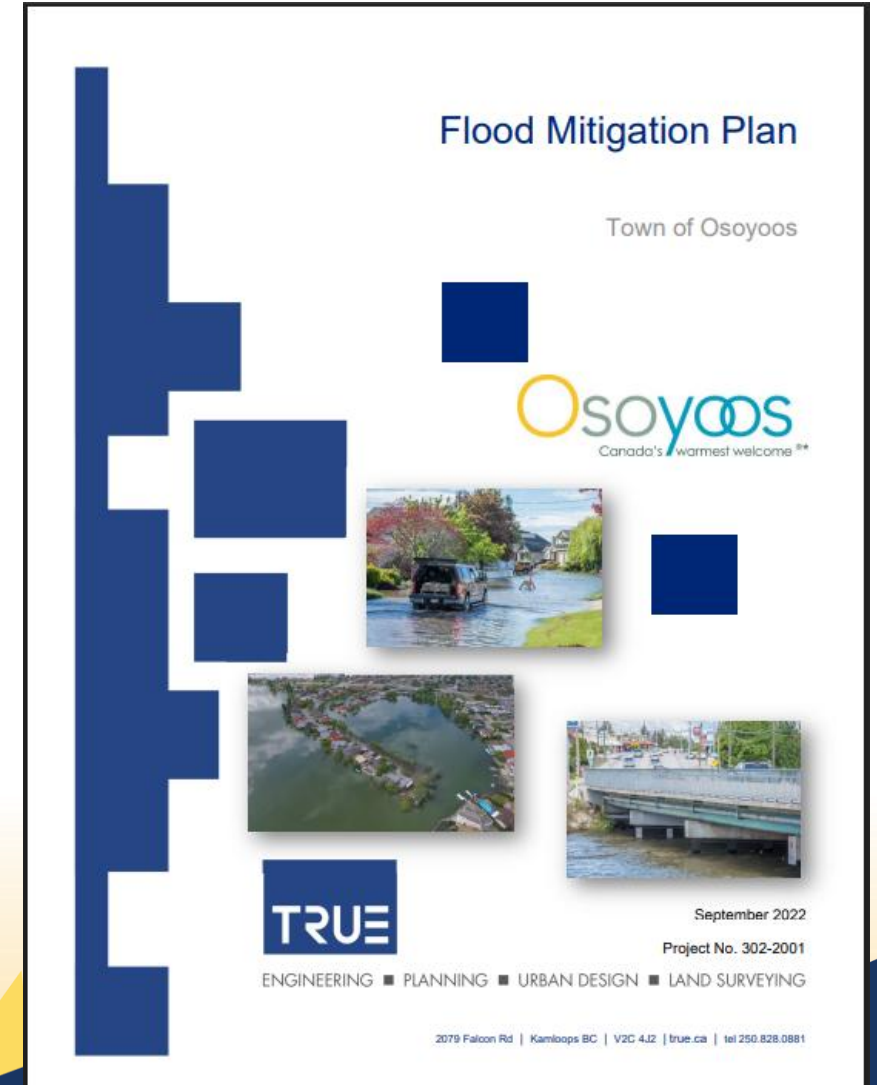
- 2018 flooding impacted private properties and threatened Town of Osoyoos infrastructure.
- Pumping water from flooded basements also threatened the Town's sewer system.



Osoyoos Lake Floodplain Mapping Review

Background:

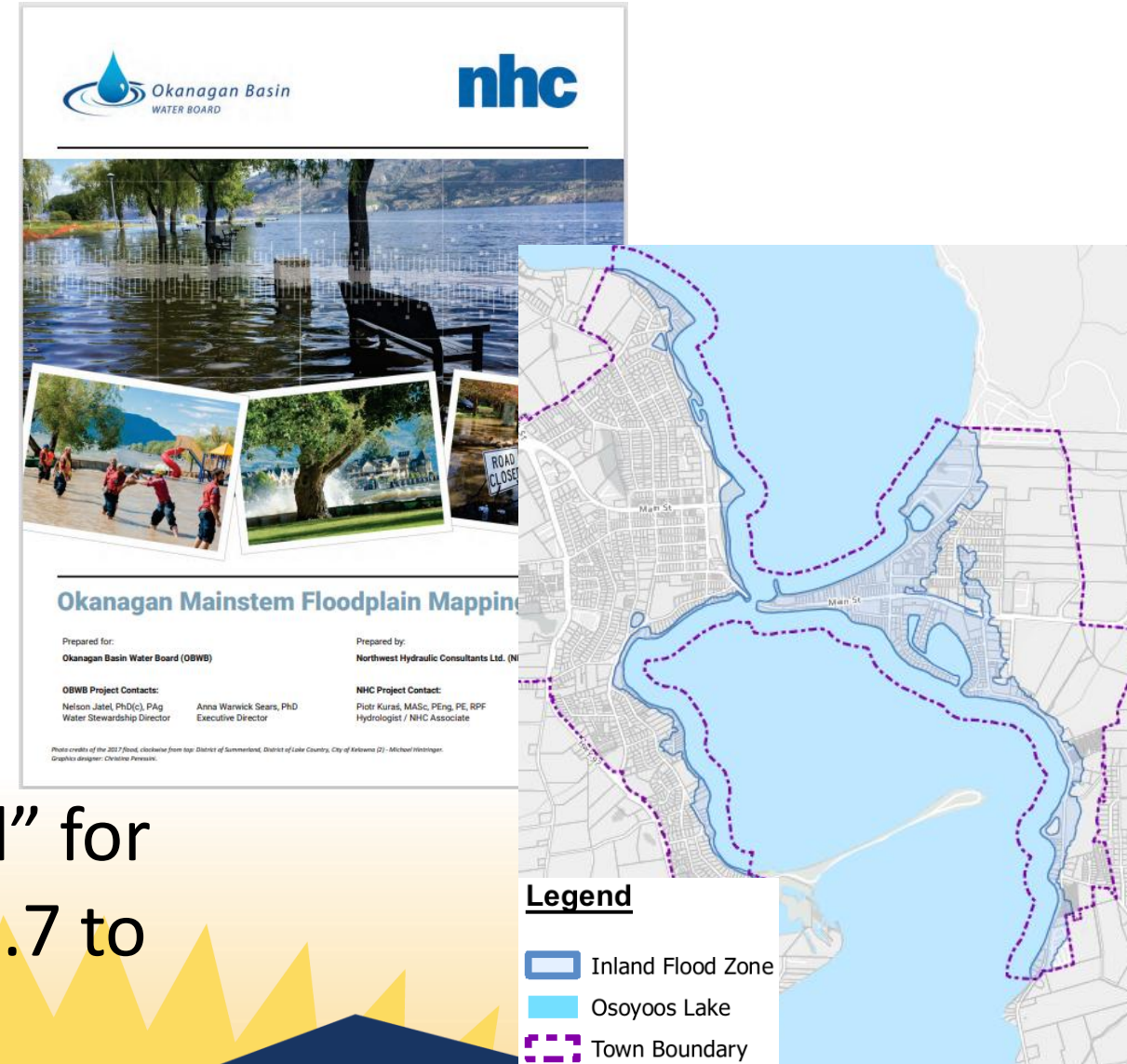
- In response, the Town completed a *Flood Mitigation Plan* (2022), that recommended:
 - updating the Town's floodplain regulations to include revised setbacks, wave action measures, flood construction levels and floodproofing requirements.



Osoyoos Lake Floodplain Mapping Review

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 Mapping Review

Issues:

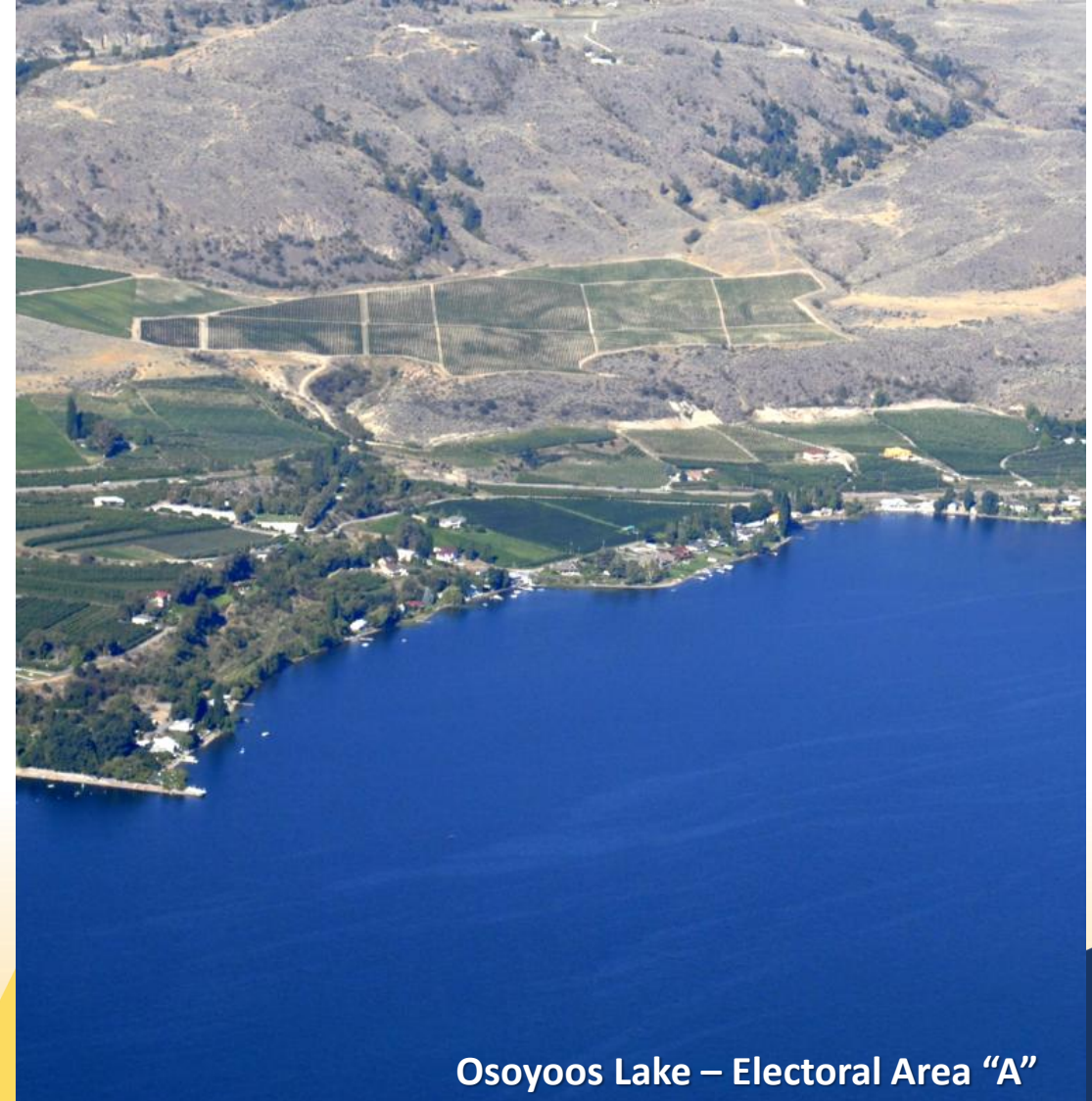
- Osoyoos Lake Flood Construction Levels:
 - 280.7 metres (Area “A”)
 - 280.8 metres (Town)
- flood construction level used by the Town and Regional District is no longer consistent.



Osoyoos Lake Floodplain Mapping Review

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.

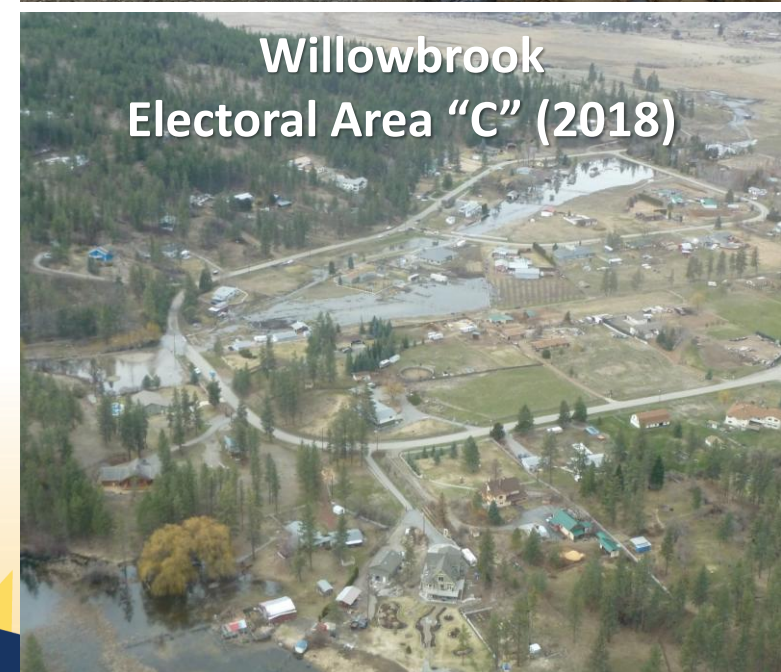


Osoyoos Lake – Electoral Area “A”

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Implications:

- New floodplain regulations will not apply to existing structures.
- Such structures will enjoy non-conforming siting rights (“grandfathering”) if they do not comply with the new regs.
- New development *will* be required to comply.



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Implications:

- If a new development is unable to comply with floodplain regulations (e.g., proposed to be sited within a floodplain setback or unable to meet established FCL), property owners may request a “floodplain exemption” under s. 524(7) of the *LGA*.
 - Professional engineer or geoscientist must certify the land may be used safely for the intended purpose;
 - If Board is supportive, a covenant is to be registered against the title of the property.

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Next Steps:

- Agency Referrals (e.g., ALC, LNID, Ministry of WLRs, etc.) distributed on June 29th;
- Public Information Meeting on July 15th;
- Regional District Board to consider 1st/2nd readings on August 6 (TBC);
- Public Hearing (dependent on 1st/2nd readings being approved).

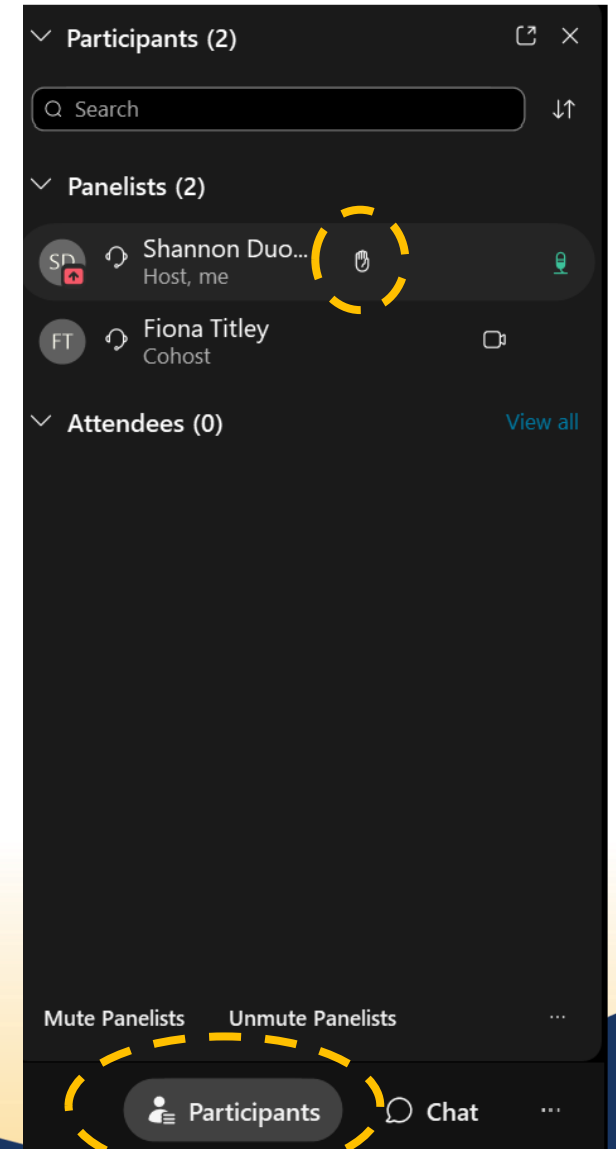
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Question & Answer Period:

- Informal in nature (i.e., no formal minutes will be taken);
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

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- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
 - **Phone:** press *3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, click the “raise hand” button or press *3 to take your hand down.



QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

planning@rdos.bc.ca

(250) 490-4384