

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: August 6, 2026

RE: Review of Osoyoos Lake Floodplain Mapping (A2026.002-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.64, 2026, be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of August 20, 2026;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Alternatives:

- 1. THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.64, 2026, be denied.**
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Purpose:

The purpose of Amendment Bylaw No. 2800.64, 2026 is to update the existing provincial floodplain mapping and associated floodplain regulations for Osoyoos Lake with a new floodplain map and regulations.

Strategic Priorities: Operational

Background & Analysis:

The Regional District has, since at least 1981, regulated development within the flood plain associated with Osoyoos Lake through its zoning bylaw, and designated the “floodplain” as being any area with an elevation lower than 280.70 Geodetic Survey of Canada (GSC) datum.

These regulations have further required that the floor system or pad which supports a habitable area (e.g. the underside of the wooden floor system), is not lower than the flood construction level, which is generally the 200-year flood level shown on available provincial mapping.

The provincial mapping that the Regional District has relied on to apply these regulations was prepared in the late 1980s.

At its meeting of January 13, 2026, the Town of Osoyoos Council adopted amendments to its Official Community Plan (OCP) Bylaw and Zoning Bylaw in order to increase the floodplain elevation of Osoyoos Lake within the Town’s municipal boundaries from 280.70 metres GSC datum to 280.80 metres GSC datum.

These amendments were based upon the recommendations contained within a *Flood Mitigation Plan* (2022) completed by TRUE Consulting Limited and incorporating data from the Okanagan Basin Water Board's Okanagan Mainstem Floodplain Mapping (2020) project.

It is understood that these changes to the floodplain elevation within the Town's boundaries did not result in any additional parcels being included within the floodplain for Osoyoos Lake.

Previous Board Consideration

At its meeting of February 5, 2026, the Electoral Area Services Committee resolved to initiate amendments to the Okanagan Valley Zoning Bylaw No. 2800, 2022, to incorporate a floodplain elevation of 280.80 metres Geodetic Survey of Canada (GSC) datum for Osoyoos Lake.

Analysis:

As a matter of consistency, Administration supports amending the floodplain elevation of Osoyoos Lake from 280.70 metres GSC datum to 280.80 metres GSC datum.

This is in recognition that property owners, developers, and professional consultants may have interests and undertake work on parcels within both the Town of Osoyoos and Electoral Area "A" and a consistent approach to flood hazard regulations demonstrates a commitment to regional best practices.

Unlike the current floodplain maps prepared by the province in the 1980s, Administration understands that the increase from 280.70 to 280.80 metres GSC datum is based on advanced Lidar mapping completed by the OBWB.

Should the Board be supportive of this proposed amendment, updated mapping incorporating the new datum will need to be prepared, likely under contract, and used to replace the existing provincial floodplain mapping. In addition, a minor textual amendment to Section 10.1.2(g) of the Okanagan Valley Zoning Bylaw will be required.

Should the Board resolve to initiate an amendment, it is proposed that consultation with affected property owners in accordance with the requirements of the *Local Government Act* and the Regional District's Development Procedures Bylaw be undertaken.

In addition, if a change is implemented, all new development within the floodplain will be required to meet the 280.80 metre elevation, while existing development will enjoy non-conforming siting rights under Section 529 of the *Local Government Act* (if lawfully established prior to any bylaw change).

Alternative:

Conversely, the option of maintaining the existing floodplain elevation of 280.70 metres GSC datum for Osoyoos Lake is available to the Board.

Summary:

In summary, Administration is supportive of the proposed amendments and recommends that Amendment Bylaw No. 2800.64, 2026 be read a first and second time and proceed to public hearing.

Financial Implications:

Financial implications have been considered, and none were found.

Communication Strategy:

The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011.

Referrals:

Approval from the Ministry of Transportation and Transport (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

Public Process:

On July 15, 2026, a Public Information Meeting (PIM) was held electronically via video conferencing system (i.e., Webex) and was attended by approximately 2 members of the public.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Shannon Duong
Planner II

Endorsed By:

Ben Kent

B. Kent
Acting Senior Manager of Planning

Endorsed By:

A. Fillion
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