

Park Rill Creek, Horn Creek and Kearns Creek Floodplain Mapping Review

RDOS File No. X2025.016-ZONE

Public Information Meeting
July 6, 2026

Park Rill, Horn & Kearns Creek Floodplain Mapping

What is a Public Information Meeting:

- It is informal:
 - 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).
- RDOS and NHC 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).

Park Rill, Horn & Kearns Creek Floodplain Mapping

Project Status:

NOTE: This slide has been corrected following the July 6, 2026 Public Information Meeting. All changes are shown in red.

- Initiated by the Board on April 2, 2026;
- Agency Referrals (e.g., ALC, LNID, Ministry of WLRs, etc.) to be distributed shortly;
- Public Information Meetings on July 6, 7 & 8;
- **RDOS Electoral Area Services Committee to consider feedback received in relation to the project on Aug 6th (TBC);**
- RDOS Board to consider 1st/2nd readings (TBD) ~~consideration (i.e. 1st/2nd reading) on August 6 (TBC);~~
- Public Hearing (dependent on 1st/2nd reading being approved).

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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.



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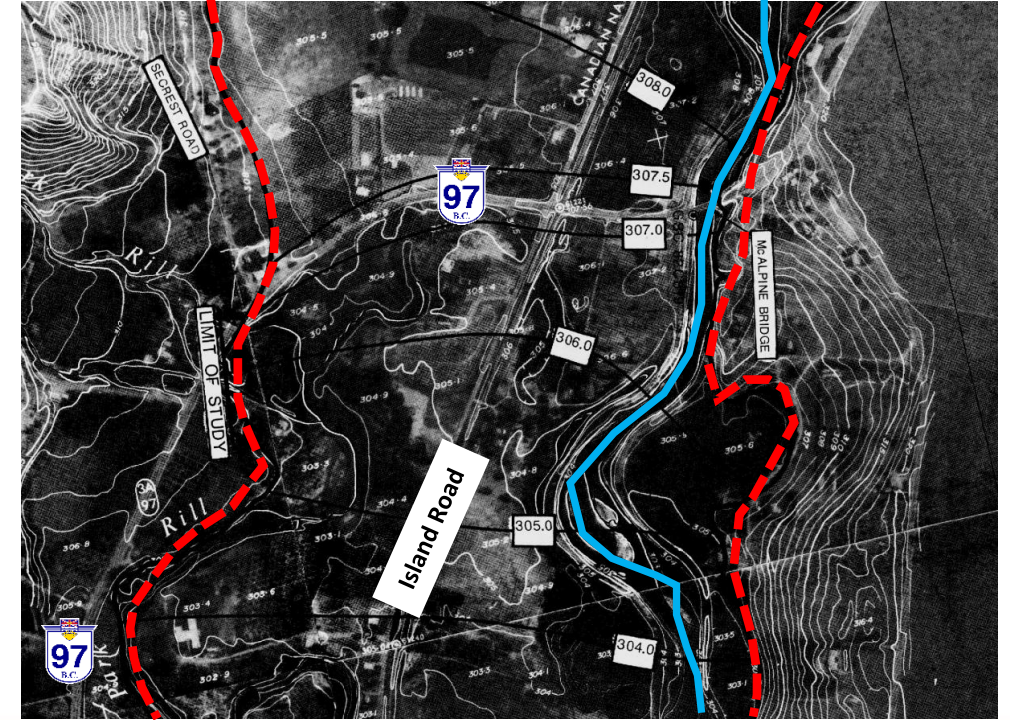
Background:

- 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).

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Background:

- Some floodplain areas & FCLs are designated/established by mapping, where available (e.g., Provincial mapping of the Okanagan River & Okanagan River Channel).
- Outside of these mapped areas, floodplains/FCLs are designated by text.



any land that is less than 1.5 metres above the *natural boundary* of any other watercourse.

1.5 metres above the *natural boundary* for the *floodplain* designated in section 10.1.1(c);

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Challenges & Opportunities:

- It can be challenging to identify what lands are considered to be within a floodplain using text-based regulations.
- Maps provide a visual representation of floodplain areas and applicable FCLs, which is seen to:
 - be more accessible;
 - reduce uncertainty for current/future landowners by providing a clearer idea of applicability of floodplain regulations.

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Background:

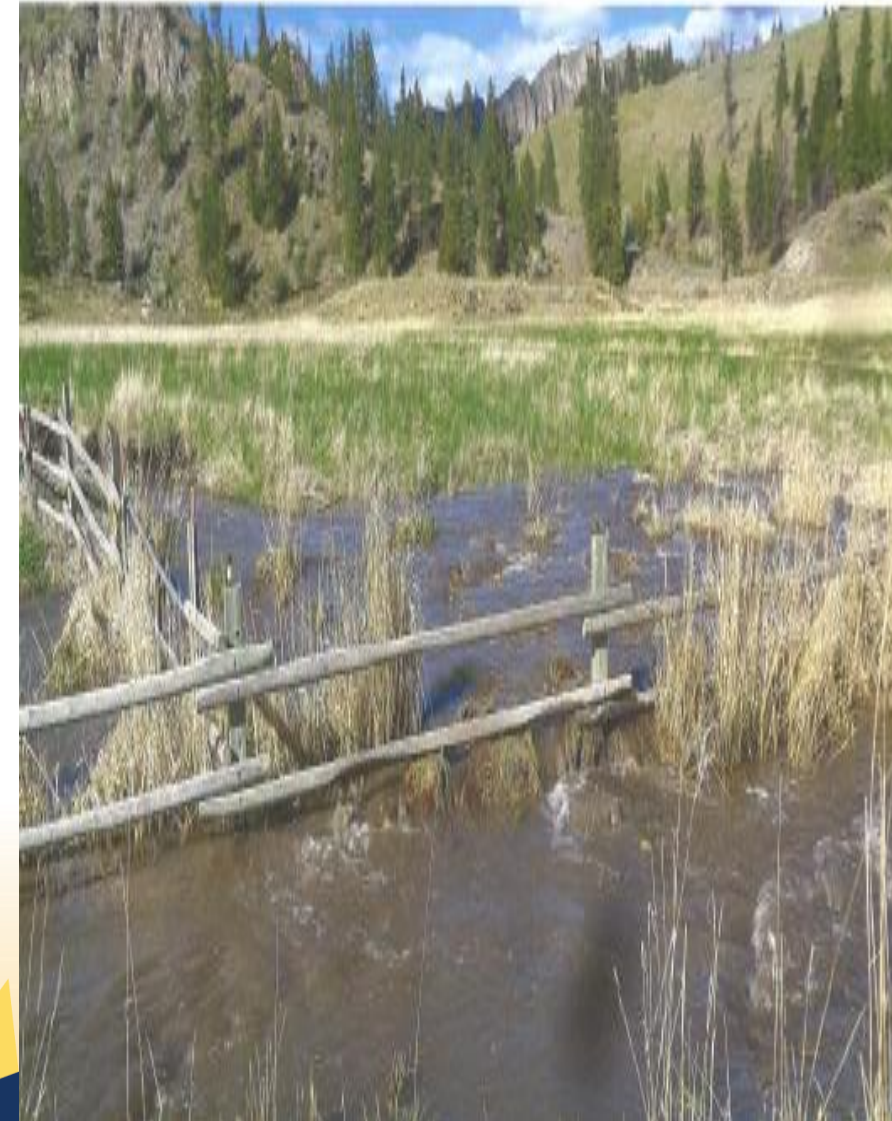
- 2018 flooding impacted properties between Twin Lakes (Area “I”) and the Sportsmens Bowl area (Area “C”) – and elsewhere.



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Background:

- In response, a *Flood Mapping Report* (2022), was completed by Northwest Hydraulic Consultants (NHC) and recommended (see Section 12.2):
 - *Implementing land use planning ... based on the floodplain maps to limit increased flood risk from unmitigated and/or unrestricted development of the floodplain.*



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Proposal

- That a new “Schedule ‘3.2’ - Park Rill Creek, Horn Creek and Kearns Creek Floodplain Maps” be added to Okanagan Valley Zoning Bylaw No. 2800.
- That this mapping form the 200-year flood levels for Twin Lake, Willowbrook and Sportsmens Bowl Road areas.
- That new development be setback 15.0 metres from the natural boundary of Park Rill, Horn and Kearns Creeks and Twin Lake.

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Implications – Electoral Area “C”:

Floodplain Designation & FCL Establishment

- With the exception of those lands within the mapped 200-year floodplain areas associated with the Okanagan River & Okanagan River Channel, floodplain areas and FCLs in Electoral Area “C” are designated by text.
 - b) any land not shown on the provincial floodplain maps that is less than 3.0 metres above the *natural boundary* of the Okanagan River and the Okanagan River Channel;
 - c) any land that is less than 1.5 metres above the *natural boundary* of any other *watercourse*.

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Implications – Electoral Area “C”:

Floodplain Designation & FCL Establishment

- If adopted, the Zoning Bylaw would designate floodplains & FCLs associated with Park Rill Creek and Kearns Creek within Willowbrook and Sportsmens Bowl Road areas via new map schedules (as opposed to text).
- Any areas not mapped would continue to be designated via text regulations under Sections 10.1.1 & 10.1.2 of the Zoning Bylaw.

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Implications – Electoral Area “C”:

Building and Structure Setbacks

- Current regulation speaking to 15.0 m setback for “any other watercourse” under s. 10.2.4 currently applies to Park Rill and Kearns Creeks.
- Proposed new setback regulation would add a separate provision specific to Park Rill and Kearn Creeks, but 15.0 m setback is unchanged.

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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”.
 - 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.

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