

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

RDOS File No. X2025.016-ZONE

Public Information Meeting
July 7, 2026

Park Rill, Horn & Kearns Creek Floodplain Mapping

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.



Park Rill, Horn & Kearns Creek Floodplain Mapping

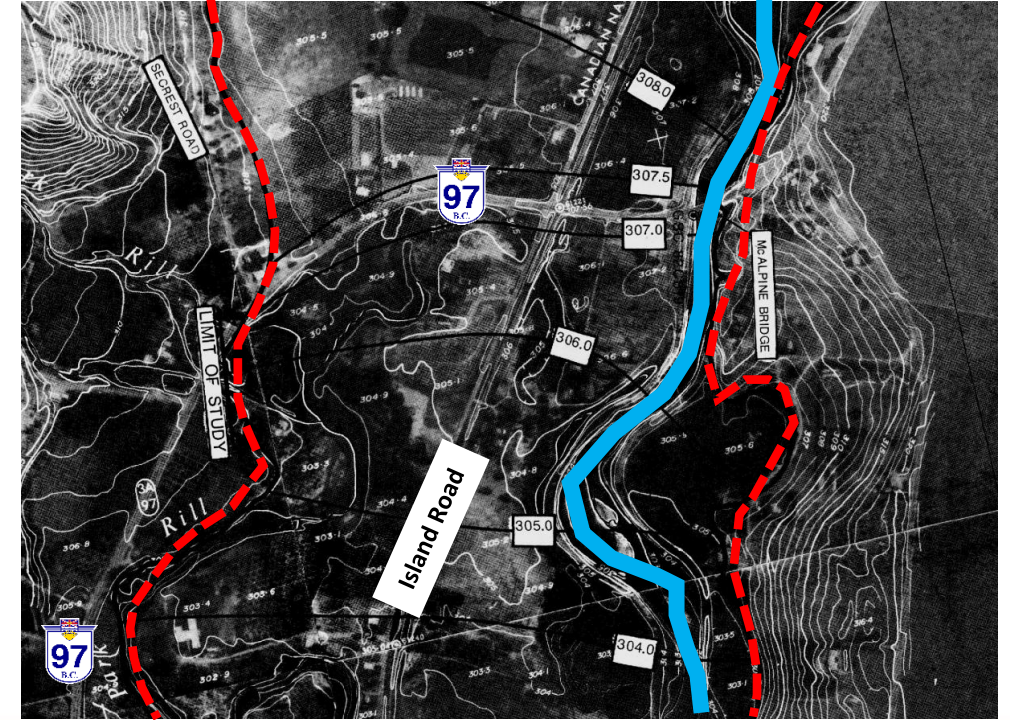
Background:

- 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).

Park Rill, Horn & Kearns Creek Floodplain Mapping

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:

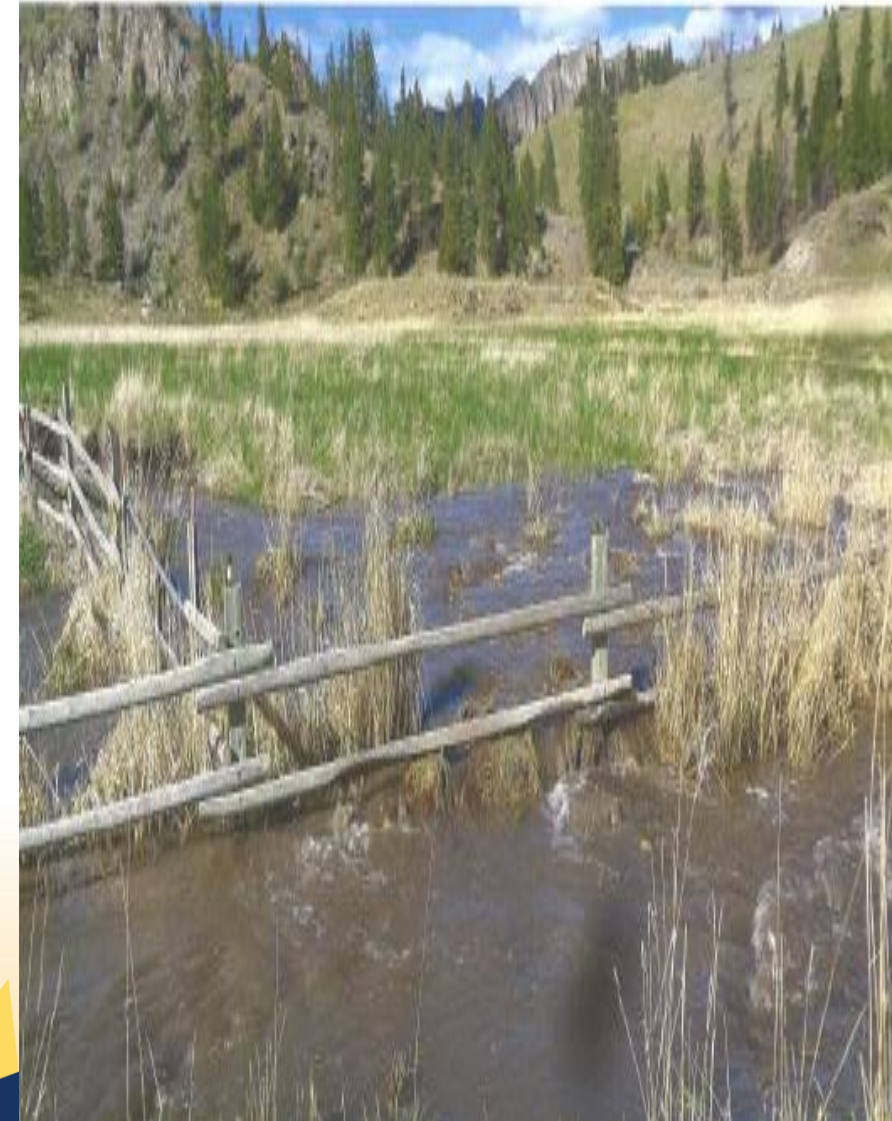
- 2018 flooding impacted properties between Twin Lakes (Area “I”) and the Sportsmens Bowl area (Area “C”) – and elsewhere.



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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

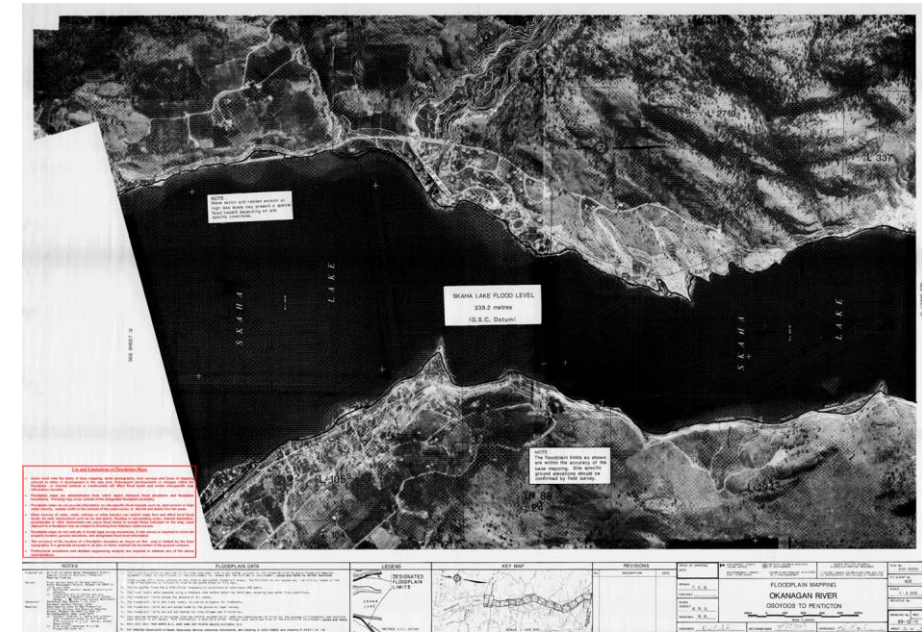
- That a new “Schedule ‘3.2’ - Park Rill Creek, Horn Creek and Kearns Creek Floodplain Maps” be added to Okanagan Valley Zoning Bylaw No. 2800.
- That this mapping form the 200-year flood levels for Twin Lake, Willowbrook and Sportsmens Bowl Road areas.
- That new development be setback 15.0 metres from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

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Implications – Electoral Area “I”:

Floodplain Designation & FCL Establishment

- With the exception of those lands within the mapped 200-year floodplain areas associated with the Okanagan River and Okanagan River Channel (inc. Skaha Lake), floodplain areas and FCLs in Electoral Area “I” are designated by text.



- 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 “I”:

Floodplain Designation & FCL Establishment

- If adopted, the Zoning Bylaw would designate floodplain areas & FCLs associated with Twin Lake 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 “I”:

Building and Structure Setbacks – Park Rill & Horn Creeks

Section Number	Current	Proposed
10.2 (Siting Buildings and Structures in Floodplains)	...no building or structure shall be located within ... 15.0 metres of the natural boundary of any other watercourse.	...no building or structure shall be located within...15.0 metres of the natural boundary of Park Rill Creek, Horn Creek, and Kearns Creek

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Implications – Electoral Area “I”:

Building and Structure Setbacks – Twin Lake

Section Number	Current	Proposed
10.2 (Siting Buildings and Structures in Floodplains)	...no building or structure shall be located within ... 7.5 metres of the natural boundary of any lake, pond or marsh, or the top of bank where the bank is within 7.5 metres of the natural boundary of any lake, pond or marsh	...no building or structure shall be located within...15.0 metres of the natural boundary of Lower Twin Lake.

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Implications – Electoral Area “I”:

Building and Structure Setbacks – Twin Lake

- The Flood Hazard Area Land Use Guidelines (2018) recommends a minimum floodplain setback of:
 - 7.5 metres for “small lakes, ponds, swamps and marsh areas”, where a lake is less than 15 km in length and where there is no history of severe flooding or concern for shoreline erosion...
 - 15 metres for “lakes”.

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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.) 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);
- Regional District Board to consider 1st/2nd readings (TBD);
- 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).
- 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).

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