

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.61, 2026

A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Okanagan Valley Zoning Bylaw Amendment Bylaw No. 2800.61, 2026.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new reference to “Schedule ‘3.2’ - Park Rill Creek, Horn Creek and Kearns Creek Floodplain Maps” under Section 1.2 (Application) at Section 1.0 (Title and Application) following the reference to “Schedule ‘3’ – Provincial Floodplain Maps”.
 - ii) adding a new sub-section 10.1.1(b) under Section 10.1 (Floodplain Designation and Flood Construction Level) to read as follows and renumbering all subsequent sections:
 - b) the area shown as the 200-year *floodplain* for Park Rill Creek, Horn Creek and Kearns Creek on the floodplain map attached as Schedule ‘3.2’ to this bylaw;
 - iii) replacing sub-section 10.1.2 under Section 10.1 (Floodplain Designation and Flood Construction Level) in its entirety with the following:
 - a) the 200 year flood levels shown on the provincial floodplain maps for the floodplain designated in section 10.1.1(a);
 - b) the 200-year flood construction levels shown on the Park Rill Creek, Horn Creek and Kearns Creek floodplain maps for the *floodplain* designated in section 10.1.1(b);
 - c) 3.0 metres above the natural boundary for the floodplain designated in section 10.1.1(c);

- d) 1.5 metres above the natural boundary for the floodplain designated in section 10.1.1(d);
 - e) Okanagan Lake: 343.66 m Geodetic Survey of Canada (GSC) datum;
 - f) Skaha Lake: 339.24 metres GSC datum;
 - g) Vaseux Lake: 329.49 metres GSC datum; and
 - h) Osoyoos Lake: 280.70 metres GSC datum.
- iv) replacing Section 10.2 (Siting Buildings and Structures in Floodplains) in its entirety with the following:
- .1 7.5 metres of the landside toe of the dyke, or 30.0 metres of the natural boundary of the Okanagan River, whichever is greater;
 - .2 30.0 metres of the natural boundary of Vaseux, Naramata, Robinson and Chute Creeks;
 - .3 15.0 metres of the natural boundary of Park Rill Creek, Horn Creek, and Kearns Creek;
 - .4 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;
 - .5 despite Section 10.2.4, 15.0 metres of the natural boundary of Lower Twin Lake; and,
 - .6 15.0 metres of the natural boundary of any other watercourse.
- v) replacing Section 10.3.1 under Section 10.3 (Measurement of Flood Construction Level) in its entirety with the following:
- .1 the flood construction level for a *building* or *structure* under Section 10.1.2(d) is determined by reference to the elevation of the point at which the natural boundary of the relevant *watercourse* is closest to any part of the building or structure.
- vi) adding a new Schedule 3.2 (Park Rill Creek, Horn Creek and Kearns Creek Floodplain Map) as shown on the attached Schedule 'A' (which forms part of this bylaw).

READ A FIRST AND SECOND TIME this ____ day of _____, 2026.

PUBLIC HEARING held on this ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

I hereby certify the foregoing to be a true and correct copy of the “Okanagan Valley Zoning Bylaw Amendment Bylaw No. 2800.61, 2026”, as read a Third time by the Regional Board on this ____ day of _____, 2026.

Dated at Penticton, BC this ____ day of _____, 2026.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2026.

For the Minister of Transportation & Transit

ADOPTED this ____ day of _____, 2026.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2800.61, 2026

File No. X2025.016-ZONE

Schedule 'A'

[Park Rill Creek, Horn Creek and Kearns Creek Floodplain Map Schedule 3.2]

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