

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: September 3, 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 third time.

Alternative:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.64, 2026, be rescinded and the bylaws be abandoned.
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Purpose:

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

Strategic Priorities: Operational

Background & Analysis:

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

At its meeting of August 6, 2026, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of August 20, 2026.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (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).

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 3rd time.

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.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



Shannon Duong
Planner II

Endorsed By



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure