

TOWN OF OSOYOOS
BYLAW NO. 1395.10, 2025

A Bylaw to amend the Zoning Bylaw No. 1395, 2024

WHEREAS Council deems it desirable to amend the Zoning Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 1395.10, 2025”.
2. The “Town of Osoyoos Zoning Bylaw No. 1395, 2024,” is amended by:
 - i) replacing sub-section (a) under Section 9.1.1 (Floodplain Designation and Flood Construction Level) in its entirety with the following:
 - a) the area shown as *floodplain* for Osoyoos Lake on the floodplain map attached as Schedule ‘3’ to this bylaw;
 - ii) replacing sub-section 9.1.2 under Section 9.0 (Floodplain Regulations) in its entirety with the following:
 - .2 The flood construction level for land designated as a *floodplain* in section 9.1.1 is:
 - a) 280.80 metres GSC datum for the *floodplain* designated in Section 9.1.1(a);
 - b) 1.5 metres above the natural boundary for the floodplain designated in section 9.1.1(b).
3. The Official Floodplain Map, being Schedule ‘3’ of the “Town of Osoyoos Zoning Bylaw No. 1395, 2024”, is replaced in its entirety with the Schedule ‘C’ (Floodplain Map) contained at Schedule ‘A’ to this bylaw.

READ A FIRST AND SECOND TIME this ____ day of _____, 2025.

PUBLIC HEARING held on this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

I hereby certify the foregoing to be a true and correct copy of the “Town of Osoyoos Zoning Bylaw Amendment Bylaw No. 1395.10, 2025”, as read a Third time by the Town of Osoyoos Council on this ____ day of _____, 2025.

Dated at Osoyoos, BC this ____ day of _____, 2025.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2025.

For the Minister of Transportation & Transit

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer

Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1395.10, 2025

File No. Z25-07

Schedule 'A'

Schedule 'C'
(Floodplain Map)

General Notes:

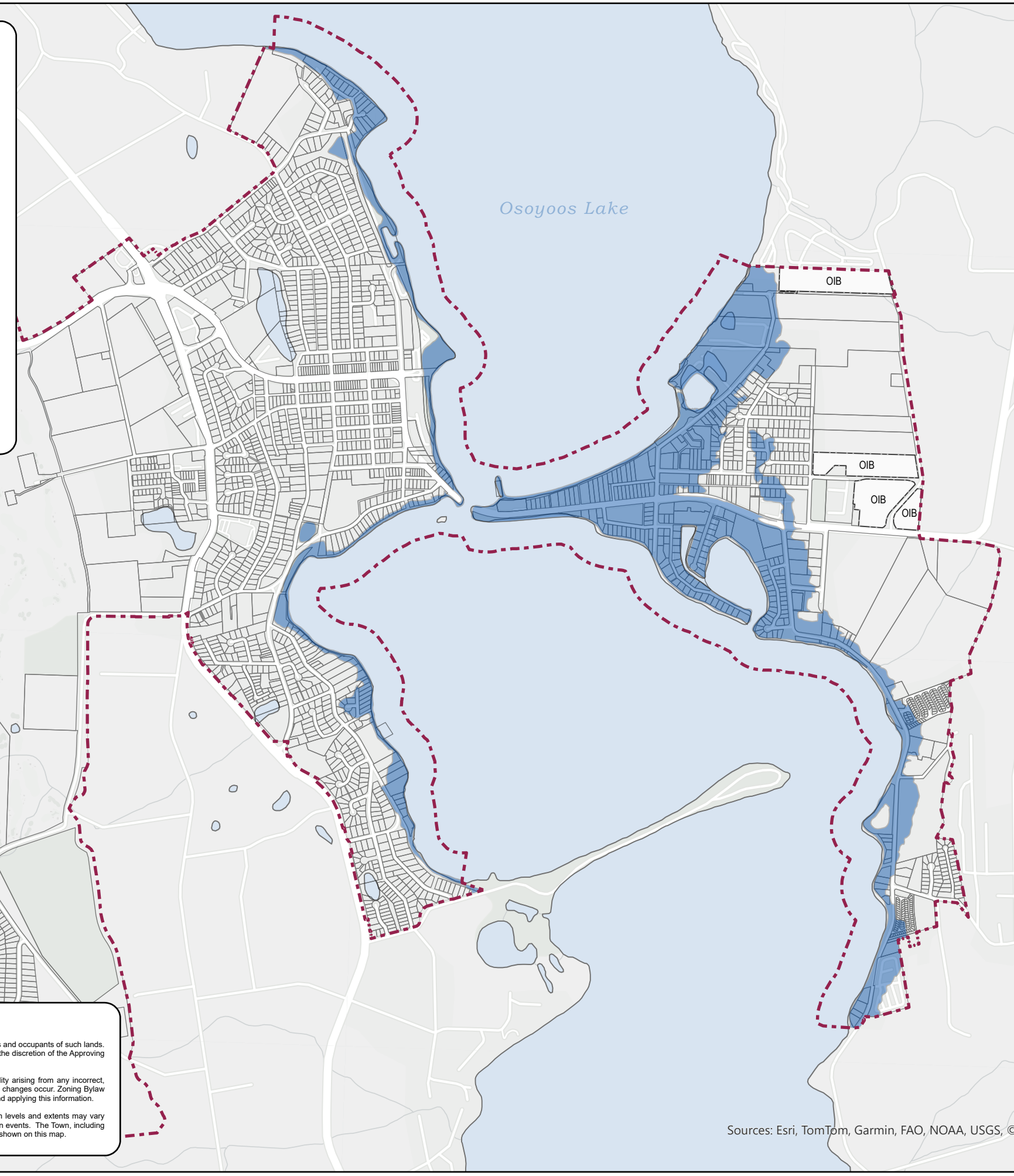
1. The map delineates Flood Construction Level (FCL) extents under the design flood event. Mapping of Osoyoos Lake is based on the 200-year mid-century design event, adjusted to account for a 20% increase in discharge due to future climate change.
2. The Flood Construction Level (FCL) includes a freeboard allowance of 0.6m. It has been added to account for local variations in water level and uncertainty in the design event estimates.
3. The FCL includes an allowance for wind setup and wave runup based on co-occurrence of a seasonal 200-year wind event.
4. The floodplain limits have not been established on the ground by legal survey. The accuracy of the flood boundaries is limited by the LiDAR base mapping and orthophotography.
5. Users must note the dates of base mapping, aerial photography, ground surveys and issue of mapping relevant to dates of development in the map area. Subsequent developments or changes within the floodplain will affect flood levels and render site-specific map information obsolete. The floodplain limits are not delineated for side streams or tributaries.
6. The floodplain limits assume the absence of all dykes.
7. The required setbacks of the buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion are not shown. For setback restrictions and other regulations refer to Zoning Bylaw 1395, 2024.
8. Floodplain map is an administrative tool that depicts the potential flood extent and minimum recommended Flood Construction Levels for the designated floodplain. A Qualified Professional must be consulted for a site-specific engineering analysis.
9. Floodplain topography is based on LiDAR flown by Eagle Mapping Services Ltd. Between April and November 2018.
10. All data was provided according to the NAD83 (CSRS)/UTM Zone 11, with the CGVD28 vertical datum. Data, analysis, notes and disclaimer provided by TRUE Consulting Ltd.

Disclaimer:

Building and living within and adjacent to a floodplain is solely the responsibility of, and at the risk of, the owners and occupants of such lands. In conjunction with other land development applications, a site-specific hazard assessment may be required at the discretion of the Approving Officer or Building Inspector.

The Town of Osoyoos provides this information in good faith but provides no warranty, nor accepts any liability arising from any incorrect, incomplete or misleading information or its improper use. This information may be updated from time to time as changes occur. Zoning Bylaw 1395, 2024, and all amendments thereto, are available from the Town and should be consulted in interpreting and applying this information.

Industry best practices have been followed to generate the floodplain map. However, actual flood construction levels and extents may vary from those shown. Residual flood risk beyond that mapped exists for flood events more extreme than the design events. The Town, including officers and employees, do not assume liability for the designation, omission, or any reliance on the information shown on this map.



Floodplain Map

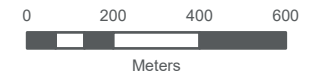
Schedule '3'

Legend

- Flood Hazard Area
- Town Boundary
- Indian Reserve
- Parcel

Notes:

Flood Level 280.8 metres GSC Datum



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.