

To: Her Worship Mayor McKortoff and Members of Council

From: Christopher Garrish, Planner

Date: January 13, 2026

Subject: Flood Mitigation Plan (2022) Implementation

Tracker No: BLW-436, BLW-437, BLW-438

Recommendation:

THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.10, 2025, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.10, 2025, and Land Use Procedures Amendment Bylaw No. 1235.13, 2025 be adopted.

CAO Comments:

Approved for Council consideration.

Executive Summary:

The proposed amendments to the OCP, Zoning and Land Use Procedures bylaws are to implement certain recommendations contained within the Town's *Flood Mitigation Plan (2022)*, specifically, updated policies, an increased flood elevation for Osoyoos Lake and application requirements for floodplain exemption requests.

Background:

At its meeting of April 11, 2023, Council's Committee of the Whole (COTW) received a presentation from TRUE Consulting regarding the *Flood Mitigation Plan (2022)*.

At its meeting of October 14, 2025, Council's Committee of the Whole (COTW) formally received the *Floodplain Mitigation Plan* prepared by TRUE Consulting Limited and directed that Official Community Plan (OCP) Amendment Bylaw No. 1375.10, Zoning Amendment Bylaw No. 1395.10 and Land Use Procedures Amendment Bylaw No. 1235.13 be initiated.

On November 19, 2025, a Public Information Meeting (PIM) was held at the Town Hall (Council Chambers) at 8707 Main Street and was attended by approximately two (2) members of the public.

At its meeting of November 25, 2025, the Town of Osoyoos Municipal Council resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of December 9, 2025.

A public hearing was subsequently held on December 9, 2025, and was attended by no members of the public, following which, Council resolved to approve third reading to the amendment bylaws.

Approval from the Ministry of Transportation and Transit (MoTT), due to Zoning Amendment No. 1395.10, 2025, applying to lands within 800 metres of a controlled area (e.g. Highway 97 & 3) was obtained on December 29, 2025.

Options:

1. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.10, 2025, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.10, 2025, and Land Use Procedures Amendment Bylaw No. 1235.13, 2025, be adopted; *OR*
2. THAT first, second and third readings of the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.10, 2025, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.10, 2025, and Land Use Procedures Amendment Bylaw No. 1235.13, 2025, be rescinded and the bylaws abandoned.

Attachments:

1. Official Community Plan (OCP) Amendment Bylaw No. 1375.10
2. Zoning Amendment Bylaw No. 1395.10
3. Land Use Procedures (LUP) Bylaw No. 1235.13