Board Report – For Information

September 24, 2026

Floodplain Management Bylaw Review Project

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File Reference:	10\5110\20\RDCK Floodplain Mgt
Electoral Area/Municipality:	ALL ELECTORAL AREAS & Village of Salmo
Services Impacted	PLANNING AND LAND USE/S104

1.0 PURPOSE OF REPORT

THAT the Board receives, for information, the Floodplain Management Bylaw (FMB) Review Project's implementation framework to guide the remaining work required to advance the proposed *RDCK Floodplain Management Bylaw No. 3085, 2026* to consideration of initial readings.

2.0 BACKGROUND AND UDPATE

In 2025, the RDCK and Village of Salmo (project partner) collaborated with BGC Engineering Inc. and Pinna Sustainability Inc. to conduct a comprehensive review of our existing flood hazard policy and regulations, including:

- A review of existing floodplain regulations and administrative processes;
- Identifying opportunities to improve consistency and clarity of floodplain regulations;
- Evaluating best practices from other local governments in British Columbia;
- Engaging with affected stakeholders and the public; and
- Developing an updated regional floodplain management framework.

The final project deliverable(s) resulted in the preparation of a draft bylaw, "*RDCK Floodplain Management Bylaw No. 3085, 2026"* as well as a draft *Floodplain Management Bylaw No. 774, 2026* for the Village of Salmo. Both draft bylaws contain updated flood hazard mapping.

On July 16, 2026, at the Regular Open meeting the Regional Board received an information report outlining the project background, a summary of engagement activities undertaken, technical findings, and recommendations for updating the RDCK's and Village of Salmo's floodplain management regulatory framework, including the draft bylaws. On August 11, 2026, Salmo Council gave first reading to the Village's *Floodplain Management Bylaw No. 774, 2026.*

The FMB review project has now moved from bylaw development to implementation readiness. The proposed implementation framework is intended to provide a practical, coordinated approach for completing the legal, administrative, communication, mapping and governance work required to support implementation of proposed *RDCK FMB No. 3085, 2026*. It is intended to support effective administration, communication and

implementation through Board consideration, potential adoption, and operational rollout. The proposed implementation framework recognizes that adopting a new regulatory bylaw, albeit one that is updating existing regulations, requires more than completing the formal and legislative adoption process, as outlined in Section 3.0.

3.0 NEXT STEPS AND TIMELINE

Next steps and timeline for RDCK Planning, as shown in Table 1 below (Proposed Implementation Framework), include the transition from bylaw drafting and legal review to the operational implementation of proposed *RDCK Floodplain Management Bylaw No. 3085, 2026*. The five implementation streams proposed below are intended to proceed concurrently, with some activities continuing after FMB adoption as staff refine procedures and gain experience administering the new FMB.

Table 1: Proposed Implementation Framework

Stream	Key Activities	Intended Outcome
1. Legal & Regulatory Review Ongoing – Summer/Fall 2026	Legal review; legislative and provincial alignment; and related technical amendments to the proposed FMB.	Legally sound *draft* FMB ready for Board consideration and subsequent administration.
2. Administrative & Organizational Readiness Fall 2026/Winter 2027	Update Planning procedures; establish review processes, including updating Standard Terms of Reference for QP reports; develop guidance documents; clarify roles; coordinate training and internal resources.	Staff are ready to administer a new FMB consistently, including internal guidance and workflow tools (e.g., review checklists or decision flowcharts) with supporting communication materials for property owners.
3. Public & Stakeholder Communications Late Fall 2026/Winter 2027	Plain-language information on where requirements may apply (e.g., new construction etc.), potential effects, QP involvement, information sources, and timing on the RDCK Engage Project Page.	Property owners, applicants, QPs, and stakeholders have clear information about the proposed FMB and how it may apply.
4. Flood Hazard Information & Mapping Ongoing- Fall 2026	Integrate updated mapping into review processes; improve GIS access; establish mapping update processes; identify any future data improvements - ongoing.	Reliable, updated, accessible and user-friendly flood hazard information on the RDCK's Public Web Map.
5. Bylaw Consideration, Adoption & Transition Winter 2027	Complete readiness activities; bring FMB forward for readings; refine procedures, training, mapping, and communications through transition.	Manage transition to the updated regulatory framework.

Figure 1: <u>Proposed Implementation Framework – Five Concurrent Streams</u>



Completion of this project positions the RDCK to modernize its floodplain management framework using current hazard mapping and updated regulatory language to better align with best practices. The next and final phase of this project work will focus on completion of the legal review, agency referral, and implementation planning prior to the Regional Board's consideration of initial readings to <u>*draft*</u> *RDCK Floodplain Management Bylaw No. 3085, 2026.*

The proposed FMB implementation framework is intended to provide the Regional Board with confidence that the proposed bylaw can move from project completion to operational implementation in a coordinated manner, while allowing staff to continue refining supporting processes.

Respectfully submitted,

Stephanie Johnson, RPP MCIP & Corey Scott, RPP MCIP

CONCURRENCE

Planning Manager – Nelson Wight
Acting General Manager Development & Sustainability – Amy Wilson
Chief Administrative Officer – Stuart Horn

ATTACHMENT:

Attachment A – Floodplain Management Bylaw Review Project - Implementation Framework

IMPLEMENTATION FRAMEWORK

1.0 PURPOSE

This framework provides a practical, coordinated approach for completing the legal, administrative, communication, mapping and governance work required to support implementation of proposed RDCK *Floodplain Management Bylaw No. 3085, 2026* (the FMB). It is intended to support effective administration, communication and implementation.

The framework translates the consulting team's final report recommendations into five concurrent implementation streams to guide the remaining work required for regulatory, organizational and operational readiness. The implementation framework has been designed to:

- support consistent and transparent administration of the proposed FMB;
- provide clear, plain-language information for property owners, applicants and Qualified Professionals (QPs);
- prepare RDCK staff, procedures, tools and mapping for implementation;
- coordinate implementation activities with Board consideration and bylaw timing; and
- support a smooth transition from project implementation to ongoing administration and monitoring.

2.0 IMPLEMENTATION PRINCIPLES

Principle	What it means in practice
Risk-based regulation	Apply flood hazard information consistently to support safer development decisions.
Consistency and transparency	Use clear requirements, procedures and information for property owners, applicants, staff and decision-makers.
Clear public information	Provide accessible, plain-language information about where requirements may apply and what to expect.
Coordinated delivery	Coordinate between Planning, Building, GIS, Communications, Emergency Services, relevant external agencies and QPs.
Continuous improvement	Monitor implementation issues and update procedures, information and mapping as needed.

3.0 FIVE CONCURRENT IMPLEMENTATION STREAMS

The five streams below are intended to proceed concurrently through bylaw consideration and transition.

Stream	Timing	Key activities	Intended outcome
1. Legal & Regulatory Review	Ongoing – Summer/ Fall 2026	Legal review; legislative and provincial alignment; related technical amendments to the proposed FMB.	Legally sound draft FMB ready for Board consideration and subsequent administration.

2. Administrative & Organizational Readiness	Fall 2026/ Winter 2027	Update Planning Procedures and Fees Bylaw; revise QP Terms of Reference; develop relevant guidance documents; clarify roles and any gaps; coordinate training and internal resources.	Staff are ready to administer the new FMB consistently, supported by internal guidance documents and workflow tools.
3. Public & Stakeholder Communications	Late Fall 2026/ Winter 2027	Provide plain-language information on where requirements may apply, potential effects, QP involvement, information sources and timing through Regional District communication channels, including updated FAQs on the RDCK Engage project page.	Provide clarity to property owners, applicants, QPs and stakeholders about the new FMB and approach.
4. Flood Hazard Information & Mapping	Ongoing – Fall 2026	Integrate updated mapping into existing RDCK GIS tools.	Reliable, updated, accessible and user-friendly flood hazard information is available through the RDCK's public web map.
5. Bylaw Consideration, Adoption & Transition	Winter 2027	Complete readiness activities (see below); bring the FMB forward for formal bylaw readings; continue to refine procedures, training, and communications through transition.	Coordinated transition to the updated regulatory framework and ongoing administration.

4.0 STREAM ACTIONS AND DELIVERABLES

4.1 Legal & Regulatory Review

Key activities	Key deliverables
• Complete legal review and incorporate required changes. • Confirm alignment with the *Local Government Act*, provincial guidelines and relevant RDCK bylaws and procedures. • Incorporate technical, administrative and Board direction into the proposed FMB. • Prepare the revised bylaw and supporting materials for Board consideration. • Review identified regulatory or technical gaps, including development downstream of dams, as appropriate.	• Legally reviewed draft FMB • Supporting regulatory and administrative materials • Board-ready draft FMB

4.2 Administrative & Organizational Readiness

Key activities	Key deliverables
• Review related RDCK Bylaws, procedures and policies for alignment with the proposed FMB, as appropriate. • Update Standard Terms of Reference for QP reports, as required. • Clarify departmental roles and responsibilities.	• Updated procedures and workflow tools • Staff guidance and training • Defined roles and

• Provide staff guidance, to ensure effective implementation.	responsibilities • Operational readiness assessment

4.3 Public & Stakeholder Communications

Key activities	Key deliverables
• Update RDCK Engage content and FAQs with plain-language information explaining the purpose of the FMB and where requirements may apply. • Provide information on potential development implications, QP involvement, information sources and application processes. • Continue targeted communication and coordination with First Nations, relevant Ministries, member municipalities and other stakeholders, as appropriate. • Coordinate communications with key Board decisions and bylaw timing.	• Public information materials • FAQs and RDCK Engage content • Property owner/applicant/QP information • Transition communications

4.4 Flood Hazard Information & Mapping

Key activities	Key deliverables
• Integrate current flood hazard mapping and technical information into development review. • Improve access to flood hazard information through the RDCK Public Web Map and internal GIS tools, including guidance on mapping interpretation and limitations. • Explore opportunities to improve the organization and accessibility of flood hazard data, technical reports and related spatial information. • Establish processes for mapping updates and maintenance. • Identify future technical or data improvements as implementation experience develops.	• Updated regulatory mapping and GIS information • Current FMB mapping/review procedures • Process to update and maintenance process developed

4.5 Bylaw Consideration, Adoption & Transition

Key activities	Key deliverables
• Coordinate readiness work with Board consideration and formal bylaw readings. • Complete procedures, training, mapping and communications needed for operational rollout. • Monitor early implementation issues and refine procedures as needed. • Transition responsibility from project implementation to routine administration.	• Information to support Board decision-making. • Adopted FMB, subject to Board decision • Operational rollout • Ongoing administration and monitoring

5.0 IMPLEMENTATION MILESTONES

Timing may be refined based on legal review, referrals, operational readiness, Board direction and available resources.

Phase	Timing	Key outcome
Final project report and draft FMB	Summer 2026	Draft regulatory framework, technical information and engagement summary completed.

Implementation framework	Summer/Fall 2026	Board consideration and endorsement of the implementation approach.
Legal review, referrals and concurrent readiness work	Summer/Fall 2026 – Winter 2027	Legal, regulatory, administrative, mapping and communications readiness advanced concurrently.
Board consideration / initial readings	Winter 2027	Proposed FMB brought forward for formal Board consideration.
Adoption and operational rollout	Winter/Spring 2027	Subject to Board decision, transition to the updated FMB and ongoing administration.

6.0 KEY DECISION POINTS

Implementation activities are interdependent. Timing will depend on completion of legal review, referrals, operational requirements, available resources, stakeholder feedback, Board direction and statutory processes.

Decision point	**Purpose**
Implementation Framework	Board consideration and endorsement of the implementation approach.
Revised Draft Bylaw / Initial Readings	Board consideration following legal, technical, referral and readiness work.
Bylaw Adoption and Implementation	Final consideration of adoption and confirmation of operational rollout.

7.0 RESOURCES AND WORKPLAN

Implementation is expected to be undertaken primarily within existing Planning Services resources, work plan and budget, with coordinated support from Building Services, GIS, Emergency Services and Communications. Workload and resource needs will be monitored and addressed through established operational and budget processes.

8.0 MONITORING, SUCCESS MEASURES AND TRANSITION

Success will be monitored using the same five practical indicators identified in the staff report and results monitored through ongoing bylaw administration.

Indicator	**What success looks like**	**How it can be monitored**
Consistency	FMB requirements are applied through clear and consistent review processes.	Review procedures, checklists and recurring interpretation issues.
Public Understanding	Information is accessible and users better understand requirements and processes.	Inquiry themes, feedback and use of public information resources.
Development Decisions	Flood hazard information and QP assessments are used consistently where required.	Application reviews, exemptions and decision documentation.
Organizational Readiness	Procedures, training and administrative tools are current and in use.	Staff feedback and training completion.

Continuous Improvement / Monitoring	Implementation issues, mapping and technical information are reviewed and updated as needed.	Issue(s) log (e.g., mapping/data, interpretation etc.).

Following adoption and operational rollout, responsibility for the FMB will transition from project implementation to routine administration, supported by clear departmental responsibilities, regular workflows, staff training, current mapping and technical information, public information and ongoing monitoring. Implementation issues and potential improvements will be addressed through regular operational planning and, where appropriate, reported to the Board.