

Residents of Jasmine Drive
Osoyoos, B.C.

5 September 2024

Town of Osoyoos
8707 Main Street
Osoyoos, British Columbia
VOH 1V1

Attention: Mayor Sue McKortoff and Councillors

Dear Mayor McKortoff,

Re: Draft Zoning Bylaw 1395

As you know a group of concerned residents from Jasmine Drive met with Mr. Chris Garrish on 30 July, 2024 to discuss the implications of the new bylaw and to determine whether there would be any change to us being able to retain our docks in front of our properties.

Reviewing the Regular Open Council Report dated 4 August 2024, and under the heading of "Incorporation of the Foreshore and Lake Zoning Bylaw" Mr. Garrish recommended the following;

Administration does not consider this "semi-waterfront parcel" provision to be a zoning regulation and is more akin to an application requirement better located in a document such as the Town's Land Use Procedures Bylaw, or possibly as a policy statement in the Town's OCP Bylaw (e.g. as a willingness by Council to consider such applications for use of the lake subject to certain criteria being satisfied).

Administration considers the "Lake Health Assessment" project and renewal of the Licence of Occupation with the province to be the more appropriate venue in which establish policy (and subsequent zoning regulations) for use of the lake by upland property owners.

These recommendations do not provide us with any clarity as to what alternative provision the Town will create to accommodate and justify the deletion of the current stipulation outlined in Section 2.0 Site Specific – Conditions of Use, of the existing Foreshore Lake Zoning Bylaw No. 1294, 2012 which covers our specific interest.

Once again, until we are provided with a mutually beneficial solution that allow us to keep our docks in front of our properties, we are not in support of the new Draft Zoning Bylaw No. 1395.

Since this Bylaw is scheduled for further Public Hearing on 10 September 2024 at 2:00pm in Council Chambers, we are submitting this letter for inclusion in the Open Council Meeting Agenda so it can be made public and form a part of the public record.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Renaud". The signature is fluid and cursive, with the first name "Ray" and last name "Renaud" clearly distinguishable.

Ray Renaud

3613 Jasmine Drive



From: [Tammy Derbyshire](#)
To: [Kathy Huscroft](#)
Cc: [Amy Robinson](#)
Subject: FW: CT2 Zoning Bylaw
Date: Monday, September 9, 2024 8:32:44 AM

From: [REDACTED]
Sent: September 7, 2024 12:27 PM
To: Shannon Duong <sduong@rdos.bc.ca>; plan <plan@osoyoos.ca>; Zachary Poturica <ZPoturica@osoyoos.ca>; Myers Bennett <MBennett@osoyoos.ca>; Johnny Cheong <JCheong@osoyoos.ca>; Jim King <JKing@osoyoos.ca>; Info <info@osoyoos.ca>; Sue McKortoff <SMcKortoff@osoyoos.ca>
Subject: Re: CT2 Zoning Bylaw

Some people who received this message don't often get email from [REDACTED]
[important](#)

Good afternoon,

I have outlined my concerns and points below in regards to our commercial lot 111, located within Island View RV Resort and the proposed rezoning and bylaws.

Please be aware that lot 111 of Strata KAS2830, retained its commercial zoning when the original campground was approved for re-development into a bare land strata in 2004.

Our property contains:

- a residential home, which is our principal dwelling, but also operates as a vacation rental in compliance with all provincial vacation rental requirements
- commercial laundry facility for Owners and rentals
- commercial washrooms and showers for Owners and rentals
- patio area with WIFI access
- office for rental enquiries and information
- store area (closed post-covid)

We manage a year-round rental pool operation for the rental of sites as well as onsite recreational vehicles.

The definition for office under campground is vague and certainly does not encompass what we own and operate.

“campground” means a parcel of land occupied and maintained for temporary accommodation of the traveling public in tents, tourist cabins or recreational vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but excludes hotels, manufactured homes, manufactured home parks, or motels

As well, the occupation of a site for only 90-days is counter-productive in encouraging tourism in Osoyoos, especially for seasonal Snowbird renters , as their intent is to stay for a 6-month period. Some of these same individuals help to fill employment vacancies in Osoyoos during the fall and winter months.

15.2 CAMPGROUND COMMERCIAL (CT2) ZONE

e) no person shall occupy a campground in a recreational vehicle or tent for any period greater than three (3) consecutive months, nor for a total of more than 182 days in any calendar year.

We would like to be reassured that the business operations of Lot 111, will not be affected by the CT2 zoning as the permitted uses outlined in the Draft zoning Bylaw No. 1395 - CT2 zoning would be excessively punitive and adverse to our current commercial operations and a potential threat to us financially.

Kind regards, Dawna Elsasser Island View RV Resort Ltd.

On Wed, Sep 4, 2024 at 11:52 AM Shannon Duong <sduong@rdos.bc.ca> wrote:

Good morning Dawna,

Thanks for your email.

We currently are unable to accommodate in-person meetings, but I would be happy to answer any questions that you may have if you can send them to me in a response to this email.

Regards,

Shannon Duong MRM | Planner

Tel 250.495.6191 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email plan@osoyoos.ca | **Website** www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

****Please note that my days of work are Tuesday through Friday. Urgent queries should be directed to plan@osoyoos.ca****

This e-mail is confidential and is intended for the above-named recipient(s) only. Any unauthorized use or disclosure of this e-mail is prohibited.

If you are not the intended recipient, please notify the sender immediately and securely destroy the communication.

The Town of Osoyoos is subject to the Freedom of Information and Protection of Privacy Act.

From: Dawna Elsasser [REDACTED]
Sent: Friday, August 30, 2024 4:02 PM
To: plan@osoyoos.ca
Subject: CT2 Zoning Bylaw

Some people who received this message don't often get email from [REDACTED]

[Learn why this is important](#)

Good afternoon, I own Lot 111 at Island View RV Resort under our company name Island View RV Resort Ltd. I would like to request a meeting to discuss how the newly proposed Zoning Bylaw will adversely affect the business operations, and also the future value and uses of this lot.

I am available any day or time next week for a meeting and thank you in advance for your time.

I can be reached with this email, or my [REDACTED]

all the best, Dawna Elsasser
Island View RV Resort Ltd.

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[EXTERNAL] This email originated from outside of the organization.

From: [Tammy Derbyshire](#)
To: [Kathy Huscroft](#)
Cc: [Amy Robinson](#)
Subject: FW: R-1 Zoning Re Gala Crescent
Date: Monday, September 9, 2024 2:02:08 PM

From: Greg Larson [REDACTED]
Sent: September 9, 2024 1:34 PM
To: Info <info@osoyoos.ca>
Subject: R-1 Zoning Re Gala Crescent

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Greg Larson of 8801 Gala Crescent Osoyoos. The home next door to me at [REDACTED] is for sale and could very well have a couple of homes built on it.. The management of Bill 44 has been dropped on your laps. The provincial government will further back out this absurd legislation as time wears on leaving more in your lap. (election promises) Just to point out the house being built at [REDACTED] [REDACTED] is a disgrace to our town, is this an example of things to come with this provincial government driving Bill 44 down our throats and backing away as they have done in the past? Now the minister of housing Ravi Kahlon has announced some sort of modular housing could be placed in these zones such as next door to me! Stand up for the people who own homes here on our street, we have worked and continue to work all our lives to be privileged to our beautiful houses on Gala Crescent!

After talking to a number of retired and working linemen we don't have enough hydro here either to provide for these homes along with the sewer and water demands. Take some of the zoning to allow for single homes only and take the pressure off the good folks here on our street plus other areas here in town where we live to be peaceful and enjoy life in the 60 and over set here in town.

If the [REDACTED] renting are an example of what is to come if multiple houses are put in, are subsidized we are going to see a downturn to the point of future ghettos . Pretty harsh isn't! Saw this happen years ago where multiple units were built in a residential area of Comox B.C. crime rates were up, the folks who owned homes in this area lost big time when it came time to move. So sad we have come to this in our town, Have a read of Bill 44 seems to me some of it doesn't apply to this street, therefore not justifying the zoning on Gala! Please be sure to give the quota of the housing act as suggested by this Bill and leave us out of this ridiculous act of destroying our forever homes plus ruining our quality of life!

[EXTERNAL] This email originated from outside of the organization.

ATTENTION: Mayor Sue McKortoff, Councillor Johnny Cheong, Councillor Jim King, Councillor Zachary Poturica and Christopher Garrish, Planner

RE: Town of Osoyoos Zoning Bylaw No. 1395, 2024, DEFINITIONS AND CAMPGROUND COMMERCIAL (CT2) ZONE 15.2.8 General Regulations.

We have been owners at Islandview RV Resort, located 5005 Lakeshore Drive, since 2005 and part of the campground community of Osoyoos for almost 30-years.

We have seen firsthand how the campground community has evolved over the years into a Resort like atmosphere that has a huge RV tourist following for both summer and shoulder season rentals. One just has to see all of the RV's in storage, here in Osoyoos, waiting for the return of their Owner's for next year's vacation.

However, there appears a lack of knowledge, by the Town, about this recreational industry, the campground tourism environment and what the actual interest and needs of the traveling public are in the campground sector.

After review of the proposed bylaw and relatable definitions, we would like to raise several concerns over contradictory wording and seemingly punitive actions that are being proposed.

The definition of "tourist accommodation" is short-sighted in defining what the travelling public wants for tourist accommodations.

Not everyone wants the hotel/motel experience for their vacation experience.

There are many tourists who want to go "camping/glamping" but are unable to afford the costs to own an RV, so instead choose the option to rent a recreational vehicle for that special experience.

"tourist accommodation" means a building or buildings providing temporary accommodation for the travelling public, such as lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as an eating and drinking establishment, gift shop; personal services, or spa; but does not include short-term rental accommodation, recreational vehicles, park model trailers or mobile homes;

The definition of recreational vehicle specifically refers to providing temporary recreational accommodation for the travelling public.

"recreational vehicle" means a vehicle designed to be towed behind a motor vehicle or selfpropelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, including vehicles constructed to the Canadian Standards Association Z240 RV and Z241 Standards, which provide temporary recreational accommodation for the traveling public

Exclusion of RV rental options under “tourist accommodation” is extremely punitive for the traveling public as well as for the local commercial RV rental industry financially and will impact local tourism.

As well, following sub-clause under Commercial (CT2) Zone 15.2.8, General Regulations is also very punitive to the Snowbird community who make our Resort home during the winter months. These individuals provide off-season income to local restaurants and businesses as well as filling in employment vacancies.

e) no person shall occupy a campground in a recreational vehicle or tent for any period greater than three (3) consecutive months, nor for a total of more than 182 days in any calendar year

A (3) consecutive month statement is counter-productive in encouraging shoulder season and Snowbird rentals, impacting tourism and therefore should be removed.

We hope that Council will take into serious consideration the points we have brought to your attention as the RV community, consisting of both Owners and tourists, contribute to the Town of Osoyoos year-round and in many ways.

Karen and Blake Somerset
Islandview RV Resort
#91,#92 - 5005 Lakeshore Drive, Osoyoos BC.