



Town of Osyoos
8707 Main Street, PO Box 3010
Osyoos, BC V0H 1V0
(T) 250.495.6515 | (E): plan@osyoos.ca

FEEDBACK FORM

TO: Town of Osyoos **FILE NO.:** PRO25-08
FROM: Name: SAMUEL + GLORIA COOPER
(please print)
Street Address: 19-3207 LAKESHORE DR, OSYOOS
Date: MARCH 22/26
RE: Proposed Agricultural Land Reserve (ALR) Exclusion

My comments / concerns are:

- I do support the proposed exclusion.
- I do not support the proposed exclusion.

Please provide any comments you wish to have Council to consider:

Feedback Forms must be submitted to the Town of Osyoos office prior to noon on the day of the applicable Council meeting. All representations, including names, will be made public if and when they are included in the Council Agenda.

Protecting your personal information is an obligation the Town of Osyoos takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Deputy Corporate Officer, Town of Osyoos, 8707 Main St, Osyoos, BC V0H 1V0, 250.495.4602

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Town of Osoyoos

8707 Main Street, PO Box 3010
Osoyoos, BC V0H 1V0
(T) 250.495.6515 | (E) info@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-08

FROM:

Name:

RONNO A ROBINSON

(please print)

Street Address:

#20 - 3207 LAKESHORE DRIVE

Date:

MARCH 23/26

RE:

Proposed Agricultural Land Reserve (ALR) Exclusion

My comments / concerns are:

I do support the proposed exclusion.

I do not support the proposed exclusion.

Please provide any comments you wish to have Council to consider:

MY LOT BACKS ONTO ONE OF THE PROPERTIES
THAT IS UP FOR REVIEW. THIS SECTION OF
LAND IS A DRIVEWAY INTO A RESIDENTIAL
PROPERTY. AS SUCH IT HAS NOT BEEN USED
FOR AGRICULTURAL PURPOSES FOR MANY YEARS.
I BELIEVE IT SHOULD BE RELEASED FROM
IT'S ALR DESIGNATION

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From: [Zone 5 Property Referrals](#)
To: [Shannon Duong](#)
Cc: [plan](#)
Subject: RE: [External Email] - RE: ALC Application on one of FortisBC properties - File #2026-139
Date: Thursday, February 12, 2026 2:49:55 PM
Attachments: [image006.png](#)
[image007.png](#)

Good Day Shannon,

I have reviewed the referral again and agree with the first response you received.

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

FortisBC's only concern with ALR land designation is the depth of cover our gas lines in the ground must adhere to, and switching from ALR to Fee-Simple reduces this requirement from 0.8m of depth to 0.6m of depth under Fee-Simple designation. So, this change will have little to no impact on our existing infrastructure or future planned projects.

Thank you for following up on this referral to ensure that we responded with our best interests in this matter.

Regards,

Mark Hotchkiss, B.S. GIS
Planning & Design Technologist II
1975 Springfield Rd | Kelowna, BC | V1Y 7V7
C: 250-212-3145



From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Tuesday, February 10, 2026 9:24 AM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Cc: plan <plan@osoyoos.ca>
Subject: [External Email] - RE: ALC Application on one of FortisBC properties - File #2026-139

You don't often get email from sduong@rdos.bc.ca. [Learn why this is important](#)

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Good morning,

It is noted that your response below addresses the referral as though it were in relation to a development proposal; however, the referral relates to a proposal to exclude a number of properties from the Agricultural Land Reserve, which includes a property owned by FortisBC (7401 Cottonwood Drive).

With this in mind, could you please confirm your comments in relation to the ALR exclusion proposal?

Thank you,

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****

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From: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>

Sent: Monday, February 9, 2026 3:44 PM

To: plan@osoyoos.ca

Subject: RE: ALC Application on one of FortisBC properties - File #2026-139

Good day,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

Please note that existing gas facilities within the area may, depending on the development's load requirements, the system may not have sufficient capacity and upgrading related facilities may be required.

In order to initiate the Planning process to accommodate your new development, the customer must call 1-888-224-2710 or visit FortisBC.com ([here](#)) to guide an online application.

Note that there is an existing gas line potentially running inside these lots. If you are planning to build or construct on the gas line location, please contact: 1-888-224-2710 or visit FortisBC.com([here](#)) to guide an online application in order to initiate the planning process.

Thank you,

Kramer Clay | Planning & Design Technologist II, Zone 5

1975 Springfield Rd | Kelowna, BC | V1Y 7V7

C: 236-970-3450



From: Bansal, Tanish <tanish.bansal@fortisbc.com>
Sent: Thursday, February 5, 2026 3:42 PM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Subject: ALC Application on one of FortisBC properties - File #2026-139

Fortis Property Referral #2026-139

Please review the attached / below and provide your comments directly to plan@osoyoos.ca

If a Statutory Right of Way is required, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Tanish Bansal
Lands Department, Land Administrator
16705 Fraser Highway | Surrey BC V4N 0E8 |
Phone: 604-592-7823



 Please consider the environment before printing this email.

This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing unsubscribe@fortisbc.com.

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From: [Sidhu, Gurinder pal WLRS:EX](#)
To: [Shannon Duong](#)
Cc: [Claudia Lenz](#)
Subject: RE: Town of Osoyoos - ALR Block Exclusion - Crown Referral
Date: Tuesday, February 3, 2026 11:28:56 AM
Attachments: [image001.png](#)

Hello Shannon,

Thank you for sharing the details. Please see my response below:

As per our records, Crown lands has following tenures on Crown Lands within the Town of Osoyoos which are part of ALR Exclusion proposal:

- 0007850- Flooding Reserve- All that surveyed and unsurveyed Crown land described as the West Bench, Osoyoos, Similkameen Division of Yale District and containing 1030 hectares, more or less
- 3405388- Environment, Conservation, and Recreation- LOT 986 18452, AND LOT 991 21072, AND LOT 996 28929 OF DISTRICT LOT 2450S, SDYD; DISTRICT LOT 1907, SDYD; DISTRICT LOT 2675, SDYD; DISTRICT LOT 2676, SDYD; DISTRICT LOT 1589, SDYD; DISTRICT LOT 1590, SDYD; DISTRICT LOT 1591, SDYD; DISTRICT LOT 3311S, SDYD; DISTRICT LOT 1078, SDYD; DISTRICT LOT 3555S, SDYD; DISTRICT LOT 3556S, SDYD; DISTRICT LOT 3558S, SDYD; DISTRICT LOT 3559S, SDYD; DISTRICT LOT 3572, SDYD; DISTRICT LOT 3573S, SDYD; DISTRICT LOT 1076, SDYD; UCL VIC L. 1002 OF DL 2450S - 3405388;
- 3409412- Transportation Reserve/Notation- Those parts of Lot 951, Plan 13381 and Lot 969, Plan 15806 both of District 2450s, together with that part of District Lot 2450s, Similkameen Division of Yale District, and containing 12 hectares
- 3412147- Environment Protection/Conservation- All that Crown land from Okanagan Falls in the West to Osoyoos in the east and south to the CANADA-USA Border, Similkameen Division Yale District, containing 4266.0 hectares, more or less
- 3409493- Utility SRW- THOSE PARTS OF BLOCK I, AND BLOCK J, AND BLOCK K OF DISTRICT LOT 2450S, SDYD; , PLAN KAP62043

Above noted tenues do not have any Agricultural activity as per our records. ALR Exclusion proposal if approved, will not impact ownership rights on Crown Lands included in the proposal. Any future development/land use plans on Crown Lands within the Town of Osoyoos would require prior review and approval from our office. Our office do not have any concerns about this exclusion proposal.

Please feel free to reach out if you have any questions.

Thank you,
Gurinder

Gurinder Sidhu
Authorizations Specialist (Lands)
Ministry of Water, Land and Resource
Stewardship
Thompson Okanagan Region
441 Columbia Street | Kamloops, BC V2C



2T3
Ph: 778 572 3326

I acknowledge the traditional territory of the Tk'emlúps te Secwépemc where I am grateful to live, work and grow.

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Thursday, January 29, 2026 3:57 PM
To: Sidhu, Gurinder pal WLRS:EX <Gurinderpal.Sidhu@gov.bc.ca>
Cc: Claudia Lenz <clenz@osoyoos.ca>
Subject: RE: Town of Osoyoos - ALR Block Exclusion - Crown Referral

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Hi Gurinder,

Please find attached a map which delineates the Crown lands and associated ALR boundaries proposed for exclusion from the ALR. Essentially, the areas in teal are the ALR lands we had noted to be Crown lands.

Please let me know if you have any questions.

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

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From: Sidhu, Gurinder pal WLRS:EX <Gurinderpal.Sidhu@gov.bc.ca>
Sent: January 27, 2026 11:23 AM
To: Claudia Lenz <CLenz@osoyoos.ca>

Subject: RE: Town of Osoyoos - ALR Block Exclusion - Crown Referral

You don't often get email from gurinderpal.sidhu@gov.bc.ca. [Learn why this is important](#)

Good morning, Claudia,

Thanks for contacting our office and the opportunity to review this proposal.

I have looked at the letter attached. Could you please share a map identifying Crown lands in this proposal, or share the PID# for Crown Land parcels being included in exclusion proposal for our better understanding.

Thank you,
Gurinder



Gurinder Sidhu

Authorizations Specialist (Lands)

Ministry of Water, Land and Resource

Stewardship

Thompson Okanagan Region

441 Columbia Street | Kamloops, BC V2C

2T3

Ph: 778 572 3326

I acknowledge the traditional territory of the Tk'emlúps te Secwépemc where I am grateful to live, work and grow.

From: Keely, Mark WLRS:EX <Mark.Keely@gov.bc.ca>

Sent: Tuesday, January 27, 2026 9:00 AM

To: Sidhu, Gurinder pal WLRS:EX <Gurinderpal.Sidhu@gov.bc.ca>

Subject: FW: Town of Osoyoos - ALR Block Exclusion - Crown Referral

Good morning,

For referral response please.



Mark Keely

Section Head, Crown Lands

Thompson Okanagan | Authorizations

Phone 778 362-7202

Ministry of Water, Land and Resource Stewardship

From: Crown Lands Thompson Okanagan WLRS:EX <Crown.Lands.Thompson.Okanagan@gov.bc.ca>

Sent: January 27, 2026 8:52 AM

To: Keely, Mark WLRS:EX <Mark.Keely@gov.bc.ca>

Subject: FW: Town of Osoyoos - ALR Block Exclusion - Crown Referral

Hi Mark,

An email for you below.

Thank you,



Sam Evans

Assistant Portfolio Administrator

Ministry of Water, Land and Resource Stewardship

441 Columbia St Kamloops, BC V2C 2T3

Ph: 236-425-9293 | **FrontCounter BC:** 250-828-4131

I respectfully and gratefully acknowledge the traditional, ancestral territory of the Tk'emlúps te Secwépemc Peoples on whose lands I live.

From: Claudia Lenz <CLenz@osoyoos.ca>

Sent: Friday, January 23, 2026 11:13 AM

To: Crown Lands Thompson Okanagan WLRS:EX <Crown.Lands.Thompson.Okanagan@gov.bc.ca>

Cc: Shannon Duong <sduong@rdos.bc.ca>

Subject: Town of Osoyoos - ALR Block Exclusion - Crown Referral

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Hello and good morning,

The Town of Osoyoos has recently initiated the process for an ALR Block Exclusion.

We wish to formally notify the Crown of the inclusion of Crown lands within the proposed exclusion area. As part of the submission, we are requesting the receipt of our comments and, if possible, an indication of the Crown's position regarding whether the Crown lands should be included in the proposed exclusion.

Please see attached letter.

Thank you,

Claudia Lenz | Planning and Development Administrative Support

Tel 250.495.4615 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

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

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From: [Oasis RV Resort Owners Association](#)
To: [plan](#)
Cc: [Oasis RV Resort Owners Association](#)
Subject: Opposition to the Town of Osoyoos Bulk ALR Exclusion Initiative Affecting Oasis RV Resort
Date: April 28, 2026 7:59:26 AM
Attachments: [image.png](#)

Some people who received this message don't often get email from board@oasisresort.ca. [Learn why this is important](#)

Oasis RV Resort Owners Association
2615 Lakeshore Drive
Osoyoos , BC V0H 1V0
April 28, 2026

Mayor and Council
Town of Osoyoos
8707 Main Street
Osoyoos, BC V0H 1V0

Mayor and Council,

On behalf of the Oasis RV Resort Owners Association, we write to formally express the consensus of owners at a recent Extraordinary General Meeting (EGM), which conveyed significant concern regarding the Town's proposal to remove the Oasis property from the Agricultural Land Reserve (ALR).

The owners expressed that without clear motivation and binding assurances from the Town that the current uses of the property will not be surrendered or compromised, the Association cannot support the exclusion of the property from the ALR.

Our position remains firmly grounded in the governance principle that:

“Without an accepted, demonstrable, material, and clearly articulated benefit to the Association or its members, the Oasis RV Resort Owners Association cannot support any proposal that requires surrendering, weakening, or altering existing statutes, terms, or conditions governing our property.”

To date, the Town has not provided sufficient motivation or enforceable guarantees to protect the Resort's existing uses and character once ALR protections are removed. In the absence of these critical safeguards, the Association must oppose the proposed exclusion.

1. ALR Status Provides Essential Land Use Protection

The ALR currently offers the strongest available protection against incompatible

development within or adjacent to the Resort. Removal from the ALR would transfer full land use authority to the Town, enabling future Official Community Plan (OCP) redesignations and rezoning without Agricultural Land Commission oversight. Given the Town's stated objectives to increase density and expand its tax base, the risk of future high density residential or mixed-use development near the Resort is both foreseeable and material. Such development could fundamentally alter the character, environment, and operational viability of the Resort.

2. Lack of Binding Protections and Assurances

The Association's position remains that any consideration of ALR exclusion must be contingent on, at minimum:

- A registered covenant on title prohibiting high density or incompatible development within or adjacent to the Resort;
- A formal OCP designation commitment that cannot be altered without Association consent;
- Zoning protections or overlays ensuring no density increases for a defined period;
- Infrastructure impact guarantees preventing cost shifting or service burdens onto the Resort;
- Mandatory consultation requirements for any future land use proposals affecting the property;
- Clear, enforceable mechanisms to ensure these protections are legally binding and durable over time.

The Town has not provided any such binding assurances. Without them, the Association cannot responsibly support the proposed exclusion.

3. The Proposal Introduces Risk Without Clear Benefit

The Town's initiative offers no clear, measurable, or enforceable benefit to the Resort or its owners. Conversely, it introduces significant uncertainty regarding future land use, taxation, infrastructure demands, and the long-term character of the surrounding area. As stewards of a shared interest property, the Board has a fiduciary obligation to protect owners from foreseeable risks and maintain the existing use and structure of the Resort. Supporting the exclusion in its current form would be inconsistent with that duty.

4. Formal Opposition

For these reasons, the Oasis RV Resort Owners Association formally opposes the Town of Osoyoos's proposal to remove the Oasis property from the Agricultural Land Reserve. We respectfully request that the Town withdraw the Oasis parcel from the bulk exclusion application unless and until binding, enforceable protections are developed in collaboration with the Association and approved by its membership.

5. Ongoing Engagement

The Association remains committed to constructive dialogue with the Town and will continue to participate in all relevant processes, including public hearings and consultations. We welcome further discussion should the Town wish to explore protective mechanisms that meet the standards outlined above.

Thank you for your attention to this matter. Please direct all correspondence to the Board through the contact information provided below.

Sincerely,

Board of Directors

Oasis RV Resort Owners Association

2615 Lakeshore Drive

Osoyoos, BC V0H 1V0

board@oasisresort.ca

<http://oasisresort.ca>

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