



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

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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.

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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](mailto: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

Feedback Forms must be submitted to the Town of Osoyoos 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.

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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](#)

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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



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**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](mailto: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](mailto:plan@osoyoos.ca) | **Website** [www.osoyoos.ca](http://www.osoyoos.ca)

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

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**From:** Zone 5 Property Referrals <[Zone5PropertyReferrals@fortisbc.com](mailto:Zone5PropertyReferrals@fortisbc.com)>

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

**To:** [plan@osoyoos.ca](mailto: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](http://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](http://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



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**From:** Bansal, Tanish <[tanish.bansal@fortisbc.com](mailto:tanish.bansal@fortisbc.com)>  
**Sent:** Thursday, February 5, 2026 3:42 PM  
**To:** Zone 5 Property Referrals <[Zone5PropertyReferrals@fortisbc.com](mailto: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](mailto:plan@osoyoos.ca)

If a Statutory Right of Way is required, please copy [referrals@fortisbc.com](mailto: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.

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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](mailto: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](#)

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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

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

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](mailto:plan@osoyoos.ca) | **Website** [www.osoyoos.ca](http://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](mailto:Gurinderpal.Sidhu@gov.bc.ca)>  
**Sent:** January 27, 2026 11:23 AM  
**To:** Claudia Lenz <[CLenz@osoyoos.ca](mailto: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](mailto: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](mailto:Mark.Keely@gov.bc.ca)>

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

**To:** Sidhu, Gurinder pal WLRS:EX <[Gurinderpal.Sidhu@gov.bc.ca](mailto: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](mailto:Crown.Lands.Thompson.Okanagan@gov.bc.ca)>

**Sent:** January 27, 2026 8:52 AM

**To:** Keely, Mark WLRS:EX <[Mark.Keely@gov.bc.ca](mailto: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](mailto: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](mailto:Crown.Lands.Thompson.Okanagan@gov.bc.ca)>

**Cc:** Shannon Duong <[sduong@rdos.bc.ca](mailto: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](mailto:clenz@osoyoos.ca) | **Website** [www.osoyoos.ca](http://www.osoyoos.ca)

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

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

**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](#)

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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

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### **Oasis RV Resort Owners Association**

2615 Lakeshore Drive

Osoyoos, BC V0H 1V0

board@oasisresort.ca

<http://oasisresort.ca>

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# Town of Osoyoos

8707 Main Street, PO Box 3010  
Osoyoos, BC V0H 1V0  
(T) 250.495.6515 | (E): [plan@osoyoos.ca](mailto:plan@osoyoos.ca)

## FEEDBACK FORM

**TO:** Town of Osoyoos

**FILE NO.:** PRO25-08

**FROM:** Name: Magdalena & Artur Modzelik  
(please print)

Street Address: 25 - 3207 Lakeshore Drive, Osoyoos

Date: May 4 / 2026

**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:

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**From:** [Oasis RV Resort Owners Association](#)  
**To:** [Suzan McKortoff](#); [zpoturica@osoyoos.ca](mailto:zpoturica@osoyoos.ca); [mbennett@osoyoos.ca](mailto:mbennett@osoyoos.ca); [jcheong@osoyoos.ca](mailto:jcheong@osoyoos.ca); [Jim King](#)  
**Cc:** [plan@osoyoos.ca](mailto:plan@osoyoos.ca)  
**Subject:** Opposition to the Town of Osoyoos Bulk ALR Exclusion Initiative Affecting Oasis RV Resort  
**Date:** Tuesday, May 19, 2026 12:25:55 PM  
**Attachments:** [image.png](#)

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

## Mayor and Council,

We are writing to provide additional information ahead of the June 9, 2026 public hearing regarding the bulk ALR exclusion project. Several questions and misconceptions arose from statements made during the initial public hearing, and this clarification addresses those points as they relate to the ownership structure and current use of the Oasis RV Resort at 2615 Lakeshore Drive, Osoyoos.

### Ownership Structure and Use

The Oasis RV Resort is a *single* parcel of land jointly owned by 105 individuals or entities. There are no interior property lines, subdivisions, or strata lots. Each co-owner holds title to a **1/105th undivided shared interest** in the entire property, along with the exclusive right to use one designated RV site. This arrangement is, in practice and in definition, a traditional campground model.

More than 90% of our co-owners travel from across Western Canada to enjoy Osoyoos on a seasonal or vacation basis. All co-owners are fully aware of—and comply with—the Town of Osoyoos General Regulations for the CT2 Campground Commercial Zone, which state:

**15.2.8 (e)** No person shall occupy a campground in a recreational vehicle or tent for more than three consecutive months, nor more than 182 days in any calendar year.

Our ownership model, zoning, and actual use all align with the Town's existing CT2 campground designation.

### Why ALR Inclusion Remains Appropriate

We also believe the Oasis RV Resort continues to be appropriately included in the Agricultural Land Reserve for several reasons:

1. The ALC's mandate, supported by the Town, is to retain as much land in the ALR as possible.
2. The property is directly adjacent to active vineyard and farmland.
3. The Oasis shares an irrigation system with the neighbouring vineyard and provides access and service to the lake, which is the irrigation water source.

4. All RV sites lack permanent foundations, and all structures or improvements can be removed, allowing the property to be fully restored for agricultural use.
5. There are **no school-age residents** at the Oasis. Co-owners already pay school taxes in their home communities, and being taxed a second time on a vacation RV property is inequitable.
6. Campgrounds are a recognized and compatible form of **agri-tourism**, supporting local agricultural and tourism economies.

We hope this information helps clarify how the Oasis RV Resort operates today and why both the current zoning and ALR inclusion remain appropriate and consistent with the Town's policies and the ALC's mandate.

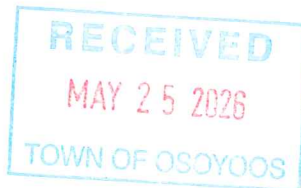
If additional information would be helpful, we would be pleased to provide it.

Regards,

---

**Kay Bohlen**

Chairman, Zoning Committee  
Oasis RV Resort Owners Association  
2615 Lakeshore Drive  
Osoyoos, BC V0H 1V0  
<http://oasisresort.ca>



FEEDBACK FORM

TO: Town of Osoyoos FILE NO.: PRO25-08

FROM: Name: Hank Klassen, John Klassen, Ron Konrad  
(please print)

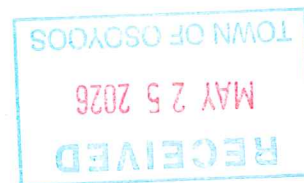
Street Address: 2801 Lakeshore Dr.

Date: May 20/24

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:

Mayor, Council members of the  
City of Osoyoos, B.C. - Thank you for allowing  
me time for comment on the ALR  
Exclusion. Our group a private campsite  
at 2801 Lakeshore Drive, will not have  
any benefit from this action as we  
have no intention of any development.  
We would like to point out that we  
do grow fruit on our property as well  
as some vegetables for our own use.

Feedback Forms must be submitted to the Town of Osoyoos 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 Osoyoos 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 Osoyoos, 8707 Main St, Osoyoos, BC V0H 1V0, 250.495.4602

**From:** [Dee Rox](#)  
**To:** [plan](#)  
**Subject:** ALR Land excusions  
**Date:** June 3, 2026 2:47:23 PM

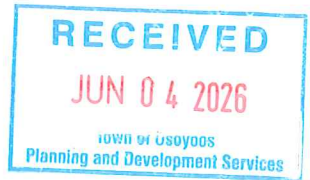
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Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Please keep ALL ALR LAND in ALR designations!  
Osoyoos use to be the place to grow ALL OUR FOOD  
NOW it is wine and weed  
No one can live on wine and weed alone  
Bring Osoyoos back to the the land of FOOD abundance that is use to be before you raped and pillaged the ALR land  
Please STOP the madness

thank you

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



**FEEDBACK FORM**

**TO:** Town of Osoyoos

**FILE NO.:** PRO25-08

**FROM:**

Name:

KATHLEEN L DODD  
(please print)

Street Address:

7225 COTTONWOOD DRIVE

Date:

June 4<sup>th</sup> 2026

**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 house and taxes paid  
are for low density residential  
I have not benefited from any  
lower tax such as in ALR  
parcel identifier 007-294-701

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**From:** [Oasis RV Resort Owners Association](#)  
**To:** [Johnny Cheong](#); [Sue McKortoff](#); [Zachary Poturica](#); [Myers Bennett](#); [Jim King](#)  
**Cc:** [plan](#)  
**Subject:** Re: Opposition to the Town of Osoyoos Bulk ALR Exclusion Initiative Affecting Oasis RV Resort  
**Date:** June 8, 2026 10:24:49 AM  
**Attachments:** [image.png](#)  
[Outlook-horizontal.png](#)

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Mayor McKortoff, Councilor Cheong, and Members of Council,

Thank you for your detailed response to our correspondence and for taking the time to address the points we raised regarding the Town's bulk ALR exclusion initiative. We appreciate the engagement and the opportunity to continue this discussion constructively.

After reviewing your comments, we would like to respectfully restate our position that the Oasis RV Resort should **not** be included in the Town's exclusion application. While several of your observations are reasonable and worth reflecting on, there remain important differences in interpretation that lead us to a different conclusion.

### **1. ALC Mandate**

We agree that the ALC considers both preservation and active agricultural use. However, the Commission's decisions are grounded primarily in **agricultural capability**, not current activity. Non-farm use alone has never been a basis for exclusion, and no capability assessment has been provided to demonstrate that the Oasis lands lack agricultural potential.

### **2. Adjacency and Compatibility**

We acknowledge that adjacency to farmland is not, on its own, determinative. At the same time, the Oasis has co-existed with neighboring vineyards for decades without conflict or documented incompatibility. The suggestion that the Resort poses agricultural impacts is not supported by evidence.

### **3. Irrigation and Agricultural Potential**

We agree that shared irrigation does not create farm-use status. Our point was simply that access to irrigation and compatible soils are indicators of **potential agricultural capability**, which is central to ALC decision-making.

### **4. Reversibility of Use**

We understand the concern about long-term site disturbance. However, the policy referenced in your response applies to agri-tourism accommodation, which is not relevant to our property. No technical study has been conducted by the Town to support the conclusion that the land cannot be restored for agricultural use.

### **5. School Taxation**

We appreciate the broader perspective offered. Our concern relates specifically to the implications of reclassification. School tax exemptions flow from ALR status, not household composition, and our comments were made in that context.

## **6. Agri-Tourism Definitions**

We agree with your interpretation of the legislation. Our reference to campgrounds was contextual, not an attempt to classify the Oasis as an agri-tourism operation.

In summary, while we value the dialogue and the thoughtful response provided, the Town has not presented evidence demonstrating that the Oasis lacks agricultural capability or that exclusion is warranted under the ALC's established criteria. For these reasons, we continue to oppose the inclusion of our property in the bulk ALR exclusion project.

We remain committed to working collaboratively with the Town and welcome continued discussion grounded in shared facts and clear statutory guidance.

Sincerely,

## **Kay Bohlen**

Chairman, Zoning Committee

### **Oasis RV Resort Owners Association**

2615 Lakeshore Drive

Osoyoos, BC V0H 1V0

<http://oasisresort.ca>

---

**From:** Johnny Cheong <JCheong@osoyoos.ca>

**Sent:** Tuesday, May 19, 2026 1:09 PM

**To:** Oasis RV Resort Owners Association <board@oasisresort.ca>; Sue McKortoff <SMcKortoff@osoyoos.ca>; Zachary Poturica <ZPoturica@osoyoos.ca>; Myers Bennett <MBennett@osoyoos.ca>; Jim King <JKing@osoyoos.ca>

**Cc:** plan <plan@osoyoos.ca>

**Subject:** Re: Opposition to the Town of Osoyoos Bulk ALR Exclusion Initiative Affecting Oasis RV Resort

Hi Kay,

Thank you for your correspondence. I will address your concerns as best as possible:

**"The ALC's mandate, supported by the Town, is to retain as much land in the ALR as possible."**

The *Agricultural Land Commission Act*, s. 6 states that the commission's purposes include to "preserve

agricultural land" **and** to "encourage farming on agricultural land." Preservation is not an end in itself — it is coupled with active agricultural use. The ALC makes decisions based on how an application supports its mandate "to preserve agricultural land" and "to encourage farming on agricultural land." Simply remaining within the ALR boundary does not satisfy the mandate if the land is not being farmed. The ALC's mandate supports exclusion where land is demonstrably not being used for agriculture and has no realistic prospect of returning to it

### **The property is directly adjacent to active vineyard and farmland.**

Adjacency to farmland is not a legal basis for ALR inclusion. The ALR General Regulation (*B.C. Reg. 57/2020*) and the *ALC Act* assess whether the subject land itself has agricultural capability and use — not whether neighbouring land does. In fact, the ALC's exclusion criteria allow Council and the ALC to consider the **impact** of a use on adjacent agricultural land. An RV resort with 105 co-owners generating recreational traffic, waste, and infrastructure demands adjacent to an active vineyard raises legitimate questions about compatibility, not a reason for retention.

### **"The Oasis shares an irrigation system with the neighbouring vineyard and provides access and service to the lake, which is the irrigation water source."**

This is irrelevant to the ALR exclusion. Collaboration is always great and sharing costs is commendable, but would not classify the Oasis as a support service to agriculture. The *ALR Use Regulation (B.C. Reg. 30/2019)*, s. 5(1) restricts farm-use infrastructure designations to structures or works "necessary for a farm use" conducted **on that agricultural land**. The Oasis's primary use is recreational accommodation meaning the shared irrigation infrastructure serves the resort's own needs. There is no indication that the Oasis itself conducts a farm operation, which is a prerequisite for infrastructure to be classified as farm-use. Sharing a water source with a neighbour does not make the Oasis a farm or a farm-support facility.

### **"All RV sites lack permanent foundations, and all structures or improvements can be removed, allowing the property to be fully restored for agricultural use."**

ALC Policy L-04 makes clear that permanent facilities must not be constructed or erected for any agri-tourism activity, defining permanent facilities to include "any permanent structure, hard surfacing such as asphalt, concrete or other hard surface paths or parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape."

Although I appreciate the thought, the land's ability to be fully restored is unverified and speculative. The resort has operated for many years with utility hookups, septic infrastructure, roadways, and other site improvements. The degree of soil disturbance, fill, and grading associated with a 105-site RV resort is precisely the type of impact the ALC seeks to prevent. Reversibility is not assured, and the burden of proving it rests on the applicant through verified survey and study.

It could be said that theoretically, any temporary non-farm use of ALR land indefinitely, which is contrary to the entire purpose of the *ALC Act*.

### **"There are no school-age residents at the Oasis. Co-owners already pay school taxes in their home communities, and being taxed a second time on a vacation RV property is inequitable."**

If this were true, then anyone with a recreation property or secondary home should be exempt from school taxation.

If school taxation was limited only to those households that have children, it calls into question the very fabric of our society and deprioritizes education for our youth. By my rough calculations based on historic land assessed values, Oasis has been exempt of ~\$351,000 since 1996.

## "Campgrounds are a recognized and compatible form of agri-tourism, supporting local agricultural and tourism economies."

You are not wrong, but the legislation is very clear on the definitions of agri-tourism and campgrounds allowed under such usage.

Under Section 1 of the *Agricultural Land Reserve Use Regulation*, an "**agri-tourism activity**" is defined simply as "an activity referred to in section 12 [agri-tourism]" of that regulation.

Section 12 then gives the operative definition by specifying what qualifies. The use of agricultural land for conducting an agri-tourism activity is **designated as a farm use** if all of the following conditions are met:

- **(a)** the activity is conducted on agricultural land **classified as a farm** under the *Assessment Act*;
- **(b)** members of the **public are ordinarily invited** to the activity, whether or not a fee or other charge is payable;
- **(c) no permanent facilities** are constructed or erected in connection with the activity.

The use of land in the ALR for providing accommodation in relation to an agri-tourism activity is permitted under **Section 33 of the ALR Use Regulation** only if **all** of the following apply:

1. The accommodation is **in relation to an agri-tourism activity** — that activity must itself be secondary to, incidental to, and compatible with agricultural production;
2. The accommodation is on land **classified as a farm** under the *Assessment Act* (Class 9 Farm status);
3. The **total developed area** for structures, landscaping, and access is **less than 5% of any parcel**;
4. Accommodation is limited to a maximum of **10 sleeping units in total** (including any bedrooms used for tourist/B&B accommodation on the same property);
5. Accommodation is provided on a **seasonal or short-term basis only**.

To conclude, ALR exemption will not change any zoning or current land-use. Your use does indeed align with CT2 Campground Commercial Zone, that was never in question.

---

**From:** Oasis RV Resort Owners Association <board@oasisresort.ca>

**Sent:** Tuesday, May 19, 2026 12:24 PM

**To:** Sue McKortoff <SMcKortoff@osoyoos.ca>; Zachary Poturica <ZPoturica@osoyoos.ca>; Myers Bennett <MBennett@osoyoos.ca>; Johnny Cheong <JCheong@osoyoos.ca>; Jim King <JKing@osoyoos.ca>

**Cc:** plan <plan@osoyoos.ca>

**Subject:** Opposition to the Town of Osoyoos Bulk ALR Exclusion Initiative Affecting Oasis RV Resort

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

## Mayor and Council,

We are writing to provide additional information ahead of the June 9, 2026 public hearing regarding the bulk ALR exclusion project. Several questions and misconceptions arose from statements made during the initial public hearing, and this clarification addresses those points as they relate to the ownership structure and current use of the Oasis RV Resort at 2615 Lakeshore Drive, Osoyoos.

### Ownership Structure and Use

The Oasis RV Resort is a *single* parcel of land jointly owned by 105 individuals or entities. There are no interior property lines, subdivisions, or strata lots. Each co-owner holds title to a **1/105th undivided shared interest** in the entire property, along with the exclusive right to use one designated RV site. This arrangement is, in practice and in definition, a traditional campground model.

More than 90% of our co-owners travel from across Western Canada to enjoy Osoyoos on a seasonal or vacation basis. All co-owners are fully aware of—and comply with—the Town of Osoyoos General Regulations for the CT2 Campground Commercial Zone, which state:

**15.2.8 (e)** No person shall occupy a campground in a recreational vehicle or tent for more than three consecutive months, nor more than 182 days in any calendar year.

Our ownership model, zoning, and actual use all align with the Town's existing CT2 campground designation.

### Why ALR Inclusion Remains Appropriate

We also believe the Oasis RV Resort continues to be appropriately included in the Agricultural Land Reserve for several reasons:

1. The ALC's mandate, supported by the Town, is to retain as much land in the ALR as possible.
2. The property is directly adjacent to active vineyard and farmland.
3. The Oasis shares an irrigation system with the neighbouring vineyard and provides access and service to the lake, which is the irrigation water source.
4. All RV sites lack permanent foundations, and all structures or improvements can be removed, allowing the property to be fully restored for agricultural use.
5. There are **no school-age residents** at the Oasis. Co-owners already pay school taxes

in their home communities, and being taxed a second time on a vacation RV property is inequitable.

6. Campgrounds are a recognized and compatible form of **agri-tourism**, supporting local agricultural and tourism economies.

We hope this information helps clarify how the Oasis RV Resort operates today and why both the current zoning and ALR inclusion remain appropriate and consistent with the Town's policies and the ALC's mandate.

If additional information would be helpful, we would be pleased to provide it.

Regards,

---

**Kay Bohlen**

Chairman, Zoning Committee

Oasis RV Resort Owners Association

2615 Lakeshore Drive

Osoyoos, BC V0H 1V0

<http://oasisresort.ca>

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

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

