



Your File #: Z26-01
eDAS File #: 2026-00723
Date: February 12, 2026

Town of Osoyoos
8711 Main Street
PO Box 3010
Osoyoos, BC V0H 1V0

Attention: Claudia Lenz, Planning & Community Development Services Admin

Re: Proposed Text Amendment Bylaw 1395.12, 2026 for:

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

April 8, 2026

Reply to the attention of Claire Buchanan
ALC Planning Review: 46792
Local Government File: Z26-01

Claudia Lenz
Town of Osoyoos
clenz@osoyoos.ca

Re: Town of Osoyoos Official Community Plan update (the “OCP”) and Zoning Bylaw No. 1395, 2024

Thank you for forwarding the draft textual and mapping amendments of the Town of Osoyoos Official Community Plan update (the “OCP”) and Zoning Bylaw No. 1395, 2024 for review and comment by the Agricultural Land Commission (the “ALC” or “Commission”) staff.

Local governments are required, under s.46 of the *Agricultural Land Commission Act* (ALCA), to ensure their bylaws are consistent with ALCA, Agricultural Land Reserve (ALR) regulations, and any orders of the Commission. Bylaws are considered inconsistent if they permit uses of land in the ALR that are not authorized under the ALCA, or if they contemplate uses that would impair or undermine the intent of the Act. The following comments are provided by ALC staff to help ensure consistency. Please note that ALC staff cannot endorse any inconsistencies; doing so requires a resolution of the Commission.

Zoning Bylaw:

ALC staff have no comments on the proposed amendments to the Zoning Bylaw.

Official Community Plan Textual and Mapping Amendments:

Mapping Amendments

ALC staff note that two properties identified for land use designation changes are within the ALR:

- **4350 Lakeshore Drive**

- Amended from Tourist Commercial (TC) to Medium Density Residential (MR)
- **Strata Lot – 4300 44th Ave; 4000 Lakeshore Drive; and 5 Park Place**
 - Amended to apply a mixed-use and commercial development permit area designation to the strata lots.

ALC staff understand that portions of 4350 Lakeshore Drive are exempt from the use provisions of the ALCA and its Regulations pursuant to section 23 of the ALCA. As such, ALC staff have no comments on the proposed redesignation of this property.

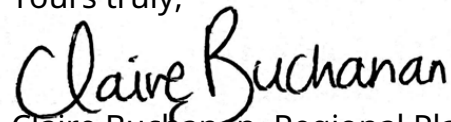
Based on previous discussions with the Town of Osoyoos staff, ALC staff understand that both properties identified above will form part of a larger block exclusion application being undertaken by the Town of Osoyoos to request exclusion from the ALR.

While ALC staff acknowledge that the Town staff have identified broader planning considerations associated with the proposed exclusion of these properties the lands remain within the ALR unless and until an exclusion application is approved and all associated conditions have been satisfied.

The ALC strives to provide a detailed response to all referrals affecting lands within the ALR. However, the absence of specific comments by the ALC on any draft provisions should not be interpreted as confirmation that the submission is consistent of the submission with the ALCA, its regulations, or any decisions or orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 236-468-2034 or by e-mail at ALC.Referrals@gov.bc.ca.

Yours truly,



Claire Buchanan, Regional Planner

CC: Ministry of Agriculture and Food – Attention: Alison Fox

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