

From: [AGRIServiceBC AF:EX](#)
To: [Claudia Lenz](#)
Subject: Automatic reply: Floodplain Regulations - Bylaw Referral Z25-07
Date: October 20, 2025 11:09:42 AM

Due to the ongoing BCGEU rotating job action, there may be a greater than usual delay in getting a response to your inquiry.

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

From: [FrontCounter BC WLRS:EX](#)
To: [Claudia Lenz](#)
Subject: RE: referral email
Date: October 30, 2025 2:42:53 PM
Attachments: [image003.png](#)
[image004.png](#)

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Hi Claudia,

Thank you for letting us know. I have reached out to our Water Authorizations team to determine the correct contact and will get back to you once I have a new email contact.

Please be advised that staff have just returned from several weeks of job action which included closed offices. For those offices that have been closed, they will be addressing a significant backlog of applications and requests, and it may take some time for a response. Your patience is appreciated as we work through all pending applications and requests as quickly as possible.

Regards,
Amanda

Amanda McRitchie
Natural Resource Specialist
FrontCounterBC
Permitting Transformation Division
Ministry of Water, Land, and Resource Stewardship
Email: FrontCounterBC@gov.bc.ca

From: Claudia Lenz <CLenz@osoyoos.ca>
Sent: Monday, October 20, 2025 2:30 PM
To: FrontCounter BC WLRS:EX <FrontCounterBC@gov.bc.ca>
Subject: referral email

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Hi there,
I was looking to get an email address out planning department can use to send a referral regarding updates to our floodplain levels.
The email I have on file is FLNRDOSReferrals@gov.bc.ca, but it bounced back saying it failed delivery.

Thank you,

Claudia Lenz | Planning and Development Administrative Support

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

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

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

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Your File #: Z25-07
eDAS File #: 2025-04923
Date: October 31, 2025

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 1395.10 for:
Flood Mitigation Plan within Town of Osoyoos**

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

November 17, 2025

Re: Local Government OCP/Zoning Bylaw Referral

The Agricultural Land Commission (the “ALC”) has received a copy of your Official Community Plan and/or zoning bylaw referral. Due to the ALC's current workload, ALC staff are not able to provide a response. This letter provides general guidance.

A reminder that 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. Inconsistent bylaws include those which allow a use which is not permitted in the ALR or contemplate a use of land that would impair or impede the intent of the ALCA, such as prohibiting agriculture.

As outlined in the [ALC Bylaw Review Guide](#), it is recommended, among other things, that local governments designate and zone ALR land with one “Agricultural” designation/zone, permit agriculture and uses identified in Parts 2 and 3 of the [ALR Use Regulation](#) that may not be prohibited by a local government, and set a minimum lot size large enough to discourage subdivision of ALR land.

ALR land should not be designated for future development or for non-farm uses unless the use has been approved by a resolution of the Commission or meets criteria set out in [section 23 of the ALCA](#) for an exception.

For specific guidance related to housing, it is recommended that local governments refer to [Housing Legislation in the ALR Factsheet](#) that outlines the number and types of housing permitted in the ALR.

Additionally, it is recommended that local governments establish buffering and setbacks between agricultural and urban zones, as set out in the Ministry of Agriculture and Food’s [Guide to Edge Planning](#) and [Subdivision Near Agriculture Guide for Planners and Approving Officers](#), and consider exceptions for farm buildings and farm uses within DPAs.

We look forward to working with you on your next referral. If you have any specific questions in the meantime, please let me know (ALC.Referrals@gov.bc.ca).

Yours truly,



Liz Sarioglu, Director of Policy and Planning

From: [HBE \[IH\]](#)
To: [Claudia Lenz](#)
Cc: [Klettke, Bobbi \[IH\]](#); [Ely, Anita \[IH\]](#)
Subject: RE: Floodplain Regulations - Bylaw Referral Z25-07
Date: November 17, 2025 12:42:20 PM

Hi Claudia

Thank you for sharing this referral with us.

I have reviewed the updates and watched Chris Garrish's presentation on these updates to the Committee of the Whole.

We are in support of these updates.

Kind regards,

Shawna

Shawna Scafe
Healthy Built Environment Specialist
Healthy Community Development
Interior Health

I gratefully acknowledge that my workplace is within the ancestral, traditional, and unceded territory of the syilx Nation. Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Däkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, syilx, and Tšilhqot'in Nations, where we live, learn, collaborate and work together.

From: Claudia Lenz <CLenz@osoyoos.ca>
Sent: Monday, October 20, 2025 11:08 AM
To: Rod Risling <RRisling@osoyoos.ca>; Nicolette Keith <nkeith@osoyoos.ca>; Tyler Madsen <tmadsen@osoyoos.ca>; Building Inspector <building@osoyoos.ca>; Rob Huttema <RHuttema@osoyoos.ca>; ALC Referrals ALC:EX <alc.referrals@gov.bc.ca>; HBE [IH] <HBE@interiorhealth.ca>; AGRIServiceBC AF:EX <agriservicebc@gov.bc.ca>; OIB-Referrals <referrals@oib.ca>; general@sd53.bc.ca; Planning <planning@rdos.bc.ca>; TELUS <kelowna.eng@telus.com>; western-planning@corp.eastlink.ca; Fortis BC (referrals@fortisbc.com) <referrals@fortisbc.com>; FortisBC - electricity <fbclands@fortisbc.com>; FLNRDOSReferrals@gov.bc.ca
Cc: plan <plan@osoyoos.ca>; Marg Coulson <mcoulson@osoyoos.ca>
Subject: Floodplain Regulations - Bylaw Referral Z25-07

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forward it to spam@interiorhealth.ca.

Hi everyone,
Please find attached a referral form for your review and comments.

Thank you,

Claudia Lenz | Planning and Development Administrative Support

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

Email clenz@osoyoos.ca | **Website** 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: [Teresa Anderson](#)
To: [plan](#)
Cc: [OIB-Referrals](#)
Subject: RE: Floodplain Regulations - Bylaw Referral Z25-07
Date: November 18, 2025 9:05:01 AM
Attachments: [Outlook-14bqm1gr.png](#)

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RE: 30 (Thirty) day extension

Thank you for the above application. This email is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 30 days from the existing timeline.

Most recently, the Supreme Court of Canada in the *Tsilquot'in* case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title. Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

Please note that *not* receiving a response regarding a referral from the Osoyoos Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

We appreciate your co-operation.

Thank you,

Teresa Anderson
Referrals Coordinator



Osoyoos Indian Band
P: 250.498.3444 Ext. 3046
F: 250.498.6577
referrals@oib.ca
www.oib.ca/

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

From: [Ben Kent](#)
To: [plan](#)
Cc: [Chris Garrish RDOS](#)
Subject: Re: Municipal Referral - Floodplain Regs Update (Osoyoos)
Date: November 18, 2025 1:39:35 PM
Attachments: [image001.png](#)
[20251022 DOC - Osoyoos Bylaw Referral.pdf](#)

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The Regional District of Okanagan-Similkameen has considered Official Community Plan Amendment Bylaw No. 1375.10 and Zoning Amendment Bylaw No. 1395.10 and determined that its interests are unaffected.

Regards,

Ben Kent MPL, RPP, MCIP • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4109 • tf. 1-877-610-3737
www.rdos.bc.ca • bkent@rdos.bc.ca

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Town of Osoyoos

Floodplain Management Policies

Bylaw No. 1375.10, 2025, and Bylaw No. 1235.13, 2025

Open meeting with Council of the Town of Osoyoos, November 19, 2025 at 2pm.

Our concern is with the effect of wave action on the shorelines of Osoyoos Lake south of the bridge that carries traffic on Highway 3. We live on Harbour Key Drive and, along with all other houses along this peninsula, our home was flooded in the basement area during the late-spring flooding of 2018. We are now very anxious about further flooding during the spring and early summer.

This current year, during the summer of 2025, the lake level was set at the highest level we have seen it since we moved into the house in early 2009. The reason given for this unusually high level was to account of an expected drought over the summer. The result was a high level of wave action caused by boats that produce high waves for surfboarding. These waves, especially the ones created by boats close to the land, caused large rocks to topple into the water, undermining our rockfall which was put there by a qualified Riparian Engineer.

Some of these rocks are much too large and heavy to relocate without the use of machines, and the exposure to waves beneath or behind the displaced rocks has caused inner erosion. This fall, after the lake level had been lowered considerably and the water level was safely below the rockwall, I was able to safely pour cement to fill the gaps in the rockwall. Sandbags will work only for one season, possibly less than that, because the bags quickly deteriorate once they become wet.

We believe that the easiest solution to this wave action destruction of rockfalls, is to restrict boats which create surfboarding waves, to operate only north of the highway bridge where the lake is much wider, giving waves more space to dissipate before reaching land.

Mary Anne and Trevor Gambell

Dated November 17, 2025