

Archived: September 14, 2026 3:24:03 PM

From: [Christopher Garrish](#)

Mail received time: Tue, 5 May 2026 16:00:09

Sent: May 5, 2026 9:00:10 AM

To: [Lesley Gibbons](#)

Cc: [Shannon Duong](#)

Subject: Representation on Zoning Amendment Bylaw No. 2800.61

Importance: Normal

Sensitivity: None

Attachments:

Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level (2).pdf

From: William Kresowaty [REDACTED]

Sent: April 29, 2026 3:38 PM

To: Info E-Box <info@rdos.bc.ca>

Cc: Donegal.Wilson.MLA@leg.bc.ca

Subject: Impact of proposed bylaw 2800 at Twin Lakes

You don't often get email from [REDACTED] [Learn why this is important](#)

To: Mark Pendergraft RDOS Chair
Campbell Watt RDOS Vice-chair
Jim Zaffino CAO
Chris Garrish Senior manager of Planning Services
Subrina Monteith Area I director

From: William Kresowaty and Daina Zilans

Re: Impact of proposed RDOS bylaw 2800 on residents of Lower Twin Lake

Dear Sirs/Madam:

We live in [REDACTED] of Lower Twin Lake. We are writing to express our thoughts and concerns about the proposed bylaw 2800 and to add our voices to those expressed by the LNID Chair in her letter of April 15 to the RDOS.

In the summary of Mr. Zaffino's Administrative Report to the RDOS on this subject he writes gfinancial implications have been considered and none were foundh which is obviously not at all the case for the owners of lakefront properties at Lower Twin Lake. We are afraid that the current proposal for designating the land our house sits on as flood plain will destroy the value of our property and the health of our community since no new residents will want to buy any of our neighborsf houses either. We feel this decision was made in haste, without consulting with our residents and seeking no input from us, and agree with the LNID

position that it contains serious flaws and omissions and neglects to consider options for mitigation that could preclude the need for a flood zone designation.

The administrative report quoted above states that the OCP seeks to ensure that “development does not occur in areas subject to known hazardous conditions, **unless the hazard has been sufficiently addressed and mitigated**(emphasis mine).” We certainly appreciate the intention of the bylaw to ensure that development be avoided in problem areas, however, we feel there has been no attempt to explore whether or how the hazard has been or can be addressed and mitigated specifically at Lower Twin Lake. We would urge the RDOS board first of all to fully consider the arguments made in the LNID letter and secondly to join with the LNID to consider the implementation of a water management plan as suggested in the attached LNID letter to protect Twin Lake from the kind of flood event which occurred here in 2018. Given the major improvements already made to the drainage infrastructures downstream of Lower Twin Lake after the 2018 flood, and the proposals for controlled release of water in high snow pack years prior to reaching full pool in both lakes, we see no reason that we could not ensure sufficient mitigation of the hazard.

Considering the devastating effect this designation could have on our community, we urge the RDOS to exempt the Twin Lake community, or at the very least postpone its inclusion in this bylaw, and instead to take steps to work with us to implement solutions already being studied by the LNID to ensure flood mitigation.

Sincerely,

Bill Kresowaty & Daina Zilans



Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake
Road V0H 1K0
lnidctee@gmail.com

RDOS -Chair,
101 Martin Str.,
Penticton, B.C.,

April 15, 2026

Attention: RDOS- Chair

RE: Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level

It has recently come to our attention that the Board is considering changes to RDOS Bylaw 2800 that would alter the flood construction levels in the Twin Lakes Area. These changes will dramatically affect the property values, and property rights of our community members. Many of the homes and septic systems along the lake are within the proposed exclusion zone with some properties entirely within the designated Floodplain. Further, we believe that these changes will cause undue harm to our community and risk to the RDOS and member municipalities.

Air photos, and older mapping show that Park Rill Creek was originally connected to Lower Twin Lakes. In 1952 a culvert was installed and the creek connection to Lower Twin Lake was filled in. This culvert was eventually lost and the Twin Lake system was cut off from Park Rill Creek. While it is not certain as to whether or not the creek would run year-round or during years of low precipitation, it is certain that it would flow during high runoffs and provide flooding mitigation for the lake system. We have found no evidence that this blockage of a natural drainage channel was ever sanctioned or permitted by the Province.

Since the Park Rill Creek channel was filled, in 1965 the LNID was formed in order to provide water governance for the community with its primary function being flood protection. The LNID's flood protection is limited to a 6" pump where its activation is controlled by the Province. The Province has only allowed the activation of the pump once Lower Twin Lake has reached full pool. According to the RDOS – 2021 Ecora Engineering Assessment of Twin Lakes, seven (7) flooding events have occurred since 1979, the latest being 2018. The RDOS undertook two engineering studies: the NHC, Park Rill Creek, Horn Creek and Kearns Creek Flood Mapping in 2020 and the Ecora Lower Nipit Improvement District Engineering Assessment & Acquisition Plan in 2021. The RDOS reviewed the Ecora study and decided to decline the acquisition of the LNID in 2021 citing concerns with downstream flooding.

The LNID has reviewed the studies and current practices and has identified several flaws that we are currently trying to fix through the development of water level management plan. We have applied for a WCQI Okanagan Water Basin grant and are currently waiting for approval of the same.

Flawed assumptions and practice:

1. Current water licenses and practice require that the LNID wait until Lower Twin Lake has reached full pool before pumping can begin. Further, the Nature Trust dam Upper Twin Lake dam license requires that all storage water with Upper Twin Lake be released on June 15 of each year. Both Ecora and NHC studies assume that the Province and the Nature Trust will not permit changes to the water licenses and current practices of pumping. The extent of possible flooding within these studies, the size requirements for improving flood equipment (if any is required) and downstream risks will be dramatically affected by changing how and when we pump and store water. When there is an abnormally high snow pack, lake levels in both the Upper and Lower Twin Lakes can be lowered in advance of a freshet. We have already spoken to the Nature Trust and the Province, and both are supportive of changing the water licenses by tying them to a Water Level Management plan. Such plans are not uncommon with reservoir management and the Province uses such a plan to govern water levels in Okanagan Lake. According to Ecora, the highest freshet flow occurred in 1997 where the flood waters were diverted to private lands. In this event no flooding occurred in Lower Twin Lake, no homes were damaged and no additional flood mitigation was required. Unfortunately, we are no longer permitted to divert water to this property.
2. The assertion that improving the flood protection for Lower Twin Lake will necessarily cause additional downstream risk is false. Should a flood like 2018 occur again, an emergency will need to be declared and temporary large pumps will need to be installed similar to those in 2018 that will not only need to match the inflow entering the lake system but also reduce the Lower Twin Lake levels. We have advocated that we use a proactive approach to manage when we pump and the use of lake system as storage. This will spread the flow we place down Park Rill Creek over time and will reduce the potential downstream risk of flooding. Also, while we do not support, or advocate the restoration of the natural creek channel as preferred method flood protection, we believe that it is within our rights to do so. In this situation, there would be no regulation of the creek flows from Lower Twin Lake during a flood.
3. The NHC and floodplain prescriptions and mapping assume that flooding cannot be mitigated. This is completely false. We will be able to substantially reduce and possibly eliminate the need for flood construction controls through a combination of lake level management and upgrades to our flood protection systems. Even the proposed water level management plan and our existing equipment alone will be able to substantially reduce the potential flood impacts prescribed by NHC.
4. The blockage in the Park Rill Creek from Lower Twin Lake is man made and is not natural, so too are the lake levels during flood events. Specifically, the high flows identified by NHC are not natural and are artificially high. Also, under the bylaw 2800 definitions, Twin Lakes is not a floodplain if it is flood proofed. Our aim is to meet the 1:200 flood standard.
5. Setting floodplain restrictions in the Twin Lakes area is inconsistent with land regulation in other areas within the regional district. Large areas of the regional district are more susceptible to flooding than Twin Lakes and are not currently not subject to floodplain restrictions set within Bylaw 2800. Further, these areas do not have a flood protection service area or an improvement district in which to provide flood protection. These include areas such as: Area B,G along the Similkameen River, Faulder and Meadow Valley, Olalla, Cawston, Coalmont, Tulameen, Rural Princeton, East Gate, Naramata near Naramata Creek, etc.. Also, many of the municipalities within the RDOS that do provide flood protection for their residents do not have flood protection that meet the 1:200 year flood standard. These municipalities do not have floodplain bylaws.

The RDOS is responsible for issuing building permits and has been aware of flooding and near flooding events prior to the development of most of the homes and septic systems along Lower Twin Lakes. The proposed bylaw changes will affect the property values, property rights, insurance and the feasibility of a number of homes along Lower Twin Lakes to ever rebuild.

The LNID was not consulted prior to the bylaws consideration and are concerned about the RDOS's approach to this regulation change. We desire to work with the RDOS in order to develop a water level management plan, to alter the water licenses accordingly, and to upgrade any infrastructure shortfalls in order to meet the 1:200 flood protection standard. Should there be significant infrastructure costs required to meet the 1:200 flood standard, we would like to revisit the RDOS acquisition of the LNID in order to access grant funding. In the meantime, we ask that the RDOS repeal its intent to implement the amendment bylaw. We believe that the RDOS's current course of action will cause discriminatory and undue harm to our residents. Further, we believe that these actions will place undue liability and risk to the RDOS and its member municipalities. Please contact myself at lnidcttee@gmail.com should you have any questions or would like any clarification regarding the above.

Best Regards,



Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen
Subrina Montieth - Area "I" Regional Director
Andrew Reeder - Board Trustee, LNID Trustee
Regan Mostat - Board Trustee, LNID Trustee



Tel: 250-492-0237 / Email: planning@rdos.bc.ca

FILE NO.: X2025.016-ZONE

Street Address: [REDACTED]

☒ I do not support the proposed bylaw amendments.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen 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: Corporate Officer, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lesley Gibbons

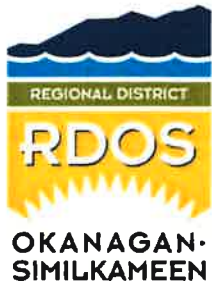
From: Steve Arthur [REDACTED]
Sent: July 7, 2026 8:25 PM
To: Planning
Subject: Feedback Form Bylaw 2800.61
Attachments: Feedback-Form Bylaw No.2800.61.docx

Follow Up Flag: Follow up
Flag Status: Completed

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

Please see the attached for my feedback form regarding the Proposed Zoning Amendment to Bylaw 2800.61. I do not support the change due to the negative impact it will have on residents.

Thank-you,
Kari Arthur



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2025.016-ZONE

FROM: Name: _____ Kari Arthur _____
(please print)

Street Address: _____

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
- ☒ I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

Feedback Forms must be submitted to the RDOS office no later than **XXXX XX, 20XX**.
All representations, including names, will be made public if and when they are included in the Board Agenda.

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Lesley Gibbons

From: Coral Brown [REDACTED]
Sent: July 14, 2026 10:26 AM
To: Planning
Subject: Feedback on Okanagan Valley Zoning Bylaw No. 2800.61
Attachments: Response to RDOS Zoning Bylaw Amendment.pdf

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

Good Morning,

I am attaching my response in Word as I could not work with your online feedback form. Please accept my comments.

I do not support the proposed bylaw amendments and have found the NHC Study to be incomplete.

Sincerely

Coral Brown [REDACTED]

Response to RDOS Zoning Bylaw Amendment #2800.61

July 13, 2026

I have found the NHC Report 2022 which the bylaw is based on; to be incomplete and so I find the bylaw #2800.61 an unacceptable band aid approach. There are possible mitigation strategies to reduce flood and the flood mapping.

There certainly **must be changes to avoid flooding** but examination of the Park Rill, Horn Creek and Kearns Creek area should be factual and complete. For example: Park Rill/Myers Creek is from a different face of Orofino Mt. than Horn Creek (origin elevation is 1530 masl with rocky/stoney soil). Park Rill comes from a lower elevation with sandy soil which was disturbed for many new logging roads in early 2017. In the spring of 2018, I observed 7 ft. of sandy silt that moved into the White Lake Ranch wetland at the outlet & caused a washout of a long driveway. This would be the same sandy erosion soil that was observed at the [REDACTED] property. This bottom load material came from the excavations of the upper Park Rill Creek logging roads not from the emergency pumps on Twin Lake. In 2017 the Kearns Creek earthen dam above Willowbrook broke and was responsible for flooding many houses. Some Willowbrook homes have basements that flood repeatedly as in wet years the ground water level maybe just a foot below ground as seen on the Observation Well 282. It is important to remember that Sportsman Bowl (SB) & Willowbrook have a spring thaw several days/weeks before TL due to the higher elevation of Horn Creek & TL. In 2018, SB & Willowbrook were in a serious flood (see the RDOS EMO meeting in Oliver April 24) and the Upper Park Rill/Horn Creek beds were still frozen.

Twin Lake (TL) is not a reservoir, it is part of a natural waterway changed initially by the Province in 1952 to allow vehicle passage around the TL shoreline trail. Ministry of Transport during wet years changed the overflow outlet to a gate-controlled culvert and a 14-inch concrete pipe under conditional water licence 20605. The lake level dropped in the dry years of 1960 and a new TL Middle Ranch owner [REDACTED] saw no reason for the culvert & pipe and so, he “applied to A.F. Paget, Comptroller of Water Rights on June 19, 1961, to abandon the existing pipeline, open ditch and sump for irrigation water”. We have no record of Provincial approval but in 1964 [REDACTED] did pull the existing pipeline, filled the open ditch and removed the sump. The Lower **Horn Creek overflow outlet** disappeared. In 1993 the construction of [REDACTED] began, and the owner dumped [REDACTED] excess soil over [REDACTED] fence to increase the mound/hill around the overflow outlet.

The LNID annual water reports demonstrate an attempt **to manage the waterway with an inefficient electric pump**. The snowpack readings are taken in March from the general S. Okanagan snow report as there is no snow pillow on Orofino Mt.

With a more efficient method than a pump to release water (gated slide culvert) an early slow release of water could be initiated.

An above Normal snowpack may signal flood if TL is already at, or near the normal high water of 17.6 ft. in the fall or at ice-on. There was no flood in 2012 (stated by NHC), but in 2010 with a snowpack of 135% N there was a flood potential. TL though was at a very low level of 5.9 ft. due to the previous 10 dry years so no flood occurred. In 2009, no freshet water entered TL. The 1973 Botham Report "Preliminary Twin Lake Levels" states that the average freshet is 4 to 7 ft., but use/evaporation & seepage is about 4 ft. Thus, in the fall there must be a capacity of about 3 ft. for the following freshet. An attempt to **manage TL water level** in 2017 and a snowpack on March 7 of 150% of Normal (N). With a threat of flood sand bagging was done around some buildings, an 18 in. wall of sandbags was applied to the Upper Lake (UTL) spillway, and a diesel pump was supplied by EMO but the Province removed the diesel pump Sept. 17 even though the LNID requested more time to pump as TL was still at about 17.5 vertical ft. & the Upper Lake storage was at 1.65 ft. There was no longer a threat of flood at lower elevations and so the electric pump continued to move small amounts of TL water out. At ice-on, Dec 14, 2017, UTL was at 1.9ft. & TL was at 16.75 ft. so in 3 mo. the electric lake pump plus "water use" had only removed about .75 ft. of water partially due to water still ran from the Turtle Pond into Lower Twin Lake until Oct. 14 even though the dam culvert from Upper Twin Lake was shut Oct. 2. In 2018 the snowpack was 208% of N with TL already at a high level of 17.10 ft. in the spring (April 19, 2018, at ice-off).

It seems that effective **mitigation for floods of TL** must be:

1. to realize TL/Lower Horn Creek & Park Rill is a natural waterway and water must run down hill.
2. to restore the **overflow outlet** with a gate-controlled slide culvert (2 or 3 smaller culverts to equal the provincial recommended 39 in. culvert) that would allow the LNID to proactively control the TL water levels.
3. to install a snow pillow on Orofino Mt. and restore the abandon hydrometric station at the Bear/Horn Creek confluence so to signal early warning signs of an abundant water flow.
4. to carefully consider and monitor the massive logging that has been occurring since 2017 which allows a rapid snow melt and less tree root water storage at upper elevations.
5. to regularly maintain/clear downstream culverts and stream beds.

6. to enhance wetlands. There are 5 creeks feeding into Sportsman Bowl and there are several wetland areas which could be enhanced to store water. During the flooding of 2017 & 2018 the wetland areas had been dry for about 20 years and were no longer absorbing the flood water which ran straight through.

Thank you for accepting my feedback which I was unable manage on the RDOS form.

Coral Brown





Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name:

Marie-Eve BrunEAU
(please print)

Street Address:



RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61

Park Rill, Horn & Kearns Creeks Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

☐

I do support the proposed bylaw amendments.

☒

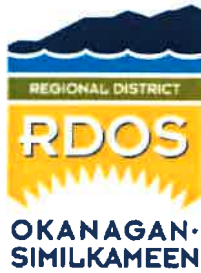
I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

15 meters setback is ridiculous for a
shed.

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.
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Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name: LARRY DAHLGREN

(please print)

Street Address:

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61

Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
- X I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

As usual, government bureaucrats have decided, based on incomplete information, to punish the homeowner with bylaws.

It pushes the bounds of ignorance for such a bylaw or bylaw/amendment to be considered. Using a 'flood plain' designation based on fairy dust to pass a bylaw prohibiting a homeowner from repairing or maintaining their property is punishing them with bureaucracy and taking away their homes or vacation homes with the stroke of a pen.

While other people can rebuild after a catastrophe such as a wildfire, or house fire, anyone living in the dreamed up flood plain would be stuck with an expensive and useless property.

The plan does not take into account water level management practices (past, present and future)

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That mitigate flooding in Twin Lakes. A water management plan would virtually solve the issue of cyclical drought and flooding in this kettle lake.

But no, lets just punish the landowners. What a failure to consider reasonable and workable alternatives!

The flood plain designation is unreasonable. The bylaw is unreasonable. Whoever proposed this bylaw should be fired.

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Lesley Gibbons

From: Mirjam dV [REDACTED]
Sent: July 20, 2026 4:32 PM
To: Planning
Subject: Proposed Floodplain Designation for Kearns Creek, Willowbrook
Attachments: RDOS - Feeback Form-de Vries.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear RDOS Representatives,

I am formerly writing to provide my feedback with my form stating I do not support the proposed Floodplain Designation for the community of Willowbrook.

The designation does not align with historical data. After doing some research, Willowbrook has never been a natural floodplain. Even before Willowbrook was settled and named, the area was upland benchland with seasonal wetlands, not a year-round creek system. Evidence shows that Kearns Creek did NOT run continuously through Willowbrook - Kearns Creek behaved as a seasonal freshet channel, that was often dry or had disconnected pools outside of the snowmelt.

There are no provincial or federal records stating that Kearns Creek is an all year watercourse, and there is no documented history of natural flooding in Willowbrook. If Kearns Creek had historically been a year-round creek or been a flood-prone system, it would have appeared in the provincial stream classifications, federal hydrometric monitoring or in historical flood documentation, which it does not.

The only high flow event occurred in 2018, and RDOS documentation acknowledges this was influenced by pumping from Twin Lakes. As well as numerous news channels reported the flooding was due to blocked culverts and poor infrastructure. This atypical event cannot be used as evidence of a natural floodplain.

Given the lack or absence of historical flood records, and the 2018 Willowbrook flooding was reported as being an infrastructure failure event, not a natural floodplain event, the proposed designation appears to rely on modelling assumptions rather than verified historical evidence.

If the floodplain designations were to pass, this will have significant implications on the residents of Willowbrook - including property devaluation, insurance impacts and development restrictions. I feel the floodplain designation should be based on natural hydrological behaviour, not culvert blockage or drainage malfunction

I respectfully request a reconsideration for Willowbrook to NOT have a floodplain designation as this designation does not appear to be evidence based and rather assumption based that in 200 years Willowbrook may or may not flood again.

Respectfully,

Mirjam de Vries





Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name: _____
(please print)

Street Address: _____

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61
Park Rill, Horn & Kearns Creeks Floodplain Mapping Review - Electoral Areas "C" & "I"

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☐ I do support the proposed bylaw amendments.

X I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

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Feedback Form

RECEIVED
Regional District

JUL 09 2026

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name:

Karen Dorion

(please print)

Street Address:



RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61

Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

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See attached

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Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake Rd,
Kaleden B.C.,
V0H 1K0
lnidctee@gmail.com

RDOS -Chair,
101 Martin Str.,
Penticton, B.C.,

April 5, 2026

Attention: RDOS- Chair

RE: Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level

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Flawed assumptions and practice:

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The RDOS is responsible for issuing building permits and has been aware of flooding and near flooding events prior to the development of most of the homes and septic systems along Lower Twin Lakes. The proposed bylaw changes will affect the property values, property rights, insurance and the feasibility of a number of homes along Lower Twin Lakes to ever rebuild.

The LNID was not consulted prior to the bylaws consideration and are concerned about the RDOS's approach to this regulation change. We desire to work with the RDOS in order to develop a water level management plan, to alter the water licenses accordingly, and to upgrade any infrastructure shortfalls in order to meet the 1:200 flood protection standard. Should there be significant infrastructure costs required to meet the 1:200 flood standard, we would like to revisit the RDOS acquisition of the LNID in order to access grant funding. In the meantime, we ask that the RDOS repeal its intent to implement the amendment bylaw. We believe that the RDOS's current course of action will cause discriminatory and undue harm to our residents. Further, we believe that these actions will place undue liability and risk to the RDOS and its member municipalities. Please contact myself at _____ should you have any questions or would like any clarification regarding the above.

Best Regards,

Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen



OKANAGAN-
SIMILKAMEEN

Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

AUG 04 2026

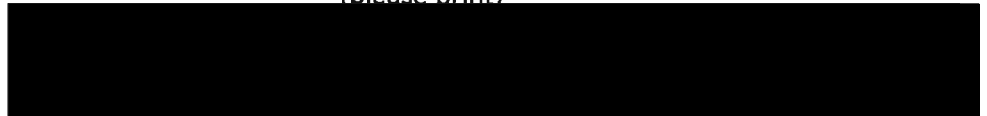
TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name:

Carolyn + Harvey Jager
(please print)

Street Address:



RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
☒ I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

Flooding can be mitigated

We already have a water management plan that
can be revisited & upgraded.

Feedback Forms must be submitted to the RDOS office no later than **XXXX XX, 20XX**.
All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen 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: Corporate Officer, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

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Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2025.016-ZONE

FROM: Name: William Kresowaty
(please print)

Street Address: [REDACTED]

RE: **Okanagan Valley Zoning Amendment Bylaw No. 2800.61**
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

I do support the proposed bylaw amendments.

I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

Thank you for holding last night's information session at the Twin Lakes Golf Course and for allowing us the opportunity to give feedback. As a resident of Lower Twin Lake who stands to suffer significant negative impacts, (ex. loss of property value, inability to get insurance, and inevitable destruction of the lake) should this bylaw take effect in this location, I'd like to express my opposition to it. I feel that by imposing the bylaw the RDOS would be neglecting the opinions and very real harm that it would do to our community rather than looking for ways to achieve long term goals of safe and sensible development while at the same time protecting the lake environment and all those who live downstream of LTL as well.

If the RDOS would instead embark on a cooperative project with the LNID to put in place a water level plan that would prevent future catastrophic flooding in a reliable, controlled, and proactive way the benefits would be far greater than the short term cost and at the same time not ruin the lives of many of those living here now. The LNID is already committed to such a plan and has begun work on it. However, we are not presently able to directly apply for grants to fund the design and implementation of any major infrastructure changes. That's

where the RDOS could make a huge difference, if they could help us apply for funding grants or take us over as a service area as we have tried before.

Entities involved, including the province and Nature Trust have apparently already verbally agreed that licensing changes are possible. My great fear is that if mitigation measures are not put in place now, while we have a window of opportunity, we are just inviting a catastrophe. Eventually the lake will flood and without such measures a lot of destruction to properties along the lake shore will be only one and perhaps not the greatest negative consequence. Just evacuating the residents and letting the lake flood would do tremendous perhaps permanent damage to the lake and perhaps render it unusable for recreation and enjoyment for all time. All trees around the perimeter of the lake would be killed and then when the lake receded create a fire hazard all around. The lake would become filled with pollutants, fertilizers and chemical, septic leaks, and general debris. Flood waters could sit at flood levels all summer without steps to remove the water. All animals and birds in this habitat endangered.

There are ways of working together to prevent this great harm to the whole community of people and wildlife who use and enjoy this lake not just those residents who presently live on the lower levels of the shore. Applying this bylaw to Lower Twin Lake would absolutely be counter productive and would end up destroying the habitat for people and wildlife because it removes the ability and incentive for us to do the work to save it. Yes, there is a cost involved. But has the full cost of punishing us all with the consequences of this bylaw's imposition been truly considered?

Although I appreciate the need for the new flood plain maps and benefits of the facts and truths that they express, I urge the RDOS board of directors to exempt the Lower Twin Lake area from the imposition of this bylaw.

Feedback Forms must be submitted to the RDOS office no later than **XXXX XX, 20XX**.

All representations, including names, will be made public if and when they are included in the Board Agenda.



Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake
Road V0H 1K0
lnidcttee@gmail.com

RDOS -Chair,
101 Martin Str.,
Penticton, B.C.,

April 15, 2026

Attention: RDOS- Chair

RE: Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level

It has recently come to our attention that the Board is considering changes to RDOS Bylaw 2800 that would alter the flood construction levels in the Twin Lakes Area. These changes will dramatically affect the property values, and property rights of our community members. Many of the homes and septic systems along the lake are within the proposed exclusion zone with some properties entirely within the designated Floodplain. Further, we believe that these changes will cause undue harm to our community and risk to the RDOS and member municipalities.

Air photos, and older mapping show that Park Rill Creek was originally connected to Lower Twin Lakes. In 1952 a culvert was installed and the creek connection to Lower Twin Lake was filled in. This culvert was eventually lost and the Twin Lake system was cut off from Park Rill Creek. While it is not certain as to whether or not the creek would run year-round or during years of low precipitation, it is certain that it would flow during high runoffs and provide flooding mitigation for the lake system. We have found no evidence that this blockage of a natural drainage channel was ever sanctioned or permitted by the Province.

Since the Park Rill Creek channel was filled, in 1965 the LNID was formed in order to provide water governance for the community with its primary function being flood protection. The LNID's flood protection is limited to a 6" pump where its activation is controlled by the Province. The Province has only allowed the activation of the pump once Lower Twin Lake has reached full pool. According to the RDOS – 2021 Ecora Engineering Assessment of Twin Lakes, seven (7) flooding events have occurred since 1979, the latest being 2018. The RDOS undertook two engineering studies: the NHC, Park Rill Creek, Horn Creek and Kearns Creek Flood Mapping in 2020 and the Ecora Lower Nipit Improvement District Engineering Assessment & Acquisition Plan in 2021. The RDOS reviewed the Ecora study and decided to decline the acquisition of the LNID in 2021 citing concerns with downstream flooding.

The LNID has reviewed the studies and current practices and has identified several flaws that we are currently trying to fix through the development of water level management plan. We have applied for a WCQI Okanagan Water Basin grant and are currently waiting for approval of the same.

Flawed assumptions and practice:

1. Current water licenses and practice require that the LNID wait until Lower Twin Lake has reached full pool before pumping can begin. Further, the Nature Trust dam Upper Twin Lake dam license requires that all storage water with Upper Twin Lake be released on June 15 of each year. Both Ecora and NHC studies assume that the Province and the Nature Trust will not permit changes to the water licenses and current practices of pumping. The extent of possible flooding within these studies, the size requirements for improving flood equipment (if any is required) and downstream risks will be dramatically affected by changing how and when we pump and store water. When there is an abnormally high snow pack, lake levels in both the Upper and Lower Twin Lakes can be lowered in advance of a freshet. We have already spoken to the Nature Trust and the Province, and both are supportive of changing the water licenses by tying them to a Water Level Management plan. Such plans are not uncommon with reservoir management and the Province uses such a plan to govern water levels in Okanagan Lake. According to Ecora, the highest freshet flow occurred in 1997 where the flood waters were diverted to private lands. In this event no flooding occurred in Lower Twin Lake, no homes were damaged and no additional flood mitigation was required. Unfortunately, we are no longer permitted to divert water to this property.
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Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen
Subrina Montieth - Area "I" Regional Director
Andrew Reeder - Board Trustee, LNID Trustee
Regan Mostat - Board Trustee, LNID Trustee



Lower Nipit Improvement District

Water Governance of Twin Lake

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Road V0H 1K0
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Best Regards,



Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen
Subrina Montieth - Area "I" Regional Director
Andrew Reeder - Board Trustee, LNID Trustee
Regan Mostat - Board Trustee, LNID Trustee

From: [Jim Mann](#)
To: [Info E-Box; Planning](#)
Cc: [Mann, Pamela](#)
Subject: Fwd: Objection to proposed Twin Lakes inclusion in Bylaw 2800.61
Date: Wednesday, July 8, 2026 10:19:15 AM
Attachments: [PROPOS~1.PDF](#)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)
This is the email that I sent on May 9, 2026 to which I have had no reply from anyone at the RDOS.

----- Forwarded message -----

From: Jim Mann [REDACTED]
Date: Sat, May 9, 2026 at 8:45 PM
Subject: Objection to proposed Twin Lakes inclusion in Bylaw 2800.61
To: <info@rdos.bc.ca>
Cc: <Donegal.Wilson.MLA@leg.bc.ca>, Mann, Pamela [REDACTED]

Attention: RDOS – Chair; Jim Zaffino CAO; Chris Garrish; and Subrina Monteith

We are writing regarding proposed Bylaw No. 2800.61 and specifically the inclusion of Twin Lakes in this proposed bylaw. We strongly protest Twin Lakes being included in this proposed bylaw.

We have attached the April 15, 2026 letter from the Lower Nipit Improvement District to the RDOS Chair, with cc to Donegal Wilson, MLA and the Area I Regional Director. We agree with this letter which protests the inclusion of Twin Lakes and outlines the flawed assumptions and practice of including Twin Lakes in the proposed Bylaw 2800.61.

The letter also includes discussion on restoring an outflow (as proposed in the Ecora report of 2021). The blockage of the natural drainage was manmade. The blockage should not have been allowed by the Province and as a bare minimum should be corrected. A gravity fed pipe to divert water would be beneficial not only to Twin Lake but also for those situated downstream. As noted in the NHC report page 54, a “water level trigger could be established for Lower Twin Lake to start releasing water into Park Rill Creek in anticipation of a high flow event. This would increase the storage capacity of Lower Twin Lake during high freshet flows, reducing the Park Rill Creek peak discharge”.

We would much rather see the RDOS work with the LNID to develop a

plan and drainage for the lake rather than instituting this bylaw which would result in significant and undue harm to our property and the lake.

Our property is located at [REDACTED] and is part of a bare land strata where each of the nine lots are situated nearly entirely within the floodplain. Because of this, we do not have the opportunity to build or renovate outside of the floodplain.

It is concerning that the RDOS previously approved these plans, sold the lots, and collected taxes on them, yet is now introducing regulations that restrict renovations and require rebuilding at a higher elevation. We are not permitted to build outside of our property boundaries, leaving us with no viable alternatives.

I believe it is unjust for the RDOS to shift the responsibility and financial burden onto current property owners for a situation created when the natural lake outlet was filled in. This change should have been prevented or corrected by the government at the time.

The drainage issue at Twin Lakes should be addressed by the Provincial Government and the RDOS at their expense rather than forcing landowners to pay for problems caused by past oversights and historical changes to the landscape. I request that the government take responsibility for fixing the drainage issues rather than penalizing the current residents.

By including Twin Lakes in bylaw 2800.61, it sounds like you plan to let the lake flood instead of restoring the outlet. While allowing the lake to flood may be the least expensive option for the RDOS, it is not an environmentally sound solution, nor is it beneficial for the long-term health of Twin Lakes and the surrounding community. We counted 350 standing dead trees in 2019 that had died due to drowning in the 2018 Flood event. Those dead trees are now falling over or snapping off in windstorms and creating a higher risk for fire. In addition, the flooding causes contamination in our lake as the water comes up over the land that is not normally covered by water. Instead of planning to have our lake flood, it makes more sense to have a natural outlet that runs when the water is high. We believe this drainage problem must be addressed to protect the lake, its wildlife, and the local residents.

We have a 1976 Provincial map (see attached) that shows that an outlet (Park Rill) was in existence in the past. Although restoring the outlet would require a larger initial investment, we believe it is necessary to

ensure the lake can thrive for future generations.

James Mann and Pamela Mann

[REDACTED]

Cc: Donegal Wilson, MLA

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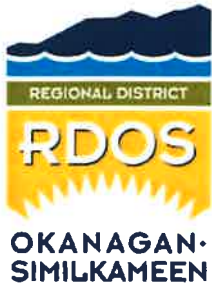
Jim Mann

[REDACTED]

--

Jim Mann

[REDACTED]



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2025.016-ZONE

FROM: Name: Regan Mostat

(please print)

Street Address: _____

RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61

Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

☐ I do support the proposed bylaw amendments.

xx ☐ I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

I do not support the bylaw change.

The financial impact and devastation to real estate will ruin some people.

At least grandfather the existing structures.

Ask future renovations or building sign a waiver to take risk and liability off the RDOS

Feedback Forms must be submitted to the RDOS office no later than **XXXX XX, 20XX**.
All representations, including names, will be made public if and when they are included in the Board Agenda.

Lesley Gibbons

From: Subrina Monteith
Sent: May 3, 2026 8:21 AM
To: Planning; Allen Fillion
Subject: Fw: Website Contact Form Submission

[Get Outlook for Android](#)

From: no-reply@cms.rdos.bc.ca <no-reply@cms.rdos.bc.ca>
Sent: Saturday, May 2, 2026 2:39:41 PM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Contact Information

First Name

Amy

Last Name

Parr

Street Address

[REDACTED]

City / Town

[REDACTED]

Province

Postal Code

Phone

Email

[REDACTED]

Questions / Comments

Comments

To the Regional Board,

My name is Amy Parr, and I am writing to respectfully oppose the proposed floodplain amendments to Bylaw 2800 affecting the Twin Lakes area. I ask that you not move forward with this rezoning.

I am one of a small number of property owners whose entire parcel would fall within the proposed

floodplain designation, effectively eliminating the ability to build or rebuild on my property.

It is important to note that this proposal is not required. The Board has the option to retain the current floodplain mapping and take no action. Given the significant and irreversible impacts this rezoning would have on property owners, choosing not to proceed is a reasonable and appropriate option.

Key reasons to vote against this proposal:

- This is a discretionary decision, not a requirement

The RDOS materials clearly state that the Board can choose to retain the current mapping. This is a policy choice, not an obligation.

- The impacts on property owners are significant and permanent

For some properties, including mine, this would eliminate the ability to build or rebuild, effectively removing practical use of privately owned land.

- Property-level restrictions are being applied without clear evidence of property-level analysis
The mapping is based on broader modelling, yet it is being used to impose permanent restrictions on individual parcels. This raises questions about how such significant decisions are being made at the property level.

- This creates broader impacts beyond development

Even where no construction is planned, a floodplain designation can affect insurability, financing, and resale, creating ongoing uncertainty for property owners.

- This approach is inconsistent across the region

Other flood-prone areas within the RDOS are not subject to equivalent blanket rezoning, raising concerns about fairness and consistency.

- There is no clear justification for why this level of action is necessary at this time

Flood risk in the area is not new, yet this proposal introduces a significant and permanent shift in how properties are regulated.

Given that declining to proceed is a reasonable policy option, and considering the significant and irreversible consequences for property owners, I respectfully ask that you not move forward with this proposal.

Sincerely,
Amy Parr

Lesley Gibbons

From: CorporateOfficer
Sent: July 16, 2026 2:07 PM
To: Planning
Subject: FW: Project No X2025.016-ZONE Opposition to Amendment Bylaw No. 2800

Please see below.

-----Original Message-----

From: Valerie Roy [REDACTED]
Sent: July 6, 2026 9:35 AM
To: CorporateOfficer <CorporateOfficer@rdos.bc.ca>
Subject: Project No X2025.016-ZONE Opposition to Amendment Bylaw No. 2800

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear RDOS Board and Planning Staff,

I am writing to express my opposition to Amendment Bylaw No. 2800 and the proposed floodplain mapping for Park Rill Creek, Horn Creek, and Kearns Creek.

My main concern is how these changes may impact the ability of homeowners to renovate, repair, and rebuild their properties in the future. If a home is damaged by fire, flooding, age, or any other event, owners should have a reasonable ability to rebuild and restore their homes without facing excessive restrictions, delays, or costs. New floodplain regulations could make rebuilding more complicated, more expensive, or in some cases impractical, which would create serious hardship for existing property owners.

I am also concerned about the effect this will have on property values. Any new restrictions that limit renovation potential or make rebuilding uncertain can reduce marketability, affect financing, and lower resale value. Homeowners purchased these properties under existing conditions, and it is unfair for them to now face regulatory changes that may significantly reduce the value and usability of their investment.

While I understand the importance of flood planning and public safety, these goals should not come at the expense of existing homeowners who may need to renovate or rebuild their homes in the future. I respectfully request that RDOS reconsider this proposal and ensure that any new regulations preserve reasonable rights for homeowners to repair, renovate, and rebuild their properties.

Valerie Roy
[REDACTED]

Lesley Gibbons

From: Dawn Sharman [REDACTED]
Sent: July 14, 2026 1:16 PM
To: Planning
Subject: Electoral I Flood Plain Feedback form
Attachments: Feedback-Form (1).docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello RDOS

Please find the attached Feedback Form regarding the RDOS flood plain amendment proposal.

Are we supposed to build on stilts, kinda hard with groceries and babies and for people with mobility issues...

Dawn Sharman



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2025.016-ZONE

FROM: Name: Dawn Sharman
(please print)

Street Address: [REDACTED]

RE: **Okanagan Valley Zoning Amendment Bylaw No. 2800.61**
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
- X ☐ I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

I live at Twin Lakes and am deeply concerned about this proposed amendment. The new amendment impacts on me personally and this community in several negative ways:

1. I will not be able to build on my property; I presently live in a very small space and was planning to build on the property this Fall
2. The value of my property will be nothing, reselling in the future will be impossible if my property is a designated flood zone. If the amendment goes through the RDOS can buy my property so my life savings are not lost.
3. I won't be able to get property insurance!!!!
4. If a fire burns down my property, I won't be able to re-build under the new amendment
5. How is the Strata supposed to move the septic field when 9 properties rely on it? And take a walk around the septic field and the property, there is no where else it could go... we have a mountain in our back yards.

During the meeting at Twin Lakes Golf course many long term locals raised points as to how the community has managed floods in the past, the RDOS seemed disinterested and nonchalant.

Better water mitigation is required, NOT a flood plain ammendment

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[illegible]



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED

Regional District

JUL 03 2025

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen

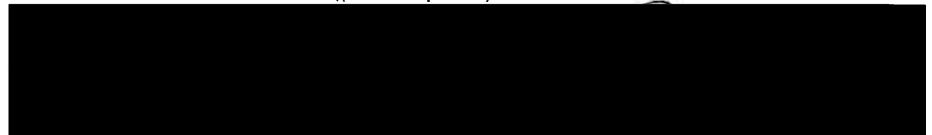
FILE NO.: X2025.016-ZONE

FROM: Name:

Brad Turnbull

(please print)

Street Address:



RE: Okanagan Valley Zoning Amendment Bylaw No. 2800.61

Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:



I do support the proposed bylaw amendments.



I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

See attached

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Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake Rd,
Kaleden B.C.,
V0H 1K0
lnidcltee@gmail.com

RDOS -Chair,
101 Martin Str.,
Penticton, B.C.,

April 5, 2026

Attention: RDOS- Chair

RE: Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level

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The LNID has reviewed the studies and current practices and has identified several flaws that we are currently trying to fix through the development of water level management plan. We have applied for a WCQI Okanagan Water Basin grant and are currently waiting for approval of the same.

Flawed assumptions and practice:

1. Current water licenses and practice require that the LNID wait until Lower Twin Lake has reached full pool before pumping can begin. Further, the Nature Trust dam Upper Twin Lake dam license requires that all storage water with Upper Twin Lake be released on June 15 of each year. Both Ecora and NHC studies assume that the Province and the Nature Trust will not permit changes to the water licenses and current practices of pumping. The extent of possible flooding within these studies, the size requirements for improving flood equipment (if any is required) and downstream risks will be dramatically affected by changing how and when we pump and store water. When there is an abnormally high snow pack, lake levels in both the Upper and Lower Twin Lakes can be lowered in advance of a freshet. We have already spoken to the Nature Trust and the Province, and both are supportive of changing the water licenses by tying them to a Water Level Management plan. Such plans are not uncommon with reservoir management and the Province uses such a plan to govern water levels in Okanagan Lake. According to Ecora, the highest freshet flow occurred in 1997 where the flood waters were diverted to private lands. In this event no flooding occurred in Lower Twin Lake, no homes were damaged and no additional flood mitigation was required. Unfortunately, we are no longer permitted to divert water to this property.
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The RDOS is responsible for issuing building permits and has been aware of flooding and near flooding events prior to the development of most of the homes and septic systems along Lower Twin Lakes. The proposed bylaw changes will affect the property values, property rights, insurance and the feasibility of a number of homes along Lower Twin Lakes to ever rebuild.

The LNID was not consulted prior to the bylaws consideration and are concerned about the RDOS's approach to this regulation change. We desire to work with the RDOS in order to develop a water level management plan, to alter the water licenses accordingly, and to upgrade any infrastructure shortfalls in order to meet the 1:200 flood protection standard. Should there be significant infrastructure costs required to meet the 1:200 flood standard, we would like to revisit the RDOS acquisition of the LNID in order to access grant funding. In the meantime, we ask that the RDOS repeal its intent to implement the amendment bylaw. We believe that the RDOS's current course of action will cause discriminatory and undue harm to our residents. Further, we believe that these actions will place undue liability and risk to the RDOS and its member municipalities. Please contact myself at _____ should you have any questions or would like any clarification regarding the above.

Best Regards,

Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

JUL 12 2026

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2025.016-ZONE

FROM: Name: DARREN TURNBULL
(please print)

Street Address: [REDACTED]

RE: **Okanagan Valley Zoning Amendment Bylaw No. 2800.61**
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
- ☒ I do not support the proposed bylaw amendments.

Please provide any comments you wish the Board to consider:

PLEASE SEE ATTACHED LETTER FROM LNUID
WHICH CLEARLY OUTLINES MY CONCERNS.

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Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake Rd,
Kaleden B.C.,
V0H 1K0
lnidcttee@gmail.com

RDOS -Chair,
101 Martin Str.,
Penticton, B.C.,

April 5, 2026

Attention: RDOS- Chair

RE: Proposed Amendment to Bylaw 2800 Pertaining to Areas the I and C Floodplain Construction Level

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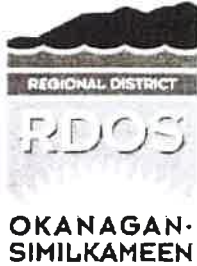
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Best Regards,

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Cc: Donegal Wilson – MLA -Boundary Similkameen



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

JUL 17 2025

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2025.016-ZONE

FROM: Name: WENDY TURNBULL
(please print)

Street Address: [REDACTED]

RE: **Okanagan Valley Zoning Amendment Bylaw No. 2800.61**
Park Rill, Horn and Kearns Creek Floodplain Mapping Review - Electoral Areas "C" & "I"

My comments / concerns are:

- ☐ I do support the proposed bylaw amendments.
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PLEASE SEE ATTACHED LETTER FROM LWID
WHICH CLEARLY OUTLINES MY CONCERNS.

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Lower Nipit Improvement District

Water Governance of Twin Lake

160 Twin Lake Rd,
Kaleden B.C.,
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lnidctee@gmail.com

RDOS -Chair,
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Penticton, B.C.,

April 5, 2026

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Best Regards,

Glenda Stewart- Smith – Chair LNID

Cc: Donegal Wilson – MLA -Boundary Similkameen

Lesley Gibbons

From: Brooke V [REDACTED]
Sent: June 24, 2026 1:19 PM
To: Planning; Subrina Monteith; donegal.wilson.mla@leg.bc.ca
Subject: Not in favour of proposed bylaw 2800

Follow Up Flag: Follow up
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Hello,

My husband and I own a property on Twin Lakes [REDACTED]. I would like to convey that we are not in favour in of the proposed bylaw.

LNID has a plan to manage lake levels which invalidates the floodplain map and as such the proposal. I trust in the experience that Andrew Reeder, formerly an engineer with RDOS, provides in his role with LNID. I would like to see RDOS work with LNID on lake matters like this going forward as I feel like a lot of time and taxpayer expense could have been avoided on this.

As such, the proposal is unnecessary. Given how immense the impact to the majority of lake owners would be, I hope this is bylaw is not passed and more thought and conversation is had prior to considering any further bylaws.

Sincerely,

Brooke Venema

[REDACTED]

Feedback Form

I attended the RDOS information meeting at the Twin Lakes Golf Course on Jul7, 2026 and left not feeling hopeful that the concerns of the Twi Lakes lakefront residents would be addressed/considered with respect to the RDOS's proposed bylaw no.2800.61 amendment.

My main criticism of the presentation is the point made that flood mitigation is not being considered as a factor in exempting Twin Lake from the bylaw, since things could go wrong. Yes, there is always the chance that things could go wrong, even with the best thought-out plans, but that doesn't mean we should give up trying to find solutions for the problems that exist in our environment. We should develop and use a flood mitigation plan at Twin Lake!

-The LNID's (Lower Nipit Improvement District's) license can be changed to permit more proactive pumping before a predicted flood.

-Flooding at Twin Lake can be mitigated with a water level management plan.

-Downstream flooding can be avoided with upgrades.

-Twin Lake has just cause for being excluded from this proposed bylaw. Other areas in the district have been excluded, many of which are actually more susceptible to flooding than Twin Lake is.

If you allow this bylaw to be passed our properties will be greatly devalued, we may not be able to do necessary renovations on existing structures, and we certainly wouldn't be able to rebuild. Insurance will be adversely affected. Yes, as you stated, we could apply for an exemption. That sounds no more hopeful than buying a lottery ticket and hoping to win big.

PLEASE say NO to Okanagan Valley Zoning Amendment Bylaw No. 2800.61.

PLEASE work with the LNID to manage Twin Lake water levels. Let's avoid another big flood. Not only for the permanent and seasonal residents of Twin Lake but also for the many more people who enjoy: fishing, boating, swimming, hiking, skating, skiing, polar dipping, turtle-watching, and eagle-watching on this beautiful and unique lake of ours.

PLEASE consider what your decision would be if YOU or a loved one owned property on Twin Lake.

I DO NOT want the proposed bylaw amendment to be put into place.

Thank you,

Daina Zilans, [REDACTED]