

**Archived:** May 29, 2025 1:00:35 PM

**From:** [Cody Edwards](#)

**Sent:** May 26, 2025 9:28:44 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Rezone concerns

**Sensitivity:** Normal

**Archived:** May 29, 2025 1:00:35 PM

---

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

File # 22-0569-F-OR

PID # 011-808-241

Hello to whom this concerns.

I am writing out of great concern for the application of the rezoning of the property next to where I live. This property is near the river mouth entrance to Mabel lake. This property contains a habitat for eagles and other birds. They use this area to fish and seek rest. I watch them daily from my condo deck.

I brought this up at the last meeting years ago and was told it will be looked into. This is sacred land that should be left alone.

I beg the developers to leave this land and animals be. Preservation over profit.

Thanks

Cody Edwards

Owner A205 Lakeside Estates

Sent from my iPhone

Archived: May 29, 2025 1:01:33 PM

From: [Erin Black](#)

Sent: May 28, 2025 6:50:41 AM

To: [RDNO Public Hearing](#)

Subject: Mabel Lake zoning amendment

Sensitivity: Normal

---

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

Re:

## **Delegated Public Hearing: Official Community Plan Amendment Bylaw No. 2942, 2022 and Zoning Amendment Bylaw No. 3026, 2024**

Good morning,

I would like to give feedback as a 30 year Mabel Lake Westside property owner.

I am not opposed to the rezoning per say but I have a number of concerns. First and foremost is the environmental impact on the Shushwap river and Mabel Lake from an increased density and vehicle and foot traffics to the area. Parking for West side residents is very limited and we are forced to park on a narrow roadway that is historically and consistently eroding away. In addition there is no designated day use parking for local Kingfisher and Enderby residents who want to access Mabel Lake. I feel this is of upmost concern. In addition there needs to be restrictions on where golf carts from upper residents around air park and golf course can park as this adds to the difficult parking situation. Will the development bring in more vehicular traffics to an area that cannot sustain it? How will increased traffics and parking affect the river ecosystem and surround foreshore and banks? What will RDNO to improve roadway and access for local and seasonal residents?

2) lake levels are historically getting lower during August and September. Will the new development be drawing water from Mabel lake which is already showing signs of stress?

3) what will RDNO put in place to monitor lake levels and ecological health of Mabel Lake in a ongoing way to manage impacts of increased density?

Thank you

Archived: May 29, 2025 1:02:13 PM

From: [Bonnie Warawa](#)

Sent: May 28, 2025 3:30:16 PM

To: [RDNO Public Hearing](#)

Subject: Proposed Amendments to Bylaws 2942 and 3026

Sensitivity: Normal

---

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

**Re Mabel Lake Community Plan Amendments to Bylaws 2942 and 3016:**

When you are considering these amendments, **please keep in mind** that we are having water problems in our area (insufficient quantity during the summer months) and sewage is also an issue. Furthermore, fire protection exists only because of volunteers and money contributed by residents to buy water tanks and trailers and pumps. Any proposed development must have a plan to deal with these issues.

Bonnie Warawa  
102 Dolly Varden Road  
Enderby, B.C. V4Y 4L5

---



Virus-free. [www.avast.com](http://www.avast.com)

Archived: May 29, 2025 1:02:29 PM

From: [Kerri S](#)

Sent: May 28, 2025 7:26:35 PM

To: [RDNO Public Hearing](#)

Subject: Re: AMENDMENT Bylaw 2942,2022 and zoning Amendment 3026,2022

Sensitivity: Normal

---

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

Hello.

I would like my concerns mentioned regarding the above noted proposed changes.

I have lived in the North Okanagan since 1995. Have been at Mabel for over 10 years and have seen the abundance growth or people boats and traffic. Mabel Lake has always been a pristine mountain lake not commercialized and overcrowded like Kal and Okanagan. Currently the traffic and parking issues are horrendous from June through September. All the beaches are packed as well with the already packed campgrounds and resort folks. The additional campers and cabins are going to overrun all the facilities including the boat launch area parking of boat trailers and the packed beach which is used by boaters as well since the launch is so busy there are safety concerns at the rivermouth. Keep Mabel an enjoyable place for people to come.

Thank you for your time

Kerri schaefer  
305 Baldy Lane Vernon  
Lot 26 Cessna road Enderby  
[REDACTED]

Archived: June 2, 2025 9:27:24 AM

From: [Shawna McCrea](#)

Sent: May 30, 2025 3:38:54 PM

To: [RDNO Public Hearing](#)

Cc: [RDNO Public Hearing](#) [RDNO Public Hearing](#); [RDNO Planning](#)

Subject: Fwd: Bylaw Nos. 2942 and 3026 (previously 2943)

Sensitivity: Normal

---

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

Please see our concerns below.

Thank you

Begin forwarded message:

**From:** Shawna McCrea [REDACTED]  
**Subject:** **Bylaw Nos. 2942 and 2943**  
**Date:** January 31, 2023 at 12:13:26 PM PST  
**To:** publichearing@rdno.ca, planning@rdno.ca

Hello

Planning RDNO,

We

are writing in response to the rezoning application for the

**RE:**

**OCP / Rezoning Application for the property legally described as District Lot 2415, ODYD. Except Plans 2024 & KAP81665 and located at Enderby Mabel Lake Road, Electoral Area "F"**

We

are strongly against changing the land use designation, rezoning and selling of this property.

We

understood this property was owned by the province and was zoned for future park which made a huge difference when we bought our property.

We

use the beautiful trails daily. These trails have been donated to the public by previous developers so they should be

kept as is.

We

think it is vital that the province keep the future park zoning. There are many other opportunities for commercial development throughout the area.

We

are surrounded by resort development, commercial, residential and only this small area is designated as future park - please keep it as future park. You know how important public parks are to a community and public health.

Other

concerns:

- 

Impact

on our property value

- 

Impact

on our property enjoyment

- 

Costs

of development that will be passed on to us - utility upgrades. The current system is already struggling with existing development.

- 

As

you know we had a tragic campground death happen this past summer which showed that we don't have adequate support for fire and ambulance emergencies for the existing development

- 

The

road that is currently used on the property sends a tonne of dust in the air which is not great for community health

- 

We

currently have issues with people already trespassing on our complex and using our pool & garbage

- 

Trail

- Noise
- Fire pits, and fire risk

We  
look forward to your response to our concerns.

PLEASE,  
PLEASE, PLEASE leave this area zoned as Future Park. We need park area in our community.

Please  
confirm you have received this email.

Thank you

Shawna and Troy McCrea  
B104 3460 Parkway Rd  
Enderby, BC  
V0E 1V5

**Archived:** June 2, 2025 9:28:12 AM  
**From:** [Roger LaBerge](#)  
**Sent:** June 2, 2025 7:50:56 AM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Rezoning Application File No. 22-0569-F-OR  
**Sensitivity:** Normal  
**Archived:** June 2, 2025 9:28:12 AM

---

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

To Whom it May Concern:

Acknowledge receipt of the Planning Department for the Regional District North Okanagan dated May 23rd, 2015 re the Rezoning Application for District Lot 2415 ODYD . . .

The Main concern is 'Infrastructure'!

Who will ensure that all infrastructures, to include, but not limited to: Water, Sewer, Environmental, Roadways etc is in place before first structure is built? Also, the attraction of more people and more traffic will follow: any plans for the Enderby/Mable Lake roadway to be improved?

Roger LaBerge  
[REDACTED]

Archived: June 3, 2025 9:10:30 AM

From: [Lisa Billick](#)

Sent: June 2, 2025 6:48:03 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Rezoning Electoral area "F" (mabel lake)

Sensitivity: Normal

---

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

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

From: **Lisa Billick** [REDACTED]

Date: Mon, Jun 2, 2025 at 6:30 PM

Subject: Rezoning Electoral area "F" (mabel lake)

To: <[publichearing@rdno.ca](mailto:publichearing@rdno.ca)>

To Whom it may concern:

An application for electoral "F" bylaw rezoning of nos. 2942 and 3026.

If this property changes from (future park) to (commercial) to (recreation commercial) will there be replacement (future park property granted)?

I believe Park's or future parks cannot be changed from said plan.

The water district and sewer district out here cannot handle any more demand.

The road in front of condos is dirt and already causes excessive dust with people driving by. (Not slow) will this be then paved as traffic will increase? (Parkway road)

Also if granted, who will look after the trails to the river mouth marina? No one seems to be maintaining the trail even now. Part of this proposed property is also on the river which a lot of people do not know about. It has a house on it and is not already maintained. The trail lights are either broken or do not work. Who will maintain them?

Fire protection risk with more campfires. This is a huge concern for the area.

This property has been used for overflow parking for the area during Jul and August, gatherings, soccer etc.

We live in the condos right next door to property and have had people trespass into our pool, jumping fence etc last summer.

Please reconsider this and leave the property as is. Leave this property as projected to be a park.

Kindest regards

Percy and Lisa Billick

D201, 3460 Mabel lake road



Archived: June 3, 2025 9:12:49 AM

From: [Steve Forrest](#)

Sent: June 2, 2025 11:25:02 PM

To: [RDNO Public Hearing](#)

Cc: [REDACTED]

Subject: Re Community Plan Amendment Bylaw 2942 & 3026

Sensitivity: Normal

---

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

Hello all,  
Thank you for your review. I want you to know that I had stated an objection to this unauthorized and unpermitted "camp ground?" From its outset 2021. See the (all) correspondence to all government officials below that fell upon deaf ears!

It should be noted that I am still in the same stance on this unpermitted and unauthorized development. Totally unacceptable and not within legal norms. Let's find a way for developers to work with their communities and not to just "set up a camp" to make a business.

This would never ever be stood for in any other industry or business. I suggest we restart this process and determine how possible development works within a community. I am 100% not in favour of this amendment.

Respectively

Steve Forrest

[REDACTED]

Walker Road BC

---

From: Steve Forrest

Sent: June 18, 2021 11:41 AM

To: Denis Delisle <[denis.delisle@rdno.ca](mailto:denis.delisle@rdno.ca)>; [FLNR.ExecutiveDivisionOffice@gov.bc.ca](mailto:FLNR.ExecutiveDivisionOffice@gov.bc.ca)

Cc: [Courtney.Malo@gov.bc.ca](mailto:Courtney.Malo@gov.bc.ca); [Jason.Ladyman@gov.bc.ca](mailto:Jason.Ladyman@gov.bc.ca); [Greg.kyllo.mla@leg.bc.ca](mailto:Greg.kyllo.mla@leg.bc.ca); [REDACTED]

OfficeofthePremier, Office PREM:EX <[Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)>; Minister, FLNR FLNR:EX <[FLNR.Minister@gov.bc.ca](mailto:FLNR.Minister@gov.bc.ca)>; Lynda Fraser <[lynda.fraser@rdno.ca](mailto:lynda.fraser@rdno.ca)>; David Sewell <[david.sewell@rdno.ca](mailto:david.sewell@rdno.ca)>; Rob Smailes <[rob.smailes@rdno.ca](mailto:rob.smailes@rdno.ca)>

Subject: FOLLOW UP: Mabel Lake campground <<Who is going to manage the consultation?>> -- Non Response does not equal Consultation!

Importance: High

Hello,

Over two weeks has past since my correspondence (see below). As you are more than aware there is significant progress to this development (see also pictures 1-6 attached to this correspondence which I personally took 11-June; additionally the marketing for the business (see pictures from ads posted on social media 7-8) that are ongoing and advertising the business as open.

**File No. 22-0569-F-OR**

**Written Submission 8**

Please let me and the group cc'd above know your plans on how consultation for this unpermitted and unapproved development business will proceed as soon as possible. The fact that this business is going ahead without the necessary consultation, permits, licenses is unacceptable and will be a very bad precedent in our neighbourhood.

Your immediate reply with an action plan is requested.

Regards,  
Steve Forrest



Sent from my iPhone

Archived: June 4, 2025 11:13:35 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:07:54 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Mabel Lake campground <<Who is going to manage the consultation?>> -- NoN Response does not equal Consultation!

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** Steve Forrest <sjf\_calgary@hotmail.com>

**Date:** June 3, 2021 at 11:35:00 AM PDT

**To:** Denis Delisle <denis.delisle@rdno.ca>, FLNR.ExecutiveDivisionOffice@gov.bc.ca

**Cc:** Courtney.Malo@gov.bc.ca, Jason.Ladyman@gov.bc.ca, Greg.kyllo.mla@leg.bc.ca,

[REDACTED] "OfficeofthePremier, Office PREM:EX" <Premier@gov.bc.ca>, "Minister, FLNR

FLNR:EX" <FLNR.Minister@gov.bc.ca>, Lynda Fraser <lynda.fraser@rdno.ca>, David Sewell

<david.sewell@rdno.ca>, Rob Smailes <rob.smailes@rdno.ca>

**Subject: RE: Mabel Lake campground <<Who is going to manage the consultation?>> -- NoN Response does not equal Consultation!**

Hi Denis Delisle, and Gerry MacDougall,

I am in receipt of your replies below and I am very disappointed that not one branch of the government in BC can determine why it is acceptable to construct and open an unlicensed/ unpermitted business, in particular when this land is owned by the crown. Is it truly free season in the Mable Lake area to build anything one wants? What's next a Casino and Hotel on R1 lands, shopping malls? While cheeky its also looking to be the new normal in the NORD, and it is unacceptable!

The community members at Mable Lake have valid (and emotional – fires, water, sewage, etc) concerns on allowing development in our area without the required consultation. As mentioned in previous correspondences excuses for non consultation including Covid are not satisfactory! We as tax paying members of this community demand consultation and do not authorize any development in the area without clear consultation! **As an immediate step, this campground must be closed immediately until: consultation plans with the community are developed, executed and approved; and also a permit to run a campground business is received.**

Please get together as branches of government and advise on the next steps as soon as possible, our community is at risk!

Regards,

Steve Forrest

---

**From:** Denis Delisle <denis.delisle@rdno.ca>

**Sent:** June 2, 2021 11:13 AM

**To:** Steve Forrest [REDACTED] Lynda Fraser <lynda.fraser@rdno.ca>; David Sewell <david.sewell@rdno.ca>; Rob Smailes <rob.smailes@rdno.ca>

**Cc:** Courtney.Malo@gov.bc.ca; Jason.Ladyman@gov.bc.ca; Greg.kyllo.mla@leg.bc.ca; [REDACTED]

**Subject:** Re: Mabel Lake campground <<Who is going to manage the consultation?>>

Steve

I understand the campground is in operation. As to how it can start without consultation with the residents and the RDNO; it is Crown land leased by the Province to the Splitsin. We (so far to my knowledge) do not have any tools to deal with what the BC government does on Crown land. Much less so when it comes to First Nation issues.

Thanks

Denis

**Subject:** FW: Mabel Lake campground <<Who is going to manage the consultation?>>

Hello Denis,

This appears to be in your court now to manage consultation? Can you outline steps that may happen before the actual campground is up and operational (if it is not already)? Also, can you comment as to how a development such as this can just start construction without consultation/ permits etc.?

Regards,

Steve Forrest

---

**From:** Executive Division Office, FLNR:EX <[FLNR.ExecutiveDivisionOffice@gov.bc.ca](mailto:FLNR.ExecutiveDivisionOffice@gov.bc.ca)>

**Sent:** June 2, 2021 9:25 AM

**Cc:** OfficeofthePremier, Office PREM:EX <[Premier@gov.bc.ca](mailto:Premier@gov.bc.ca)>; Minister, FLNR FLNR:EX <[FLNR.Minister@gov.bc.ca](mailto:FLNR.Minister@gov.bc.ca)>

**Subject:** Mabel Lake campground

Reference: 264490

Thank you for your recent correspondence regarding the construction of a campground by Splitsin First Nation on DL 2415 near Mabel Lake. As the Regional Executive Director for the Thompson Okanagan Natural Resource Region, I have been asked to respond.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development staff have been engaged since late April 2021 with Splitsin First Nation and the North Okanagan Regional District regarding the construction of a commercial campground. It is my understanding that this site has deep significance for First Nations and a *Land Act* tenure was granted in 2012 for parking and storage purposes.

Local residents have raised fire danger, noise, garbage, water and septic concerns, and highlighted that the campground use does not align with local government Official Community Plan, zoning and permitting requirements.

Ministry staff are aware of the challenges expressed and are engaging with Splitsin First Nation, while being mindful of priorities for lasting and meaningful reconciliation, and a strong, sustainable economy that works for everyone.

While I appreciate the issues you have raised, ministry staff are encouraging Splitsin First Nation to work directly with the North Okanagan Regional District and urging continued outreach with local residents.

Again, thank you for writing to share your concerns.

Sincerely,

Gerry MacDougall  
Regional Executive Director  
Thompson Okanagan Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development

pc: Honourable John Horgan, Premier of British Columbia  
Honourable Katrine Conroy, Minister of Forests, Lands, Natural Resource Operations and Rural  
Development

Archived: June 4, 2025 11:13:43 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:10:41 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Action Required Immediately - Unapproved/ Unpermitted Campground under Construction - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

From: Steve Forrest <sjf\_calgary@hotmail.com>

Date: April 30, 2021 at 2:50:00 PM PDT

To: premier@gov.bc.ca

Cc: Denis.delisle@rdno.ca, Greg.kyllo.mla@leg.bc.ca, ofc@gov.bc.ca, planning@rdno.ca, Brennan.Clarke@gov.bc.ca, [REDACTED]

Subject: Action Required Immediately - Unapproved/ Unpermitted Campground under Construction - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5

**TO: OFFICE OF THE PREMIER, HONOURABLE JOHN HORGAN, PREMIER PROVINCE OF BRITISH COLUMBIA, [premier@gov.bc.ca](mailto:premier@gov.bc.ca)**

Cc: Regional Director F - [Denis.delisle@rdno.ca](mailto:Denis.delisle@rdno.ca)

Cc: MLA- [Greg.kyllo.mla@leg.bc.ca](mailto:Greg.kyllo.mla@leg.bc.ca)

Cc: Office of Fire Commissioner - [ofc@gov.bc.ca](mailto:ofc@gov.bc.ca)

Cc: Reg District Planning dept - [planning@rdno.ca](mailto:planning@rdno.ca)

Cc: Brennan Clark, Media Relations, Ministry of Forest, Lands & Natural Resource Operations

[Brennan.Clarke@gov.bc.ca](mailto:Brennan.Clarke@gov.bc.ca)

---

**FROM: Steve Forrest**

Mailing Address

[REDACTED]

Properties owned beside and around subject unpermitted development:

71 Walker Road, RR 5 Enderby, BC V0E 1V5 and B102 – 3460 Parkway Road, RR 5 Enderby, BC V0E 1V5

---

**RE: Action Required Immediately - Unapproved Campground under Construction - Mabel Lake - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5**

---

Hello,

I have been an active community resident at Mabel Lake, BC for over 40 years and currently own two properties in

the area. We are all for development in the community and have over the years seen safe, permitted, approved and sustainable development in the area including a golf course and most recently a new marina. As you may be aware last week (Week of April 18, 2021) a group of people from Splitsin First Nation commenced building an unapproved campground on a leased parking lot next to Lakeside Estates Condos near Parkway Road, RR 5 Enderby, BC V0E 1V5. See attached Lease Agreement with the BC Government - <https://news.gov.bc.ca/releases/2012FOR0054-000632>.

As you can see, it is strictly for parking and storage of trailers, not for a campground. This campground (see also picture attached highlighting construction well underway); which includes sites, picnic tables, fire pits close to the tree line, several port-a-potties, no garbage cans, and no running water; even though the lease is very explicit as to its intended use. See also picture showing substantial development of this unapproved campground.

We are very concerned on a number of fronts including but not limited to: no proper consultation with the community, against community plans, against RDNO zoning bylaws, no running water – which gets to our biggest fear of no fire protection with open fire pits constructed next to existing tree line! Mabel Lake area is very remote (36km from nearest volunteer fire department in Enderby BC), and this unpermitted unapproved campground adds to the concerns of over crowding and potential for destruction of a remote community.

To be very clear, we were not consulted, and we do NOT approve of the ongoing construction of this unpermitted campground. Please take whatever actions are necessary to protect a vital community and stop this unpermitted/unapproved development.

Regards,  
Steve Forrest  
Concerned owner in Mabel Lake, BC area





Archived: June 4, 2025 11:13:52 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:11:31 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Campground at Mabel Lake

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** "Cowan, Holly" <Holly.Cowan@leg.bc.ca>

**Date:** May 11, 2021 at 2:05:30 PM PDT

**To:** "Cowan, Holly" <Holly.Cowan@leg.bc.ca>

**Subject:** **Campground at Mabel Lake**

Good afternoon,

I am sending you this update, as sent to our office from Ms. Courtney Malo, who is the Executive Assistant to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, Katrine Conroy. Our office will continue to keep you updated as we receive further information. You have been included in this email because you had contacted the office of MLA Greg Kylo. Please feel free to share this information with other interested residents of Mabel Lake.

- Jason Ladyman, Crown Land Section Head, is aware of the campground being constructed by the Splatstsin First Nation
- Jason had a meeting the Splatstsin Title and Rights and Economic Development Corporation.
  - The Splatstsin First Nation will create and share with the Province/local government a document that explains their vision of the site and management (caretaker, garbage, outhouse etc). This document will be utilized by all parties to understand what is being constructed.
  - The Splatstsin First Nation will communicate with local residents. As an in person session is not an option due to COVID restrictions, they are looking for other avenues.

*Holly Cowan*

Constituency Assistant  
to Greg Kylo, MLA

Shuswap

Phone: 250-833-7414

Fax: 250-833-7422

<https://www.facebook.com/gregkylloshuswap/>

*"Whatever I am doing today is important, as I am exchanging a day of my life for it".*

Note: If you forward this email, please delete the forwarding history, which includes my email address. It is a courtesy to me and others who may not wish to have their email addresses sent all over the world. Erasing the history also helps prevent Spammers from mining addresses and prevents viruses from being propagated



Please consider the environment before printing this e-mail

**Confidentiality Warning:** This message and any attachments are intended only for the use of the intended recipient(s), are confidential and maybe privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

**Archived:** June 4, 2025 11:13:59 AM

**From:** [Steve Forrest](#)

**Sent:** June 3, 2025 2:12:09 PM

**To:** [RDNO Public Hearing](#)

**Subject:** Fwd: Campground at Mabel Lake <<Ongoing Concerns>>

**Sensitivity:** Normal

---

Sent from my iPhone

Begin forwarded message:

Holly,

Thank you for your reply earlier this week to the attached correspondence.

I read through the response from Ms. Malo on behalf of Katrine Conroy as you sent below. I hope I am not reading this out of context, but it appears that Jason Ladyman, Crown Land Section Head is aware of the construction? My questions at this point are:

1. At what point was Jason Ladyman aware? Before it begun construction? During?
2. Has the construction of the campground been stopped? By who?
3. Has anyone reviewed the land use Lease Agreement with the BC Government - <https://news.gov.bc.ca/releases/2012FOR0054-000632> ?
4. When will community communication/ consultation begin? Using Covid as a reason not to consult for a change to land use is unacceptable, and would not fly if a member in the community just decided to start construction of any project.

There appears to be more questions than answers and as we approach a busy summer season concerns about fire hazards and how a campground can just be erected without consultation to the community because of Covid or without permits is not satisfactory.

We absolutely will not watch this illegal development go unpermitted or without consultation in our community. As before, and to be very clear, we were not consulted, and we do NOT approve of the ongoing construction of this unpermitted campground. Please take whatever actions are necessary to protect a vital community and stop this unpermitted/ unapproved development.

Regards,

Steve Forrest

Concerned owner in Mabel Lake, BC area

---

**From:** Cowan, Holly <Holly.Cowan@leg.bc.ca>

**Sent:** May 11, 2021 3:05 PM

**To:** Cowan, Holly <Holly.Cowan@leg.bc.ca>

**Subject:** Campground at Mabel Lake

I am sending you this update, as sent to our office from Ms. Courtney Malo, who is the Executive Assistant to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, Katrine Conroy. Our office will continue to keep you updated as we receive further information. You have been included in this email because you had contacted the office of MLA Greg Kylo. Please feel free to share this information with other interested residents of Mabel Lake.

- Jason Ladyman, Crown Land Section Head, is aware of the campground being constructed by the Splatsin First Nation
- Jason had a meeting the Splatsin Title and Rights and Economic Development Corporation.
  - The Splatsin First Nation will create and share with the Province/local government a document that explains their vision of the site and management (caretaker, garbage, outhouse etc). This document will be utilized by all parties to understand what is being constructed.
  - The Splatsin First Nation will communicate with local residents. As an in person session is not an option due to COVID restrictions, they are looking for other avenues.

*Holly Cowan*

Constituency Assistant  
to Greg Kylo, MLA  
Shuswap

Phone: 250-833-7414

Fax: 250-833-7422

<https://www.facebook.com/gregkylloshuswap/>  
[www.gregkyllomla.ca](http://www.gregkyllomla.ca)

*"Whatever I am doing today is important, as I am exchanging a day of my life for it".*

Note: If you forward this email, please delete the forwarding history, which includes my email address. It is a courtesy to me and others who may not wish to have their email addresses sent all over the world. Erasing the history also helps prevent Spammers from mining addresses and prevents viruses from being propagated



Please consider the environment before printing this e-mail

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

<mime-attachment>

Sent from my iPhone

Begin forwarded message:

**From:** Steve Forrest [REDACTED]

**Date:** May 21, 2021 at 8:57:28 AMPDT

**To:** Steve Forrest [REDACTED]

**Cc:** "Cowan, Holly" <Holly.Cowan@leg.bc.ca>, Denis.delisle@rdno.ca, Greg.kyllo.mla@leg.bc.ca, ofc@gov.bc.ca, planning@rdno.ca, Brennan.Clarke@gov.bc.ca, [REDACTED]

Jason.Ladyman@gov.bc.ca, Lynda Fraser <lynda.fraser@rdno.ca>

**Subject:** Campground at Mabel Lake <<This needs to be stopped immediately, we need an injunction, out of control!!!>>

We have been more than patient asking for a stop to this illegal and unpermitted development. Can you let me know TODAY who we call to ensue this is put to a stop?

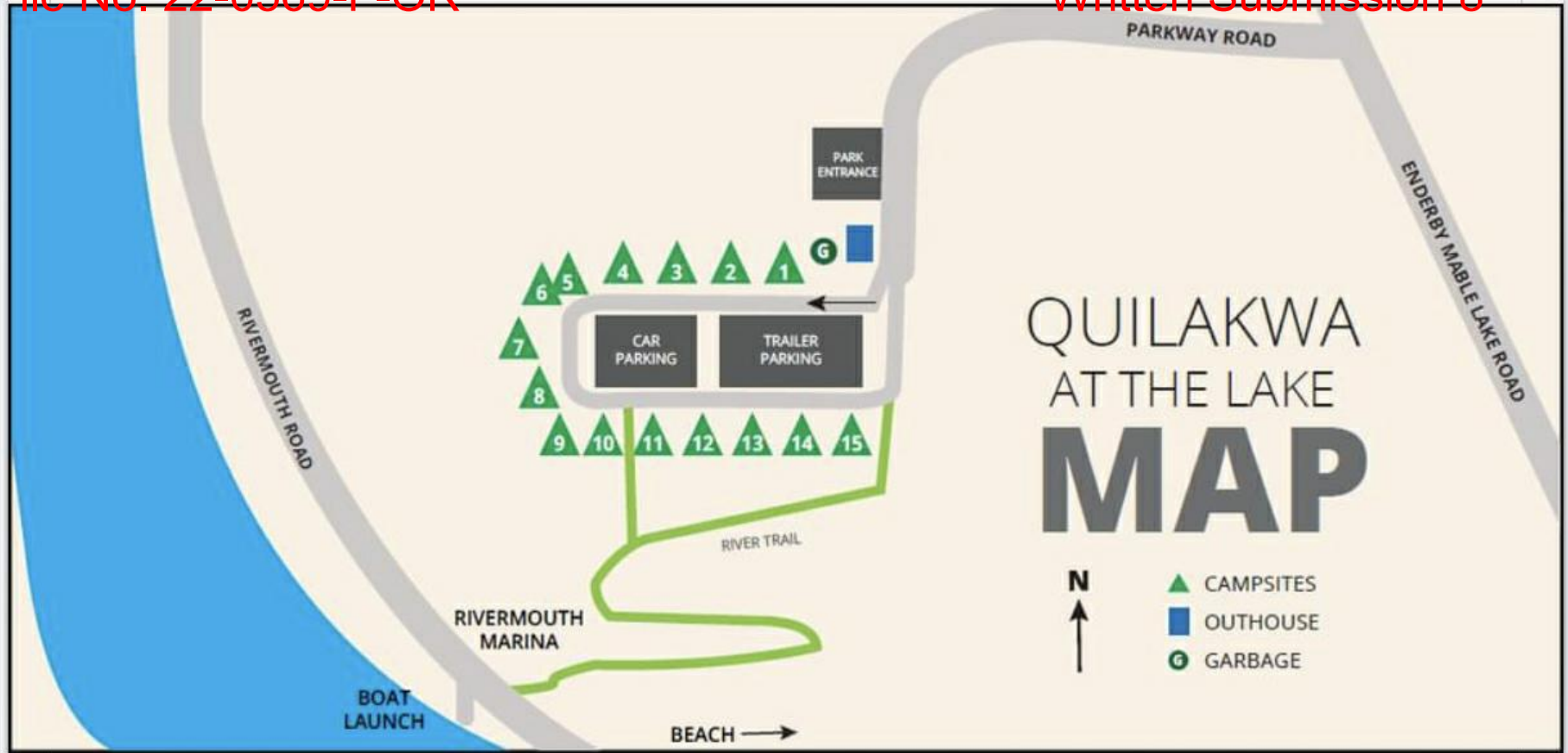
This is entirely unacceptable and would never be tolerated in any of your communities.



## Quilakwa RV Park

15h ·

Who wants to go to the Lake?! We're taking bookings for this May Long weekend out at our brand new Quilakwa at the Lake Campground! Beginning tomorrow, campsites are \$30/night and must be pre-booked through the RV Park - call 250-838-2022 to book! Or follow this link: [https://properties3.camping.com/quilakwa-rv-park/reservations?return\\_url=quilakwarvpark.ca&ordersourceid=10&curef\\_id=56559](https://properties3.camping.com/quilakwa-rv-park/reservations?return_url=quilakwarvpark.ca&ordersourceid=10&curef_id=56559)



Regards,  
Steve Forrest

Sent from my iPad

On May 14, 2021, at 1:58 PM, Steve Forrest <[REDACTED]> wrote:

Holly,  
Thank you for your reply earlier this week to the attached correspondence.

I read through the response from Ms. Malo on behalf of Katrine Conroy as you sent below. I hope I am not reading this out of context, but it appears that Jason Ladyman, Crown Land Section Head is aware of the construction? My questions at this point are:

1. At what point was Jason Ladyman aware? Before it begun construction? During?
2. Has the construction of the campground been stopped? By who?
3. Has anyone reviewed the land use Lease Agreement with the BC Government - <https://news.gov.bc.ca/releases/2012FOR0054-000632> ?
4. When will community communication/ consultation begin? Using Covid as a reason not to consult for a change to land use is unacceptable, and would not fly if a member in the community just decided to start construction of any project.

There appears to be more questions than answers and as we approach a busy summer season concerns about fire hazards and how a campground can just be erected without consultation to the community because of Covid-19. Without permits is not satisfactory.

We absolutely will not watch this illegal development go unpermitted or without consultation in our community. As before, and to be very clear, we were not consulted, and we do NOT approve of the ongoing construction of this unpermitted campground. Please take whatever actions are necessary to protect a vital community and stop this unpermitted/unapproved development.

Regards,  
Steve Forrest  
Concerned owner in Mabel Lake, BC area

---

**From:** Cowan, Holly <Holly.Cowan@leg.bc.ca>  
**Sent:** May 11, 2021 3:05 PM  
**To:** Cowan, Holly <Holly.Cowan@leg.bc.ca>  
**Subject:** Campground at Mabel Lake

Good afternoon,

I am sending you this update, as sent to our office from Ms. Courtney Malo, who is the Executive Assistant to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, Katrine Conroy. Our office will continue to keep you updated as we receive further information. You have been included in this email because you had contacted the office of MLA Greg Kylo. Please feel free to share this information with other interested residents of Mabel Lake.

- Jason Ladyman, Crown Land Section Head, is aware of the campground being constructed by the Splitsin First Nation
- Jason had a meeting the Splitsin Title and Rights and Economic Development Corporation.
  - The Splitsin First Nation will create and share with the Province/local government a document that explains their vision of the site and management (caretaker, garbage, outhouse etc). This document will be utilized by all parties to understand what is being constructed.
  - The Splitsin First Nation will communicate with local residents. As an in person session is not an option due to COVID restrictions, they are looking for other avenues.

*Holly Cowan*

Constituency Assistant  
to Greg Kylo, MLA  
Shuswap  
Phone: 250-833-7414  
Fax: 250-833-7422

<https://www.facebook.com/gregkylloshuswap/>  
[www.gregkyllomla.ca](http://www.gregkyllomla.ca)

*"Whatever I am doing today is important, as I am exchanging a day of my life for it".*

Note: If you forward this email, please delete the forwarding history, which includes my email address. It is a courtesy to me and others who may not wish to have their email addresses sent all over the world. Erasing the history also helps prevent Spammers from mining addresses and prevents viruses from being propagated



Please consider the environment before printing this e-mail

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

<mime-attachment>

Archived: June 4, 2025 11:14:18 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:13:02 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: ATTENTION MINISTER CONROY. Fwd: Action Required Immediately - Unapproved Campground - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** Steve Forrest <[REDACTED]>  
**Date:** May 21, 2021 at 9:42:57 AM PDT  
**To:** Courtney.Malo@gov.bc.ca  
**Cc:** [REDACTED]  
**Subject:** ATTENTION MINISTER CONROY. Fwd: Action Required Immediately - Unapproved Campground - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5

Hello Courtney, can you please forward and alert Minister CONROY on this urgent matter.

Thanks,  
Steve Forrest  
[REDACTED]

-----

Minister Conroy,

We have been in touch with many departments and people on this file with no action. Today we learn of the go live date of this unapproved Un permitted campground! We have been more than patient asking for a stop to this illegal and unpermitted development. Can you let me know TODAY who we call to ensue this is put to a stop?

This is entirely unacceptable and would never be tolerated in any of your communities.

□

Sent from my iPad  
Regards,  
Steve Forrest  
[REDACTED]

Begin forwarded message:

**From:** Steve Forrest <[REDACTED]>

**Date:** May 21, 2021 at 9:10:12 AM PDT

**To:** Steve Forrest <[REDACTED]>

**Subject: Re: Action Required Immediately - Unapproved Campground - Mabel Lake near Parkway Road, RR 5 Enderby, BC V0E 1V5**

So this is just approved without community consultation? How does this happen? Please find a way to put a stop to this immediately before our community suffers from impending fire or other damages. Unacceptable, see attached photo advertisement for unapproved Un permitted camping

□ Sent from my iPad

On Apr 30, 2021, at 2:33 PM, Steve Forrest <[REDACTED]> wrote:

[premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Cc: Regional Director F - [Denis.delisle@rdno.ca](mailto:Denis.delisle@rdno.ca)

Cc: MLA- [Greg.kyllo.mla@leg.bc.ca](mailto:Greg.kyllo.mla@leg.bc.ca)

Cc: Office of Fire Commissioner - [ofc@gov.bc.ca](mailto:ofc@gov.bc.ca)

Cc: Reg District Planning dept - [planning@rdno.ca](mailto:planning@rdno.ca)

---

**TO: OFFICE OF THE PREMIER, HONOURABLE JOHN HORGAN,  
PREMIER PROVINCE OF BRITISH COLUMBIA, [premier@gov.bc.ca](mailto:premier@gov.bc.ca)**

Cc: Regional Director F - [Denis.delisle@rdno.ca](mailto:Denis.delisle@rdno.ca)

Cc: MLA- [Greg.kyllo.mla@leg.bc.ca](mailto:Greg.kyllo.mla@leg.bc.ca)

Cc: Office of Fire Commissioner - [ofc@gov.bc.ca](mailto:ofc@gov.bc.ca)

Cc: Reg District Planning dept - [planning@rdno.ca](mailto:planning@rdno.ca)

Cc: Brennan Clark, Media Relations, Ministry of Forest, Lands & Natural Resource Operations [Brennan.Clarke@gov.bc.ca](mailto:Brennan.Clarke@gov.bc.ca)

---

**FROM: Steve Forrest**

Mailing Address

[REDACTED]

Properties owned in and around subject unpermitted development

71 Walker Road, RR 5 Enderby, BC V0E 1V5

and

B102 – 3460 Parkway Road, RR 5 Enderby, BC V0E 1V5

---

**RE: Action Required Immediately - Unapproved Campground -  
Mabel Lake**

---

Hello,

I have been an active community resident at Mabel Lake, BC for over 40 years and currently own two properties in the area. We are all for development in the community and have over the years seen safe, permitted, approved and sustainable development in the area. As you may be aware last week (Week of April 18, 2021) a group of people from Splitsin First Nation commenced building an unapproved campground on a leased parking lot next to Lakeside Estates Condos near Parkway Road, RR 5 Enderby, BC V0E 1V5. See attached Lease Agreement with the BC Government - <https://news.gov.bc.ca/releases/2012FOR0054-000632>.) As you can see, it is strictly for parking and storage of trailers, not for a campground. This campground (see also picture attached highlighting construction well underway); which includes sites, picnic tables, fire pits close to the tree line, several port-a-potties, no garbage cans, and no running water; even though the lease is very explicit as to its intended use. See also picture showing substantial development of this unapproved campground.

We are very concerned on a number of fronts including but not limited to: no proper consultation with the community, against community plans, against RDNO zoning bylaws, no running water – which gets to our biggest fear of no fire protection with open fire pits constructed next to existing tree line! Mabel Lake area is very remote (36km from nearest volunteer fire department in Enderby BC), and this unpermitted unapproved campground adds to the concerns of over crowding and potential for destruction of a remote community.

To be very clear, I was not consulted, and I do not approve of the ongoing construction of this unpermitted campground.

Please take whatever actions are necessary to protect a vital community.

Regards,  
Steve Forrest

<IMG\_0121.jpg>

Archived: June 4, 2025 11:14:27 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:13:21 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Mabel Lake campground

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** "Executive Division Office, FLNR:EX" <FLNR.ExecutiveDivisionOffice@gov.bc.ca>  
**Date:** June 2, 2021 at 8:25:04 AM PDT  
**Cc:** "OfficeofthePremier, Office PREM:EX" <Premier@gov.bc.ca>, "Minister, FLNR FLNR:EX" <FLNR.Minister@gov.bc.ca>  
**Subject:** Mabel Lake campground

Thank you for your recent correspondence regarding the construction of a campground by Splatsin First Nation on DL 2415 near Mabel Lake. As the Regional Executive Director for the Thompson Okanagan Natural Resource Region, I have been asked to respond.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development staff have been engaged since late April 2021 with Splatsin First Nation and the North Okanagan Regional District regarding the construction of a commercial campground. It is my understanding that this site has deep significance for First Nations and a *Land Act* tenure was granted in 2012 for parking and storage purposes.

Local residents have raised fire danger, noise, garbage, water and septic concerns, and highlighted that the campground use does not align with local government Official Community Plan, zoning and permitting requirements.

Ministry staff are aware of the challenges expressed and are engaging with Splatsin First Nation, while being mindful of priorities for lasting and meaningful reconciliation, and a strong, sustainable economy that works for everyone.

While I appreciate the issues you have raised, ministry staff are encouraging Splatsin First Nation to work directly with the North Okanagan Regional District and urging continued outreach with local residents.

Again, thank you for writing to share your concerns.

Sincerely,

Gerry MacDougall  
Regional Executive Director  
Thompson Okanagan Natural Resource Region

pc: Honourable John Horgan, Premier of British Columbia

Honourable Katrine Conroy, Minister of Forests, Lands, Natural Resource Operations and Rural Development

Archived: June 4, 2025 11:14:37 AM

From: [Steve Forrest](#)

Sent: June 3, 2025 2:13:39 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Mabel Lake campground <<Who is going to manage the consultation?>>

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** Steve Forrest <[REDACTED]>  
**Date:** June 2, 2021 at 9:51:00 AM PDT  
**To:** Denis.delisle@rdno.ca, lynda.fraser@rdno.ca  
**Cc:** Courtney.Malo@gov.bc.ca, Jason.Ladyman@gov.bc.ca, Greg.kyllo.mla@leg.bc.ca, [REDACTED]  
**Subject:** FW: Mabel Lake campground <<Who is going to manage the consultation?>>

Hello Denis,

This appears to be in your court now to manage consultation? Can you outline steps that may happen before the actual campground is up and operational (if it is not already)? Also, can you comment as to how a development such as this can just start construction without consultation/ permits etc.?

Regards,

Steve Forrest

403-860-2226

---

**From:** Executive Division Office, FLNR:EX <FLNR.ExecutiveDivisionOffice@gov.bc.ca>  
**Sent:** June 2, 2021 9:25 AM  
**Cc:** OfficeofthePremier, Office PREM:EX <Premier@gov.bc.ca>; Minister, FLNR FLNR:EX <FLNR.Minister@gov.bc.ca>  
**Subject:** Mabel Lake campground

Thank you for your recent correspondence regarding the construction of a campground by Splatsin First Nation on DL 2415 near Mabel Lake. As the Regional Executive Director for the Thompson Okanagan Natural Resource Region, I have been asked to respond.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development staff have been engaged since late April 2021 with Splatshin First Nation and the North Okanagan Regional District regarding the construction of a commercial campground. It is my understanding that this site has deep significance for First Nations and a *Land Act* tenure was granted in 2012 for parking and storage purposes.

Local residents have raised fire danger, noise, garbage, water and septic concerns, and highlighted that the campground use does not align with local government Official Community Plan, zoning and permitting requirements.

Ministry staff are aware of the challenges expressed and are engaging with Splatshin First Nation, while being mindful of priorities for lasting and meaningful reconciliation, and a strong, sustainable economy that works for everyone.

While I appreciate the issues you have raised, ministry staff are encouraging Splatshin First Nation to work directly with the North Okanagan Regional District and urging continued outreach with local residents.

Again, thank you for writing to share your concerns.

Sincerely,

Gerry MacDougall  
Regional Executive Director  
Thompson Okanagan Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development

pc: Honourable John Horgan, Premier of British Columbia  
Honourable Katrine Conroy, Minister of Forests, Lands, Natural Resource Operations and Rural Development

Archived: June 4, 2025 11:15:01 AM

From: Steve Forrest

**File No. 22-0569-F-OR**

Sent: June 3, 2025 2:15:25 PM

To: [RDNO Public Hearing](#)

Subject: Fwd: Photos from camp

Sensitivity: Normal

---

Sent from my iPhone

Begin forwarded message:

**From:** Steve Forrest [REDACTED]  
**Date:** June 18, 2021 at 9:54:08 AM PDT  
**To:** Home [REDACTED]  
**Subject:** Photos from camp



Written Submission 8







8:20 PM Thu Jun 17

77%

Search Facebook

Steven

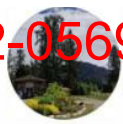
Hi, I'm Shane Getson, the MLA from Lac St. Anne-Parkland.

27.4K Views

802

833 Comments 237 Shares

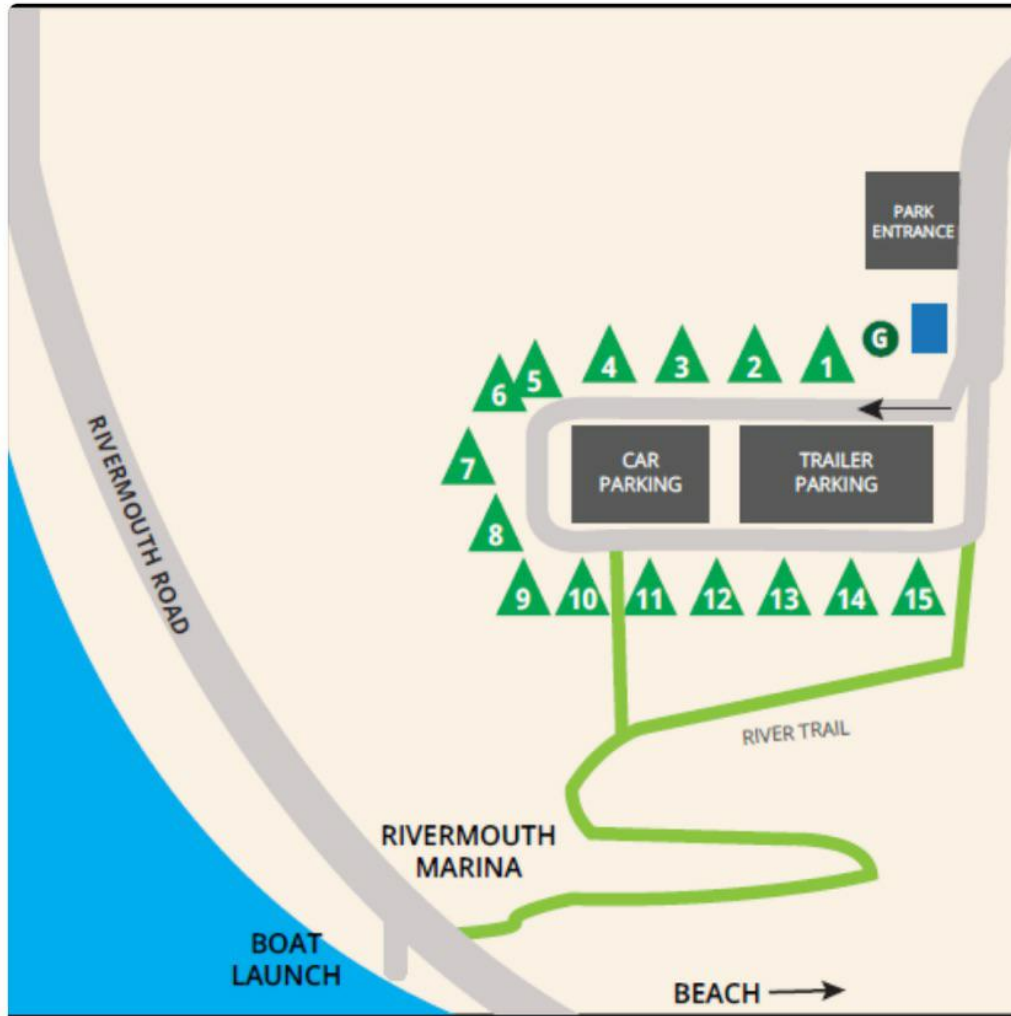
Like Comment Share



Quilakwa RV Park

Sponsored · 🌐

Quilakwa at the Lake - Mabel Lake's newest campground!  
Now open for online bookings!



Quilakwa at the Lake Camp

[Learn More](#)

Quilakwa at t

👍 4

3 Comments 2 Shares

👍 Like    💬 Comment    ➦ Share

  
News Feed

  
Friends

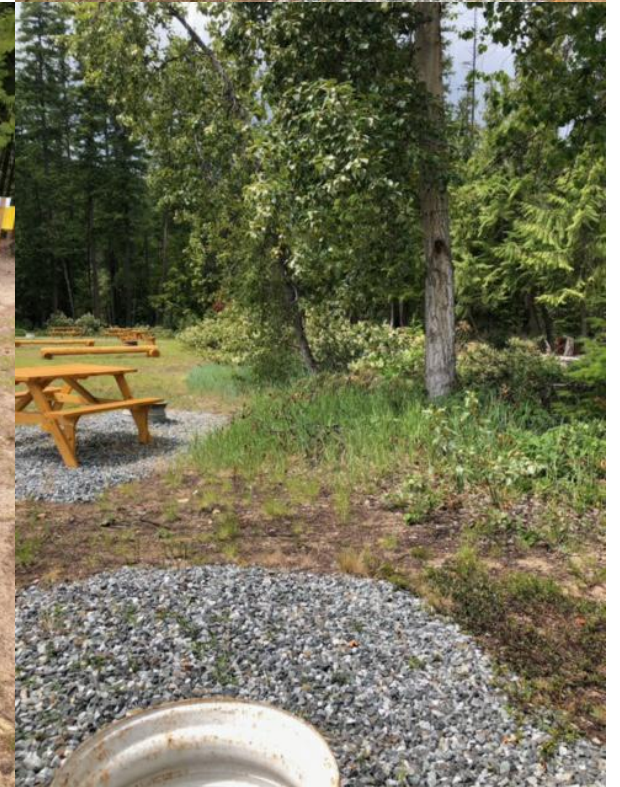
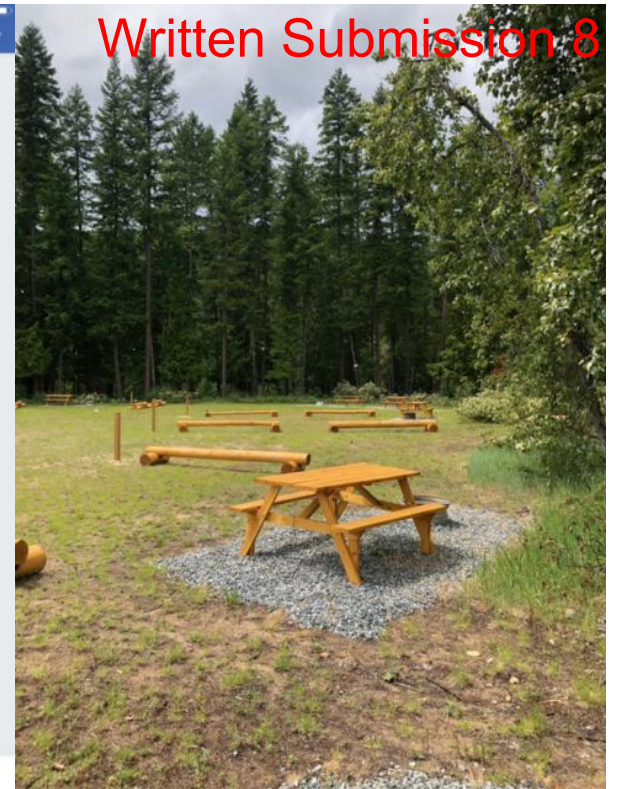
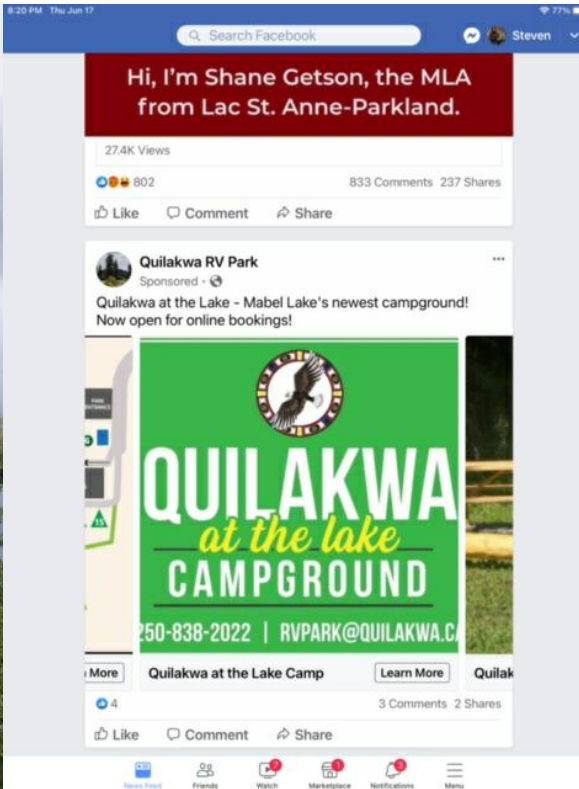
  
Watch

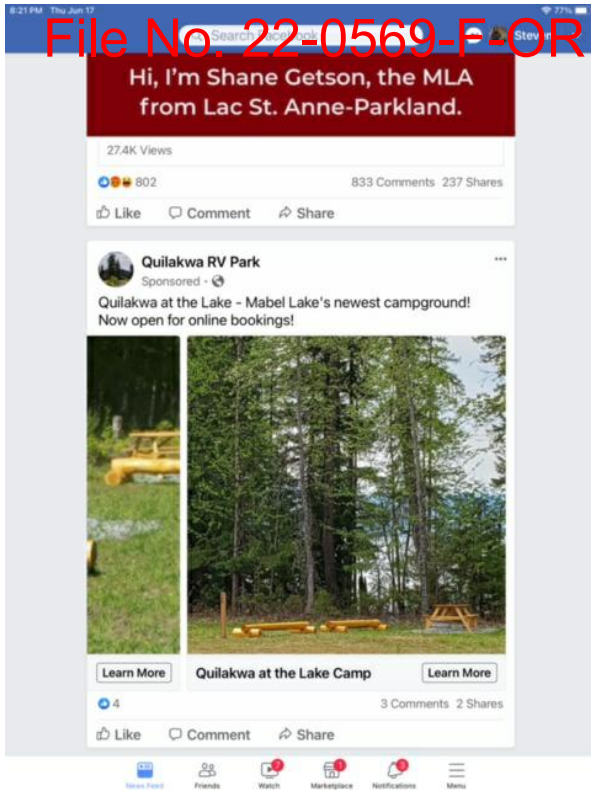
  
Marketplace

  
Notifications

  
Menu







Sent from my iPhone

**Archived:** June 3, 2025 9:53:31 AM  
**From:** [Karin Caswell](#)  
**Sent:** June 3, 2025 5:55:43 AM  
**To:** [RDNO Public Hearing](#)  
**Subject:** Community Plan for Mabel Lake  
**Sensitivity:** Normal  
**Archived:** June 3, 2025 9:53:31 AM

---

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

I among others am totally against this proposal, RDNO already has enough problems with water supply for existing developments. Parking is already a major problem in the whole area of Mabel Lake, sewage would also be a major concern.

Archived: June 4, 2025 11:00:20 AM

From: [Laidlaw, Linda](#)

Sent: June 3, 2025 1:04:57 PM

To: [RDNO Public Hearing](#)

Subject: Bylaw 2942 & 3026

Sensitivity: Normal

---

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

Hello,

I am writing to oppose the development of a campground and cabins on Bylaw 2942 & 3026 out at Mabel Lake. We already have a campground and cabins about 300 meters away plus there is a campground at the Blueberry Farm very close by as well. The campground at Mabel Lake is rarely full (maybe three weeks of the year is it full), why would there be a need for yet another campground? There are condos very near by this proposed development and this will encroach on these condos.

I am 100% fully opposed to this proposed development!

Linda Laidlaw  
68-3033 Enderby Mabel Lake Road  
Enderby, BC  
[REDACTED]

Archived: June 4, 2025 11:07:12 AM

From: [Jan Lacko](#)

Sent: June 4, 2025 10:39:55 AM

To: [RDNO Public Hearing](#)

Subject: Input for Public Hearing Thurs. June 4

Sensitivity: Normal

---

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

We are in favour of this application to change the OCP designation from Future Park to Commercial. Our reasons:

- The applicant is now going through the process required to change the OCP.
- Some may view removal of Future Park designation to be enough of a concern to oppose the change. However, it's our view the applicant has every right to equally participate in the recreational economic opportunities that exist at Mabel Lake.
- As 40+, year-round residents of Kingfisher, we have an understanding of the dynamic, complicated situation, and know the need for parks here in the future. We still believe it is only fair that the applicant be allowed proceed with their plans.

Thank you for the opportunity to provide input.

Janice Lacko

George Jameson

2365 Enderby Mabel Lake Road

Enderby BC V0E 1V5

Home phone: [REDACTED]

Archived: June 4, 2025 4:15:18 PM

From: [Mike Quesnel](#)

Sent: June 4, 2025 2:28:34 PM

To: [RDNO Public Hearing](#)

Subject: Community Plan Amendment of Bylaws 2942 and 3026.

Sensitivity: Normal

---

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

Before any amendment to the Community Plan in the proposed areas, further study and review is required of the following issues which are of current concern to residents:

1. Traffic and road condition: The Enderby/Mabel Lake Road is currently heavily used by logging trucks, gravel trucks, large RVs and boats. The road is in poor condition, with several un-repaired breaks, as a result of this heavy traffic, lack of maintenance and general neglect. The road is also narrow and winding and can be a hazard during high traffic times. It also a primary school bus route and students are at risk from traffic while enroute in buses and while waiting at the roadside for bus arrival. Changes to the Community Plan will, as proposed, result in further development of the proposed property/properties and subsequently higher traffic load on an already over-used and under-maintained road. There should be no amendments to the Community Plan until repairs and upgrades of the road to handle additional traffic have been completed. The cost of this work should be included in any development permits subsequently approved for the areas in question, not paid for by taxpayers.
2. Water/Fire Water: The Mabel Lake water system is already being heavily used by current residents and there are often water advisories as a result of overuse of the system and the inability of the limited capacity of the system to deal with water issues during times of high use. Any additional development resulting from amending the Community Plan will further tax the domestic water system as well as the availability of fire water. Any costs for upgrades to the water system or fire water system should be to the developers account.
3. Sewage: Any amendment to the Community Plan needs to take into consideration how sewage from any development is handled. There cannot be any sewage allowed to reach lake water. The current sewage handling system in place at the airpark is often overloaded during peak summer periods - the smell is clearly noticeable during these periods. This cannot be allowed to happen in any new development and sewage handling needs to be considered before any Community Plan amendment is approved.

Some additional questions:

What comprises a "cabin"? What is the size? Capacity? How many people per cabin?

How are services (power, water, sewage) being provided?

How will garbage be handled?

**Mike Quesnel**

**23 Walker Road, Enderby (Mabel Lake)**

Concerns regarding the OCP/Rezoning Application for the property legally described as District Lot 2415, ODYD, Except Plans 2024 & KAP81665 and located at Enderby Mabel Lake Road, Electoral Area "F"

**1. Access to the existing Public Trail to the River Mouth:**

- a. Notes from the April 24, 2025 meeting state that the applicant has entered into an agreement with the Regional District of North Okanagan for public use of the existing trail located on the subject property. How will the public access this trail? From the current property map, it appears that there will be gate at the west end of the Parkway Road prohibiting access to the proposed development, especially by golf carts which are often the main users of the path.
- b. Without access to the existing trail for all users including not only pedestrians and cyclists but also golf carts, they will be forced to either trespass on the Lakeside Estates Property or use the Enderby Mabel Lake Highway that has a speed limit of 80 kph. Neither of these options are acceptable, and in some cases are illegal.
- c. We understand there is an existing ROW between Lakeside Estates and the proposed development. We suggest that the developer for the proposed development be required to develop this ROW as a cart path similar to the other cart paths in the Mabel Lake area to provide access to the existing river mouth trail, if the current proposal does not provide adequate public access.
- d. Is the rezoning intending to eliminate the existing portion of Parkway Road that runs south to the current Licence file 3412512 as identified on the map? Why? And why has this public road become part of the proposed development?

**2. Public Parking:**

- a. The proposed development does not indicate there will be any temporary public parking for items such as boat trailers, boats, and other recreational items as there was before. Where does RDNO propose these items be parked? Where will the renters at the development park their boat trailers or 2<sup>nd</sup> vehicles when they are staying there? On the shoulders of the Enderby Mabel Lake Highway? Or other roads in the vicinity?

- 3. General Concerns about more development in the area:** More development in this area increases the density of people which results in increased traffic, lack of parking for both vehicles and recreational items (e.g. boats, boat trailers, ATVs, golf carts, etc.), increased crime and risk of fire. But there is no fire department or police service in close proximity. There are no new parking areas. There is no cell service and poor internet service and essentially only one road to use for evacuation in case of emergency.

In addition, there is also no discussion on garbage disposal which has, and continues to be, a problem with other developments in the area. How will this development handle garbage disposal?

RDNO needs to address these existing concerns before approving new developments.

Cameron and Jane Fraser  
Owners B303 3420 Parkway Road, Enderby (Mabel Lake)

Archived: June 5, 2025 9:24:53 AM

From: [Lisa Marfleet](#)

Sent: June 5, 2025 8:41:35 AM

To: [RDNO Public Hearing](#)

Subject: OCP/Rezoning application District Lot 2415, ODYD, Enderby Mabel Lake Road, Electoral area F

Sensitivity: Normal

---

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

Please accept my letter concerning the rezoning application for the property of District Lot 2415, ODYD, located at Enderby Mabel Lake Road, Electoral Area F.

After reviewing the information mailed out, I have identified some concerns. The draft map that was shared was extremely hard to read. There is a large population of older owners of affected properties that may not be able to even read the map. Therefore they will be at a disadvantage and may not be properly informed of this development.

A major concern with this development is water supply and sewer disposal. There is no definitive plan as they are marked "to be confirmed". Is it confirmed that this development will have its own water well? On the map received, the septic field is located right beside Lakeside Place condos. Is this location optimal taking into consideration neighbouring properties. Has an alternate location been considered?

The tree line along the fence between Lakeside Estates and the proposed development should be enhanced. We would request that a full semi-mature row of trees and bushes be planted to keep dust down and help with noise mitigation.

There are more than 84 privately owned properties in the immediate vicinity of this development. Please take into real consideration existing private properties that will be affected by this development of a commercial venture and decide accordingly.

Thank you,

Lisa Marfleet  
3460 Parkway Road  
Enderby, BC [REDACTED]  
[REDACTED]