

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 3070

A bylaw to amend the Electoral Area “F” Official Community Plan Bylaw No. 2702, 2016 and amendments thereto.

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**WHEREAS** pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

**AND WHEREAS** the Board has enacted the “*Electoral Area “F” Official Community Plan Bylaw No. 2702, 2016*” as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

**AND WHEREAS**, pursuant to Section 460 [Development approval procedures] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to an Official Community Plan and must consider every application for an amendment to the plan;

**AND WHEREAS** the Board has enacted the “*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018*” as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

**AND WHEREAS** the Board has received an application to amend the Official Community Plan designation;

**NOW THEREFORE**, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

### CITATION

1. This Bylaw may be cited as “***Electoral Area “F” Official Community Plan Amendment Bylaw No. 3070, 2026***”.

### AMENDMENTS

2. The land use designation of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” is hereby changed on Schedule “C” of the Electoral Area “F” Official Community Plan Bylaw No. 2702, 2016 from **Non-Urban** to **Commercial**.

<b>Read a First Time</b>	this	15th	day of	April, 2026
<b>Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan</b>	this	15th	day of	April, 2026
<b>Read a Second Time</b>	this	20th	day of	May, 2026

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Advertised on	this	22nd	day of	May, 2026
	this	26th	day of	May, 2026
Delegated Public Hearing held	this	4th	day of	June, 2026
<b>Read a Third Time</b>	this		day of	, 2026
<b>ADOPTED</b>	this		day of	, 2026

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Chair  
Shirley Fowler

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Corporate Officer  
Ashley Bevan

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 3071

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 and amendments thereto.

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**WHEREAS** pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

**AND WHEREAS** the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 3000, being the “*Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*” as amended;

**AND WHEREAS**, pursuant to Section 460 [*Development approval procedures*] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

**AND WHEREAS** the Board has enacted the “*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018*” as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

**AND WHEREAS** the Board has received an application to rezone property;

**NOW THEREFORE**, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

### CITATION

1. This Bylaw may be cited as “**Zoning Amendment Bylaw No. 3071, 2026**”.

### AMENDMENTS

2. The zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area “F” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Non-Urban (N.U) and Service Commercial (C.4) zones** to the **Recreation Commercial (C.5) zone**.

<b>Read a First Time</b>	this	15th	day of	April, 2026
<b>Read a Second Time</b>	this	20th	day of	May, 2026
Advertised on	this	22nd	day of	May, 2026
	this	26th	day of	May, 2026
Delegated Public Hearing held	this	4th	day of	June, 2026
<b>Read a Third Time</b>	this		day of	, 2026

**ADOPTED**

this

day of

, 2026

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Chair  
Shirley Fowler

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Corporate Officer  
Ashley Bevan

# REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, May 20, 2026

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**Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment**  
**Bylaw 3071 - Zoning Amendment**  
**0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]**  
**3315 Enderby Mabel Lake Road, Electoral Area "F"**

Moved and seconded

That Official Community Plan Amendment Bylaw No. 3070, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial, be given Second Reading and be forwarded to a Public Hearing; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 3000 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given Second Reading and be forwarded to a Public Hearing.

**CARRIED**

Moved and seconded

That the Public Hearing for Bylaw No. 3070 and Bylaw No. 3071 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

**CARRIED**

Moved and seconded

That Final Adoption of Bylaw No. 3070 and Bylaw No. 3071 be withheld until a letter of undertaking is provided to the Regional District to register covenants against the title of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F", which would require that the property be developed in accordance with the recommendations in the reports from AppleBruin Engineering Inc. dated April 23, 2026 and Forsite Consultants Ltd. dated May 14, 2026.

**CARRIED**

**TO:** Board of Directors  
**FROM:** Planning Department

**File No:** 25-0753-F-OR  
**Date:** May 19, 2026

**SUBJECT:** OCP Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071

## RECOMMENDATION:

That Official Community Plan Amendment Bylaw No. 3070, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial, be given Second Reading and be forwarded to a Public Hearing; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 3000 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given Second Reading and be forwarded to a Public Hearing; and further,

That the Public Hearing for Bylaw No. 3070 and Bylaw No. 3071 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*; and further,

That Final Adoption of Bylaw No. 3070 and Bylaw No. 3071 be withheld until a letter of undertaking is provided to the Regional District to register covenants against the title of the property which would require that the property be developed in accordance with the recommendations in the reports from AppleBruin Engineering Inc. dated April 23, 2026 and Forsite Consultants Ltd. dated May 14, 2026.

## BACKGROUND:

This report relates to an application for an amendment to the Official Community Plan (OCP) land use designation and zoning of the property located at 3315 Enderby Mabel Lake Road, Electoral Area "F". The applicant has applied to amend the OCP land use designation of a portion of the subject property from Non-Urban to Commercial and to amend the zoning from Non-Urban (N.U) and Service Commercial (C.4) to Recreation Commercial (C.5). If approved, the applicant proposes to develop a 127 site campground.

At the Regular Meeting held on March 18, 2026, the Board of Directors considered the application and resolved that staff be directed to prepare an OCP Amendment Bylaw and a Zoning Amendment Bylaw for First Reading. The Board also resolved that Second Reading of the Bylaws be withheld until:

1. the applicant has provided a report prepared by a professional engineer who has:
  - a. reviewed the proposed development and the physical characteristics of the property;
  - b. provided recommendations, if any, regarding the protection of the proposed development from hazards associated with steep slopes or terrain instability and flooding; and

- c. has confirmed that the proposed use would be safe for the use intended;
2. the applicant has submitted a study prepared by a professional engineer which:
  - a. evaluates the subject property and provides recommendations for potential on-site septic sewage disposal associated with the proposed development; and
  - b. confirms that the proposed sewage system will have no adverse effects on the environment including Kingfisher Creek, the Shuswap River or other local watercourses;
3. the applicant has submitted a hydrogeological study prepared by a professional engineer to determine the supply potential and impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer;
4. the applicant has submitted a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard;
5. the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide and submitted a follow-up report to staff in accordance with the Regional District of North Okanagan Public Information Meeting Guide.

The Board further resolved that Final Adoption of the Bylaws be withheld until:

1. a Commercial Development Permit has been approved by the Regional District; and
2. the applicant has made suitable arrangements with the Regional District of North Okanagan to secure a 10 m wide corridor along the frontage of the property for a future public trail;
3. conditions of the Mabel Lake Water Utility to remove the subject property from the service area and decommission the existing service have been satisfied;
4. a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which would:
  - a. prohibit fee-simple or bareland strata subdivision;
  - b. require that, as a condition of approval of a Campground Permit, a buffer strip be established along the west and north property lines consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission.

At the Regular Meeting held on April 15, 2026, the Board gave First Reading to Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070 and to Zoning Amendment Bylaw No. 3071.

## **TECHNICAL REPORTS:**

### Geotechnical Report:

In follow-up to the Board's resolution, the applicant has provided a report from AppleBruin Engineering Inc. dated April 23, 2026 (Attachment A). The report states:

- Regarding Kingfisher Creek, all construction is to be setback 30 m from the existing natural boundary of Kingfisher Creek.
- The Flood Construction Level (living area elevation) of new habitable structures is to be established at a minimum 1.5 m above the existing natural boundary of Kingfisher Creek that is adjacent to the proposed structure/dwelling.
- Regarding the western Hillside Slope, it is recommended that all new permanent construction be setback a minimum of 7.5 m from the toe of slope. This is generally due to the observed seepage and potential unstable soil conditions in the vicinity of the toe of slope. Stripping or removal of surface vegetation, such as trees and other flora from the slopes is not recommended, as this will lead to de-stabilization of the slopes on the western hillside at the property. Ditching and piping with culverts and other drainage features are recommended to control drainage and alleviate ponding of water at the toe of slopes. as may be deemed necessary. If it is desired to encroach closer to the slope toe at a given location, a more detailed slope stability analysis may be carried out by the geotechnical engineer.

- It is our professional opinion that the proposed development may be used safely for the intended use, as described herein, and previous reports.

#### On-site sewage disposal:

In follow-up to the Board's resolution, the applicant has provided a report from Franklin Engineering Ltd. dated April 23, 2026 (Attachment B). The report states:

- On April 10, 2026, a total of seven test pits were completed. Four test pits were excavated on the upper bench of the western hillside, and the remaining three test pits were excavated on the lower bench. Each test pit location was analyzed to identify the soil profiles encountered with permeameter testing on the upper and lower bench.
- The test pits encountered excellent native soils, consisting of sand and gravel with favorable structure, permeability, and depth. These soil conditions are highly suitable for onsite wastewater dispersal and support the feasibility of developing Municipal Wastewater Regulation (MWR) registered systems on the property. The proposed development includes 127 RV sites and amenity buildings. Under the Standard Practice Manual V3 (SPM), the maximum allowable design flow for a single onsite system is 22,700 L/day.
- The proposed development would have a total peak flow demand of 35,385 L/Day which exceeds the Sewerage System Regulation (SSR) limit for a single system, therefore the development will be serviced by an MWR system.
- Based on preliminary field investigations, soil conditions, site topography, and regulatory framework, Franklin Engineering Ltd. concludes that:
  - The property contains suitable soils, and soil permeability for onsite wastewater dispersal.
  - The flatter upper bench area on the upper western hillside provides a suitable and compliant location for disposal fields.
  - The currently proposed development can be serviced using an MWR regulated onsite wastewater system.
  - The proposed onsite septic system will have no adverse effect on the environment including Kingfisher Creek, The Shuswap River or other local watercourses.
  - The findings support the proposed onsite septic system and demonstrate its suitability for the intended use.
  - A detailed design will be completed at the Development Permit stage, including full system sizing, layout, and regulatory submissions.

#### Hydrogeological Study:

In follow-up to the Board's resolution, the applicant has provided reports from Western Water Associates Ltd. dated April 23, 2026 (Attachment C). The report states:

- Based on the regulations outlined in Section 12, a proposed campground with 127 campsites must be equipped with a minimum of four toilets, four wash basins, three showers and one utility sink. We understand through discussion with Franklin Engineering Ltd., the civil engineer for the project, that the estimated water demand for the proposed development is approximately 0.8 L/s (73 m<sup>3</sup>/day or 13 US gpm). To balance peak water demands, an onsite reservoir is also being proposed. The anticipated peak discharge into the proposed wastewater system is approximately 0.3 M/s (28.6 m<sup>3</sup>/day or 5 US gpm).
- Based on the information conveyed by provincial staff, there should not be restrictions on new ground water licence applications for sources that are found to be hydraulically connected to nearby surface waters.
- Given the distance between reported groundwater users and unregistered wells observed during our site visit (> 50 m), we believe it is feasible to install a supply well on the subject property that will not cause significant impacts to the availability of groundwater for neighboring wells.

- Based on our experience with other groundwater supplies in the region, we anticipate water produced from a supply wells will typically meet Maximum Acceptable Concentrations (MAC) and most Aesthetic Objectives (AO) detailed in the Guidelines for Canadian Drinking Water Quality (Health Canada, 2025). In some cases, treatment may be required to remove bacteriological or mineralogical parameters, or lower the total iron and manganese concentrations, to meet potability objectives.
- Overall, the typical annual water level fluctuation is approximately 2 m, which is similar to what we anticipate will occur in wells drilled in an overburden aquifer on the project site. Based on this, we do not believe seasonal variations in water levels will be a limiting factor to groundwater development at the subject property.
- From our review of the information available, we are of the opinion that there is a moderate probability of developing an onsite groundwater supply well in overburden material that is capable of supplying the estimated demand of 0.8 L/s (13 US gpm). If a single well cannot meet the full project demand, a second well and/or onsite storage could likely be used to supplement supply.
- The Public Health Act, Health Hazard Regulation specifies a new water supply well must be sited at least 30 m from a known or probable source of contamination (e.g. septic field) (2011). The Sewerage System Standard Practice Manual indicates a new wastewater system with a maximum daily flow between 22.7 and 37 m<sup>3</sup>/day must be setback at least 60 m from a water supply well (MOH, 2014). Based on the proposed location of the onsite septic system, and the inferred location of neighbouring systems, it should be feasible to adhere to the respective setback requirements for a new supply well. However, it will be necessary to investigate and confirm the locations of any potential septic or wastewater disposal fields in the area prior to drilling.

### Wildfire Assessment

In follow-up to the Board's resolution, the applicant has provided a report from Forsite Consultants Ltd. dated May 14, 2026 (Attachment D). The report states that the proposed development area on this property has a Fuel Assessment – Threat Assessment Score of “Low” with patches of “Moderate” hazard. The report provides recommendations to minimize the risk of wildfire hazard related to buildings, RV sites and associated structures, riparian buffers, agricultural land reserve setbacks and buffers, slope and terrain stability, landscaping campfire rings, debris removal and fire smart recommendations.

### **PUBLIC INFORMATION MEETING:**

In follow-up to the Board's direction, the applicant held a Public Information Meeting (PIM) at 4:00 PM on Tuesday, April 21, 2026. The PIM was held at the Kingfisher Community Hall located at 3337 Enderby Mabel Lake Road. In accordance with the requirements of the Regional District Public Information Meeting Guide, the applicant submitted a report to staff regarding the PIM including the following information:

- photos of the meeting notification sign posted on the property on April 7, 2026;
- copies of the advertisement that was run in the April 2 and April 9, 2026 editions of the Vernon Morning Star newspaper;
- a copy of the mail-out that was delivered to surrounding property owners including the following:
  - date, time, and purpose of the Public Information Meeting;
  - address of the location of the PIM and of the subject property;
  - site plan of the property;
  - contact information for the applicant and for the Regional District of North Okanagan;
  - a description of the proposed OCP and Zoning amendments; and
  - a comment sheet inviting recipients to submit written comments to the Regional District.
- Minutes of the PIM indicate the following:
  - 102 members of the public attended the meeting.

- Several members of the public asked questions regarding the proposed development. The applicant has indicated the themes of questions included:
  - Transportation and peak-season congestion (marina/boat launch parking and circulation).
  - Water supply and on-site sewage disposal feasibility, including potential impacts to local wells/aquifer and nearby watercourses.
  - Wildfire risk, evacuation and emergency access concerns; interest in Fire Smart-style practices and wildfire planning.
  - Tree retention/landscaping approach and buffering/privacy expectations.
  - Social/operational management: rules, quiet hours, security, and accountability.
  - Community benefits: trails/public access, local services and businesses, and general community fit.

The applicant provided a total of 203 written comments regarding the proposal which were received by the applicants at or in response to the PIM. The written submissions were in support of the proposal and were from persons who are local area residents or property owners or 'visitors to Mabel Lake who do not live or own property but wished to have their opinion registered'. The comments in support of the application noted economic benefits and the need for additional accommodation options.

As of the date of this report, 37 written comments regarding the proposal were received directly by the Planning Department. The written submissions were not in support of the proposal and were from persons who are local area residents or property owners. These submissions noted concerns related to water supply and impacts on adjacent wells, sewerage disposal and proximity to Kingfisher Creek and the Shuswap River, wildfire risk and evacuation, incomplete consultation with First Nations, suitability of the property due to flood risk, potential for environmental impacts, loss of rural identity, safety and lack of police presence, increased traffic and increased parking issues.

## **DISCUSSION:**

The following outlines how the above noted conditions of Second Reading of the subject Bylaws have been addressed and how the Board could advance the Bylaws for further consideration.

### Geotechnical Report

As directed by the Board, the applicant has provided confirmation in writing from a qualified professional Geotechnical Engineer that the subject property is safe for the intended use, provided the recommendations of the report are followed. As the Engineer has indicated that their recommendations must be followed, staff recommend that a covenant be registered on the title of the property which requires that development proceed in accordance with the recommendations of the report.

### On-site Sewage Disposal

As directed by the Board, the applicant has submitted a report from Franklin Engineering Ltd. stating that onsite dispersal to ground of treated sewage effluent is possible for the proposed development and that the proposed onsite septic system will have no adverse effect on the environment including Kingfisher Creek, the Shuswap River or other local watercourses.

The report also indicates that the total peak flow demand of 35,385 L/Day exceeds the Sewerage System Regulation (SSR) limit for a single system, therefore the development will be serviced by an Municipal Wastewater Regulation (MWR) system. Systems regulated under the MWR requires extensive review and detailed technical studies, operating and maintenance plans, and certification by qualified professionals in order to be approved by the Province.

### Hydrogeological Study

As directed by the Board, the applicant has submitted a hydrogeological study which was prepared by a Professional Engineer which states that well interference between new onsite wells and existing offsite wells are not anticipated.

While the Board did not request confirmation that the proposed development could be serviced with onsite wells, the hydrogeological study does address this matter. The civil engineer for the project has indicated that the estimated water demand for the proposed development is approximately 0.8 L/s (73 m<sup>3</sup>/day or 13 US gpm). The study concludes that sustainable groundwater production at the development's maximum daily demand rate is moderately feasible from one well. It also states that a second well or onsite storage could be used to supplement supply. The study notes that no wells have been drilled or tested on the site.

### Wildfire Assessment

As directed by the Board, the applicant has provided a report from a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard. Staff recommend that a covenant be registered on the title of the property which requires that development proceed in accordance with the recommendations of the report.

### Public Information Meeting

As directed by the Board, the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide. The comments received at the meeting are outlined above.

In response to some of the comments received, the applicant has indicated they have engaged with an archeologist and Splatsin First Nation. As mentioned in the previous staff report, Provincial records indicate that an archaeological site protected under the *Heritage Conservation Act* is recorded on the subject property. Section 12 of the *Heritage Conservation Act* requires that a Heritage Alteration Permit must be issued by the Archaeology Branch before conducting activities that will impact a protected archaeological site, but not as a condition of the rezoning. Staff note that legislative consultation requirements under Section 475 of the *Local Government Act* have been addressed.

Some of the other comments and questions in the submissions provided by the public are addressed by the technical reports provided by the applicant as a requirement of the Board prior to the associated Bylaws receiving Second Reading. Should the Board wish for the applicant to address any other concerns noted by the submissions received, the Board could delay consideration of Second Reading of the associated Bylaws until additional information is received.

If the Board wishes to forward the associated Bylaws to a Public Hearing, the Public Hearing will provide persons who believe their interest in property is affected by the proposal to be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the associated Bylaws in accordance with Section 465 of the *Local Government Act*.

Submitted by:



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Jennifer Miles, RPP, MCIP  
Planner II

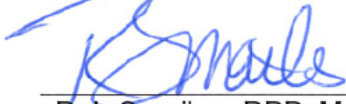
Reviewed by:



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Greg Routley  
Planning Manager

Endorsed by:



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Rob Smailes, RPP, MCIP  
General Manager, Planning and Building

Approved for Inclusion:



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David Sewell  
Chief Administrative Officer



(250) 899-9060

AppleBruin Engineering Inc.  
Suite 203 – 1962 Enterprise Way  
Kelowna, BC V1Y 9S6

April 23, 2026

Project 26-36

Mr. Terry Laursen  
[REDACTED]  
[REDACTED]

Attention: Mr. Terry Laursen

Dear Sir,

**RE: GEOTECHNICAL ASSESSMENT, PROPOSED DEVELOPMENT,  
LOT 1, SEC 14, TP 19, R 6, W6M, KDYD, PLAN KAP45386  
3315 MABEL LAKE ROAD, ENDERBY, BC**

## 1. INTRODUCTION

As requested by Mr. Terry Laursen (The Client) of Enderby, BC, AppleBruin Engineering Inc. (AppleBruin) has carried out a site reconnaissance on April 10, 2026, at the above noted proposed project site. At that time, Mr. Terry Laursen was present and he met with the writer from AppleBruin. There were others present at the property, including a hydrogeologist, and members of the firm, Franklin Engineering. The purpose of the field review by the various professionals was to generally determine suitability of the site for the proposed development, which is described in more detail within this report. It is further understood that North Okanagan Regional District has requested site evaluations by qualified professionals, including the geotechnical engineering discipline.

This letter provides a summary of the desktop study, site reconnaissance and observations made at the site from a geotechnical perspective.

Prior to the site reconnaissance, the following documentation was provided to AppleBruin by Mr. Alan Pattison, representative for Terry Laursen:

- Report by Horizon Geotechnical Ltd. – *Geotechnical Assessment, Re-Zone Property for Commercial Use, Lot 1, Plan KAP 45386, Sec 14, Twp 19, R. 6, W6M, KDYD, Enderby Mabel Lake Road – File 18-5871, dated May 30, 2018; addressed to Terry Laursen (the Horizon Report)*
- Memo by A.M. Pattison Consulting Services Inc.: *Terrain Investigation and Analysis – same location as above, dated April 23, 2018; addressed to Terry Laursen and Sharon Lancaster (the Pattison Report).*
- Regional District North Okanagan: Application for Official Community Plan or Zoning Amendment; same location - dated August 5, 2025.
- Regional District North Okanagan: Planning Department Information Report – OCP Zoning Amendment Application; same location – dated February 17, 2026.
- Land Title Search Document: P.I.D. 017-406-064 (same location) showing various covenants, including 30 m setback natural boundary of Kingfisher Creek; no disturbance, no buildings, and 1.5 m flood construction elevation above natural boundary of Kingfisher Creek (CA7016010).
- Mapping of the site including Orthographic, Legal Plans by Russell Shortt, Land Surveyors & the Proposed Development Layout.

Two Site plans (maps) showing the property and the proposed development are attached to this report. The noted reports prepared by Horizon and Pattison are also attached.

AppleBruin has prepared this letter report in accordance with generally accepted geotechnical engineering principles and practices. Environmental ground or groundwater contamination concerns or considerations are outside the scope of this report.

## **2. SITE DESCRIPTION**

Based on the site reconnaissance of April 10, 2026, the site can be similarly described as in the previous reports by "Horizon" and "Pattison". The site is located on Enderby-Mabel Lake Road about 25 km east of the town of Enderby, BC. The property is understood to cover an area of 20.6 ha (50.75 acres) in size. It is considerably longer in the North-South direction than East-West. Kingfisher Creek exists on the eastern boundary of the property and flows from North to South into Shuswap River. From the east side the land rises to a central open area bench (plateau) that is significantly higher than Kingfisher Creek, above the flood plains of Kingfisher Creek. This area does not appear to have been subject to historical flooding.

Towards the western side of the site property, the ground surface rises sharply forming the hillside. It is understood to rise approximately 50 to 60 m (165 to 200 ft). Detailed contour plans/mapping have not been provided. In general, the surface slopes appear to rest at approximately 25° to 35° slope angle, steepening towards the top of the hill. This is based on a brief field review. The surface slopes are uniform to hummocky.

Significant seepage water was observed at the toe of the hillside at two locations.

The central portion of the property supports less vegetation, possibly due to previous gravel mining operations. The Eastern side along the Creek is well-treed. The Hillside is typically forested with a variety of species.

The surface exposures in the central bench area are comprised of SAND, GRAVEL, COBBLES deposit, based on observation. See photographs. This concurs with previous assessments of the site geology. This bench area slopes down from North to South gently.

The existing man-made features/structures such as the abandoned mobile home and other outbuildings were present on site, as previously described by authors who had attended the site in 2018.

## **3. PROPOSED DEVELOPMENT**

As per the attached mapping, it is proposed to develop the subject property with as many as 127 RV lots. Roadways are to be designed with a slight slope down from North to South. There is existing drainage along the eastern toe of slope along the hillside terrain. Stormwater design will provide for on site drainage to be directed to the central roadway system within the bench area. A stormwater detention pond is proposed for the lower south end of the property.

The proposed water supply and septic disposal are being evaluated and designed by other professionals.

## **4. COMMENTS, CONCLUSIONS AND RECOMMENDATIONS**

### **4.1 Preliminary General Comments**

Based on the site reconnaissance and the information provided in the foregoing, it is concluded that the site and the proposed development is acceptable from a geotechnical perspective. The previous provided recommendations and those contained in this report are to be followed. It is our professional opinion that the proposed development may be used safely for the intended use, as described herein, and previous reports.

## 4.2 Flood Protection

With respect to potential flooding from Kingfisher Creek, AppleBruin concurs with previous information and recommendations in the attached reference reports.

- Regarding Kingfisher Creek, all construction is to be setback 30 m from the existing natural boundary of Kingfisher Creek.
- The Flood Construction Level (living area elevation) of new habitable structures is to be established at a minimum 1.5 m above the existing natural boundary of Kingfisher Creek that is adjacent to the proposed structure/dwelling.

## 4.3 Potential Hazards Adjacent to Hillside

Regarding the western Hillside Slope, it is recommended that all new permanent construction be setback a minimum of 7.5 m from the toe of slope. This is generally due to the observed seepage and potential unstable soil conditions in the vicinity of the toe of slope.

Stripping or removal of surface vegetation, such as trees and other flora from the slopes is not recommended, as this will lead to de-stabilization of the slopes on the western hillside at the property. Ditching and piping with culverts and other drainage features are recommended to control drainage and alleviate ponding of water at the toe of slopes, as may be deemed necessary.

If it is desired to encroach closer to the slope toe at a given location, a more detailed slope stability analysis may be carried out by the geotechnical engineer.

## 5. CLOSURE

This letter report has been prepared by AppleBruin Engineering Inc. for the site and proposed development noted herein, and for the intended client noted above, Mr. Terry Laursen of Enderby, BC and his agents and clients for this proposed development. This report may also be relied upon by the Approving Officer of the District for this proposed development. Any use which a third party makes of the information contained herein, or any reliance or decisions made based on it are the responsibility of such third parties. AppleBruin Engineering Inc. accepts no responsibility for damage, if any, suffered by any third party as a result of decisions made or actions taken based on information contained in this report.

We trust this meets your present requirements. Please do not hesitate to contact the undersigned if you have questions or require further information.

Yours very truly,

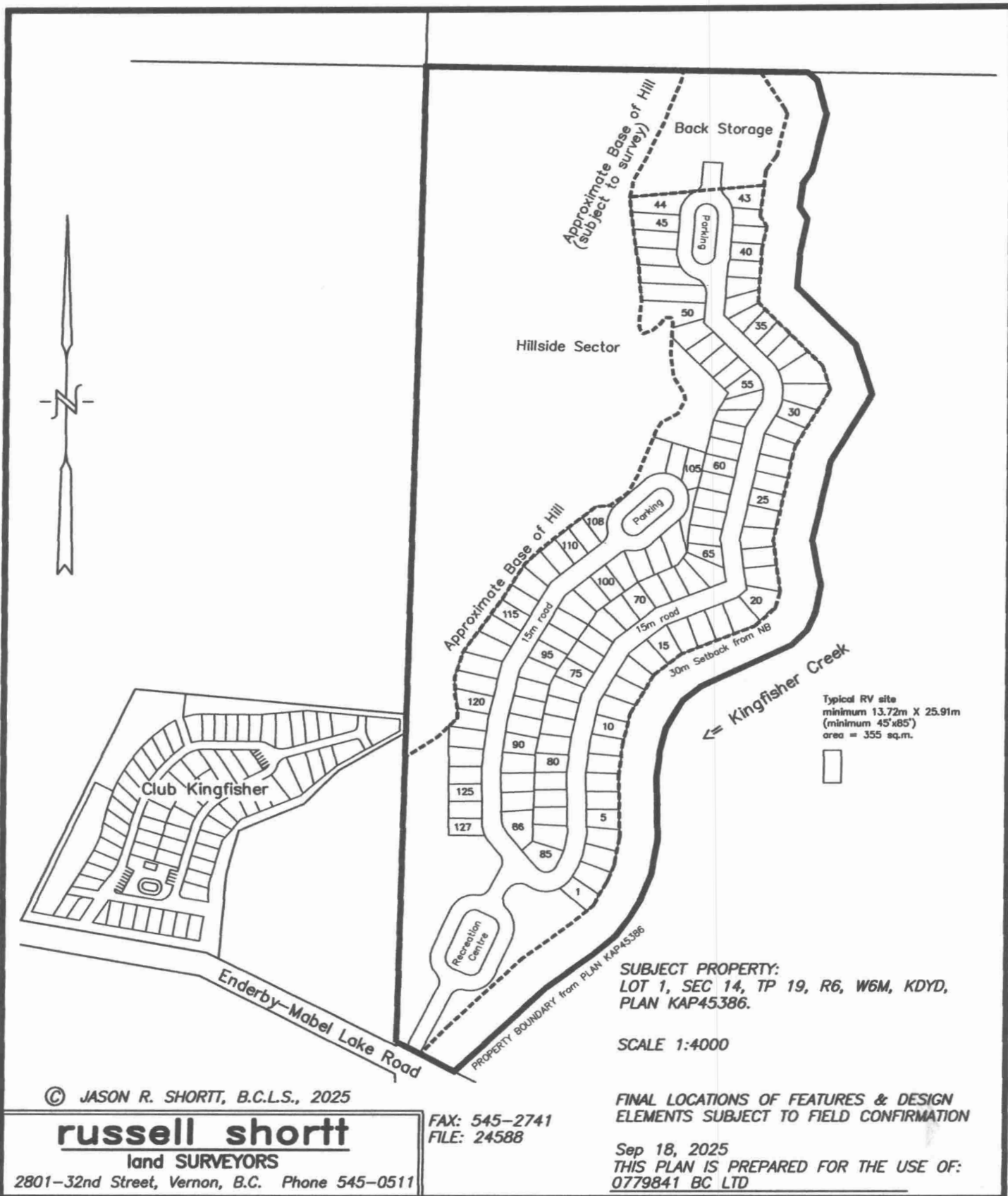
**AppleBruin Engineering Inc.**  
**Permit to Practice #1002083**



David Neitsch, P. Eng.  
Geotechnical Engineer

Attachments: Mapping (2 pages)  
Previous Reports – Horizon and Pattison Reports (total of 7 pages)

RV VILLAGE AT MABEL LAKE  
SITE PLAN  
 (Approximate layout Pending Detailed Site Planning)



Typical RV site  
 minimum 13.72m X 25.91m  
 (minimum 45'x85')  
 area = 355 sq.m.

SUBJECT PROPERTY:  
 LOT 1, SEC 14, TP 19, R6, W6M, KDYD,  
 PLAN KAP45386.

SCALE 1:4000

FINAL LOCATIONS OF FEATURES & DESIGN  
 ELEMENTS SUBJECT TO FIELD CONFIRMATION

Sep 18, 2025  
 THIS PLAN IS PREPARED FOR THE USE OF:  
 0779841 BC LTD

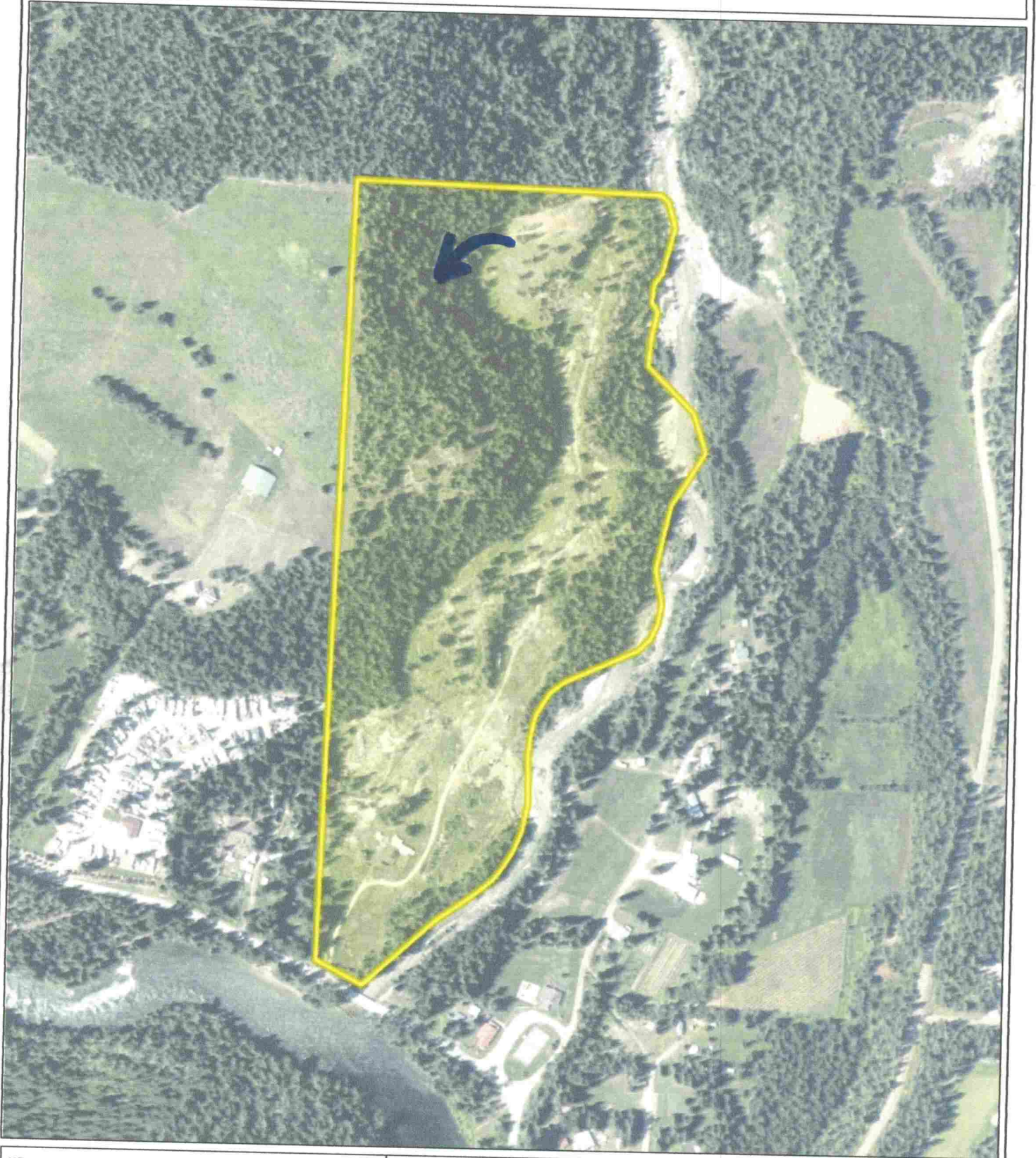
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**russell shortt**  
 land SURVEYORS

2801-32nd Street, Vernon, B.C. Phone 545-0511

FAX: 545-2741  
 FILE: 24588

# North Okanagan Map



127 0 64 127 Meters

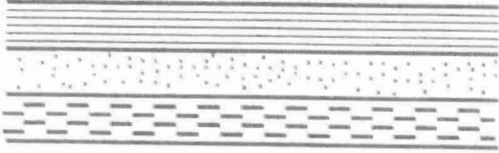
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This drawing has been produced by the City of Vernon's and the Regional District of North Okanagan's Geographic Information Systems. The data provided is derived from a variety of sources with varying levels of accuracy. The City of Vernon and the Regional District of North Okanagan make no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.



# HORIZON GEOTECHNICAL LTD.



## Attachment A

14151 Oyama Road  
Lake Country, BC V4V 2B8  
Cell: 250-549-0224  
Ph./Fax: 250-548-3250  
geotech@paragonbc.com

0779841 BC Ltd.  
Attn : Terry Laursen



May 30, 2018

File : 18 - 5871

RE : Geotechnical Assessment  
Re-Zone Property for Commercial Use  
Lot 1 , Plan KAP 45386 , Sec 14, Twp 19, R. 6, W6M, KDYD  
Enderby - Mabel Lake Road

Dear Sir :

As requested, Horizon Geotechnical Ltd. provides the following information as a geotechnical assessment to re-zone the above noted property for commercial use. A recent site inspection of the property was conducted on April 15, 2018 by the undersigned geotechnical engineer, along with Terry Laursen the owner of the property, accompanied by his partner Sharon Lancaster , and a consultant Allan Pattison of A.M. Pattison Consulting services Inc.

A reference report regarding the geology of the area prepared by Roy J van Ryswick , dated July 11, 2013 for the proposed 25 lot subdivision on Lot A, Plan 25460 at Parkway Road and Enderby-Mabel Lake Road was provided by the owner to the undersigned and is enclosed. A specific quote from the report follows :  
" Geology - the land formation underlying this extensive terrace is a glacial outwash delta which was deposited by glacial melt waters from the Kingfisher Creek drainage area during the last deglaciation 10, 000 years ago. This landform, which consists of coarse SAND and GRAVEL in the order of 30 m or more deep, extends back under the golf course, airstrip and adjoining subdivision areas on the terrace"

A copy of the report provided by Allan Pattison of A.M. Pattison Consulting Services Inc. dated April 23, 2018 is enclosed, and the report titled " Terrain Investigation and Analysis " provides extensive background information of the property. The report includes a site plan prepared by Russell N Shortt British Columbia Land Surveyor dated Sept. 16, 2009 that shows the eastern boundary of the property to be Kingfisher Creek , the hillside area of 11.3 ha, the location of the approximate base of the hill from aerial photos, and the bench area of 9.3 ha.

A specific quote from the Pattison Report--regarding soils ---states that ---  
" Most soil exposures and sections in the bench area show that the underlying terrain is composed of very coarse gravels with a significant portion of cobbles, and

some boulders. Other exposures show coarse gravels with an upper layer of sands. When considered with other terrain units in this area around Mabel Lake and the Shuswap River, it is concluded that the bench area of the subject property is composed primarily of deep glaciofluvial sediments. ”

A specific quote from the Pattison Report -- regarding flooding-- states that -  
“ From a terrain perspective, the largest challenge facing a new development is the potential flooding hazard from Kingfisher Creek. This flood hazard is restricted to the area of lower elevations in the southern sector of the bench area. ”

The design requirements to address the potential flooding hazard from Kingfisher Creek are set forth by the registered covenant on the property that sets the flood construction elevation at 1.5 meters above the natural boundary of Kingfisher Creek.

A specific quote from the Pattison Report -- regarding flooding-- states that -  
“ Given the wide channel of Kingfisher Creek and its gentle slope (< 10 % ) it is suggested that debris torrents and high runoff will likely be contained within the channel . If in the event of a flood, it is also suggested that 1.5 meter flood construction elevation will be adequate to protect buildings and goods that could be damaged by floodwaters. ”---and --- “ It is possible that debris from a landslide in the upper Kingfisher basin being caught-up under the bridge on Enderby- Mabel Lake Road. This could cause some local flooding in the southeast corner of the subject property. ”

The owner of the property, Terry Laursen has agreed to a leave strip or “ no-build ” zone of 30 metres from the Enderby - Mabel Lake Road to facilitate the possibility of flooding in this area adjacent to the bridge, and comprising the lowest portion of the property.

The recent site plan prepared by Russell N Shortt British Columbia Land Surveyor dated April 23, 2018 shows the proposed commercial area to be setback 30 m from Title Boundary, that is generally taken as the centre line of Kingfisher Creek . The proposed commercial area is shown as C4 zone ( 3.56 ha ) shown by the green cross-hatched area, extending down to Enderby-Mabel Lake Road.

A copy of the covenant placed on the property is enclosed, and specifically Page 6 , Flooding , Item 1 and 2 -- state the following --

1. Hereafter, no building, mobile home, or unit, modular home or structure, shall be constructed, reconstructed, moved, extended or located within fifteen ( 15 ) metres of the natural boundary of Kingfisher Creek.
2. Hereafter, no area used for habitation, business or storage of goods damageable by floodwater shall be located within any building at an elevation such that the underside of the floor system thereof is less than one point five ( 1.5 ) metres above the natural boundary of Kingfisher Creek.

May 30 2018

It is the opinion of the undersigned, that in the event of a flood, the 1.5 metre flood construction elevation above the natural boundary of Kingfisher Creek will be adequate to protect buildings and goods that could be damaged by floodwaters.


Since Kingfisher Creek flows downward over a substantial distance, in order to establish the underside of a floor slab level for a commercial building at a level of 1.5 metres above the natural boundary, it will be required to establish the adjacent level of the natural boundary of Kingfisher Creek immediately parallel to the east, for each structure.

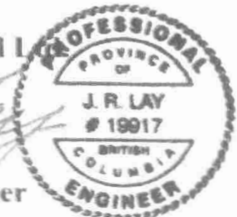
The location and floor slab level of the first commercial building must be determined by a BCLS legal surveyor and a Civil Engineer after the end of June 2018 which is considered to be the highest flood level for creeks, rivers, streams and lakes.

It is the opinion of the undersigned that the property can be safely developed for the intended use of commercial buildings provided that the structures are located at a minimum distance of 30 metre setback from the title boundary of Kingfisher Creek to the east, and a "no-build" zone of 30 metres from the Enderby - Mabel Lake Road to the south, and no area used for habitation, business or storage of goods damageable by floodwater shall be located within any building at an elevation such that the underside of the floor system thereof is less than one point five ( 1.5 ) metres above the natural boundary of Kingfisher Creek as determined by a BCLS legal surveyor, at a parallel level to the east.

I trust the foregoing information will be of assistance to you on this project. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,  
Horizon Geotechnical Ltd.

  
Jerry Lay, P.Eng.  
Geotechnical Engineer

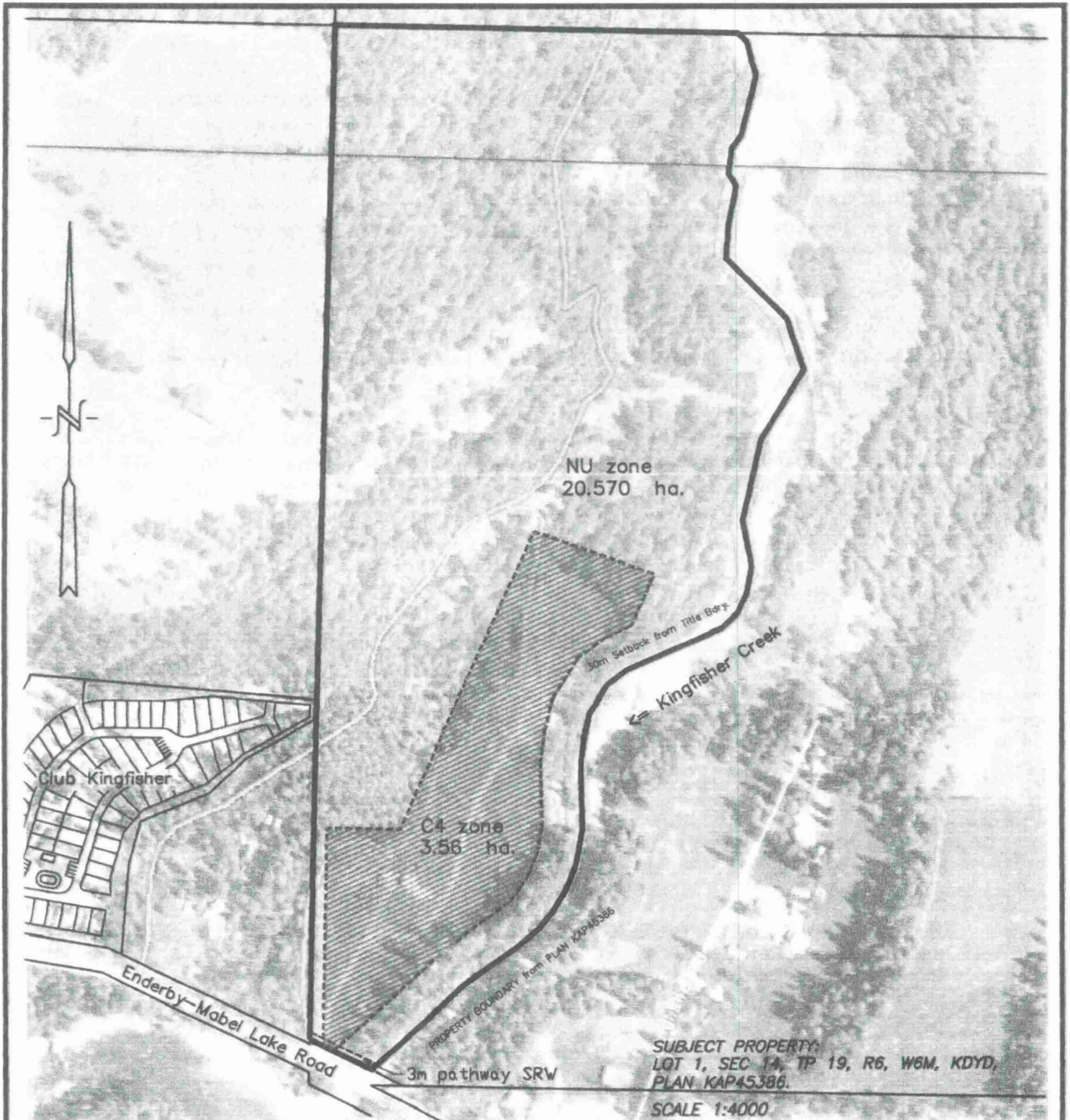


cc E-Mailed To :  
Planning Department  
North Okanagan Regional District

MABEL LAKE STORAGE  
SITE PLAN - ZONING  
(1-30 yr buildout)

Attachment A

(Approximate layout Pending Detailed Site Planning)  
Note That Detailed Site Planning Will Follow.



SUBJECT PROPERTY:  
LOT 1, SEC 1A, TP 19, R6, W6M, KDYD,  
PLAN KAP45386.

SCALE 1:4000

FINAL LOCATIONS OF FEATURES & DESIGN  
ELEMENTS SUBJECT TO FIELD CONFIRMATION

APR 23, 2018  
THIS PLAN IS PREPARED FOR THE USE OF:  
0779841 BC LTD

© JASON R. SHORTT, B.C.L.S., 2018.

**russell shortt**  
land SURVEYORS

2801-32nd Street, Vernon, B.C. Phone 545-0511

FAX: 545-2741  
FILE: 24588

# Memo

A.M.Pattison Consulting Services Inc.

To: Terry Laursen  
Sharon Lancaster

DATE: April 23, 2018

RE: Terrain Investigation and Analysis – Lot 1, Sec. 14, Twp. 19,  
R.6, W6M, KDYD, Plan KAP45386

---

## **BACKGROUND**

A reconnaissance level terrain investigation was undertaken on the above noted property on April 29, 2017 in preparation for considering a new development. Soil moisture conditions were optimal for this investigation as water was running in local ditches and soil moisture conditions were still displaying spring-like attributes.

Several hours were spent on-site. One transit was made through the bench area following the existing road with regular divergences both east towards Kingfisher Creek and west towards the base of slope of the hillside portion of the property. A second reconnaissance transit was made into the hillside (northwest) area of the property following old skid trails and some bush-whacking. No soil sampling was undertaken on the property.

## **LOCATION AND LAND USE**

The subject property is located in Electoral Area 'F' of the Regional District of North Okanagan at 3315 Enderby Mabel Lake Road about 25 kilometers east of Enderby B.C. The road frontage is about 50 metres. The property is 20.6 ha (50¾ ac) in size. The property is west of, and adjacent to, Kingfisher Creek just north of its confluence with the Shuswap River. The river is the east boundary of the subject property.

A map of the property is attached showing the two terrain units in the property – the bench area and the hillside area. An orthographic aerial photograph is also attached showing the uppermost portion of the hillside area. There is one residence on the property and a few outbuildings – all of which are in poor condition. The vast majority of the property – both the hillside area and the bench area – is idle and unused with the exception of an area for some limited outside storage. No farming is occurring. Historically there is evidence of limited gravel extraction and logging.

## **BENCH AREA**

The bench area is sandwiched between Kingfisher Creek on the east and the hillside portion of the property on the west. It is about 9.3 ha in size. The bench area is mostly a simple slope gently rising to the north. The elevation just inside the property at Enderby Mabel Lake Road is 400± masl. The central portion of the bench area at the north boundary is 423± masl and about 10 metres above Kingfisher Creek channel. *(Elevations from Google Earth)*

→ 2

Close to Kingfisher Creek the terrain is often hummocky. Most of this hummocky terrain shows little evidence of being flood channels and most likely are the result of previous placer exploration or gravel extraction. However, evidence of a couple of possible flood channels were observed that, at the time of survey, did not contain water nor did the surface soils show any evidence of gleying or other signs of water saturation.

At the time of survey, Kingfisher Creek was running full but not bank-full discharge. It is a wide channel. The active channel is wide enough to contain mid-channel gravel bars and point bars. Some berms have been constructed along the southern portion of the creek where the subject property is at lower elevation.

Most soil exposures and sections in the bench area show that the underlying terrain is composed of very coarse gravels with a significant portion of cobbles and some boulders. Other exposures show coarse gravels with an upper layer of sands. When considered with other terrain units in this area around Mabel Lake and the Shuswap River, it is concluded that the bench area of the subject property is composed primarily of deep glaciofluvial sediments.

Along the west boundary of the bench area at the base of slope to the hillside area is a well maintained small ditch. In the southern sector of the bench area this ditch bifurcates with one ditch leaving the subject property and continuing along the base of slope. The other ditch basically follows the western boundary of the subject property. Both these ditches flow south towards the roadside ditch along Enderby Mabel Lake Road and then draining into Kingfisher Creek. There is good evidence that historically, these ditches have overflowed; this may be the result of poor ditch maintenance in the past or beaver activity.

In the southern sector of the bench area where the elevation is the lowest, a considerable amount of fill has been placed. Likely over many years. It is noted that a Covenant has been registered which restricts construction within 15 metres of Kingfisher Creek because of habitat values. It also sets the flood construction elevation at 1.5 metres above the natural boundary of Kingfisher Creek. The fill that has been placed in the lower portions of the property may be sufficient to meet this regulatory flood construction elevation.

#### **HILLSIDE AREA**

The hillside area comprises the northwest sector of the subject property. It is about 11.3 ha in size and characterized by uniformly very strong (31%-45%) simple sloping topography. The elevation of the northwest corner of the property is nearing 500± masl.

The hillside area is well forested and the trees are standing straight and true which suggest no slope movement. Several seepage points were observed some of which were likely seasonal and evident at the time of survey due to high soil moisture conditions. Other seepage points showed evidence of more permanent seepage; but no real channel forming downslope due to the very low water volumes. Some seepage points have initiated very small rotational slumps which are evident as a local failure. For this reconnaissance investigation it is suggested that these localized rotational slumps are not evident of a larger progressive rupture surface.

Very few bedrock exposures were found. Examination of the rupture surface of the local slumps indicate that the underlying parent material is compact glacial till which leads to a terrain definition of a till blanket (> metre) over bedrock.

## TERRAIN ANALYSIS FOR DEVELOPMENT SUITABILITY

### Flooding

From a terrain perspective, the largest challenge facing a new development is the potential flooding hazard from Kingfisher Creek. This flooding hazard is restricted to the area of lower elevations in the southern sector of the bench area.

Examination of the regulatory bylaws online with the Regional District of North Okanagan shows that the subject property is not within a designated floodplain. Therefore, any siting and design requirements to address the potential flooding hazard from Kingfisher Creek are, at this time, set by the registered Covenant. This Covenant sets the flood construction elevation at 1.5 metres above the natural boundary of Kingfisher Creek.

Given the wide channel of Kingfisher Creek and its gentle slope (< 10%) it is suggested that debris torrents and high runoff will likely be contained within the channel. If in the event of a flood, it is also suggested that 1.5 metre flood construction elevation will be adequate to protect buildings and goods that could be damaged by floodwaters. It is likely that the Regional District of North Okanagan will require confirmation of this opinion from a Geotechnical Engineer either at the time of development approval or at the time of construction.

It is possible that debris from a landslide in the upper Kingfisher Creek basin could be caught-up under the bridge on Enderby Mabel Lake Road. This could cause some local flooding in the southeast corner of the subject property.

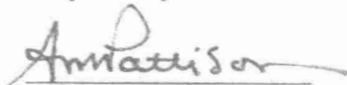
The small ditches at the base of the hillside area and along the western boundary of the subject property closer to Enderby Mabel Lake Road are not considered a potential flooding hazard. The hillside sector which drains into these ditches is considered stable.

### Other Considerations

The coarse texture of the soils in the bench area terrain unit have a low water holding capacity. Therefore, areas of a development for landscaping will require both the importation of topsoil as well as irrigation systems. Cobble picking will be required to establish a base material for landscaping.

The soils on the bench area will be easy to excavate for construction of buildings and the installation of works. However, the coarse texture may restrict the absorption capability for the installation of septic drainfields.

Respectfully Submitted,





## Wastewater Servicing Feasibility Report

3315 Enderby Mabel Lake Road BC

**Prepared By:** Franklin Engineering Ltd  
PO Box 2590, 416A 4<sup>th</sup> St NE  
Salmon Arm, BC V1E 4R5  
250.832.8380

**Prepared For:** Regional District North Okanagan  
9848 Aberdeen Road  
Coldstream, BC V1B 2K9

**Date:** April 23, 2026

**Project No.:** 26-047

---

## EXECUTIVE SUMMARY

Franklin Engineering Ltd. was retained by 0779841 BC Ltd. to complete a wastewater feasibility assessment in support of the rezoning application for a proposed 127-site Luxury RV Resort at 3315 Enderby-Mabel Lake Road. The property is currently zoned Non-Urban (N.U) / Service Commercial (C.4), with the Regional District of the North Okanagan (RDNO) considering Recreation Commercial (C.5) zone to accommodate the development.

The project proposes a purpose-built, upscale RV resort designed for large motorcoaches, 5th wheels, park model RVs, and associated amenities. Planned features include full-service RV sites with engineered utilities, hardscaped pads, accessory building space, a clubhouse, pool, laundry facilities, walking trails, landscaped buffers, and a gated entrance. No development is proposed within the western hillside sector, consistent with existing covenants and environmental constraints.

Field investigations completed on April 10, 2026, included test pits and permeameter readings throughout the site. These investigations confirmed excellent native sand and gravel soils with adequate depth and favourable permeability, suitable for onsite wastewater dispersal. Setback requirements—including a 300-metre well setback and a 30-metre waterbody setback—were reviewed, and the upper flatter bench of the western hillside was identified as the preferred location for disposal fields.

A wastewater demand analysis based on the Standard Practice Manual V3 (SPM)-aligned peak flows (255 L/day per RV site and 750 L/day per amenity building allowance) results in a total peak flow of 35,385 L/day, which exceeds the 22,700 L/day limit for a single Sewerage System Regulation (SSR)-regulated system. As a result, the development will require a Municipal Wastewater Regulation (MWR) registered system. The site contains sufficient land area and suitable soils to support this approach.

Based on the site conditions, soil characteristics, topography, and regulatory requirements, Franklin Engineering Ltd. concludes that the property can be safely and effectively serviced by an onsite wastewater system. The findings support the feasibility of the proposed development, with detailed system design to be completed at the Development Permit stage.

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## List of Appendices

**Appendix A: Report Figures**

**Appendix B: Site Photos**

## 1. Introduction

### 1.1 Background and Purpose

Franklin Engineering Ltd. has been retained by 0779841 BC Ltd. c/o Alan Pattison to complete a wastewater feasibility assessment for submission with the rezoning process for the proposed development of a 127-site Luxury RV Resort at 3315 Enderby-Mabel Lake Road.

0779841 BC Ltd. (Terry Laursen), the registered property owner, is proposing the development of a first-class purpose-built RV Resort at 3315 Enderby Mabel Lake Rd, legally described as LOT 1 SECTION 14 TOWNSHIP 19, RANGE 6, W6M, PLAN KAP45386 (PID 017-406-064), with a current zoning of Non-Urban (N.U) / Service Commercial (C.4).

This report outlines the proposed development as described in the RDNO application for an Official Community Plan or Zoning Amendment, along with the current site conditions, completed field investigations, and an assessment of the feasibility of servicing the development with an onsite wastewater system under the Sewerage System Regulation (SSR) or the Municipal Wastewater Regulation (MWR).

### 1.2 Objectives

The applicant intends to construct a purpose-built, upscale Luxury RV Resort designed to accommodate large motorcoaches, 5th wheels, park model RVs and amenity buildings. The development will include:

- Full-service RV sites with engineered water, sewer, electrical, and Wi-Fi.
- Hardscaped pads, accessory building space, and outdoor living areas.
- A clubhouse, pool, laundry facilities, walking trails, and landscaped buffers.
- A gated entrance and a new community trail dedication along Enderby-Mabel Lake Road.
- No development within the western hillside sector.
- Detailed site planning to follow through the Development Permit process, in compliance with RDNO regulations and existing environmental and restrictive covenants.

The full development program includes a proposed 127 RV sites and resort amenities.

### 1.3 Regulatory Framework

Wastewater system planning and feasibility assessment in British Columbia is governed by a combination of provincial legislation, technical standards, and local government standards. The following have been reviewed for the purpose of the report:

- Environmental Management Act (EMA)
- Municipal Wastewater Regulation (MWR)
- Sewage Systems Regulation (SSR)
- Standard Practice Manual V3 (SPM)
- Regional District North Okanagan Bylaws and Policies

---

## 2. Property Zoning and Existing Conditions

### 2.1 Land Use Zoning

The development is located within the North Okanagan Regional District (RDNO). The area currently falls under the Non- Urban (N.U) / Service Commercial (C.4). The property's vision and potential are not currently aligned with the existing zoning. RDNO Staff have drafted a comprehensive development zone specific to the subject property, Recreation Commercial (C.5). The property currently contains covenants on title and a statutory right of way.

### 2.2 Existing Conditions

The subject property is a 20.57-hectare parcel contains two distinct terrain areas as seen in **Figure 1: Existing Conditions** attached in **Appendix A**:

- Western hillside: a forested, unused area with moderate overall slopes, including a pronounced steep slope along the lower edge and a flatter upper bench.
- Eastern lowland: historically used for gravel extraction, resulting in hummocky terrain with limited vegetation. Portions of the area are flat.
- One residence exists on the property.
- No agricultural use is occurring.
- Kingfisher Creek runs from north to south along the east property line.
- An existing water well is located on the east adjacent lot to the subject property.

## 3. Wastewater Feasibility Assessment

### 3.1 Field Investigations

On April 10, 2026, a total of seven test pits were completed. Four test pits were excavated on the upper bench of the western hillside, and the remaining three test pits were excavated on the lower bench as seen on **Figure 1: Existing Conditions**. Each test pit location was analyzed to identify the soil profiles encountered with permeameter testing on the upper and lower bench.

The test pits encountered excellent native soils, consisting of sand and gravel with favorable structure, permeability, and depth as seen in **Appendix B: Site Photos**. These soil conditions are highly suitable for onsite wastewater dispersal and support the feasibility of developing MWR-regulated systems on the property.

### 3.2 Wastewater System Demand Analysis

The proposed development includes 127 RV sites and amenity buildings. Under the Standard Practice Manual V3 (SPM), the maximum allowable design flow for a single onsite system is 22,700 L/day.

Using conservative SPM-aligned design assumptions:

- Peak Flow of 255 L/day per RV Site
- Peak Flow of 750 L/day per Amenity Building

Below Table 1: Wastewater System Demand provides a breakdown of the Total Flow (L/Day) wastewater demand. **Table 1: Wastewater System Demand**

	No. of Units	Average Flow (L/Day)	Peak Flow (L/Day)	Total Flow (L/Day)
RV Sites	127	170	255	32,385
Amenities	4	500	750	3,000
<b>Total Peak Flow/Day</b>				<b>35,385</b>

The total peak flow demand of 35,385 L/Day exceeds the SSR limit for a single system, therefore the development will be serviced by an MWR system.

### 3.3 Proposed Disposal Field Location

The following critical setback requirements from MWR registration are as follows:

- the 300 m water well-setback requirement, and
- the 30 m body of water setback requirement.
- 1.5m vertical separation to ground water

The upper flatter bench of the western hillside sector has been identified as the preferred location for future disposal fields as seen on **Figure 2: Wastewater Concept** attached in **Appendix A**.

Wastewater from the RV sites and onsite amenities would be collected in tanks located in the lower developed area and pumped upslope to the disposal field on the upper bench. This configuration is common and allows the system to remain fully compliant with MWR requirements.

## 4. Recommendation and Conclusion

Based on preliminary field investigations, soil conditions, site topography, and regulatory framework, Franklin Engineering Ltd. concludes that:

- The property contains suitable soils, and soil permeability for onsite wastewater dispersal.
- The flatter upper bench area on the upper western hillside provides a suitable and compliant location for disposal fields.
- The currently proposed development can be serviced using an MWR regulated onsite wastewater system.
- The proposed onsite septic system will have no adverse effect on the environment including Kingfisher Creek, The Shuswap River or other local watercourses.
- The findings support the proposed onsite septic system and demonstrate its suitability for the intended use.

A detailed design will be completed at the Development Permit stage, including full system sizing, layout, and regulatory submissions.

## 5. Closure

The “Wastewater Servicing Feasibility Report” was prepared by Frankling Engineering Ltd to support the RDNO Re-Zoning Application.

---

Please do not hesitate to call if you have any questions or require any further clarification.

Sincerely,

Written By:

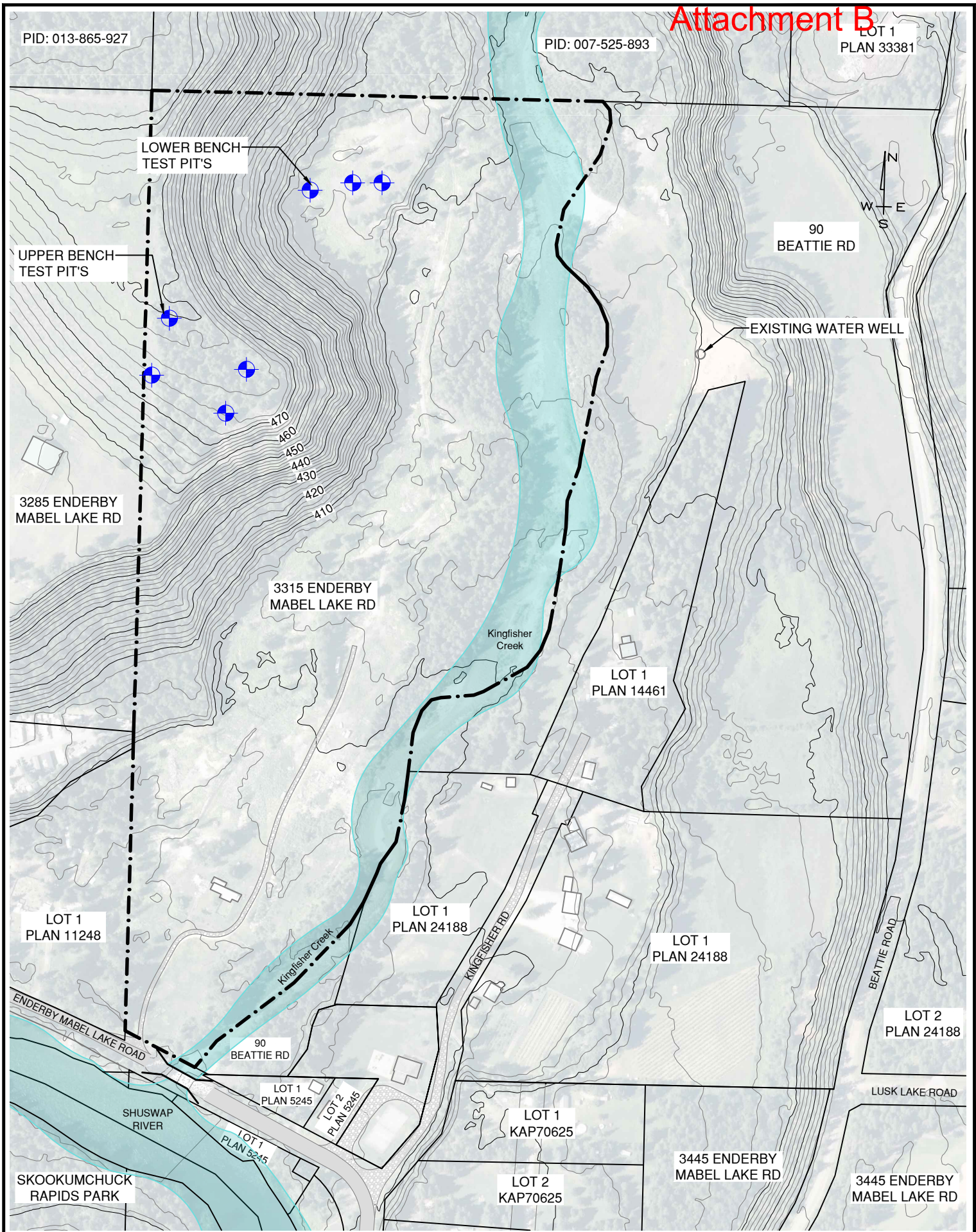


Jayme Franklin, P.Eng.  
Senior Professional Engineer



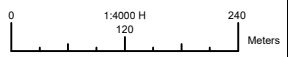
## APPENDIX A: FIGURES

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LEGEND:

- SUBJECT PROPERTY LINE
- TP - TEST PIT'S
- EXISTING WATERBODY
- EXISTING WATER WELL







## APPENDIX B: SITE PHOTOS

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# APPENDIX B: SITE PHOTOS

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Photo 1: Upper bench, looking northeast.



Photo 2: Upper bench, looking east.



Photo 3: Upper bench topography.



Photo 4: Upper bench, looking southeast.



# APPENDIX B: SITE PHOTOS

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Photo 5: Lower bench permeability testing.



Photo 6: Lower bench test pit.



Photo 7: Upper bench test pit, sand and gravel soil.



Photo 8: Upper bench test pit, sand and gravel soil.



## APPENDIX B: SITE PHOTOS

---



Photo 9: Upper bench, depth of test pit.



Photo 10: Upper Bench, test pit.



Photo 11: Upper bench test pit, sand and gravel soil.

April 23, 2026

**WWAL Project: 26-044-01VR**

0779841 B.C. Ltd.  
c/o Alan Pattison  
AMP Consulting  
311-3335 Richter St.  
Kelowna, B.C. V1W 3Y1

**Re: Groundwater Supply Feasibility Assessment for Proposed RV Campground Development near Mabel Lake, B.C.**

As requested, Western Water Associates Ltd. (WWAL) is pleased to provide this preliminary groundwater feasibility assessment for a proposed RV campground development near Mabel Lake, B.C.

Our scope of work was outlined in a proposal letter dated April 1, 2026, and included reviewing background geology and hydrogeology information, reviewing development plans and setback requirements, attending a site visit to evaluate potential drilling locations, and preparing a feasibility report to assess the likelihood of constructing a suitable water supply well.

## **1. BACKGROUND, PROPERTY DESCRIPTION, AND REGULATORY REQUIREMENTS**

The subject property (or “project site”) is located approximately 30 km east of Enderby, B.C., in the Regional District of the North Okanagan (RDNO) Electoral Area “F”. The site is approximately 20.6 hectares (ha) in size, and is described as follows:

- Legal Description: Lot 1, Section 14, Township 19, Range 6, West of 6<sup>th</sup> Meridian, KDYD, Plan KAP45386
- PID: 017-406-064
- Civic Address: 3315 Enderby Mabel Lake Road, Enderby, B.C., V0E 1V5

We understand an application was submitted to the RDNO to amend the Official Community Plan (OCP) land use designation and zoning for the subject property. The proposed amendment would change the zoning (Bylaw No. 3000) from Non-Urban (N.U.) and Service Commercial (C.4) to Recreational Commercial (C.5), which would allow for the development of a 127-site campground, subject to approval. A proposed site plan of the RV campground, prepared by Russell Shortt Land Surveyors, is attached.

The RDNO has supported the application in principle and outlined several conditions that must be satisfied by the applicant prior to second reading including that a qualified hydrogeologist complete a study to assess groundwater supply potential and evaluate potential impacts of the proposed development on existing water users and the underlying aquifer.

The proposed development is situated within the Mabel Lake Water System service area, which operates a 26 m deep intake near the point where Shuswap River discharges into Mabel Lake (Larratt Aquatic, 2021). However, we

understand the water system cannot support additional development at this time, and as such, WWAL was retained to assess the feasibility of developing an onsite groundwater source for the proposed development.

Section 12 of the RDNO Zoning Bylaw No. 3000 states that campgrounds must supply potable water in compliance with the authority having jurisdiction (i.e., Interior Health Authority). Based on the regulations outlined in Section 12, a proposed campground with 127 campsites must be equipped with a minimum of four toilets, four washbasins, three showers, and one utility sink. We understand through discussion with Franklin Engineering Ltd., the civil engineer for the project, that the estimated water demand for the proposed development is approximately 0.8 L/s (73 m<sup>3</sup>/day or 13 US gpm). To balance peak water demands, an onsite reservoir is also being proposed. The anticipated peak discharge into the proposed wastewater system is approximately 0.3 L/s (28.6 m<sup>3</sup>/day or 5 US gpm).

## 2. SETTING

### 2.1 Physiography, Climate, and Surrounding Land Use

The subject property and surrounding area are shown in attached Figure 1. It is situated directly north of Enderby Mabel Lake Road and the Shuswap River, with the eastern border of the property bounded by Kingfisher Creek. As described in the *Terrain Investigation and Analysis* (A.M. Pattison, 2018), topography at the site consists of a steep hillside area (11.3 ha) in the northwestern portion of the subject property, and a flat bench area (9.3 ha) in the east and southern region adjacent to Kingfisher Creek that gently slopes to the south. Elevation on the subject property ranges from approximately 500 m-above sea level (asl) in the hillside area to 400 m-asl in the southeastern corner. At its closest point, the shore of Mabel Lake is located approximately 1.2 km from the subject property, at an elevation of 395 m-asl. Most of the site is forested, except the cleared central bench area that contains an access road running northeast-southwest and a residence near the entrance to the property off of Enderby-Mabel Lake Road. The project site is primarily surrounded by rural-residential land, with the Mabel Lake community (including the golf course and marina) located to the southeast, and the Club Kingfisher RV Park, directly west of the property.

Climate normals from 1991 to 2020 for the Salmon Arm CS and A Climate Stations (IDs 116FRMN and 1166R45), which are located approximately 35 km west of and at similar elevations as the site, indicate the average annual precipitation is 653.6 mm with approximately 31% falling as snow from November to March (Environment Canada, 2026). In the spring, the region experiences the highest rainfall, while the late winter and summer months are characterized by the lowest precipitation. Daily average temperatures in this region range from -2.6 to 20.6 °C, with a daily average of 8.6 °C. Climate change projections for the Okanagan region predict a shift in the overall seasonal pattern of temperature from past “normals”. The principal changes expected are warmer, drier summers, and somewhat wetter winters with more precipitation falling as rain (as opposed to snow, resulting in decreased snowpack), particularly in lower elevations (PCIC, 2020). Earlier peak runoff from snowmelt is another outcome of climate change that has already been documented in B.C.

### 2.2 Geology

Surficial geology in the area has been mapped as alluvial fan deposits, with poorly sorted gravels, sands and silts, and glaciofluvial and glaciodeltaic deposits consisting of gravel, sand, silt and lenses of till (Smith, 1967). A.M.

Pattison observed shallow soils in the bench area to consist of coarse gravels with sand, cobbles and/or some boulders, which were interpreted as glaciofluvial sediments (2018).

Bedrock beneath the subject property is mapped as undivided metamorphic rocks of the Malta Complex in the Shuswap Assemblage. Area metamorphic rocks consist of quartzofeldspathic gneiss, biotite quartz schist, amphibolite, quartzite, marble, calc-silicate rock and skarn (BCGS, 2017). The nearest mapped fault trending northeast-southwest is mapped approximately 14 km east of the property (BCGS, 2026).

### 2.3 Hydrogeology

According to the B.C. Ministry of Environment and Parks (ENV) Water Resources Atlas (WRA), no provincially mapped aquifers directly underlie the subject property (2026a). However, Aquifers 806 and 805 are mapped directly east and northeast of the project site, respectively, with aquifer boundaries displayed in attached Figure 1. Based on the WRA, no water allocation notations are currently placed on either aquifer.

Aquifer 806 is a confined sand and gravel aquifer consisting of glaciofluvial deposits. The aquifer has an aerial extent of 1.7 km<sup>2</sup>, encompassing the Mabel Lake residential community. The aquifer is also surrounded by surface water bodies, including Kingfisher Creek and Shuswap River to the west, Mabel Lake to the south, and Lusk Lake to the east. Aquifer 806 is classified by the Province as having low demand, moderate productivity, and moderate vulnerability to surface contamination, with portions of the aquifer overlain with clay/silt ranging in 5 to 35 m in thickness (ENV, 2006a). Currently, the WRA has only correlated five wells to Aquifer 806, with a median well yield of 0.63 L/s (10 US gpm) and no wells reported as flowing artesian (ENV, 2025a). Recharge to the aquifer is believed to be from direct infiltration of precipitation, while some wells may be hydraulically connected to the Shuswap River and Mabel Lake (ENV, 2006a).

Aquifer 805 is a fractured crystalline bedrock aquifer with an aerial extent of 2.3 km<sup>2</sup> (ENV, 2025b). The aquifer is situated directly north of Lusk Lake and approximately 430 m west of Mabel Lake. The aquifer is partially confined by clay and is considered to have moderate vulnerability to surface contamination, moderate productivity, and low demand (ENV, 2006b). The WRA has correlated 11 wells to the bedrock aquifer, with the median well yield being 0.26 L/s (4 US gpm) (ENV, 2025b). Two wells completed in Aquifer 805, with Well Tag Numbers (WTN) 70157 and 62536, reported artesian conditions. Recharge to the aquifer is inferred to be from infiltration of precipitation.

### 2.4 Surface Water

The subject property is located 1.2 km north of the point where Mabel Lake discharges into the Shuswap River. Kingfisher Creek forms the eastern boundary of the property, Gonzales Brook flows adjacent to the western boundary, and several unnamed streams are present further to the east and west of the site.

All streams surrounding the property have a water allocation notation (NO60604) listed as “refused no water” (ENV, 2026a). The source of this notation is Lambert Creek, which is mapped over 20 km west of the property near Enderby, B.C. Through recent discussions with Licence Authorizations Specialist, Kirsten Bevandick, P.Ag., and Regional Hydrogeologist, Stephanie Drake, P.Eng., with the Ministry of Water, Land and Resource Stewardship (WLRS), it was confirmed that this notation does not apply to the subject property since Kingfisher Creek, Mabel Lake or the Shuswap River do not discharge into Lambert Creek. Therefore, based on the information conveyed

to us by provincial staff, there should not be restrictions on new groundwater licence applications for sources that are found to be hydraulically connected to nearby surface waters.

The WRA shows seven current surface water licences (and four cancelled or abandoned) within 700 m of the subject property (ENV, 2026a). The points of diversion (POD) are displayed in attached Figure 1, labelled by licence number, with select information summarized Table 1, below.

**Table 1. Select information on water licences within 700 m of the subject property**

Licence Number	Priority Date (yyyy-mm-dd)	Purpose Use	Source Name	Quantity (m <sup>3</sup> /day)
C047079	1976-03-22	Irrigation: Private	Shuswap River	20.3
C049411	1976-08-04	Domestic	Burton Spring	4.55
C055112	1980-04-16	Domestic	Gonzalez Brook	4.55
C047271	1976-03-09	Irrigation: Private	Kingfisher Creek	122
C066321	1987-08-12	Domestic	Kingfisher Creek	2.27
	1987-08-12	Irrigation: Private	Kingfisher Creek	5.07
C066539	1988-05-09	Lawn, Fairway & Garden: Watering	Kingfisher Creek	20.3
	1988-05-09	Camps & Public Facilities: Institutions	Kingfisher Creek	2.27
C062262 <sup>1</sup>	1984-05-29	Conservation: Construct Works	Kingfisher Creek	0

<sup>1</sup>Licence authorizes construction of works (trapping fences) on Kingfisher Creek.

The current POD's for surface water licences are from the Shuswap River, Gonzales Brook, Burton Spring and Kingfisher Creek. The priority dates for the licences are between March 9, 1976, and May 9, 1988, and the water purposes include domestic, irrigation, conservation, commercial enterprise, camps and public facilities and lawn, and fairway and garden. The licence authorizing the largest diversion quantity is issued to a private individual (#C04271) for 122 m<sup>3</sup>/day (22 US gpm) from Kingfisher Creek for irrigation purposes between April 1 to November 30.

### 3. EXISTING WELL SURVEY

The Province's GWELLS database was reviewed for drilling information within 700 m of the subject property (ENV, 2026b). The locations of registered wells, identified by WTN, are shown in attached Figure 1. Select well information is summarized in Table 2 on the following page, and provided in Table 3, attached. According to the database, there are 19 wells within the defined area, with 14 completed in overburden, four completed in bedrock, and one unknown (well log unavailable for WTN 125563). Most of the wells were drilled east and southeast of the subject property and Kingfisher Creek. The intended water use for all nearby wells was listed as private domestic and none of the wells were noted for having an associated groundwater licence.

**Table 2. Summary of information for registered wells within 700 m of the subject property from GWELLS**

Material <sup>1</sup>	Number of Wells	Average Depth		Reported Yield Range <sup>2</sup>		Average Yield	
		(m)	(feet)	(L/s)	(USgpm)	(L/s)	(USgpm)
Overburden <sup>3</sup>	14	30	98	0.1 – 1.9	1.2 – 30	0.9	15
Bedrock	4	108	354	0.3 – 0.5	4 – 8	0.3	5

<sup>1</sup>WTN 125563 not included in analysis, well log unavailable.

<sup>2</sup>Well yields in the database come from drillers' interpretations, often through methods such as air lifting with the drill rig, an estimate using this methodology is considered approximate and not necessarily indicative of the long-term well yields.

<sup>3</sup>WTN 125861 interpreted to be completed in overburden materials (likely cemented sand).

Of the 14 wells completed in overburden, the average well depth was 30 m (98 ft) and the average reported yield was 0.9 L/s (15 US gpm). Overburden wells located to the south of the site, nearer to the Shuswap River, generally appeared more productive. The depth to water in the overburden wells ranged from approximately 2 to 46 m (5 to 150 ft) below ground surface (bgs), with an average of 16 m (53 ft). Based on our review of the well logs, the underlying aquifer appears to be confined in some areas by clay, silt or a till-like deposit up to 15 m (49 ft) in thickness. However, confining sediments appear discontinuous or absent in some areas, with multiple wells reporting "sand and boulders" overlying the productive aquifer.

The four bedrock wells ranged in depth from 152 m (500 ft) to 46 m (150 ft) and had an average well yield of approximately 0.3 L/s (5 US gpm). The reported depth to water ranged from 8 m (25 ft) to 48 m (157 ft) bgs, and bedrock was encountered during drilling between 16 m (52 ft) and 60 m (198 ft) bgs. Several drillers' logs reported clay and/or silt overlying a productive bedrock aquifer. The locations of WTN's 130648, 83503 and 127917 suggest that the boundary of bedrock Aquifer 805 may extend further southwest, or there is an unmapped bedrock aquifer east of the site, underlying Aquifer 806.

#### 4. SITE VISIT

WWAL hydrogeologist Paul Williamson, P.Geo., attended a site visit with the landowner, Terry Laursen, and a representative from Franklin Engineering on April 10, 2026. The eastern portion (bench area) of the property was observed to be mainly flat, approximately one to two meters above Kingfisher Creek (Photo 1, on the following page). Based on site topography, drill rig access at the south end of the property appears feasible, with Kingfisher Creek providing an easily accessible area to discharge groundwater produced during a pumping test.

A drainage ditch system (constructed) was located along the edge of the hillside area on the western side of the property. The ditch appeared to be primarily fed by springs and/or snowmelt from the hillside area. The ditches were flowing at the time of the site visit and discharged offsite west of the property into several constructed ponds, as shown in Photo 2 on the following page.

WWAL was informed by Franklin Engineering that the septic system for the development is proposed to be on the northwestern hillside region of the site (approximate location shown on attached Figure 1). Mr. Laursen conveyed that flooding has not typically occurred on the property, aside from when logs have obstructed the flow of Kingfisher Creek causing the banks to flood. A shallow dug well (unregistered) reportedly provided water to the residence, which is now abandoned. Properties directly surrounding the site appeared to be serviced by private wells (some unregistered) and septic systems, including the Mabel Lake Community Centre to the east.

**Photo 1. Kingfisher Creek east of the subject property****Photo 2. Constructed ponds west of the subject property**

## 5. WATER AVAILABILITY ASSESSMENT

### 5.1 Groundwater Recharge

Groundwater beneath the property is inferred to be sourced from Kingfisher Creek and the Shuswap River, as well as from infiltration of rainfall and snowmelt in upland areas north of the property. Given that the onsite residence previously relied on a shallow dug well, this suggests relatively stable hydrogeological conditions. It also indicates that nearby surface waters likely provide a consistent source of recharge to the aquifer, with relatively little variation in groundwater levels anticipated (see sub-section 5.3 below). The site is situated at a regionally low elevation, where mountain block recharge from underlying bedrock can also influence local recharge patterns. Multiple springs were located on the property, with a licensed spring also present to the west on the adjacent parcel, indicating the area is situated in a groundwater discharge zone.

### 5.2 Aquifer Productivity, Existing Groundwater Use, and Potential Interference Effects

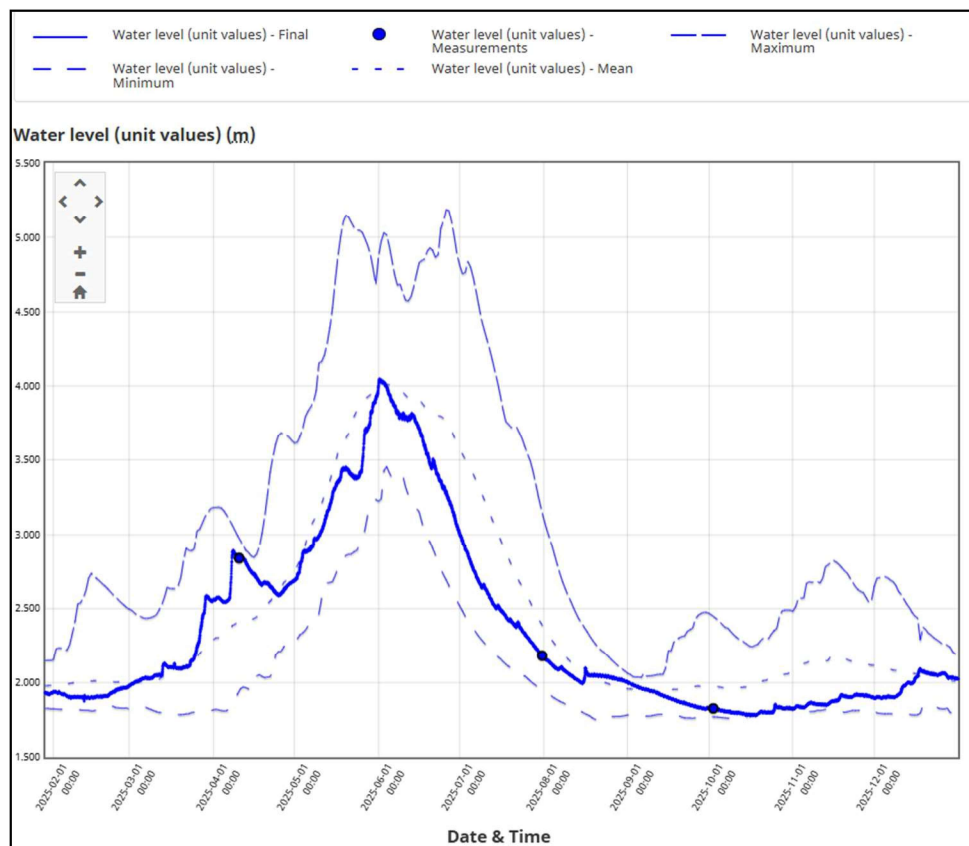
The subject property is in a rural area with low development density. The more developed area to the east is serviced by a community water system sourced from Mabel Lake. Springs inferred to be fed by groundwater are present on and adjacent to the site. Nearby registered wells are indicated as for private domestic uses, and according to RDNO Subdivision Servicing Bylaw No.2600, have a quantity requirement of 6,550 L/day (0.08 L/s) for wells servicing an individual subdivided lot or building site. Given the distance between reported groundwater users (ENV, 2026b) and unregistered wells observed during our site visit (> 50 m), we believe it is feasible to install

a supply well on the subject property that will not cause significant impacts to the availability of groundwater for neighboring wells.

### 5.3 Groundwater Level Variation

The Province does not maintain a monitoring well in the Mabel Lake area; therefore, direct observation of groundwater level variation in Aquifer 805 or Aquifer 806 is not available. As discussed above, some overburden wells drilled in the area are likely hydraulically connected to the Shuswap River and groundwater levels are therefore anticipated to rise and fall in relation to the stage of the river. There are also wells in the study area drilled in a confined portion of the aquifer that are unlikely to have a direct hydraulic connection to the river but could still experience a pressure (i.e., water level) response from river fluctuations. Figure A, below, displays water level data from the Shuswap River (hydrometric station 08LC002), located approximately 20.5 km southwest from the subject property (Government of Canada, 2026).

**Figure A. Hydrometric station water levels: Shuswap River near Enderby, B.C.**



Water levels in the river reach seasonal lows in the late winter, begin to rise with spring melt, and peak in the early summer before declining once again. Flow in this river is regulated by a dam located upstream of Mabel Lake, which in turn affects the annual river hydrograph. Figure A gives statistical values for low and high-water years. Overall, the typical annual water level fluctuation is approximately 2 m, which is similar to what we anticipate will occur in wells drilled in an overburden aquifer on the project site. Based on this, we do not believe seasonal variations in water levels will be a limiting factor to groundwater development at the subject property.

## 6. GROUNDWATER QUALITY ASSESSMENT

Our review did not find any groundwater quality information available from the GWELLS database for wells in the study area. However, based on our experience with other groundwater supplies in the region, we anticipate water produced from a supply wells will typically meet Maximum Acceptable Concentrations (MAC) and most Aesthetic Objectives (AO) detailed in the Guidelines for Canadian Drinking Water Quality (Health Canada, 2025). In some cases, treatment may be required to remove bacteriological or mineralogical parameters, or lower the total iron and manganese concentrations, to meet potability objectives.

## 7. DISCUSSION AND RECOMMENDATIONS

From our review of the information available, we are of the opinion that there is a moderate probability of developing an onsite groundwater supply well in overburden material that is capable of supplying the estimated demand of 0.8 L/s (13 US gpm). If a single well cannot meet the full project demand, a second well and/or onsite storage could likely be used to supplement supply.

Based on our review of the area, overburden wells appear to be more productive than bedrock wells, with an average well yield of 0.9 L/s (15 US gpm). Reported overburden yields were also noted to increase to the south of the property, towards the Shuswap River. We, therefore, recommend that any future test well drilling on the property should target the overburden sediments on the southern bench area of the property, adjacent to Kingfisher Creek and the Shuswap River (as shown in Figure 1). This area also appears to be the most accessible for a drill rig. As there is limited information in the vicinity, test well drilling would be considered exploratory in nature.

Should you wish to proceed with test well drilling, WWAL is prepared to assist with final selection of a suitable test well site and overseeing drilling, test pumping, data analysis, reporting, and licensing/permitting. Table 4, on the following page, provides a ballpark cost estimate for a drilling and testing program. We recommend that the test well(s) consist of 150 mm (6") diameter casing and be drilled to a depth of approximately 30 m (100 ft). Due to the presence of shallow groundwater at the site and the discontinuity of confining materials in the area, it is likely that a new well will be hydraulically connected to the river and/or creek. Depending on aquifer conditions and the location and depth of a future supply well, it may be considered Groundwater at Risk of Containing Pathogens (GARP) and require treatment methods equivalent to surface water supplies, as per the Ministry of Health's (MOH) guidance document on drinking water treatment objectives (2015).

The *Public Health Act*, Health Hazard Regulation specifies a new water supply well must be sited at least 30 m from a known or probable source of contamination (e.g. septic field) (2011). The Sewerage System Standard Practice Manual indicates a new wastewater system with a maximum daily flow between 22.7 and 37 m<sup>3</sup>/day must be setback at least 60 m from a water supply well (MOH, 2014). Based on the proposed location of the on-site septic system, and the inferred location of neighbouring systems, it should be feasible to adhere to the respective setback requirements for a new supply well. However, it will be necessary to investigate and confirm the locations of any potential septic or wastewater disposal fields in the area prior to drilling.

**Table 4. Cost estimate for drilling, pump testing and reporting**

Item	Assumptions	Estimated Cost
Drilling	One 150-mm (6") diameter 30 m (100 ft) deep overburden well	\$25,000 - \$30,000
Pump Testing	24-hour constant pumping test	\$10,000 - \$15,000
Hydrogeological Oversight and Reporting	Direct drilling and pump testing program and hydrogeological reporting	\$15,000 - \$20,000

Upon your direction, we can provide a more detailed scope of work and a refined cost estimate for your review.

## 8. PERMITTING PROCESS

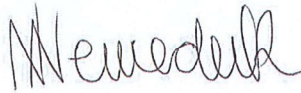
Interior Health regulates water systems including wells used for potable supply at commercial facilities. Typically, the permitting process involves three steps: 1) Source Approval, 2) Construction Permit, and 3) Operating Permit. WWAL typically facilitates source approval, which involves submitting a groundwater report along with the well driller's report and water quality analysis. This step takes an average of a few months to complete. Engineering drawings of the system are subsequently required to obtain a construction permit, along with a second application. Interior Health review would then take another few months. Steps 1 and 2 can be combined to shorten the permitting timeline before an operating permit is issued. The operating permit typically has a few conditions, such as the type and frequency of operational water sampling and reporting, and other requirements (e.g., an emergency response plan).

Any new groundwater supply well for the project will also need to be licensed in accordance with the *Water Sustainability Act*, which requires non-domestic water users to apply for a water licence and pay an application fee and annual water rental fees. The Province oversees the water licensing process with applications processed via FrontCounterBC. An application would need to be made and then approved by WLRS prior to using a new well for supply. As part of the licensing process, we anticipate the Province will require a Level 1 or Level 2 Technical Assessment in accordance with the '*Guidance for Technical Assessment Requirements in Support of an Application for Groundwater Use in British Columbia*' (Todd et al., 2020). Response times to licence applications in our region are lengthy and typically takes more than 12 months from the date of application and submission of required documents (well driller's log, technical assessment). WWAL typically acts as an agent for the well owner and submits the application along with all required information once an assessment has been completed. As previously mentioned, WWAL contacted WLRS as part of this investigation to discuss groundwater licensing and confirmed that no allocation notations apply to nearby streams or aquifers in relation to the subject property.

**9. CLOSURE**

We trust this letter provides the information you require. If you have any questions, please contact us.

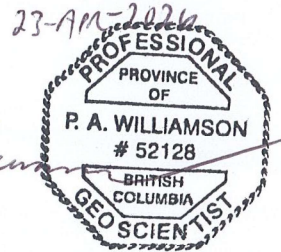
**Western Water Associates Ltd.**  
**(EGBC Permit to Practice number 1001419)**



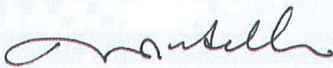
**Natasha Neweduk, GIT**  
**Junior Hydrogeologist**



**Paul Williamson, M.Sc., P.Geo.**  
**Hydrogeologist**



Reviewed by:



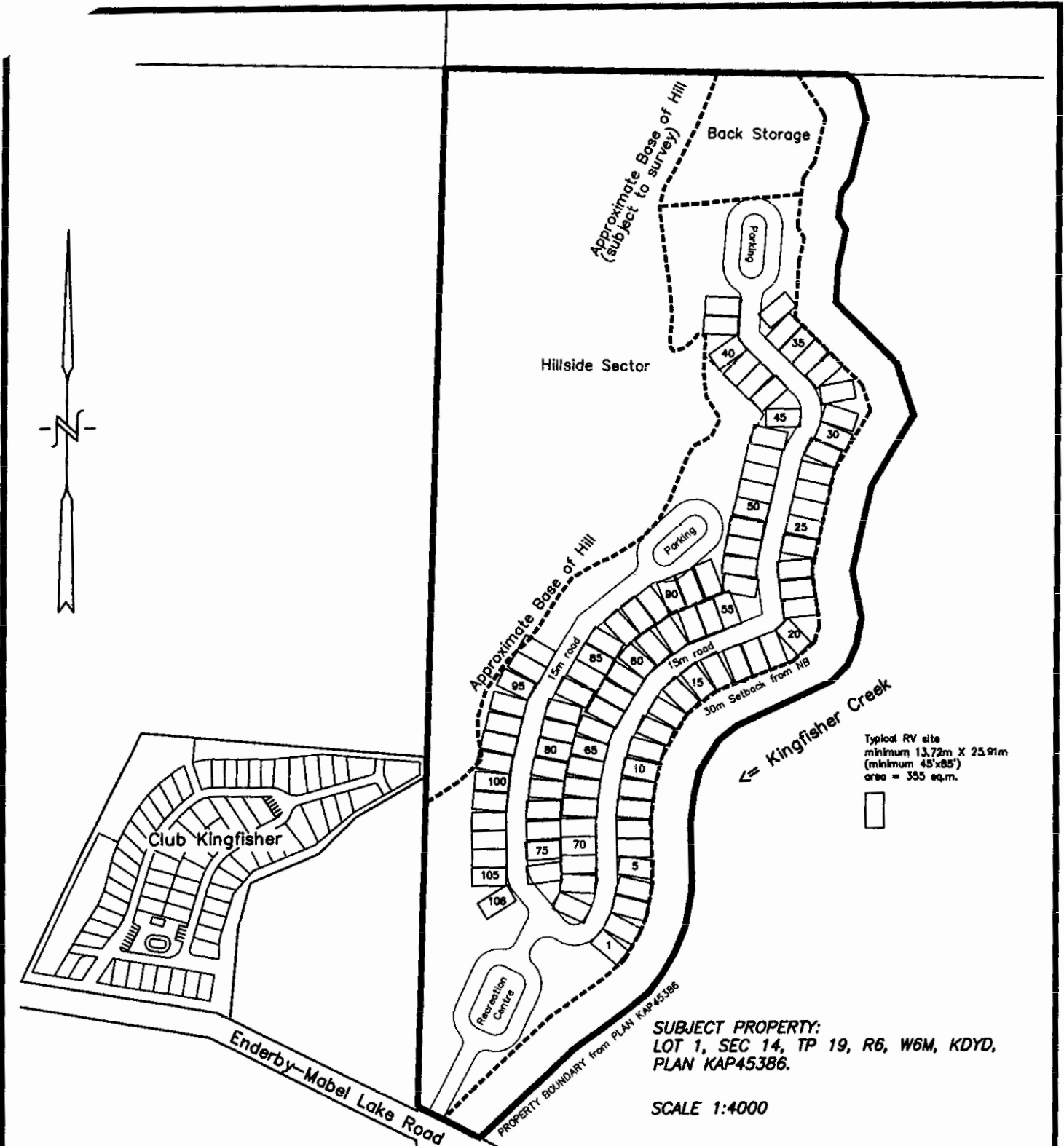
**Douglas Geller, M.Sc., P.Geo.**  
**Principal Hydrogeologist**

## 10. REFERENCES

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RV VILLAGE AT MABEL LAKE  
SITE PLAN  
 (Approximate layout Pending Detailed Site Planning)

Attachment C



Typical RV site  
 minimum 13.72m X 25.91m  
 (minimum 45'x85')  
 area = 355 sq.m.



**SUBJECT PROPERTY:**  
 LOT 1, SEC 14, TP 19, R6, W6M, KDYD,  
 PLAN KAP45386.

SCALE 1:4000

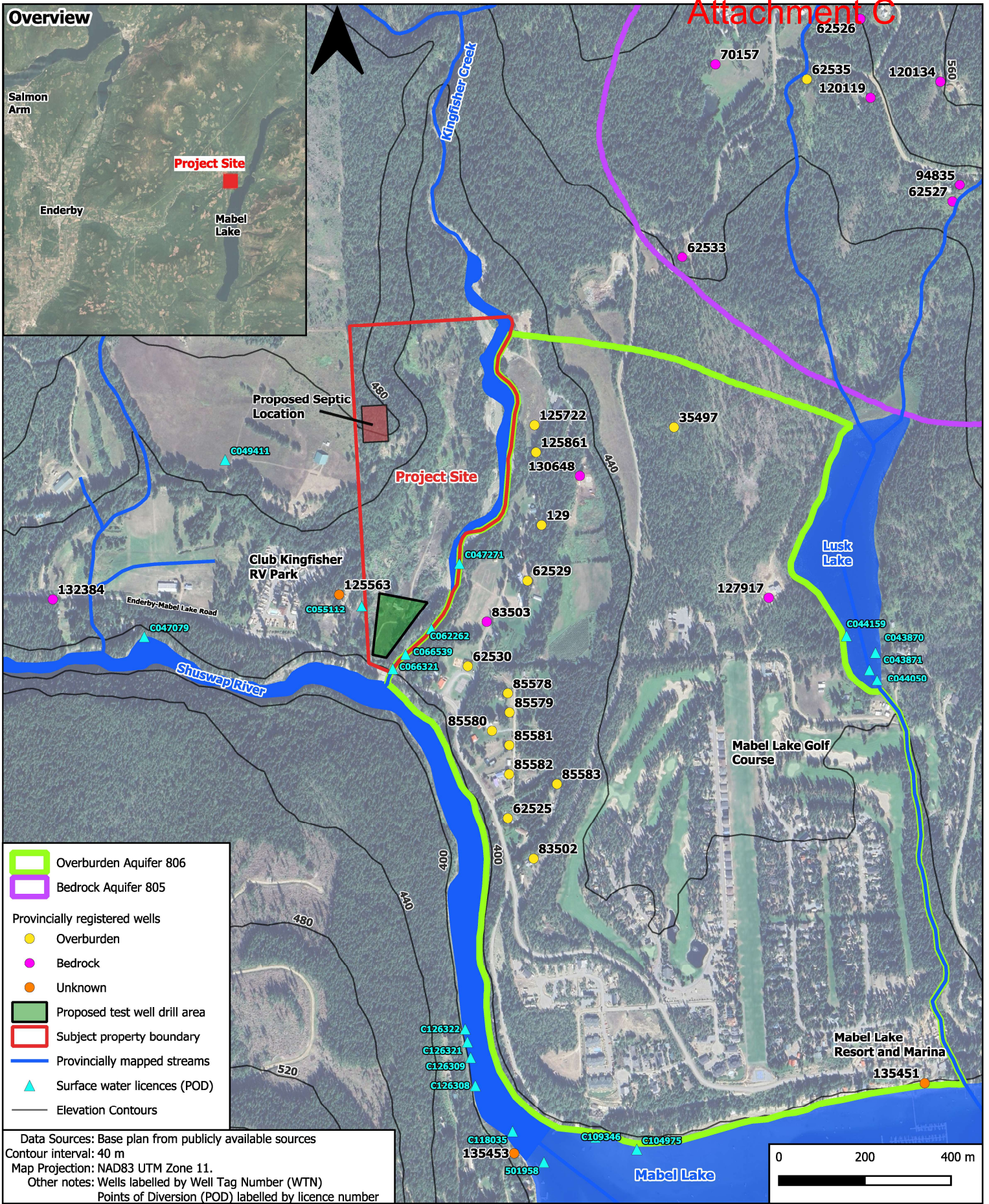
FINAL LOCATIONS OF FEATURES & DESIGN  
 ELEMENTS SUBJECT TO FIELD CONFIRMATION

Sep 15, 2025  
 THIS PLAN IS PREPARED FOR THE USE OF:  
 0779841 BC LTD

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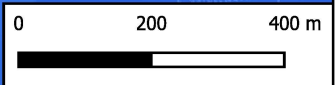
**russell shortt**  
 land SURVEYORS  
 2801-32nd Street, Vernon, B.C. Phone 545-0511

FAX: 545-2741  
 FILE: 24588



- Overburden Aquifer 806
- Bedrock Aquifer 805
- Provincially registered wells
- Overburden
- Bedrock
- Unknown
- Proposed test well drill area
- Subject property boundary
- Provincially mapped streams
- Surface water licences (POD)
- Elevation Contours

Data Sources: Base plan from publicly available sources  
 Contour interval: 40 m  
 Map Projection: NAD83 UTM Zone 11.  
 Other notes: Wells labelled by Well Tag Number (WTN)  
 Points of Diversion (POD) labelled by licence number



<b>Groundwater Supply Feasibility for Proposed RV Campground Development</b>  	<b>Figure 1: Project Site Overview</b>			
	DRAWN	Natasha Neweduk, GIT	DATE	April 17, 2026
	REVIEWED	Paul Williamson, P.Geo.	PROJECT NO.	26-044-01VR
		CLIENT	0779841 B.C. Ltd. c/o Alan Pattison	
		REVISION NO.	B	

**Table 3. Select well information for registered wells located within 700 m of the subject property from GWELLS**

Well Tag Number	Intended Water Use	Finished Well Depth (ft bgs)	Finished Well Depth (m bgs)	Water Depth (ft bgs)	Water Depth (m bgs)	Bedrock Depth (ft bgs)	Bedrock Depth (m bgs)	Reported Well Yield (USgpm)	Reported Well Yield (L/s)	Aquifer Material	Correlated Aquifer ID
35497	Private Domestic	180	55	150	45.7	-	-	10	0.6	Unconsolidated	806
85578	Private Domestic	96	29	50	15	-	-	20	1.3	Unconsolidated	
85581	Private Domestic	96	29	50	15	-	-	20	1.3	Unconsolidated	
85582	Private Domestic	98	30	50	15	-	-	20	1.3	Unconsolidated	
62525	Private Domestic	90	27	60	18	-	-	10	0.6	Unconsolidated	806
125722	Private Domestic	80	24	5	2	-	-	1.2	0.1	Unconsolidated	
62529	Private Domestic	90	27	33	10	-	-	8	0.5	Unconsolidated	806
85583	Private Domestic	140	43	90	27	-	-	20	1.3	Unconsolidated	
62530	Private Domestic	34	10	15	5	-	-	20	1.3	Unconsolidated	806
85580	Private Domestic	93	28	49	15	-	-	30	1.9	Unconsolidated	
129	Unknown Well Use	68	21	33	10	-	-	5	0.3	Unconsolidated	806
85579	Private Domestic	90	27	50	15	-	-	5	0.3	Unconsolidated	
83502	Private Domestic	160	49	88	27	-	-	30	1.9	Unconsolidated	
125861	Private Domestic	40	12	15	5	-	-	3.7	0.2	Unconsolidated	
130648	Private Domestic	441	134	101	31	126.5	38.6	4.2	0.3	Bedrock	
62533	Private Domestic	150	46	25	8	100	30.5	5	0.3	Bedrock	805
83503	Private Domestic	500	152	41	12	52	16	8	0.5	Bedrock	
127917	Private Domestic	322	98	157	48	198	60	4	0.3	Bedrock	
125563	Private Domestic	9	3	-	-	-	-	-	-	Unknown	

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# Wildfire Hazard & Risk Assessment

3315 ENDERBY-MABEL LAKE RD  
PID: 17406064

Final Report

2026-05-14

Prepared for:  
**0779841 BC Ltd.**  
Terry Laursen

Prepared by:  
**Forsite Consultants Ltd.**  
Kyle Gillich, FIT  
[kgillich@hotmail.com](mailto:kgillich@hotmail.com)

## Professional Signature & Seal



*Liam Curran*

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**Liam Curran, RPF #10917**

Date: May 14, 2026

*I certify that I have reviewed this document and, while I did not personally supervise the work described, I have determined that this work has been completed to the standards expected of a registrant of Forest Professionals British Columbia.*

# Executive Summary

Terry Laursen (0779841 BC Ltd.) requested Forsite complete a Wildfire Hazard and Risk Assessment with Mitigation Strategies for the property at 3315 Enderby-Mabel Lake Rd. This report is required by RDNO Electoral Area F to accompany the Official Community Plan (OCP) / Zoning Amendment Application and the development of a proposed campground / RV park with 127 campsites.

The key information provided in this Management Plan includes:

- ▶ ***Proposed rezoning***
- ▶ ***Applicable bylaws***
- ▶ ***Wildfire hazard and risk assessment***
- ▶ ***Mitigation strategies & FireSmart recommendations***

## Disclaimer

This report pertains to local bylaws relevant to only wildfire hazard and risk on private property, specifically only the subject property of this report. Recommendations have been provided by forest professionals based on professional experience, peer-reviewed literature, and best practices within the industry. It is the responsibility of the landowner to monitor changes on the site over time and maintain these recommended specifications or targets.

This report is an assessment of vegetative fuels or obvious non-vegetative fire hazards on the property, their proximity or position relative to existing or proposed values on site and the potential impacts of fire, heat, or embers. It is the responsibility of the property owner(s) to ensure that building or construction materials comply with relevant local bylaws, covenants, and building codes, and all regulatory requirements. Identification of construction materials and decisions regarding compliance with such materials is the responsibility of the property owner(s) and/or qualified professional(s) hired by the property owner or local government jurisdiction, such as engineers or inspectors. Assessments or decisions regarding building materials are out of scope of this report.

Additionally, any sensitivities other than wildfire hazard or risk including, but not limited to, riparian area regulations, species at risk, archaeological sites, geotechnical hazards, agricultural land, or hydrological concerns are out of scope of this report. It is the responsibility of the property owner(s) to familiarize themselves with and comply with all application requirements, local bylaws, other legislation or regulations, and covenants or other development requirements.

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# 1.0 Project Background

## 1.1 PURPOSES AND OBJECTIVES

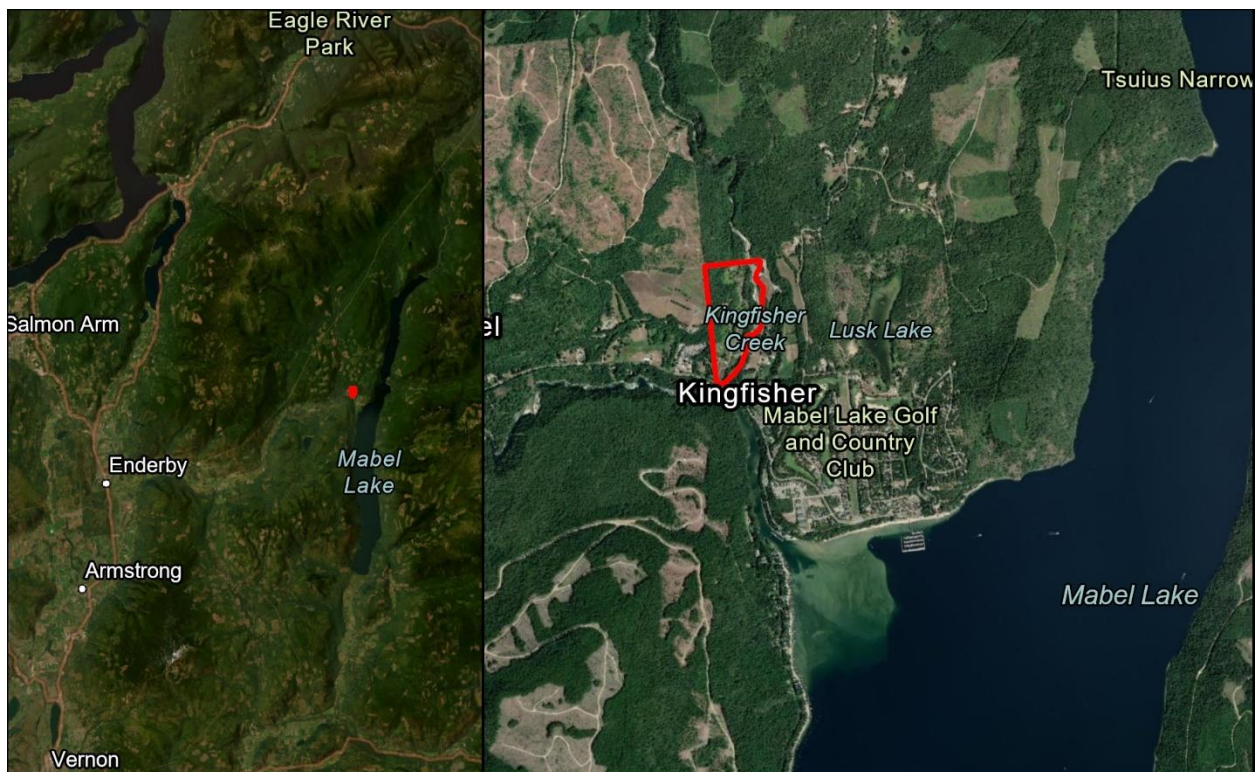
Numbered company 0779841 BC Ltd. (Terry Laursen) is applying to RDNO Electoral Area F for rezoning of their private land parcel for the proposed development of an RV Resort. The rezoning application may be found in [Appendix A](#).

## 1.2 LOCATION

**Civic Address:** 3315 Enderby-Mabel Lake Rd

**Jurisdiction:** Regional District of North Okanagan (RDNO) Electoral Area F

**PID:** 17406064



*Figure 1. Location of subject property highlighted with red boundary.*



## Wildfire Hazard Development Permit Submission Requirements

3. All Wildfire Hazard Development Permit applications must include a detailed site plan that indicates:

- a. location and use of existing and proposed buildings and structures including the distance to parcel boundaries; and
- b. location of existing and proposed roads, driveways and parking areas; and
- c. the location of any depressions, hills, banks, cliffs, ravines and similar topographic features on the subject property.

## Wildfire Hazard Development Permit Guidelines

4. Prior to the approval of subdivision within the Wildfire Hazard Development Permit Area:

- a. A report prepared by a Registered Professional Forester shall be required that assesses the proposed development, and
- b. Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Environment and Natural Areas Objectives and considers ecological values specifically wildlife, soil conservation and riparian habitat; and
- c. A Section 219 Restrictive Covenant shall be required to be registered under the Land Title Act as a priority charge against the Title of the subject property for all areas determined by the Registered Professional Forester to be at risk of wildfire.

The covenant must incorporate the recommendations of the Registered Professional Forester and indemnify the Regional District of North Okanagan in the event of any losses or damage to property which may occur as a result of a wildfire.

### 1.3.2 Agricultural Land Commission Bylaw Review Guide & Guide to Edge Planning<sup>3</sup>

Building setbacks and vegetated buffers may apply to land immediately adjacent to Agricultural Land Reserve (ALR). It is the responsibility of the property owner(s) and a qualified professional to familiarize themselves and comply with any legislation, bylaws, covenants, or regulations pertaining to developments immediately adjacent to ALR land.

It is our interpretation that the proposed RV park is classified as “non-residential” with the zoning amendment proposing “commercial” land use and “recreation commercial” zoning. According to the ALR Guide to Edge Planning<sup>3</sup>, “non-residential” developments adjacent to ALR land require a 15 m minimum setback for buildings, and an **8 m minimum vegetative buffer**, among other requirements.

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<sup>3</sup> ALR – Guide To Edge Planning

## 2.0 Methods

Established and recognized methods for assessing wildfire and wildland urban interface (WUI) hazards were used for the purposes of this report. These methods are consistent with the requirements for professional practice of a Registered Professional Forester with Forest Professionals BC.

The original assessment tool developed by Morrow et al. (2013) is titled “*Wildland Urban Interface Wildfire Threat Assessments in B.C.*”<sup>4</sup>. This document has since been adapted by the BC Wildfire Service (BCWS) into the current Wildfire Threat Assessment (BC Wildfire Service, 2020), in part “to help validate, qualify or ground truth the PSTA (Provincial Strategic Threat Analysis) threat rating...”.

Field assessments were completed on April 1, 2026, by Christine Pachkowski, RPF, RP Bio. Assessments included a walkthrough of the full perimeter of the subject property and traversing throughout. Wildfire threat assessment plots were completed with a density of sampling determined to accurately capture all fuel-types on the property and accurately map the relative fuel hazard. Photos were also collected. Further analyses involved relevant layers of publicly available spatial data, downloaded from BC Geographic Warehouse (BC Data Catalogue)<sup>5</sup>.

## 3.0 Wildfire Hazard & Risk

### 3.1 SITE OVERVIEW

**Gross property area:** 22.9 ha

**Slope range:** 0 - 80 %

**Aspect:** South/Southeast

**Slope Position:** Bottom/toe

**Elevation Range:** 400 – 480 m

**Biogeoclimatic Ecosystem Classification (BEC):** Interior Cedar-Hemlock Dry Warm Shuswap (ICHdw4)

**Natural Disturbance Type (NDT):** Ecosystems with frequent stand-initiating fires (NDT 3)

**Land Cover:** Mixedwood ICH forests, deciduous shrubs, some open or cleared areas.

#### Surrounding Area:

- North Boundary – Private ALR, continuous mixedwood forest.
- East Boundary – Kingfisher Creek, private land with mixedwood forest and open areas.
- West Boundary – Private land, Club Kingfisher RV Park, mixedwood forest, ALR with grass fuel-type
- South Boundary – Mabel Lake Rd., Lower Shuswap River, and forested Crown Land beyond the river.

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<sup>4</sup> WUI Threat Assessments in BC <https://www.ubcm.ca/sites/default/files/2021-05/swpi-WUI-WTA-Guide-2012-Update.pdf>

<sup>5</sup> Data BC <https://catalogue.data.gov.bc.ca/>

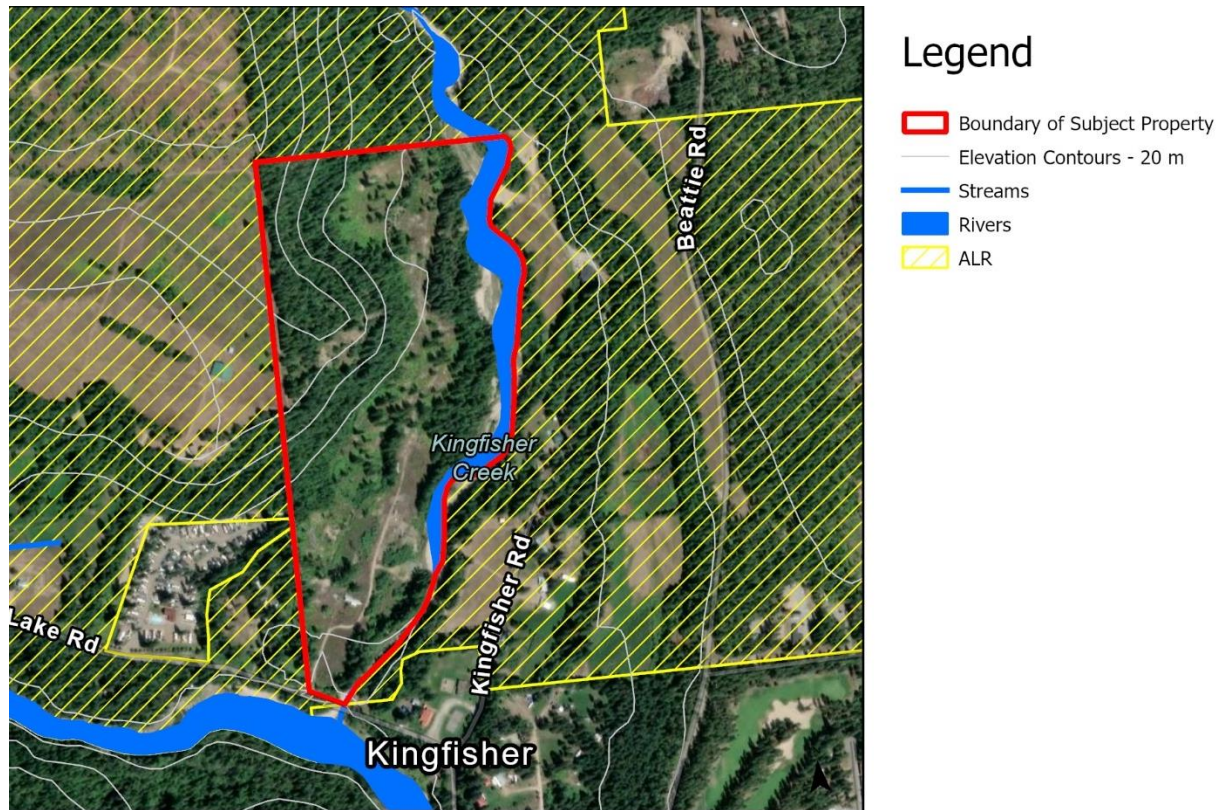


Figure 3. Map of subject property.

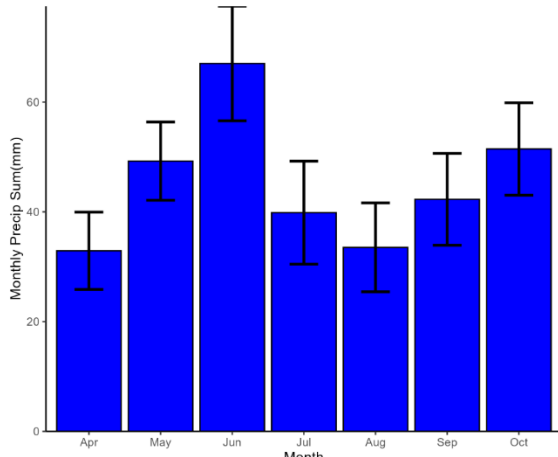
## 3.2 CLIMATE & FIRE WEATHER

### 3.2.1 Climate

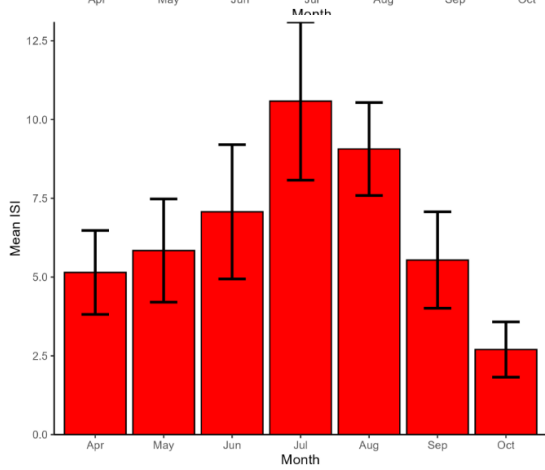
This site overlaps the Interior Cedar-Hemlock (ICH) Dry Warm Shuswap (ICHdw4) BEC variant which represents the warmest and driest variant within the ICH zone, with a continental climate characterized by relatively low precipitation, warm summers, and a longer growing season than other ICH variants. Although drier, it still retains moderate moisture from snowpack and shaded forest conditions, making it more mesic and productive than adjacent Interior Douglas-fir (IDF) ecosystems. Summer moisture deficits are more pronounced, and fire plays a greater ecological role than in wetter ICH subzones.

Ecologically, this biogeoclimatic unit supports diverse productive forests where western redcedar and western hemlock occur alongside more drought-tolerant species such as Douglas-fir and western larch, especially on drier sites. Forest structure is typically mixed and influenced by both gap dynamics and periodic fire. Understories vary widely with site moisture, ranging from lush shrub and fern communities on moist slopes to grassier, IDF-like vegetation on dry aspects. Overall, the variant reflects a transitional ecosystem where wet-belt characteristics intersect with drier interior forest conditions, creating high variability across the landscape.

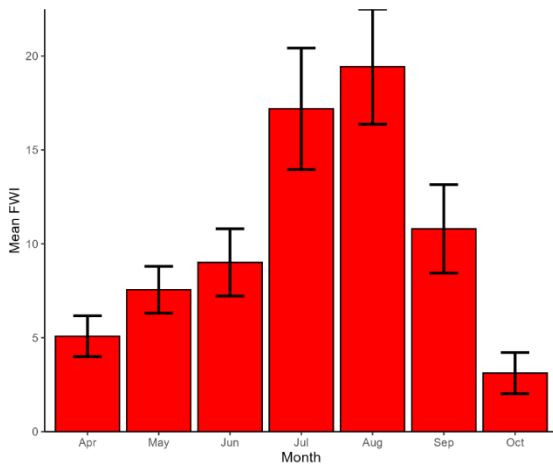
**The nearest BC Wildfire Service weather station is named “MABEL LAKE 2” located 29.6 km to the east at an elevation of 562 m.**



**Figure 4.** Mean monthly precipitation sums (mm) observed at MABEL\_LAKE\_2 weather station between 1987 and 2024 (95% Confidence Intervals).



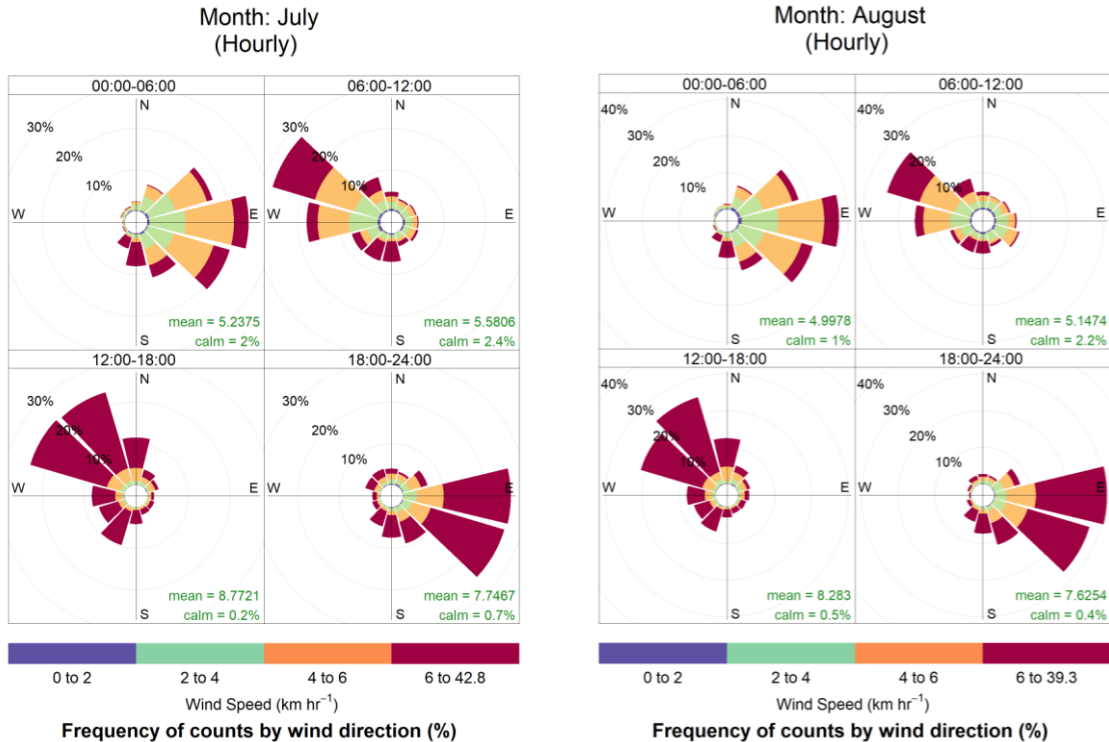
**Figure 5.** Mean daily initial spread index (ISI) at MABEL\_LAKE\_2 weather station between 1987 and 2024 (95% Confidence Intervals).



**Figure 6.** Mean daily fire weather index (FWI) at MABEL\_LAKE\_2 weather station between 1987 and 2024 (95% Confidence Intervals).

### 3.2.2 Wind

Pre-dominant summer winds have clear diurnal upslope/downslope shifts driven by Mabel Lake, the landform, and watershed drainages. Winds are mostly from the northwest during the day, and from east/southeast at night. However, there is always potential for winds to come from every direction on this site



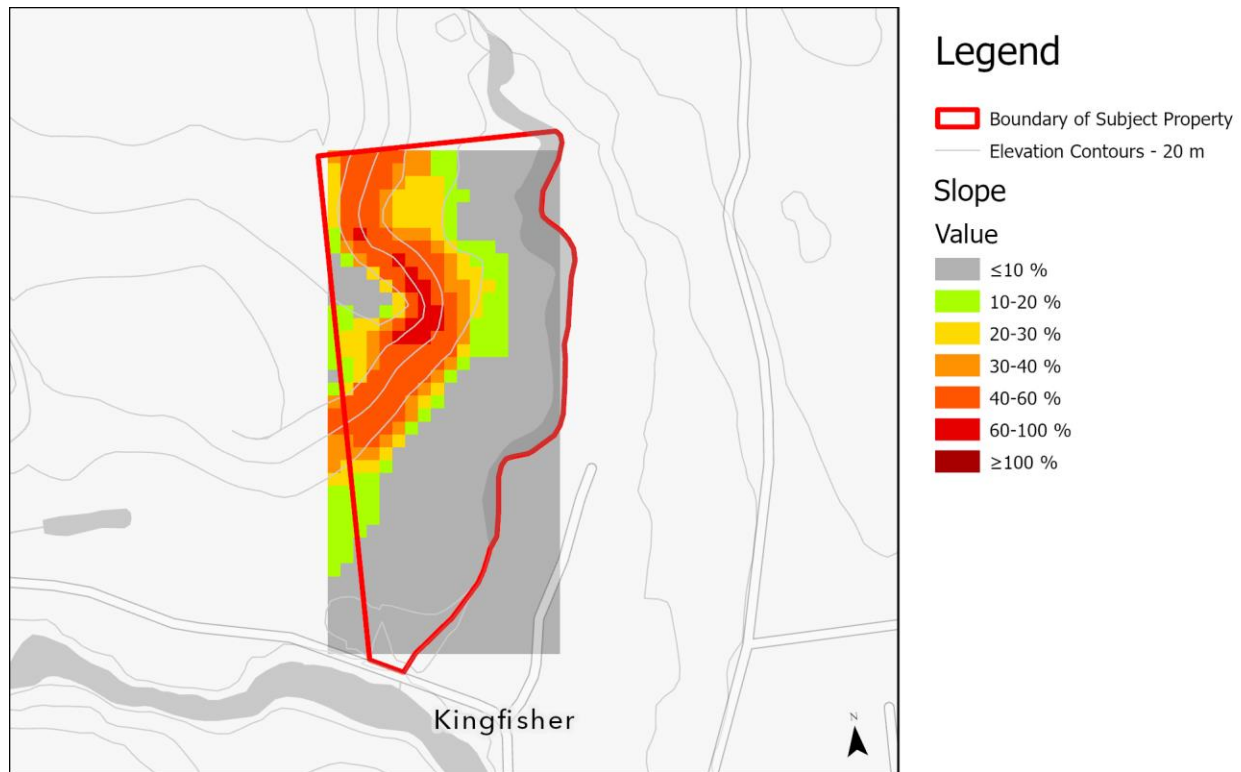
**Figure 7.** Hourly Surface Wind Roses (10 m) for past decade at MABEL LAKE 2 weather station, sourced from BCWS hourly weather data (2014-2024)(Apr-Oct).

### 3.2.3 Terrain

This site is located just west of Mabel Lake, which is a large body of water that influences the local climate and diurnal wind patterns. The site is located at the bottom of the slope, in the Kingfisher Creek drainage, as well as the Lower Shuswap River drainage on the edge of a wide valley that helps funnel the wind north-west to south-east and vice versa.

On this property, ground slope ranges between 0-68 %. Ground slope influences fire behaviour, particularly rate of spread (ROS) and head fire intensity (HFI), by increasing vertical and horizontal ladder fuel continuity. As slope increases, there is increased preheating of uphill fuels, that leads to faster combustion and increased rate of spread.

**All developments are proposed below or at the base of the slope; therefore, the steep sections of the property do not pose additional wildfire hazard or risk to proposed developments on this property.**



**Figure 8.** Approximate ground slope on the subject property derived from provincial TRIM data.

**Table 1.** Influence of ground slope on fire behaviour.

Slope	Fire Behaviour Implications
<20%	Approximately every 20% increase in slope doubles the rate of spread. <sup>6</sup>
20-30%	Increased ladder fuel continuity, flame tilt preheats uphill fuel, increase rate of spread.
30-45%	Further increase in ladder fuel continuity, flame tilt preheats uphill fuel, high rate of spread.
45-60%	Further increase in ladder fuel continuity, flame tilt preheats uphill fuel, very high rate of spread.
>60%	Further increase in ladder fuel continuity, flame tilt preheats uphill fuel, extreme rate of spread.

<sup>6</sup> <https://www.environment.sa.gov.au/topics/fire-management/fire-science-and-planning/fire-behaviour>

### 3.3 HISTORICAL FIRE IGNITIONS

Between the years 1919 to 2025, a total of 437 fires have ignited or spread within a 10 km radius of this site. Within the last decade (2015-2025), there have been an average of four (4) fire ignitions per year within 10 km of this site. The fire regime of this ecosystem anticipates natural and essential frequent stand-initiating or stand-replacing fires (NDT 3). Fires in this ecosystem are less frequent, but have potential to be of high severity under extreme conditions. Historical wildfire data, from fires that ignited or spread within 10 km of the property were downloaded from Data Catalogue BC<sup>7</sup>.

Ignitions within the area have historically occurred between April-November; however, most ignitions occur in July and August. This is a fire prone area, hence why this property is within a Wildfire Development Permit Area.

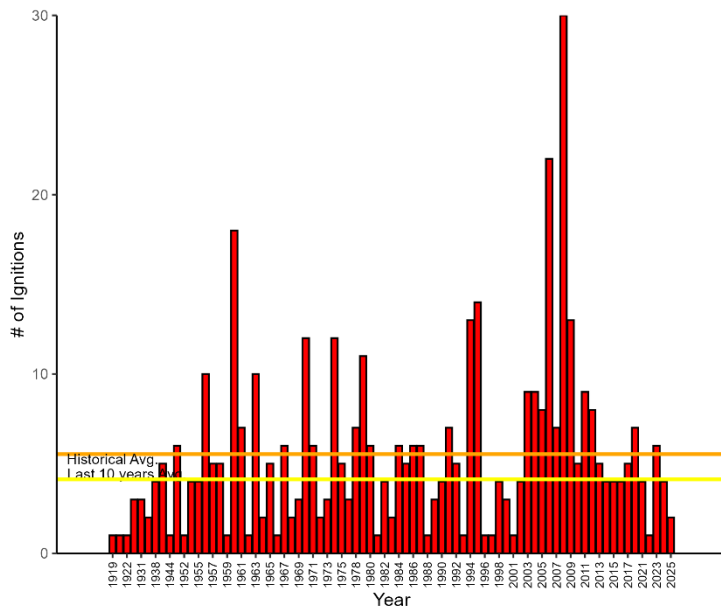


Figure 9. Annual frequency of historical wildfire ignitions, within 10 km radius of the AOI, between the years of 1919-2025. Historical mean annual ignitions is 6. Mean annual ignitions in the last decade is 4.

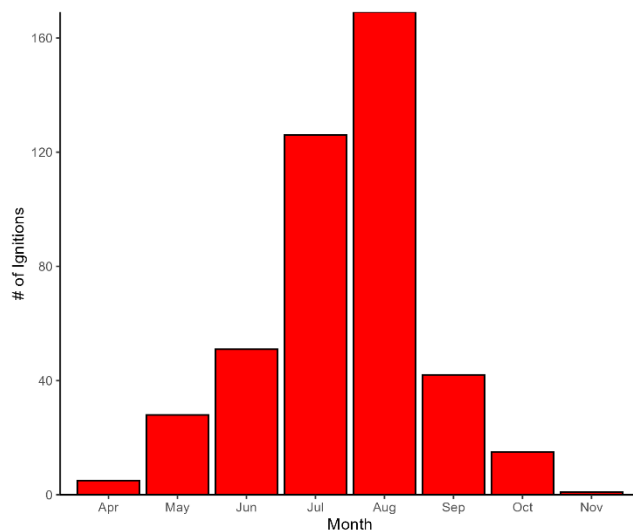


Figure 10. Historical wildfire ignitions by monthly frequency between the years of 1919-2025.

### 3.4 WILDFIRE FUELS

#### On the Property

<sup>7</sup>Data BC (2023) <https://catalogue.data.gov.bc.ca/dataset/fire-incident-locations-historical>

Wildfire fuels on this property are diverse including mixed coniferous and deciduous forest, open areas with grass and shrub cover. Forest stands are relatively quite healthy with varying compositions of live and dead trees. Total tree mortality is relatively low.

Surface fuel loading varies across the property from open areas with virtually no woody debris to jackpots of increased fuel loading. Duff layer varies from 2-10 cm depth. Forest floor cover varies from grasses, mosses, deciduous leaf litter, and conifer needles.

Fuel-type was determined as per the Fire Behaviour Prediction (FBP) component of the Canadian Forest Fire Danger Rating System (CFFDRS)<sup>8</sup>. Considering only combustible fuels the fuel-types to best model fire behaviour on this site would be mixedwood of varying conifer composition up to 80% (M-1/M-2), Douglas-fir (C-7), deciduous trees and shrubs (D-1/D-2) and standing grass (O1b).



**Figure 11.** Aspen regeneration contributes to relatively low wildfire hazard. This stand is representative of the deciduous FBP fuel-types D-1/D-2. These flatter sections of land are proposed for land-clearing and development of the campground.



**Figure 12.** Open areas with shrub and grass cover contribute to relatively low wildfire hazard. This photo is representative of grass fuel-type (O-1).

<sup>8</sup> Hirsch KG. 1996. Canadian forest fire behavior prediction (FBP) system: user's guide. Vancouver (BC): UBC Press.



**Figure 13.** Mixed deciduous and coniferous stands representative of the M-1/M-2 fuel-types. These stands contribute to relatively moderate wildfire hazard.



**Figure 14.** Mixedwood stands representative of the M-1/M-2 fuel-types, with greater coniferous composition (up to 80%). High levels of downed woody debris contribute to surface fuel loading. These stands contribute to relatively moderate wildfire hazard.



**Figure 15.** Mixedwood stands with high coniferous composition on steep slopes contribute to elevated wildfire hazard representative of moderate hazard.



**Figure 16.** Open mixedwood stands with low stand densities of larger diameter trees and fewer understory trees, with high canopy base height (fewer ladder fuels). Low surface fuel loading. Stands like this contribute to low wildfire hazard.



**Figure 17.** Fuels are varied in riparian area adjacent to Kingfisher Creek, including grass/shrub open areas and mixedwood stands with varying coniferous composition.



**Figure 18.** View from the top of the property (northwest corner) looking southeast towards Mabel Lake. Mixedwood stands with steep slopes up to 80%.

Tree species identified on this site included:

- Douglas-fir
- Western Hemlock
- Western Redcedar
- Birch
- Trembling Aspen
- Douglas maple

Understory species identified on this site included:

- Mosses
- Pinegrass
- Snowberry

### 3.5 HAZARD AND THREAT ASSESSMENT

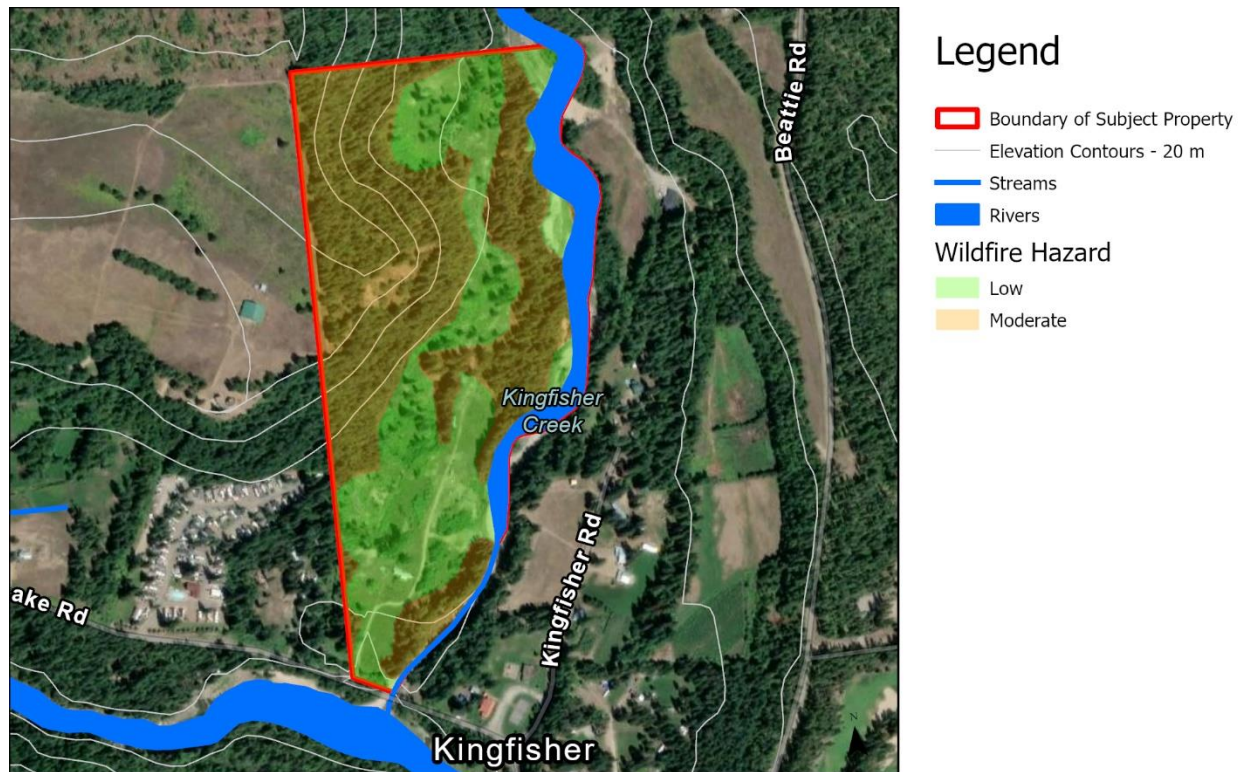
Five (5) wildfire threat assessment plots were completed according to procedures outlined in “2020 Wildfire Threat Assessment Guide and Worksheets”.

It was determined that most of the proposed development area on this property had a *Fuel Assessment – Threat Assessment Score* of “Low” with patches of “Moderate” hazard.

The greatest contributions to wildfire hazard included ladder fuel composition, surface fuel composition, dead and downed woody debris, and ladder fuel continuity in mixedwood or coniferous stands.

**Table 2.** Wildfire threat assessment plot data collected April 1, 2026, by Christine Pachkowski, RPF, RP Bio.

Component	Scoring by Plot #				
	1	2	3	4	5
Depth of organic layer (cm)	1	5	3	5	5
Surface fuel composition	8	8	8	8	8
Dead & down continuity (<7cm diameter)	8	8	8	4	4
Ladder fuel composition	5	8	8	0	5
Ladder fuel horizontal continuity	8	10	10	2	10
Understory density (stems/ha)	6	6	6	4	4
Overstory density (stems/ha)	4	5	5	4	3
Overstory composition & Crown Base Height	2	3	5	0	3
Fuel strata gap (m)	5	5	5	3	5
Crown closure	1	1	1	0	2
Dead & dying (% of stems)	2	2	2	2	2
<b>Total Score</b>	<b>50</b>	<b>61</b>	<b>61</b>	<b>32</b>	<b>51</b>
<b>Fuel Hazard Rating - Low (L), Moderate (M)</b>	<b>M</b>	<b>M</b>	<b>M</b>	<b>L</b>	<b>M</b>



**Figure 19.** Wildfire fuel hazard delineated on the subject property. Most of the flatter land portions proposed for development are comprised of relatively low fuel hazard with patches of moderate hazard attributable to the mixedwood stands.

## 4.0 Mitigation Strategies

The degree of hazard and proximity of combustible fuels to proposed structures and campsites contributes to the level of wildfire risk. Fuel, weather and topography are the primary determinants of potential wildland fire behaviour. Fuel is the only factor that can be manipulated via FireSmart activities and fuel-management treatments to reduce wildfire behaviour. Peer-reviewed literature publications and post-fire disaster reviews indicate that the most important factors that influence the survivability of a structure during a wildfire are the structure's characteristics and its immediate surroundings<sup>9,10,11,12</sup>.

<sup>9</sup> Menakis JP, Cohen JD, Bradshaw L. Mapping wildland fire risk to flammable structures for the conterminous United States. In: Proceedings of Fire Conference 2000 (pp. 41-49).

<sup>10</sup> Blanche R, Leonard J. Property safety: judging structural safety. In: Community bushfire safety 2008 Feb 13 (p. 77). CSIRO Publishing.

<sup>11</sup> Cohen J. The wildland-urban interface fire problem: A consequence of the fire exclusion paradigm. Forest History Today. Fall: 20-26. 2008:20-6.

<sup>12</sup> Cohen J, Saveland J. Structure ignition assessment can help reduce fire damages in the W-UI. Fire Management Notes. 1997;57(4):19-23.

Of particular importance to the ignitability of a structure is its resilience to embers accumulating on or in the structure itself, or onto combustible material immediately adjacent to the structure<sup>10,13,14</sup>. Wood roofs, wood decks, stacked firewood, certain landscaping materials and plants, unscreened openings into a structure etc. can all be ideal locations for the accumulation of embers during a wildfire. These embers can in turn ignite the structure itself, likely leading to the destruction of the structure.

Direct flame contact on a structure is another important factor in structure survivability during a wildfire. Effectively “disconnecting” structures from the surrounding fuels is an important hazard mitigation measure. This includes ensuring that additions, such as wooden fences, decks, or sheds, do not act as a pathway for fire to transfer from wildland fuels onto a nearby or connected structure. Commonly used landscaping materials and plants, such as bark mulch, ornamental cedar hedges and junipers, can also facilitate direct flame contact on a structure if used near the structure itself.

#### 4.1 BUILDINGS (>10M<sup>2</sup> OR 108 SQ FT).

These recommendations apply to existing or proposed structures greater than 10m<sup>2</sup> or 108 sq ft in area.

- These recommendations are intended for buildings and permanent or semi-permanent structures, such as, but not limited to, clubhouses, offices, laundry facilities, houses, dwellings, utility buildings, park model trailer units, or structural additions to RVs complete with walls and a roof.
- These recommendations do not apply to sheds, decks, patios, fences, or small structures ≤10m<sup>2</sup> or ≤108 sq ft associated with individual campsites.

##### 4.1.1 Immediate Zone (1.5 m from existing or proposed buildings)

- A 1.5 m wide non-combustible zone with the following characteristics should be established and maintained around any existing or proposed buildings:
  - a. It is recommended to remove all combustible vegetation and/or combustible materials within this zone.
  - b. This zone can be created by the placement of any combination of walkways, gravel, rock ground cover or other non-combustible materials.
  - c. It is recommended that wood fences and/or gates should not be attached to buildings in this zone.

##### 4.1.2 Intermediate Zone (10 m from existing or proposed buildings)

- It is recommended that as the site is cleared and prepared for development or construction, a minimum of 10 m of cleared defensible space should be created around all existing or proposed structures.
- It is recommended to remove, and do not plant, any vegetation capable of supporting fire spread from within 10 m of any existing or proposed structure.
  - This includes all coniferous species and any species that has potential to accumulate or shed hazardous volumes of dead material.
  - This includes natural grasses, because they grow dense and cure during summer.
  - Deciduous trees are acceptable at a stand density of ≤400 stems per hectare.
- It is recommended to clear all vegetation within 3 m horizontal distance of overhead utility lines and/or propane tanks, or to the standard of the utility provider.

<sup>13</sup> Calkin DE, Cohen JD, Finney MA, Thompson MP. How risk management can prevent future wildfire disasters in the wildland-urban interface. Proceedings of the National Academy of Sciences. 2014 Jan 14;111(2):746-51.

<sup>14</sup> Moritz MA, Batllori E, Bradstock RA, Gill AM, Handmer J, Hessburg PF, Leonard J, McCaffrey S, Odion DC, Schoennagel T, Syphard AD. Learning to coexist with wildfire. Nature. 2014 Nov 6;515(7525):58-66.

- Installation of electrical services underground is preferred over above ground powerlines. Above ground lines are acceptable, such as for connecting a panel on the property to main distribution lines, but above ground lines should be minimized where possible. It is recommended to distribute electrical services throughout the property and to individual campsites underground.
- It is recommended to prepare the site to comply with the latest version of the BC Building Code, all bylaws, covenants, and FireSmart guidelines.
- It is recommended to remove all woody debris within this 10 m zone.

#### 4.1.3 Extended Zone (30 m from existing or proposed buildings)

- It is recommended to remove all standing dead trees within 30 m of existing or proposed structures.
- It is recommended to thin remaining live trees within this 30 m zone:
  - Remove all understory conifer trees  $\leq 12.5$  cm diameter at breast height (breast height is defined as 1.3 m above ground, on the high-side of the tree).
  - Space conifers  $> 12.5$  cm dbh a minimum horizontal distance between branch tips of 1 m (1m crown spacing).
- It is recommended that after thinning is completed to 1m crown-spacing target, prune all remaining trees to 3 m height.
- It is recommended to remove the buildup of forest floor litter, grasses, and all sizes of downed woody debris, and shrubs with substantial buildup of dead woody material.
  - This will require keeping grasses short and less than or equal to 10 cm in height, including wild grasses, during the fire season between May 1 and September 30, and also removing woody debris accumulation through time.

## 4.2 RV SITES AND ASSOCIATED STRUCTURES

These recommendations apply to all proposed RV sites, as well as associated structures such as sheds, decks, patios, fences, or small structures  $\leq 10\text{m}^2$  or  $\leq 108$  sq ft associated with individual RV sites.

- These recommendations do not apply to larger buildings such as, but not limited to, clubhouses, offices, laundry facilities, houses, dwellings, utility buildings, park model units, or structural additions to RVs complete with walls and a roof. These recommendations also do not apply to any structures  $> 10\text{m}^2$  or 108 sq ft. These larger buildings are addressed in the section above.

#### 4.2.1 Immediate Zone (1.5 m from pads and structures)

- It is recommended to hardscape the full area of vehicle and RV pads with non-combustible materials, such as gravel, brick, concrete, pavement.
- A 1.5 m wide non-combustible zone extends from the edge of the pads and the outer extent of parked vehicles or RVs. This zone also extends 1.5 m from structures such as sheds, decks, patios, and fences.
- Within this 1.5 m zone:
  - It is recommended to remove all vegetation and/or combustible materials within this zone.
  - This zone can be created by the placement of any combination of walkways, gravel, rock, concrete, brick, pavement or other non-combustible materials.
  - It is recommended that wood fences and/or gates should not be attached to RVs or structures in this zone
- It is recommended that this 1.5 m zone is to be maintained free of vegetation over time, including free of any grass, herbs, shrubs, organic tree litter including leaves, needles, and twigs, woody debris, compost, and any combustible items whether organic or non-organic.

### 4.2.2 Extended Zone (30 m from pads and structures)

\*There is no applicable 10 m zone for RV sites, because the same treatment specifications are expected 30 m out.

- It is recommended to remove all standing dead trees within this 30 m zone.
- It is recommended to thin remaining live trees within this 30 m zone:
  - Remove all understory conifer trees  $\leq 12.5$  cm diameter at breast height (breast height is defined as 1.3 m above ground, on the high-side of the tree).
  - Space conifers  $> 12.5$  cm dbh a minimum horizontal distance between branch tips of 1 m (1m crown spacing).
- It is recommended that after thinning is completed to 1m crown-spacing target, prune all remaining trees to 3 m height.
- It is recommended to remove the buildup of forest floor litter, grasses, and all sizes of downed woody debris, and shrubs with buildup of dead woody material.
  - This will require keeping grasses short and less than or equal to 10 cm in height, including wild grasses, during the fire season between May 1 and September 30, and also removing woody debris accumulation through time.

### 4.2.3 Riparian Buffers

- It is anticipated that the classification of Kingfisher Creek on the eastern boundary of the property may require a 30 m riparian buffer. It is the responsibility of a qualified professional to delineate this buffer.
- RV site numbers 1-43 have been proposed for development immediately adjacent to this potential riparian buffer, which is in conflict with our recommended 30 m Extended Zone for RV sites (pads & structures).
- It is highly recommended to seek exemption from the Riparian Areas Protection Regulation for the purpose of wildfire risk reduction and to enhance defensible space for first responders. It is recommended that all efforts be made to mitigate the hazards of wildfire fuel loading and dangerous trees within this riparian buffer. Specifically for the objectives of thinning, pruning, and surface fuel clean up to reduce the spread, intensity, severity, crowning, and ember transmission of potential wildfires.
- Kingfisher Creek serves as a potential fuel-break to this property on the eastern boundary. Considering this natural fuel-break exists, it is recommended that RV sites immediately adjacent to a riparian buffer are to receive the following mitigation actions within a 10 m Intermediate zone extending from the edge of the pads and the outer extent of parked vehicles or RVs:
  - It is recommended to remove all standing dead trees within this 10 m zone (extending from the edge of the pads and the outer extent of parked vehicles or RVs. This zone also extends 10 m from structures such as sheds, decks, patios, and fences).
  - It is recommended to thin remaining live trees within this 10 m zone:
    - Remove all understory conifer trees  $\leq 12.5$  cm diameter at breast height (breast height is defined as 1.3 m above ground, on the high-side of the tree).
    - Space conifers  $> 12.5$  cm dbh a minimum horizontal distance between branch tips of 1 m (1m crown spacing).
  - It is recommended that after thinning is completed to 1m crown-spacing target, prune all remaining trees to 3 m height.
  - It is recommended to remove the buildup of forest floor litter, grasses, and all sizes of downed woody debris, and shrubs with buildup of dead woody material.
    - This will require keeping grasses short and less than or equal to 10 cm in height, including wild grasses, during the fire season between May 1 and September 30, and also removing woody debris accumulation through time.

- It is recommended that treatments are completed to the above specifications within the 10 m zone defined above whether there is an exemption to the Riparian Areas Protection Regulation or the current designs are modified to accommodate this buffer.
- It is recommended during fire season, occupants of these sites be prepared for evacuation with all of their belongings.
- It is recommended RVs, trailers, any dwellings, or any roofed living spaces in RV sites immediately adjacent to riparian buffers be motorized or capable of being transported off-site in the event of an evacuation order.

### 4.3 AGRICULTURAL RESERVE LAND (ALR) SETBACKS & BUFFERS

It is our interpretation that the proposed RV park is classified as “non-residential” with the zoning amendment proposing “commercial” land use and “recreation commercial” zoning. According to the ALR Guide to Edge Planning<sup>15</sup>, “non-residential” developments adjacent to ALR land require a setback for buildings, and a vegetative buffer, among other requirements.

- It is the responsibility of the property owner(s) and a qualified professional to establish or delineate any required ALR setbacks or buffers.
- If developments are made within proximity to ALR setbacks or buffers where tree cover is maintained, then it is recommended that the 10m Intermediate Zone and 30m Extended Zones extending from those developments are treated to respective measurable targets, as specific in sections 4.1 and 4.2
- It is recommended that ALR buffer objectives and wildfire risk mitigation objectives may be simultaneously achieved.
- Although there may be requirements to maintain tree cover within ALR buffers, deciduous species are preferred for purposes of wildfire risk mitigation and coniferous tree species are to be treated to the target specifications of the 30m Extended Zone including thinning, pruning, and surface fuel cleanup.

### 4.4 SLOPE AND TERRAIN STABILITY

The property owner received a completed Terrain Investigation and Analysis report from A.M. Pattison Consulting Services on April 23, 2018 pertaining to this property. The following is an excerpt from this report:

*“The hillside area is well forested and the trees are standing straight and true which suggest no slope movement. Several seepage points were observed some of which were likely seasonal and evident at the time of survey due to high soil moisture conditions. Other seepage points showed evidence of more permanent seepage; but no real channel forming downslope due to the very low water volumes. Some seepage points have initiated very small rotational slumps which are evident as a local failure. For this reconnaissance investigation it is suggested that these localized rotational slumps are not evident of a larger progressive rupture surface.”*

Vegetation on this hillside is essential to maintain slope stability; however, the mitigation targets specified for the 10 m Intermediate and 30 m Extended Zone including thinning, pruning, and surface fuel cleanup are not anticipated to impact this hillside feature.

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<sup>15</sup> Guide to Edge Planning [https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3\\_edge\\_guide\\_2015.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3_edge_guide_2015.pdf)

## 4.5 LANDSCAPING

- It is recommended to prepare and maintain landscaping of all cleared areas according to FireSmart principles and guidelines<sup>16</sup>.
- It is recommended to avoid using mulch within 10 m of existing or proposed buildings, structures, or RV sites.
- It is recommended to only plant vegetation that is low-density, well-spaced and of fire-resistant species. Deciduous are the preferred species for any trees being retained, planted or seeded. Deciduous trees are less flammable than conifers. Refer to FireSmart BC Plant Guide<sup>17</sup>.
- It is recommended to not plant any coniferous species within the 10 m Intermediate Zone from structures.
- Conifers may be planted or retained beyond 10 m from structures if they are spaced to achieve 1 m horizontal space between nearest branch tips at full maturity. Young conifers must be pruned to 50% of their canopy height, or to maximum of 3 m as they mature.
- It is recommended to remove all dangerous trees within striking distance of all proposed roads, trails, RV sites, structures, infrastructure, and utility lines or other values.
- It is recommended to remove conifer trees as they regenerate overtime within 10 m of structures >10m<sup>2</sup> or 108 sq ft.
- Within respective 10 m and 30 m zones where prescribed, it is recommended to keep grasses short and less than or equal to 10 cm in height, including wild grasses, during the fire season between May 1 and September 30, and also removing woody debris accumulation through time.
- Consider removing and maintaining coarse woody debris beyond the 30m zone to 5 logs per hectare.
- Consider thinning forest fuels beyond the 30 m zone by removing all trees ≤12.5 cm diameter at breast height (dbh) found to be within 1 m of the dripline of any trees being intentionally retained on site. This is to ensure adequate strata gap between surface and crown fuels to prevent likelihood of crown fire initiation. Consult with a geotechnical specialist prior to thinning on the hillside beyond 30m Extended Zone.
- Consider pruning all retained trees beyond the 30 m Extended Zone to a height of 2 m.

## 4.6 CAMPFIRE RINGS

- It is recommended that campfire rings comply with Recreation Sites and Trails BC design standards, including:
  - Campfire rings are limited to maximum of 24 inch (61 cm) diameter & 24 inch height
  - Grates or grills must not protrude or overhang the edges of the ring
  - Anchor straps below ground
  - 10 ft (3 m) diameter circle dug around fire rings to depth of mineral soil (remove all organic material) and cover with non-combustible materials, such as gravel or concrete.
  - The fire ring must be greater than 3 m horizontal distance from any combustible material, including any vegetation, organic material, standing trees, or structure.
  - The fire ring shall be placed so that no overhanging tree branch is within 3 m of the perimeter of the fire ring.

<sup>16</sup> FireSmart BC Landscaping Guide <https://firesmartbc.ca/resource/landscaping-guide/>

<sup>17</sup> FireSmart BC Plant Guide [https://firesmartbc.ca/wp-content/uploads/2023/07/06.08.23\\_FSBC\\_PlantChartBooklet.pdf](https://firesmartbc.ca/wp-content/uploads/2023/07/06.08.23_FSBC_PlantChartBooklet.pdf)

- More details and specifications of campfire ring design can be found on Rec Sites and Trails BC website<sup>18</sup>. An example of this design can be found in **Appendix A**.

#### 4.7 DEBRIS REMOVAL

- It is recommended to remove all combustible debris from site, either previously existing or residual debris from these treatments, so as not to create a fuel hazard during and post construction. Debris disposal methods must comply with any bylaws, *Wildfire Act*, and *Wildfire Regulations*.
- Debris may be pile and burned on site if and when legal to do so.
- It is recommended that debris may be chipped and scattered on site, if total accumulated depth of masticated matter does not exceed 5 cm in depth at any given point.
- It is recommended that debris not be chipped and scattered within 10 m of any structures or RV sites.
- Mulching and scattered of debris is not recommended.
- It is recommended to not compost or leave any non-masticated debris on site to decompose (either piled or not piled).

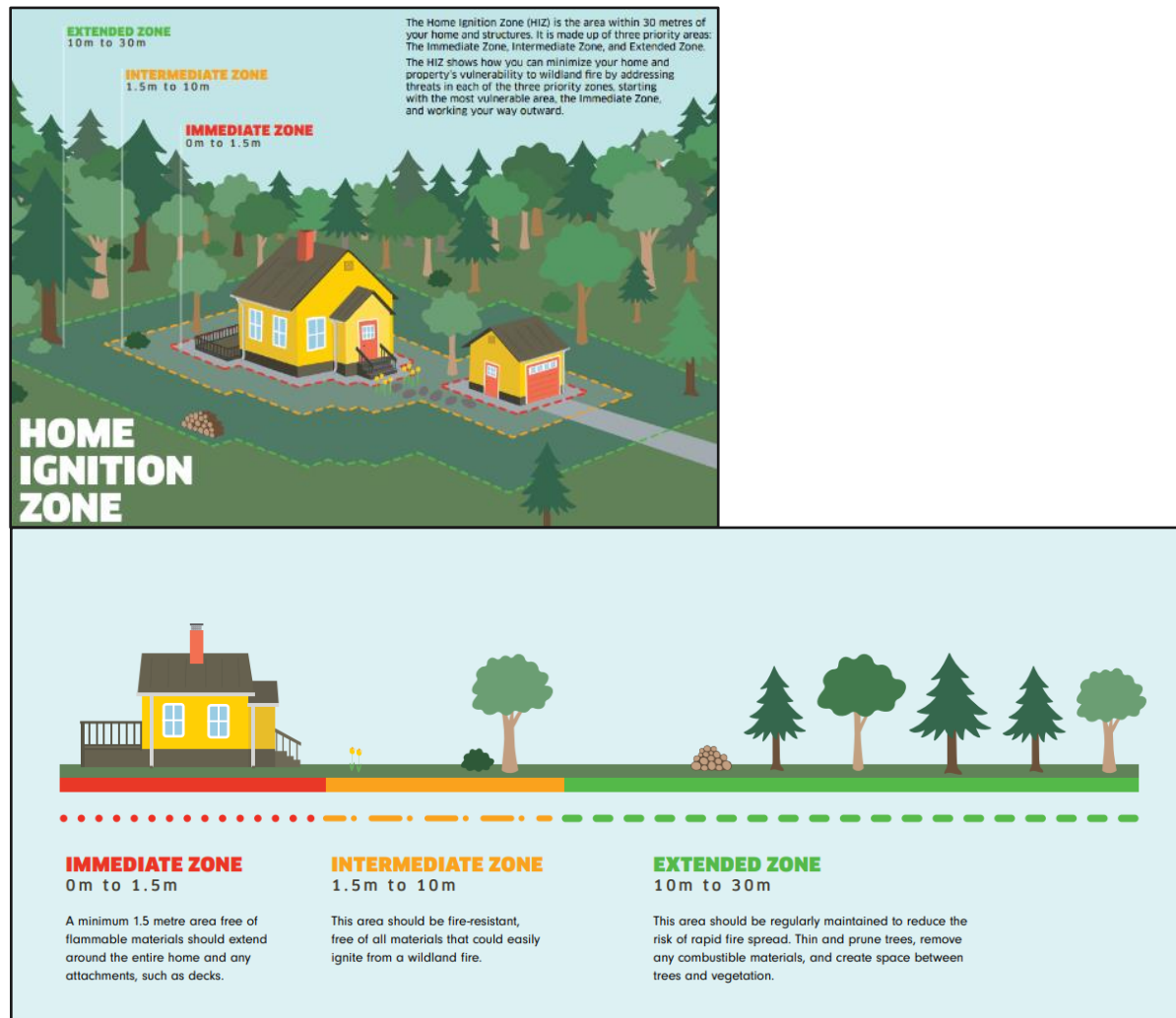
#### 4.8 FIRESMART RECOMMENDATIONS

The FireSmart program offers proven guidance on the design, retrofit, or ongoing maintenance to mitigate wildfire threats to buildings and property<sup>19</sup>. Developers should ensure building design and construction is consistent with the highest current wildfire protection standards published by the National Fire Protection Association, or similar organization, and be in full compliance of the BC Building Code. The combination of adequate non-combustible and defensible space around a structure, that is built with fire resistant roofing and siding and has openings into the building envelope properly screened to prevent ember accumulation, are foundational principles of FireSmart and improve the survivability of structures in the wildland urban interface. The FireSmart structure ignition zone provides a straightforward conceptual model of managing structure ignition potential.

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<sup>18</sup> Campfire Ring Design [https://www2.gov.bc.ca/assets/gov/sports-recreation-arts-and-culture/outdoor-recreation/camping-and-hiking/recreation-sites-and-trails/structure-drawings/campfire\\_ring.pdf](https://www2.gov.bc.ca/assets/gov/sports-recreation-arts-and-culture/outdoor-recreation/camping-and-hiking/recreation-sites-and-trails/structure-drawings/campfire_ring.pdf)

<sup>19</sup> See FireSmart BC (<https://firesmartbc.ca/>) and FireSmart Canada (<https://firesmartcanada.ca/>) for additional information, guides, and resources.



**Figure 20.** The FireSmart structure ignition zone provides a straightforward conceptual model of managing structure ignition potential. Graphic courtesy of FireSmartBC (<https://firesmartbc.ca>).

#### 4.8.1 Building Recommendations

FireSmart guidelines can be incorporated to ensure that non-combustible zone (the first 1.5 m out from the building) and a significant portion of Zone 1 (1.5 m to 10 m from the building) remains non-combustible.

1. Buildings and structures should incorporate the following building materials and/or finishes:
  - d. Roof assembly as per most recent version of the BC Building Code and FireSmart guidelines, such as Class A roof assembly.
  - e. Non-combustible exterior siding (as per BC Building Code & FireSmart guidelines).
    - i. “Fire-resistant” materials are acceptable as per BC Building Code. Materials must satisfy testing requirements specified in the BC Building Code. When in doubt, contact a qualified local government representative.
  - f. Heavy timber, non-combustible, or fire-resistant cladding for structural components of any decks, balconies, and porches (as per BC Building Code & FireSmart guidelines).
  - g. No use of exposed wooden materials on horizontal surfaces that are receptive to embers (e.g., porches, deck, roof, etc.)

- h. For any buildings with wood burning appliances inside the building, chimneys must be screened with 12mm non-corrosive metal mesh (this does not pertain to campfire pits or rings)
  - i. Double paned or tempered window glazing
  - j. All vents and similar openings screened with 3mm non-corrosive non-combustible metal mesh
  - k. Undersides of porches and decks screened or sheathed to FireSmart recommended standards to prevent the accumulation of combustible debris and to prevent the accumulation of embers
2. Around each building and structure, a zone starting at 1.5 m from the building and extending to 10 m from the building should be established with the following characteristics:
  - a. Combustible ground cover such as bark mulch should not be used
  - b. Establish only low-growing, non-coniferous herbs, and shrubs
  - c. If lawn is to be established, it should be maintained in a green condition
  - d. Broad-leaved trees are acceptable, provided that leaf litter and debris is collected and disposed of off-site
  - e. Coniferous trees should not be established
  - f. Firewood and other similar combustible material should not be stored more than 10 m from any structure or campsite.

#### 4.8.2 Additional Recommendations

1. The following periodic maintenance activities are recommended:
  - Remove dead or dying vegetation regularly, especially before fire season, and dispose off-site
  - Remove vegetative debris (e.g., conifer needles) from roof assemblies and gutters and dispose off-site; keep these structures clean of such debris leading into, and during, the fire season
  - Remove vegetative debris accumulations from porches, decks, or anywhere within the non-combustible zone and dispose off-site; keep these structures clean of such debris leading into, and during, the fire season
2. The following best practices are recommended:
  - Do not store firewood or building materials within 10 m of a building or structure
  - Yard waste and other vegetative debris should be disposed of or hauled off-site for disposal, but not piled or left on site to decompose.

# Appendix A – Other attachments

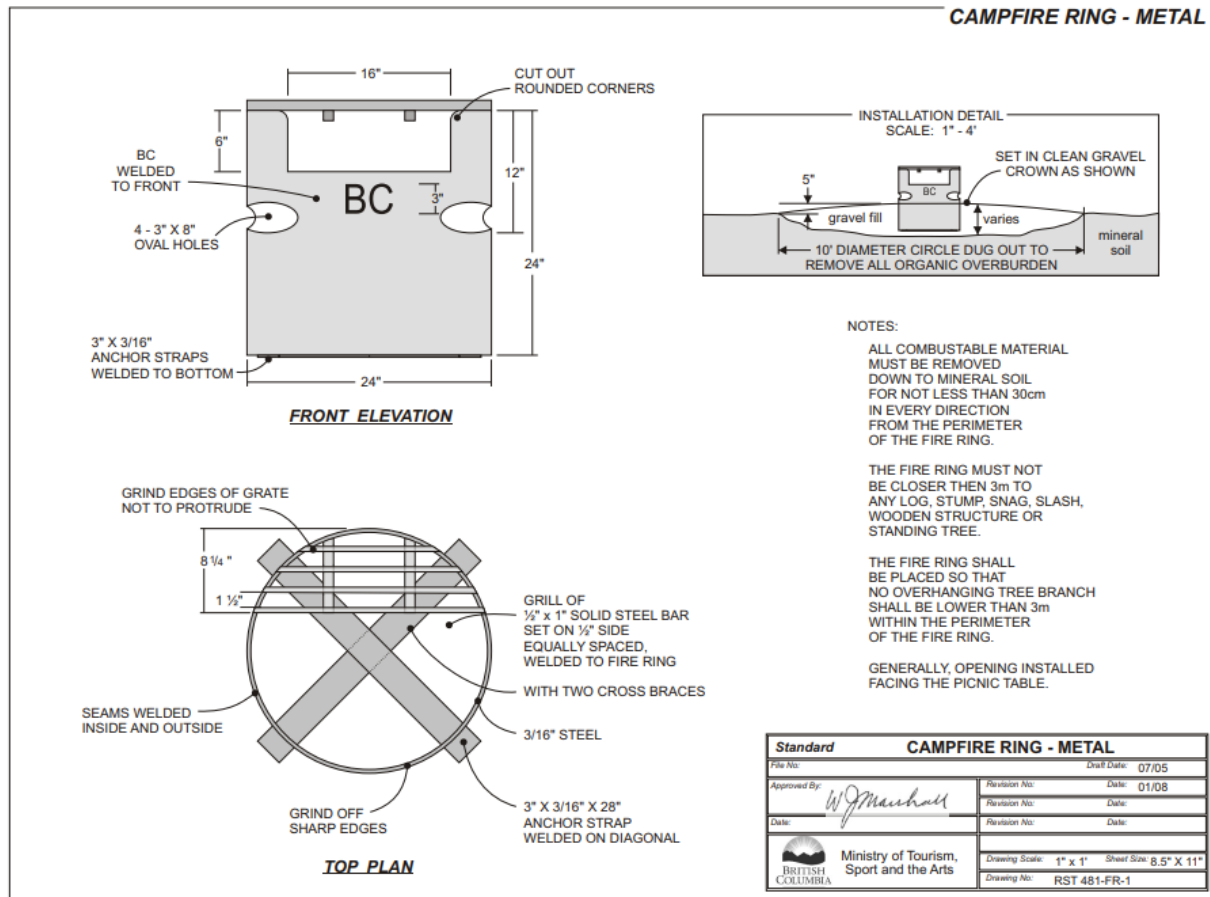


Figure A.1. Recommended design for campfire rings.

# **REGIONAL DISTRICT OF NORTH OKANAGAN**

**Extract from the Minutes of a Meeting of the**

**Board of Directors**

**Held on**

**Wednesday, April 15, 2026**

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**Bylaw 3070 - Electoral Area "F" Official Community Plan Amendment**

**Bylaw 3071 - Zoning Amendment**

**0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]**

**3315 Enderby Mabel Lake Road, Electoral Area "F"**

Moved and seconded

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070, which proposes to change the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial, be given First Reading; and further,

That Zoning Amendment Bylaw No. 3071, which proposes to change the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone, be given First Reading.

**CARRIED**

# REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, March 18, 2026

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**Electoral Area "F" Official Community Plan / Zoning Amendment Application  
0779841 BC LTD. c/o LANCASTER S. [File No. 25-0753-F-OR]  
3315 Enderby Mabel Lake Road, Electoral Area "F"**

Moved and seconded

That the application to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial be supported in principle and staff be directed to prepare an Official Community Plan (OCP) Amendment Bylaw for First Reading only; and further

That the referral process outlined in the Planning Department report dated February 17, 2026 be considered appropriate consultation for the purpose of Sections 475 and 476 of the Local Government Act and included a referral to First Nations; and further,

That in accordance with Section 477 of the Local Government Act, the OCP Amendment Bylaw be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the application to amend the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone be supported in principle and staff be directed to prepare a Zoning Amendment Bylaw for First Reading only; and further,

That Second Reading of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. the applicant has provided a report prepared by a professional engineer who has:
  - a. reviewed the proposed development and the physical characteristics of the property;
  - b. provided recommendations, if any, regarding the protection of the proposed development from hazards associated with steep slopes or terrain instability and flooding; and
  - c. has confirmed that the proposed use would be safe for the use intended;

2. the applicant has submitted a study prepared by a professional engineer which:
  - a. evaluates the subject property and provides recommendations for potential on-site septic sewage disposal associated with the proposed development; and
  - b. confirms that the proposed sewage system will have no adverse effects on the environment including Kingfisher Creek, the Shuswap River or other local watercourses;
3. the applicant has submitted a hydrogeological study prepared by a professional engineer to determine the supply potential and impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer;
4. the applicant has submitted a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard;
5. the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide and submitted a follow-up report to staff in accordance with the Regional District of North Okanagan Public Information Meeting Guide; and further,

That Final Adoption of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. a Commercial Development Permit have been approved by the Regional District; and
2. the applicant has made suitable arrangements with the Regional District of North Okanagan to secure a 10 m wide corridor along the frontage of the property for a future public trail;
3. conditions of the Mabel Lake Water Utility to remove the subject property from the service area and decommission the existing service have been satisfied;.
4. a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which would:
  - a. prohibit fee-simple or bareland strata subdivision;
  - b. require that, as a condition of approval of a Campground Permit, a buffer strip be established along the west and north property lines consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission.

**CARRIED**



REGIONAL  
DISTRICT  
NORTH  
OKANAGAN

## PLANNING DEPARTMENT INFORMATION REPORT

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### OCP / ZONING AMENDMENT APPLICATION

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<b>DATE:</b>	February 17, 2026
<b>FILE NO.:</b>	25-0753-F-OR
<b>OWNER/APPLICANT:</b>	0779841 BC Ltd. c/o Sharon Lancaster
<b>LEGAL DESCRIPTION:</b>	Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386
<b>P.I.D.#:</b>	017-406-064
<b>CIVIC ADDRESS:</b>	3315 Enderby Mabel Lake Road
<b>PROPERTY SIZE:</b>	20.57 ha
<b>SERVICING:</b>	On-site septic and water (well)
<b>PRESENT ZONING:</b>	Non-Urban (N.U) / Service Commercial (C.4)
<b>PROPOSED ZONING:</b>	Recreation Commercial (C.5)
<b>PRESENT O.C.P. DESIGNATION:</b>	Non-Urban / Commercial
<b>PROPOSED O.C.P. DESIGNATION:</b>	Commercial
<b>PROPOSED USE:</b>	127 site campground

#### **PLANNING DEPARTMENT RECOMMENDATION:**

That the application to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 by changing the land use designation of a portion of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from Non-Urban to Commercial be supported in principle and staff be directed to prepare an Official Community Plan (OCP) Amendment Bylaw for First Reading only; and further,

That the referral process outlined in the Planning Department report dated February 17, 2026 be considered appropriate consultation for the purpose of Sections 475 and 476 of the *Local Government Act* and included a referral to First Nations; and further,

That in accordance with Section 477 of the *Local Government Act*, the OCP Amendment Bylaw be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the application to amend the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* by changing the zoning of the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 and located at 3315 Enderby Mabel Lake Road, Electoral Area "F" from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone be supported in principle and staff be directed to prepare a Zoning Amendment Bylaw for First Reading only; and further,

That Second Reading of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. the applicant has provided a report prepared by a professional engineer who has:
  - a. reviewed the proposed development and the physical characteristics of the property;
  - b. provided recommendations, if any, regarding the protection of the proposed development from hazards associated with steep slopes or terrain instability and flooding; and
  - c. has confirmed that the proposed use would be safe for the use intended;
2. the applicant has submitted a study prepared by a professional engineer which:
  - a. evaluates the subject property and provides recommendations for potential on-site septic sewage disposal associated with the proposed development; and
  - b. confirms that the proposed sewage system will have no adverse effects on the environment including Kingfisher Creek, the Shuswap River or other local watercourses;
3. the applicant has submitted a hydrogeological study prepared by a professional engineer to determine the supply potential and impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer;
4. the applicant has submitted a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard;
5. the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide and submitted a follow-up report to staff in accordance with the Regional District of North Okanagan Public Information Meeting Guide; and further,

That Final Adoption of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. a Commercial Development Permit have been approved by the Regional District; and
2. the applicant has made suitable arrangements with the Regional District of North Okanagan to secure a 10 m wide corridor along the frontage of the property for a future public trail;
3. conditions of the Mabel Lake Water Utility to remove the subject property from the service area and decommission the existing service have been satisfied;
4. a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which would:
  - a. prohibit fee-simple or bareland strata subdivision;
  - b. require that, as a condition of approval of a Campground Permit, a buffer strip be established along the west and north property lines consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission.

## **SUMMARY:**

This report relates to an application for an amendment to the Official Community Plan (OCP) land use designation and zoning of the property located at 3315 Enderby Mabel Lake Road, Electoral Area "F". The applicant has applied to amend the OCP land use designation of a portion of the subject property from Non-Urban to Commercial and to amend the zoning from Non-Urban (N.U) and Service Commercial (C.4) to Recreation Commercial (C.5). If approved, the applicant proposes to develop a 127 site campground.

The Planning Department recommends that the application be supported in principle as it is supported by several Policies of the Electoral Area "F" Official Community Plan including the Kingfisher Local Area Plan. Staff recommend that the associated Bylaws be prepared for First Reading and that the applicant provide additional information to address other policies of the OCP and to gauge the level of public support for the proposal.

Staff also recommend that Adoption of the associated Bylaws be withheld until a Development Permit has been approved by the Regional District and the applicant has provided a letter of undertaking to register a covenant against the title of the property that would prohibit fee-simple or bareland strata subdivision and require a buffer for lands adjacent to the ALR, a statutory right of way for the RDNO Parks Department and the conditions of the Mabel Lake Water Utility have been satisfied.

## **BACKGROUND:**

### Application History

In 2010, the subject property was excluded from the ALR by ALC resolution #2657/2010 as part of the Electoral Area "F" ALR Boundary Review.

In 2018, the owner submitted an application to amend the OCP land use designation of a 3.16 ha portion of the 20.57 ha subject property from Non-Urban and Agricultural to Commercial and to rezone the same part of the property from Non-Urban (N.U) to Service Commercial (C.4). The owner proposed to develop a storage facility and a caretaker's residence. The OCP and Zoning Amendments were adopted in September 2018.

### Title Documents

In 2018, as part of the above noted OCP / Zoning Amendment application, Covenant No. CA7016010 was registered on the subject property's title which:

- restricts the use of the property to mini-storage and one dwelling unit for the owner or operator within the Service Commercial (C.4) zoned portion of the property;
- restricts development within 30 m of Kingfisher Creek due to environmental and floodplain aspects;
- requires an archaeological impact assessment prior to any ground altering activities; and
- requires a storm water management plan to be prepared by a professional prior to the issuance of a Building Permit.

In 2018, Statutory Right of Way No. CA7016011 was also registered as a condition of rezoning the property which provides for a four meter trail along the road frontage of the property.

### Site Context

The 20.57 ha subject property is located on the north side of Enderby Mabel Lake Road between the Club Kingfisher RV Park and the Kingfisher Community Hall and is adjacent to the west side of Kingfisher Creek. Access to the property is gained from a driveway connected to Enderby Mabel Lake Road which runs through the middle of the property. The property currently contains a manufactured home and is used for outdoor storage of equipment, vehicles, and building materials.

The property is treed, with the exception of the central portion of the property, which has been cleared. Kingfisher Creek runs along the east property line. The south and central portion of the property slopes gradually up from the road and is generally flat. In the northwest portion of the property has moderate to steep slopes.

The property is located within and is serviced with a connection to the Mabel Lake Community Domestic Water Service Area. The property is located outside of the service area of the Mabel Lake Sewer Utility.

The subject property is designated as Non-Urban and Commercial in the Official Community Plan and is zoned Non-Urban (N.U) and Service Commercial (C.4). The property is also within the Kingfisher Plan Area. The property is also designated as being within Protection of the Natural Environment (Riparian), Wildfire Hazard, and Commercial Development Permit Areas. The property is not in the Agricultural Land Reserve.

The attached maps show the location, ALR boundaries, zoning and OCP designation of the subject and surrounding properties. The attached orthophoto was taken in 2022.

#### The Proposal

The applicant has applied to amend the OCP land use designation of a portion of the subject property from Non-Urban to Commercial and to amend the zoning from Non-Urban (N.U) and Service Commercial (C.4) to Recreation Commercial (C.5). If approved, the applicant proposes to develop a campground.

The attached site plan indicates that the development would include 127 recreational vehicle camping sites, a recreation centre, and a storage compound for trailers, boats, and vehicles. The development would be accessed from Enderby Mabel Lake Road and is proposed to be serviced by an on-site septic system and an on-site well.

#### Current Official Community Plan / Zoning Amendment Applications

As directed by the Board of Directors, applications for OCP amendments are to be considered in batches so that the cumulative effect they will have on the area can be better analyzed. The subject application is one of four OCP amendment applications received during all of 2025:

In October 2025, the Regional District received an application to change the OCP land use designation and zoning of a 2 ha property located at **11 East Poirier Road** in Electoral Area "F" from Country Residential to Small Holding. If approved, the applicant is proposing to subdivide the property into two lots.

In November 2025, the Regional District received an application to change the OCP land use designation and zoning of a 3.29 ha portion of the 18.81 ha property located at **64 Schindler Road**. The applicant has applied to amend the OCP land use designation of a portion of the subject property from Non-Urban to Country Residential and to amend the zoning from Non-Urban (N.U) to Country Residential (C.R). If approved, the applicant proposes to complete a boundary adjustment subdivision with the property located at 66 Schindler Road.

In December 2025, the Regional District received an application to rezone a 3 ha portion of the property located at **64 Aumond Road** from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If approved, the applicant is proposing to subdivide the property into nine lots. While the property is designated in the OCP as Small Holding and Country Residential, the proposal requires an amendment to the OCP as the proposed zoning boundaries do not align with the boundaries of these land use designations.

#### Previous OCP / Zoning Amendment Applications

An overview of OCP amendment applications received in Electoral Area “F” since 2012 is provided below:

In December 2023, the Regional District received an application for an amendment to the Official Community Plan (OCP) land use designation and zoning of the property located at **2561 Enderby Mabel Lake Road**. The applicant has applied to amend the OCP land use designation of the subject property from Non-Urban to Commercial and to amend the zoning from Non-Urban (N.U) to Recreation Commercial (C.5). If approved, the applicant proposes to develop a 48 site campground. At the Regular Meeting held on September 11, 2024, the Board supported the application in principle and resolved that Second Reading of the proposed OCP and Zoning Amendment Bylaws be withheld until:

1. the applicant has provided a report prepared by a professional engineer who has:
  - a. reviewed the proposed development, the physical characteristics of the subject property, and location relative to Cooke Creek;
  - b. provided recommendations, if any, regarding the protection of the proposed development from hazards associated with flooding and debris flow from Cooke Creek; and
  - c. has confirmed that the proposed new lots would be safe for the use intended;
2. the applicant has submitted a hydrogeological study prepared by a professional engineer to determine the supply potential and impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer;
3. the applicant has submitted a study prepared by a professional engineer which:
  - a. evaluates the subject property and provides recommendations for potential on-site septic sewage disposal associated with the proposed development;
  - b. confirms that the proposed sewage system will have no adverse effects on the environment including Cooke Creek, the Shuswap River or other local watercourses.
4. the applicant has submitted a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard but are also congruent with Environment and Natural Areas Objectives and considers ecological values specifically wildlife, soil conservation and riparian habitat;
5. the applicant has held a Public Information Meeting in accordance with the Public Information Meeting Guide and submitted a follow-up report to staff in accordance with the Regional District of North Okanagan Public Information Meeting Guide; and
6. the Province has reviewed and approved a Riparian Area Assessment to permit the proposed layout of the campground and associated land alteration; and further,

The Board also resolved that Final Adoption of the proposed Official Community Plan and Zoning Amendment Bylaws be withheld until:

1. Fall Creek Landslide Development Permit and a Commercial Development Permit have been approved by the Regional District; and

2. the applicant has provided a letter of undertaking to register a covenant against the title of the property that would prohibit fee-simple or bareland strata subdivision.

The application is on going.

In June 2022, the Regional District received an application to change the OCP land use designation and zoning of a 4.05 ha property located at the end terminus of **Parkway Road**. The applicant proposes to amend the OCP land use designation of the subject property from Future Park to Commercial and to change the zoning of the property from Non-Urban (N.U) to Recreation Commercial (C.5). If approved, the applicant proposes to develop the property as a 20 site campground and a 10 unit rental cabin accommodation development.

At the Regular Meeting held on June 18, 2025, the Board gave Third Reading to the associated OCP and Zoning Amendment Bylaws. The Board resolved that Final Adoption of the Bylaws be withheld until:

1. a Commercial Development Permit has been approved for issuance by the Regional District for the proposed cabin accommodation development;
2. 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.

The application is on going.

In March 2022, the Regional District received an application to change the OCP land use designation and zoning of a 32.46 ha property located at **150 Crossridge Road** from Non-Urban to Country Residential. The applicant is proposing to subdivide the property into 15 lots. The OCP and Zoning Amendment Bylaws were adopted in 2024.

In October 2021, the Regional District received an application to amend the OCP land use designation of the property located at **6402 Highway 97A** from Non-Urban to Industrial and to change the zoning of the property from Non-Urban (N.U) to Light Industrial (I.1). If approved, the applicants propose to construct a truck service and repair shop with a caretaker's residence and a commercial storage facility including a mini storage building and outdoor storage area for RVs and boats. The Board resolved that further consideration of the application be withheld until a comprehensive plan which addresses how the proposed development of the subject property may form part of a larger area of existing and potential future industrial land use, including but not limited to consideration of the potential for public road access to be dedicated and/or upgraded to accommodate the potential development while protecting the safety and efficient function of Highway 97A. The Electoral Area "F" Industrial & Service Commercial Lands OCP Amendments were adopted in September 2024 which redesignated the subject property to Service Commercial and Light Industrial. At the Regular Meeting of November 20, 2024, the Board considered the application and resolved to consider the associated Zoning Amendment Bylaw for First Reading at a future meeting date. The Board resolved that Second Reading of the Zoning Amendment Bylaw be withheld until:

1. the applicant has provided confirmation in writing from a qualified professional Geotechnical Engineer that the subject property is safe for the intended use; and,
2. the applicant has submitted a hydrogeological study to determine the impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.

The Board also resolved that Final Adoption of the Zoning Amendment Bylaw be withheld until:

1. a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which would:

- a. restrict uses which are included on Schedule 2 of the Contaminated Sites Regulation unless a report is provided from a Qualified Professional which ensures that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of any aquifers below; and,
  - b. require paved surfaces to drain through an oil/water separator prior to infiltration to ground;
2. an Industrial Development Permit associated with the proposed development has been approved for issuance.

The Zoning Amendment Bylaw received First Reading at the Regular Meeting held on November 19, 2025 and the application of ongoing.

In December 2018, the Regional District received an application to amend the OCP land use designation and zoning of a 22.5 ha portion of a 65.7 ha property located on **Edgar Road** from Non-Urban to Country Residential. If successful, the applicant proposed to apply to subdivide the property into a total of 12 lots. The OCP and Zoning Amendment Bylaws were given First Reading by the Board of Directors in September 2019. In November 2020 the applicant directed staff to close the file as his plans for the property had changed.

In March 2018, the Regional District received an application to amend the OCP land use designation of a 3.16 ha portion of the 20.57 ha subject property which is located at **3315 Enderby Mabel Lake Road** from Non-Urban and Agricultural to Commercial and to rezone the same part of the property from Non-Urban (N.U) to Service Commercial (C.4). The applicant proposed to develop a storage facility and a caretaker's residence. The OCP and Zoning Amendments were adopted in September 2018. This property is the subject of the current OCP Amendment application which will be considered in this batch.

In March 2012, the Regional District received an application involving two properties located north of the City of Enderby. The applicant (North Enderby Timber) proposed to change the OCP land use designation of a 4.9 ha portion of the 39.2 ha property, located approximately 1.6 km north of the City of Enderby, at **6314 Highway 97A** from Agricultural to Industrial and to change the zoning of the same portion of the property from Large Holdings (L.H) to General Industrial (I.2). The application also proposed to change the OCP land use designation of a 4.9 ha portion of the 8.1 ha property, located approximately 5.4 km north of the City of Enderby, at 91 Crandlemire Road from Industrial to Agricultural and to change the zoning of the same portion of that property from General Industrial (I.2) to Large Holding (L.H).

The applicant proposed to subdivide the rezoned 4.9 ha portion of the property located at **6314 Highway 97A** and to use it for log storage and lumber mill purposes and to subdivide and rehabilitate the rezoned 4.9 ha portion of the property located 91 Crandlemire Road to allow the same portion of the property to be used for agricultural purposes. The OCP and Zoning Amendment Bylaws were adopted in November 2014.

#### **PLANNING ANALYSIS:**

The proposed development is supported by the following OCP Policies:

- With the possible exception of neighbourhood, resort, and recreation commercial uses, the Regional District discourages urban land use and development (development served by community water and sewer services), beyond the Rural Protection Boundary. Staff note the proposed development would be a recreation commercial use within a Rural Protection Area that would not require community water or community sewer services.

- Highway and tourist commercial and recreation commercial uses proposed for locations on Highway 97A adjacent to Mara Lake, Mabel Lake, the Shuswap River, or in proximity to existing commercial development will be considered for OCP amendment and rezoning on their individual merits. Staff note that the proposed development would be a recreation commercial use near the Shuswap River, Mabel Lake and the Kingfisher commercial area.
- The Board of Directors considers that Recreation Commercial development for Kingfisher should generally be limited to properties outside of the Agricultural Land Reserve (ALR). The property is not within the ALR.

The proposal is not supported by OCP Policies or requires additional information to determine if it is supported:

- Rural lands may have the potential for resource extraction and may not be suitable for development due to limitations of elevation, slope, water, accessibility, disruption of existing resource or agricultural uses, or interference with watershed conservation.
- When considering applications to rezone property to the Recreation Commercial (C.5) or Recreational Vehicle Campground/Resort Commercial (C.6) zone, the Board of Directors may require covenants to restrict further subdivision as a condition precedent to approval to ensure continued availability of these uses for tourists, travellers, and the public in general.
- In considering an Official Community Plan amendment or rezoning application for commercial development the Board of Directors will consider the level of use that the area can support without suffering negative impacts to its environmental resources, the visitor experience, residential quality of life, traffic and circulation, and public access to existing recreation amenities and facilities.
- The Board of Directors considers that Recreation Commercial development for Kingfisher should generally be limited to the portion of the community to the east of Kingfisher Creek, and in proximity to existing facilities and services; and should proceed in a well-planned and comprehensive manner in accordance with all applicable policies of this Plan. This property is adjacent to the west bank of Kingfisher Creek and east of another Recreation Commercial (C.5) campground development.
- The Board may direct that an OCP amendment application be presented at a Public Information Meeting prior to scheduling of a Public Hearing.
- Sewage treatment facilities proposed to be utilized for developments which propose direct discharge of effluent into water courses or water bodies shall not be supported.

The Planning Department recommends that the application be supported in principle as it is supported by several Policies of the Electoral Area "F" OCP including the Kingfisher Local Area Plan. Staff recommend that the associated Bylaws be prepared for First Reading and that the applicant be directed to provide additional information to determine if it is supported by several other Policies of the OCP and to gauge the level of public support for the proposal.

The Planning Department recommends that the following additional information be provided by the applicant prior to Second Reading:

- Recognizing the property has some steep slopes near the rear of the property and is adjacent to Kingfisher Creek and in accordance with the policies of the OCP which speak to suitability of land for development, staff recommend that a professional engineer confirm that the subject property is safe for the intended use which evaluates the risk of terrain instability and flooding and provides recommendations in order to mitigate any risks which would not impact adjacent lands.

- Staff recommend that a study be prepared by a Professional Engineer to evaluate the subject property and provide recommendations for potential on-site septic sewage disposal and storm water management associated with the proposed development. Staff note the OCP does not support development which propose direct discharge of effluent into water courses or water bodies, which is not proposed in this application.
- The property is within a Wildfire Interface Development Permit area; however a Development Permit would not be triggered by land alteration or construction of buildings or camping spaces. Given the property is forested on its western half and the surrounding properties are largely treed, staff recommend that the applicant submit a report prepared by a Registered Professional Forester that assesses the proposed development and provides recommendations to minimize the risk of wildfire hazard.
- The OCP states that the Board of Directors may direct that an OCP amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing. The Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677 also states that when an application has been approved in principle by the Board of Directors subject to the applicant holding a Public Information Meeting, the applicant must hold the meeting in accordance with Board policy and with payment of the applicable fee. In this regard, staff have recommended that a Public Information Meeting be held prior to Second Reading of the OCP and Zoning Amendment Bylaws.

In addition, staff recommend that a hydrogeological assessment be undertaken prior to consideration of Second Reading as Official Community Plan policy recognizes the importance of adequate water supplies in rural areas and it is noted that the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the area and on the aquifer. While the property is within the community water service area, the applicant has indicated that they wish to utilize on-site services including a groundwater well. The Mabel Lake Water Utility has commented that on-site private water supply can occur as approved by other entities. They have also stated that the existing water service must be decommissioned and all fees incurred to remove the property from service area and decommission the water service connection will be borne by the developer. In this regard, staff recommend that Adoption of the Bylaws be withheld until this has been completed and the conditions of Mabel Lake Water Utility have been met.

Staff note that the OCP states when considering applications to rezone property to the Recreation Commercial (C.5) zone, the Board of Directors may require covenants to restrict further subdivision as a condition precedent to approval to ensure continued availability of these uses for tourists, travellers, and the public in general. Staff recommend as a condition of Adoption that the applicant provide a letter of undertaking to register a covenant against the title of the property that would prohibit fee-simple or bareland strata subdivision.

Further, the property borders ALR on its west, south and east (across Kingfisher Creek) boundaries. To ensure the proposal complies with the OCP policy which states that Recreational Opportunities in the (Kingfisher) Plan Area should not negatively impact lands within the ALR and Rural Areas, staff recommend that, as a condition of approval of a Campground Permit, a buffer strip be established along the west and north property lines consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission.

To ensure the proposal complies with Policies of the OCP related to being well-planned and comprehensive and in compliance with the Zoning Bylaw, staff recommend that Adoption also be withheld until a Commercial Development Permit has been approved for issuance by the Regional District for the proposed development.

Staff note that the overall proposal will also require approval of a Campground Permit prior to construction of a campground, but not as a condition of the rezoning. Staff also note that Provincial records indicate that an archaeological site protected under the *Heritage Conservation Act* is recorded on the subject property. Section 12 of the *Heritage Conservation Act* requires that a Heritage Alteration Permit must be issued by the Archaeology Branch before conducting activities that will impact a protected archaeological site, but not as a condition of the rezoning.

### REGIONAL GROWTH STRATEGY:

The Regional Growth Strategy designates the subject property as being within a Rural Protection Area. The following definition has been provided for Rural Protection Areas:

***“RURAL PROTECTION AREAS: are areas that will not have access to water and sewer infrastructure, consist of large lot sizes and are associated with rural uses. Rural Protection Areas are intended to provide for a variety of rural land uses, including low density rural residential development, natural resources, and agricultural and existing small scale neighbourhood commercial uses. Rural Protection Areas help protect rural landscapes and agricultural lands, prevent unsuitable urban development and densities, limit water and sewer infrastructure extensions beyond the Rural Protection Boundary and maintain rural lifestyle options. Natural lands, open spaces, agricultural lands and environmentally sensitive lands that are unsuitable for residential development are included within the Rural Protection Areas, including: the Agricultural Land Reserve, watersheds, conservation areas, natural habitats, grasslands, forests, wetlands, major parks and recreation areas. Rural developments around drinking water sources and reservoirs should be restricted to protect water quality and quantity.”***

The Regional Growth Strategy (RGS) outlines the regional policies that are to be considered by the Board of Directors when reviewing an OCP/zoning amendment application. The following RGS policies apply with respect to this application:

#### Urban Containment and Rural Protection

- UC-1.1: Areas designated as Growth Areas are to be fully serviced with community water and sewer and can accommodate a broad range of urban land uses at urban densities.
- UC-1.3: Consider the full cost of development, including water and sewer infrastructure, transportation, emergency response and civic services, to ensure that land use decisions are transparent, informed, fiscally responsible, and take into account the principles of asset management.
- UC-2.1: Designate Rural Protection Boundaries, consistent with the Regional Growth Strategy, within Official Community Plans for the purpose of protecting lands within the Rural Protection Area. Lands designated as Rural Protection Areas are intended to accommodate low density development on larger (1 hectare and greater) parcels of land that are not serviced with both community water and sewer systems.

- UC-2.5: Discourage the provision of, or expansion of, community water and/or sewer service to the Rural Protection Area unless supported for health or environmental reasons or servicing current levels of development and only where such services do not result in development that will require rural expansion of water and/or sewer infrastructure.
- UC-2.6: Designate lands as Rural Protection Areas: This designation will protect, and at the same time enhance, the rural landscape by encouraging development that is compatible with the rural character of the North Okanagan.
- UC-2.7: Encourage the location of commercial, retail, and community services that serve rural residents to neighbouring communities and existing activity areas to prevent the conversion of rural lands into commercial uses.
- UC-2.8: Protect the character of rural areas: Rural Protection Areas contain a variety of lands with natural resource value including agriculture and forestry. These lands have historically played a significant role in shaping North Okanagan character and identity, offering rural lifestyle choice, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses.

#### Economic Development

- ED-2.1: Explore initiatives that support continued economic diversification, including value added, community based business development, green jobs and sustainable industries.
- ED-2.4: Investigate opportunities to support the expansion of regional employment that are consistent with the Regional Growth Strategy.

#### Water Stewardship

- WS-3.1: Collaborate on the development and implementation of a consistent full cost accounting framework (that includes the cost of construction, maintenance, operation, and replacement) for water and sewer infrastructure that reflects the true cost of delivering a long term sustainable service.

#### Transportation and Infrastructure

- TI-2.7: Ensure that land use decision making is informed by a full understanding of the impacts on all aspects of the transportation system, including transit, walking and cycling.
- TI-2.9: Encourage a choice of transportation modes by including transit and active transportation infrastructure in road design, where feasible.

#### **OFFICIAL COMMUNITY PLAN:**

This application proposes to change the OCP land use designation of the subject property from Non-Urban to Commercial. The following OCP Policies are applicable to the application:

#### Growth Management Policies

- The Regional District shall support the designation of the Rural Protection Boundary, Growth Areas, and Future Growth Areas consistent with the Regional Growth Strategy. Within Electoral Area "F", the Regional Growth Strategy designates Growth Areas and Future Growth Areas in the Enderby area (Figure 3) and the Kingfisher area (Figure 4).

- Figure 4 identifies the subject property as being within a Rural Protection Area.
- With the possible exception of neighbourhood, resort, and recreation commercial uses, the Regional District discourages urban land use and development (development served by community water and sewer services), beyond the Rural Protection Boundary.
- Where proposed development is adjacent to the Agricultural Land Reserve, the first priority will be to protect agricultural activity from negative development-related impacts through the use of such mechanisms as undertaking fringe area planning with adjacent municipalities, requiring appropriate buffers on the non-ALR land, or registering restrictive covenants.

#### Rural Lands Policies

1. As shown on Schedule “C”, the Official Community Plan has four Rural land designations with minimum property size standards as follows: Large Holding 30.5 ha; Country Residential 2.0 ha; Non-Urban 7.2 ha; Small Holding 1.0 ha
2. Upon receipt of an OCP Amendment and/or Rezoning application for any Rural development, the Board of Directors will give consideration to the fire protection issues in the local area with particular respect to wildfire interface areas.
3. Rural lands may have the potential for resource extraction and may not be suitable for development due to limitations of elevation, slope, water, accessibility, disruption of existing resource or agricultural uses, or interference with watershed conservation.
4. Support economic development opportunities within the Regional Growth Strategy - Rural Protection Area that are compatible with the rural character and limited services of the area, including home occupation, agriculture and resource use.

#### Commercial Lands Policies

1. Lands identified for current or potential commercial use are designated Commercial.
2. Land designated Commercial is also designated as a Development Permit Area in order to establish guidelines respecting the form and character of development.
3. Given limited services and infrastructure available in Electoral Area “F”, commercial uses are encouraged to locate within the City of Enderby.
4. Commercial uses proposed to provide goods and services to meet a need in local rural and residential areas will be considered for OCP amendment on their individual merits.
5. Highway and tourist commercial and recreation commercial uses proposed for locations on Highway 97A adjacent to Mara Lake, Mabel Lake, the Shuswap River, or in proximity to existing commercial development will be considered for OCP amendment and rezoning on their individual merits.
6. When considering applications to rezone property to the Recreation Commercial (C.5) or Recreational Vehicle Campground/Resort Commercial (C.6) zone, the Board of Directors may require covenants to restrict further subdivision as a condition precedent to approval to ensure continued availability of these uses for tourists, travellers, and the public in general.
7. Proposals for eco-tourism and adventure tourism that seek to provide wilderness and natural experiences and education are encouraged to be developed in a sustainable manner with the least amount of impact on the natural environment, agriculture, and existing residents.
8. Commercial land development shall not be considered for rezoning until the roads and services adequate for the development are either in place, or guarantees regarding their construction and installation are provided.

9. In considering an Official Community Plan amendment or rezoning application for commercial development the Board of Directors will consider the level of use that the area can support without suffering negative impacts to its environmental resources, the visitor experience, residential quality of life, traffic and circulation, and public access to existing recreation amenities and facilities.
10. Commercial development must have access to a public road system meeting Ministry of Transportation and Infrastructure standards in which emergency egress must be considered.
11. The Board of Directors considers that Recreation Commercial development for Kingfisher should generally be limited to the portion of the community to the east of Kingfisher Creek, outside of the Agricultural Land Reserve and in proximity to existing facilities and services; and should proceed in a well-planned and comprehensive manner in accordance with all applicable policies of this Plan.
12. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

#### Kingfisher Local Area Plan

1. The Kingfisher Plan area has been defined as either side of the Shuswap River between "Halfway Hill", or the Shuswap River Islands Park, to the shores adjacent to the outlet of Mabel Lake into the Shuswap River.
2. Support Recreational Opportunities in the plan area that do not negatively impact lands within the ALR and Rural Areas.
3. Acknowledge growth and work towards achieving a balance between recreational/seasonal development and the principles of smart growth / complete communities.
4. No broad changes to current OCP designations to increase land base for development over current scenario are recommended until a detailed land use planning exercise occurs. It is recognized that this could occur through an application driven process. The RDNO will review applications on their own merits and will be given careful consideration in relation to relevant policies outlined in the Electoral Area F OCP and Kingfisher Local Area Plan.

#### Public Facilities and Services Policies

##### Water

1. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application, assurance about the proposed water supply (quality and quantity) should be provided and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the aquifer. Permanent or seasonal Residential developments within the growth area as defined by the Regional Growth Strategy Bylaw No. 2500, 2011 shall be required to connect to a community water system.

##### Sewage Treatment & Disposal

1. The Regional District supports the provision of sewer services for health and environmental purposes specifically in Residential and Commercial areas where onsite sewage disposal is problematic.
2. Sewage treatment facilities proposed to be utilized for developments which propose direct discharge of effluent into water courses or water bodies shall not be supported.

3. Holding tanks shall not be permitted as a method of sewage disposal except in accordance with the Regional District of North Okanagan Holding Tank Sewage Disposal Bylaw No. 671, 1985 and amendments thereto, and in an emergency to replace malfunctioning septic system on a temporary basis. In all cases, approval of the Interior Health Authority will be required prior to approval of an RDNO holding tank sewage disposal permit.

#### Drainage Collection and Disposal

1. The Board of Directors may request a study of the drainage requirements for proposed development to be undertaken before development approvals are considered. Such a study should address the works required, the method of treatment and disposal, measures to reduce and control run-off, and should consider innovative methods of handling and treatment.

#### Development Permit Areas

All Riparian Assessment Areas within Electoral Area “F” are designated as Riparian Development Permit Areas. Unless an exemption applies, development on land within a Riparian Development Permit Area requires a Development Permit prior to issuance of a Building Permit, subdivision, or land alteration.

The OCP designates the property as being located within a Development Permit Area for the protection of development from hazardous (wildfire) conditions. Unless an exemption applies, development on land within a Wildfire Hazard DP Area requires a DP prior to subdivision as defined in the *Land Title Act* and *Strata Property Act*. The Wildfire Hazard DP is not triggered by alteration of land or Building Permit issuance.

If rezoning to Recreation Commercial (C.5) is approved, the property would be designated as a Commercial Development Permit Area. A Commercial (Form and Character) Development Permit would be required prior to issuance of a Building Permit, subdivision, or land alteration.

#### **ZONING BYLAW:**

The subject property is zoned Non-Urban (N.U) and Service Commercial (C.4). Uses permitted in the N.U zone include assembly, civic and public service uses, agricultural use, manufactured homes, intensive agricultural use, single family and two family dwellings, bed and breakfast, boarding house, home occupation uses, secondary suites, secondary dwellings, minor daycares and minor group homes and accessory buildings and structures. Uses permitted in the C.4 zone include assembly, civic and public services uses, entertainment and recreation facilities, educational facilities and professional studios, food service, mayor day cares and group homes, retail sales, service and repair, transportation facilities and accessory buildings and structures.

The applicant proposes to rezone the property from the Non-Urban (N.U) zone and the Service Commercial (C.4) zone to the Recreation Commercial (C.5) zone. Uses permitted in the C.5 zone include assembly, civic and public service uses, entertainment and recreation facilities, food service, retail sales, service and repair, temporary or seasonal accommodation limited to campgrounds, cabins hotels and motels and accessory buildings and structures.

Lots that are proposed to be subdivided in the N.U zone must be at least 7.2 ha. Lots that are proposed to be subdivided in the C.4 zone and C.5 zone must be at least 1 ha and must have lot frontage of not less than one-tenth of the perimeter of the lot.

The proposal will require approval of a Campground Permit. Campgrounds must conform with Section 12 of the Zoning Bylaw which states in part, that:

1. Each camping space must be a minimum of 84 m<sup>2</sup>.
2. Campgrounds must be provided with a landscaped buffer area not less than 7.5 m wide adjacent to the front lot line and not less than 4.5 m wide adjacent to all other lot lines and within which no camping space, residential accommodation, parking, garbage disposal areas, privies, service buildings, or recreational areas except for waterfront recreation, shall be permitted.
3. A campground must have open space for recreation areas to serve the campground in the amount of not less than 5% of the area of the campground.
4. A dwelling unit may be provided for the owner or operator of the campground, and must have a minimum site area of 550 m<sup>2</sup>.
5. A retail facility for the purpose of selling groceries, camping supplies, and souvenirs is permitted to serve the campground provided the maximum floor area does not exceed 25 m<sup>2</sup> for a campground with up to 50 spaces, or 25 m<sup>2</sup> + 0.3 m<sup>2</sup> per space in excess of 50 spaces to a maximum of 50 m<sup>2</sup>.
6. Within 30 m of the campground entrance, there must be a customer parking/holding area in the amount of 18 m<sup>2</sup> for each 10 camping spaces up to a maximum of 140 m<sup>2</sup>.
7. Laundry facilities must be provided in the ratio of one laundry unit for each 30 campsites and must be in a separate room of a service building or in a separate building.
8. Access to and from a campground must have a minimum roadway width of 13 m and a minimum hard surfaced or gravelled width of 6.7 m.
9. All campsites, owner's or operator's residence, service buildings, as well as other facilities where access is required must have access by an internal roadway system.
10. Where sewer and water systems are installed, the campground must be provided with at least one service building which is separated into at least two distinct and private areas which are each equipped with flush type fixtures and other sanitary facilities as prescribed in the Zoning Bylaw.
11. The owner of a campground must provide a water supply system and a sewerage disposal system which complies with the following:
  - a. The owner of a campground must provide a water supply system and a sewerage disposal system which complies with the following:
    - i. a water supply system must be provided to supply potable water in compliance with the authority having jurisdiction.
    - ii. a sewerage disposal system must be provided to dispose of sewer generated within the campground in compliance with the authority having jurisdiction.
    - iii. Where water and sewer systems are provided to service individual campsites, each campsites must be provided with at least a 75 mm sewer connection. The sewer connection must be provided with a suitable fitting so that a watertight connection can be made between the drain and the sewer connection. The connection must be so constructed that it can be closed when not linked to a recreational vehicle or park model recreation unit, to prevent the escape of odours.
12. Where a campground contains campsites for use by recreational vehicles or park model recreation units, the owner, must, except where privies are permitted or sufficient sewer connections are available in accordance with the Zoning Bylaw, provide a sewage disposal station for the purpose of receiving the contents of sewage storage tanks.
13. The owner of a campground must provide a garbage disposal system.

**HERITAGE CONSERVATION ACT:**

Provincial records indicate that an archaeological site protected under the *Heritage Conservation Act* is recorded on the subject property. Section 12 of the *Heritage Conservation Act* requires that a Heritage Alteration Permit must be issued by the Archaeology Branch before conducting activities that will impact a protected archaeological site.

**REFERRAL COMMENTS:**

Section 475 of the *Local Government Act* states that during the amendment of an OCP, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, and must consider whether the opportunities for consultation should be early and ongoing. Section 475 also states local governments must specifically consider whether consultation is required with First Nations. Section 476 states that the local government must consult with the local school district. Section 477 of the *LGA* requires that, after First Reading, a local government consider an OCP amendment in conjunction with its Financial Plan and any applicable Solid Waste Management Plan.

To address the requirements of Sections 475 and 476 of the *Local Government Act*, the subject application has been referred to the following for their review and comment:

1. **RDNO Chief Financial Officer**
2. **RDNO Environmental Services Department**
3. **RDNO Protective Services Manager**
4. **RDNO Rural Services Manager**
5. **RDNO Environmental Services Manager**
6. **RDNO Building Inspection Department**
7. **Ministry of Environment**
8. **Ministry of Forests, Lands & Natural Resources**
9. **School District 83**
10. **RDNO Community Services**
11. **Ministry of Transportation and Transit**

Please be advised this rezoning is further than 800m from an intersection with a Controlled Access Highway; therefore, no ministry endorsement is required. It would be appreciated if the Local Government would advise the applicant to contact the Ministry for a Commercial Access Permit and any other works that may be proposed on Enderby Mabel Lake Road.

**12. RDNO Parks Department**

RDNO Electoral Area F Parks requests that a 10 m wide statutory right-of-way be secured along the frontage of the subject property for a future public trail. This request is supported by the Electoral Area F Parks & Culture Master.

**13. Mabel Lake Water**

Properties located in the Mabel Lake Water (MLW) service area are subject to all applicable RDNO Bylaws, Policies and Procedures. RDNO records indicate there is an existing water service to the property and it is located within the MLW service area. There are two options regarding water supply for this property:

1. The property remains in the MLW water service area. If this property remains in the MLW service area, it must connect to MLW. An engineering evaluation to determine upgrades required to service the proposed development must be provided to RDNO for approval before

design proceeds. RDNO to approve the developer's engineer and work scope before the engineering evaluation is initiated. This development could trigger off site works, for further assessment of off site works that may be required, the developer could submit a Development Inquiry with the RDNO Utilities Department.

Water fees will be required as per the current Small Utilities Rates and Regulations Bylaw.

2. The property is removed from the MLW service area. On-site private water supply can occur as approved by other entities. The existing water service must be decommissioned. All fees incurred to remove the property from MLW service area and decommission the water service connection will be borne by the Developer.

#### 14. Ministry of Forests - Archeology Branch

According to Provincial records, previously recorded archaeological site EdQq-29 is located within the southeastern end of the subject property. This protected archaeological site contains cultural material-bearing sediments removed from nearby archaeological site EdQq-1. Given the subsurface nature of most archaeological deposits, boundaries of archaeological sites are difficult to determine without subsurface testing. Therefore, any mapped boundaries are approximate, and it is possible that the site is more or less extensive than currently mapped. Archaeological potential modelling for the area (shown as the purple areas in the screenshot below) and the properties waterfront location further indicate there is high potential for previously unidentified archaeological sites to exist on the property. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment. Archaeology Branch Advice

EdQq-29 is protected under the *Heritage Conservation Act* (HCA) and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned within the protected archaeological site (red area shown in the screenshot below), a Provincial heritage permit is required. Permit applications are available on the [Archaeology Branch website](#). Completing a permit application usually requires archaeological expertise, and an archaeological impact assessment (AIA) may be required before a permit can be issued. Most applicants will therefore engage an eligible consulting archaeologist to review proposed activities, verify archaeological records, and work with the Archaeology Branch on the applicant's behalf to identify permit requirements, prepare permit application(s), and conduct any required archaeological study.

If land-altering activities are planned outside of the archaeological site (red area shown in the screenshot below), a Provincial heritage permit may not be required prior to commencement of those activities. However, there is high potential for the archaeological site to extend beyond the limits indicated on the screenshot below, or for other unidentified archaeological sites to exist within the project area, and a Provincial heritage permit will be required if archaeological deposits are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the HCA and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays. Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any unrecorded portions of the protected archaeological site.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction. If there are no plans for land altering activities, no action needs to be taken at this time.

Rationale and Supplemental Information

- A protected archaeological site is located on the property, and there is high potential for previously unidentified portions of the site to extend to other parts of the property.
- There is high potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies.

#### **15. Interior Health Authority**

This referral has been reviewed from a Healthy Community Development and Environmental Public Health perspectives and will be outlined below. Overall, we have no objections to this proposal. The following information is for your consideration:

Site Amenities: The proposal notes creation of a pool. The applicant should consult with the Environmental Health Officer regarding the application of the BC Pool Regulation. A construction permit and permit to operate may be required.

Drinking water: The applicant should contact the Public Health Engineer for a Permit to Construct a new water system. The water system will also require an Operating Permit as per the Drinking Water Protection Act and Regulation.

On-Site Septic Treatment: The applicant proposes a community on-site septic system designed by a Professional Engineer. The Engineer should determine the suitable regulations that will apply, as per the Jurisdictional Flow Divide for Onsite Sewerage Systems. We recommend the Engineer identify suitable reserve areas for all proposed septic flows on the property, this reserve area should be protected from future use and development.

#### **16. Splatsin**

Splatsin acknowledges receipt of your letter dated 29-Aug-2025 providing notice of 25-0753-F-OR (the "Project"). Splatsin has reviewed the information that you have provided. Splatsin expects to be meaningfully consulted to ensure that adverse impacts are substantially addressed and accommodated prior to any decision regarding the Project.

Splatsin is the southernmost campfire of the Secwepemc people, and we have occupied the south-central part of British Columbia for at least 10,000 years. Secwepemc territory stretches from the British Columbia-Alberta border near the Yellowhead Pass to the plateau west of the Fraser River, southwest to the Arrow Lakes and the upper reaches of the Columbia River.

Splatsin are the caretakers or Yucwmenlúcw of our area of responsibility of Secwepemculucw. Our stewardship area is generally considered to be the Shuswap River, Salmon River and Eagle River Valleys. Historical and genealogical records as well as oral history link Splatsin to the Arrow Lakes, to the Sicamous Narrows, to the Columbia River at Revelstoke, north to where the Mica Dam is now located, and everywhere in between. We have cared for the lands and waters in our territory for thousands of years.

Our caretaker responsibilities, or Yucwminmen, are a deeply imbedded aspect of Secwepemc law and way of life. These responsibilities guide us in our role as stewards of the land. The protection and maintenance of Secwepemculucw means the resources Splatsin people rely on for sustenance and cultural practices will continue to support current and future generations. Our stewardship allows us to continue our way of life, which is constitutionally protected under s. 35(1) of the Constitution Act, 1982.

**Duty to Consult Where Potential Impacts to Aboriginal Rights and Title**

Splatsin asserts Aboriginal rights and title in Secwepemculucw. As the Project falls within this area, any potential impact arising from the Project or cumulative impacts resulting from the Project on Splatsin's Aboriginal rights and title will trigger the duty to consult and accommodate Splatsin.

Given the extent of cumulative impacts in Splatsin's area of caretaker responsibility, even a small project may have serious consequences for the exercise of our constitutionally-protected rights and title and may therefore require deep consultation and accommodation. Further, Splatsin asserts Aboriginal and other common law rights to the lands and water resources within, under, and adjacent to our reserve lands, and Splatsin has the right to govern those lands and water resources. To the extent the Project potentially impacts Splatsin's reserve land and/or water resources and/or Splatsin's ability and authority to govern our reserve lands and water resources, the duty to consult is engaged at the higher level, including the requirement to obtain Splatsin's consent.

**Recommendations**

These works are taking place in Splatsin's area of Caretaker responsibility. We require due to high cultural significance in the are, and before application is approved that Keyna Burden, (keyna.burden@splatsindc.com) an archaeologist from Yucwmenlúcw be engaged to conduct an AOA to determine archaeological potential and to determine what level of work may be required to ensure that archaeological resources are protected prior to development. We have an identified archeological site in the area with high potential for more. In the future, if work is approved, we also require that cultural monitors be coordinated to oversee the work and to ensure that Splatsin cultural heritage values are respected. To coordinate this please email tanya.williams@splatsindc.com and with details at least five (5) business days in advance. We also request copies of all interim and final reports related to this assessment be uploaded to the appropriate file through the Nations Connect referral processing system or emailed to patricia\_musktrat@splatsin.ca and kayla\_gunner@splatsin.ca when they are available for review.

Splatsin wants to make it clear that Splatsin Development Corp, as represented by Yucwmenlúcw staff does not fully represent all Splatsin interests, nor does it indicate that Splatsin supports the proposed work or project in its entirety.

The proponent must understand that having an AIA/PFR/AOA/CHA conducted by an employee from Yucwmenlúcw does not mean that engagement with Splatsin is considered comprehensive nor complete.

Splatsin reserves the right to provide further comments and concerns and to have these concerns addressed by the proponent before we consider supporting any of the proposed works. Please forward along any monitoring reports and notify Splatsin immediately if there are non-compliance events.

**17. Okanagan Indian Band**

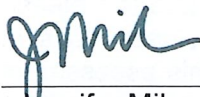
Okanagan Indian Band (OKIB) is in receipt of the above referral. This proposed activity is within OKIB's Area of Interest within the Syilx (Okanagan Nation) Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights. For more information on our Title and Rights, please see the attached overview in Schedule A. The Crown has an obligation to support our capacity to meaningfully participate in consultation(1). The failure to provide capacity funding where necessary to support an Aboriginal people's participation can significantly impair the quality of consultation and lead to a finding that consultation was inadequate(2). While supporting OKIB's capacity is ultimately the Crown's obligation, it may be delegated to proponents. Whether delegated or not, proponent contributions ensure we have sufficient capacity to participate in consultation on their activity so approvals are not delayed or denied due to a failure of the Crown to engage with us meaningfully.

To ensure OKIB has sufficient capacity to conduct a Preliminary Office Review of your referral for its potential adverse impact on the OKIB's Syilx Aboriginal Title and Rights we require payment of a Referral Processing Fee. This initial fee may not be sufficient for OKIB to engage in meaningful consultation, but it will provide necessary funding for OKIB's Preliminary Office Review to determine if your referral is of potential concern and whether further consultation is necessary. If the proposed activity requires a more in-depth review, OKIB will notify the proponent after the Preliminary Office Review and will seek to negotiate an agreement to provide capacity for necessary consultation activities.

If payment is not received within 30 days of receipt of this invoice a warning letter will be issued outlining that we are unable to meaningfully respond, engage in consultation on the proposed activity or consent to the proposed activity. Proper consultation cannot occur without the appropriate resources, therefore it is only with payment that proper consultation can begin and the proposed project can be reviewed. Failure of the Crown, or the proponents delegate of the Crown, to meaningfully consult with OKIB will put any permits or authorizations for the activity at risk of being delayed, suspended or revoked.

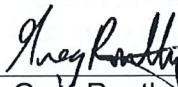
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Submitted by:



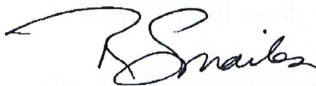
Jennifer Miles, RPP, MCIP  
Planner II

Reviewed by:



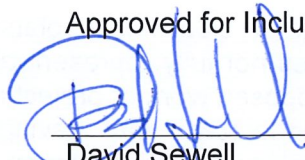
Greg Routley  
Planning Manager

Endorsed by:



Rob Smiles, RPP, MCIP  
General Manager, Planning and Building

Approved for Inclusion:

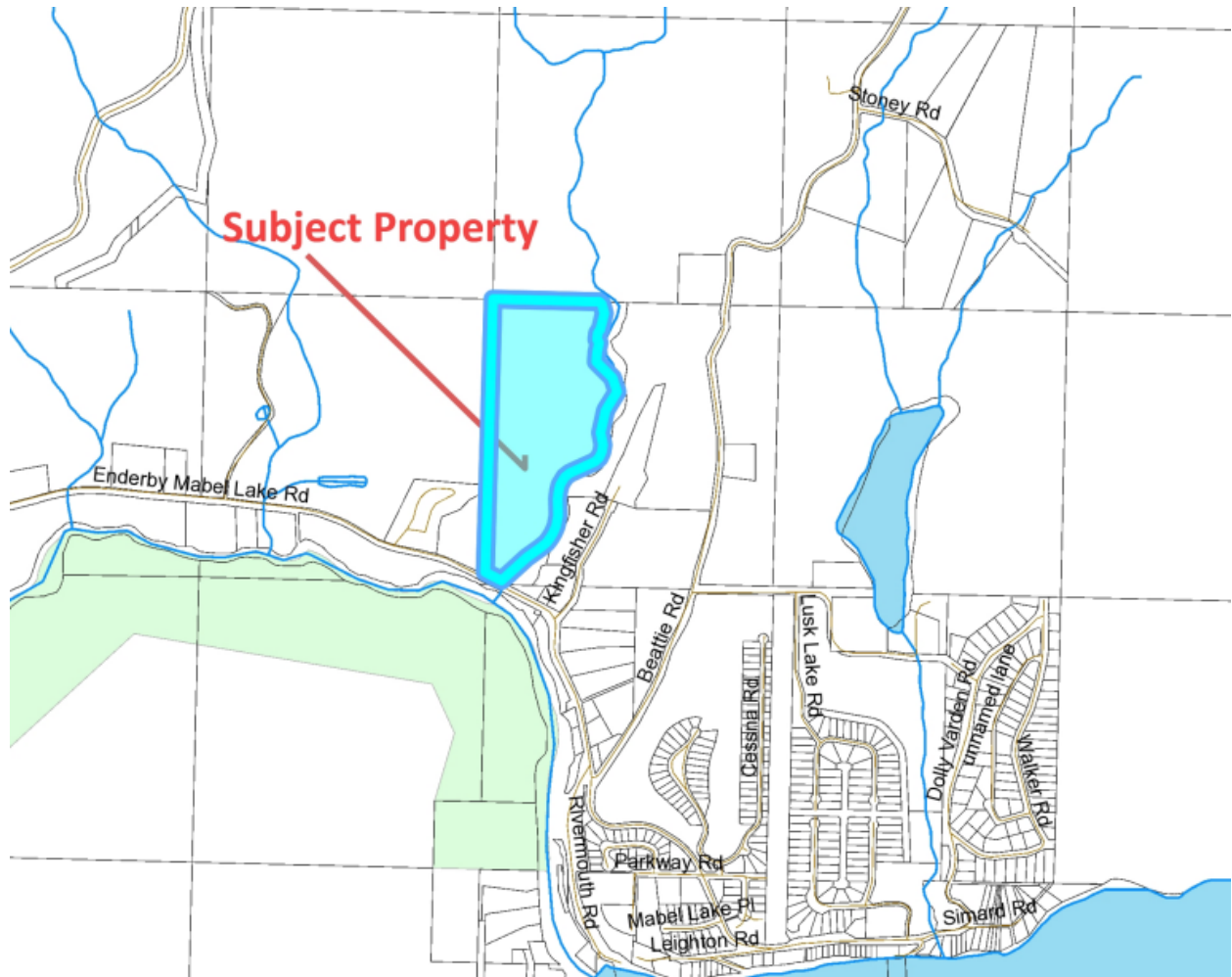


David Sewell  
Chief Administrative Officer

# SUBJECT PROPERTY MAP OCP / REZONING

File: 25-0753-F-OR  
Location: 3315 Enderby Mabel Lake Road

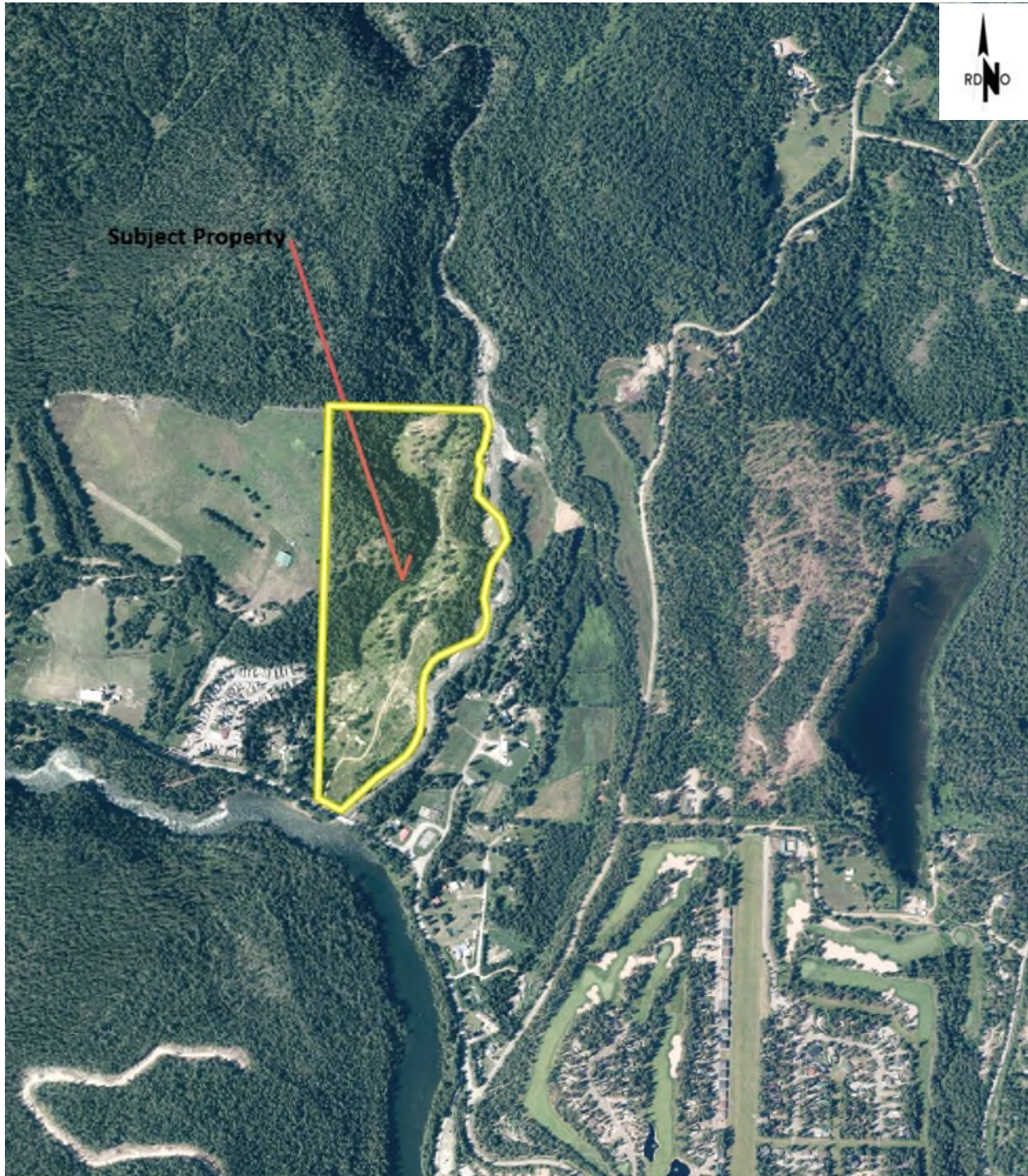
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# SUBJECT PROPERTY MAP OCP / REZONING ORTHOPHOTO

File: 25-0753-F-OR  
Location: 3315 Enderby Mabel Lake Road

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# SUBJECT PROPERTY MAP OCP / REZONING ALR BOUNDARIES

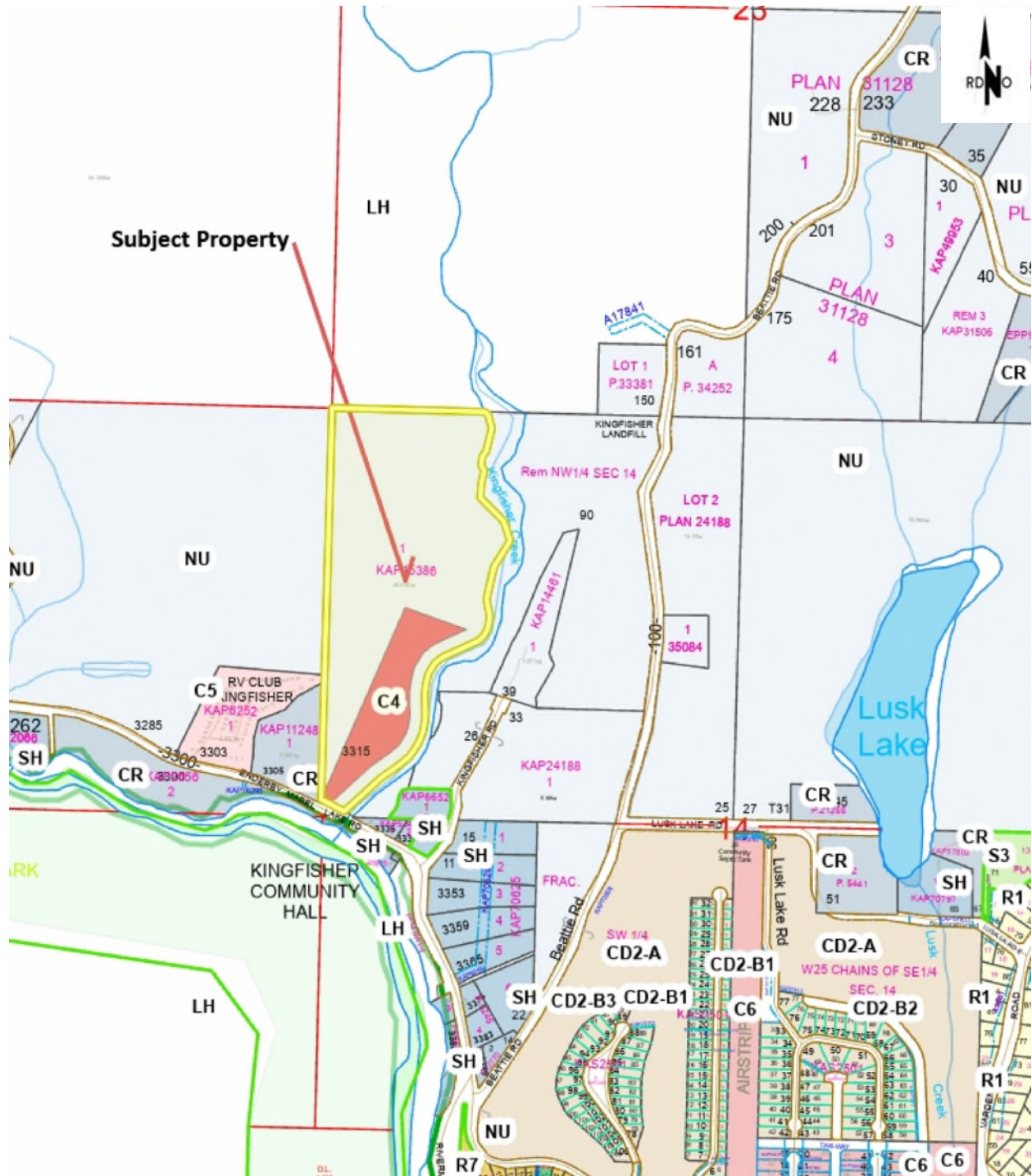
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Location: 3315 Enderby Mabel Lake Road



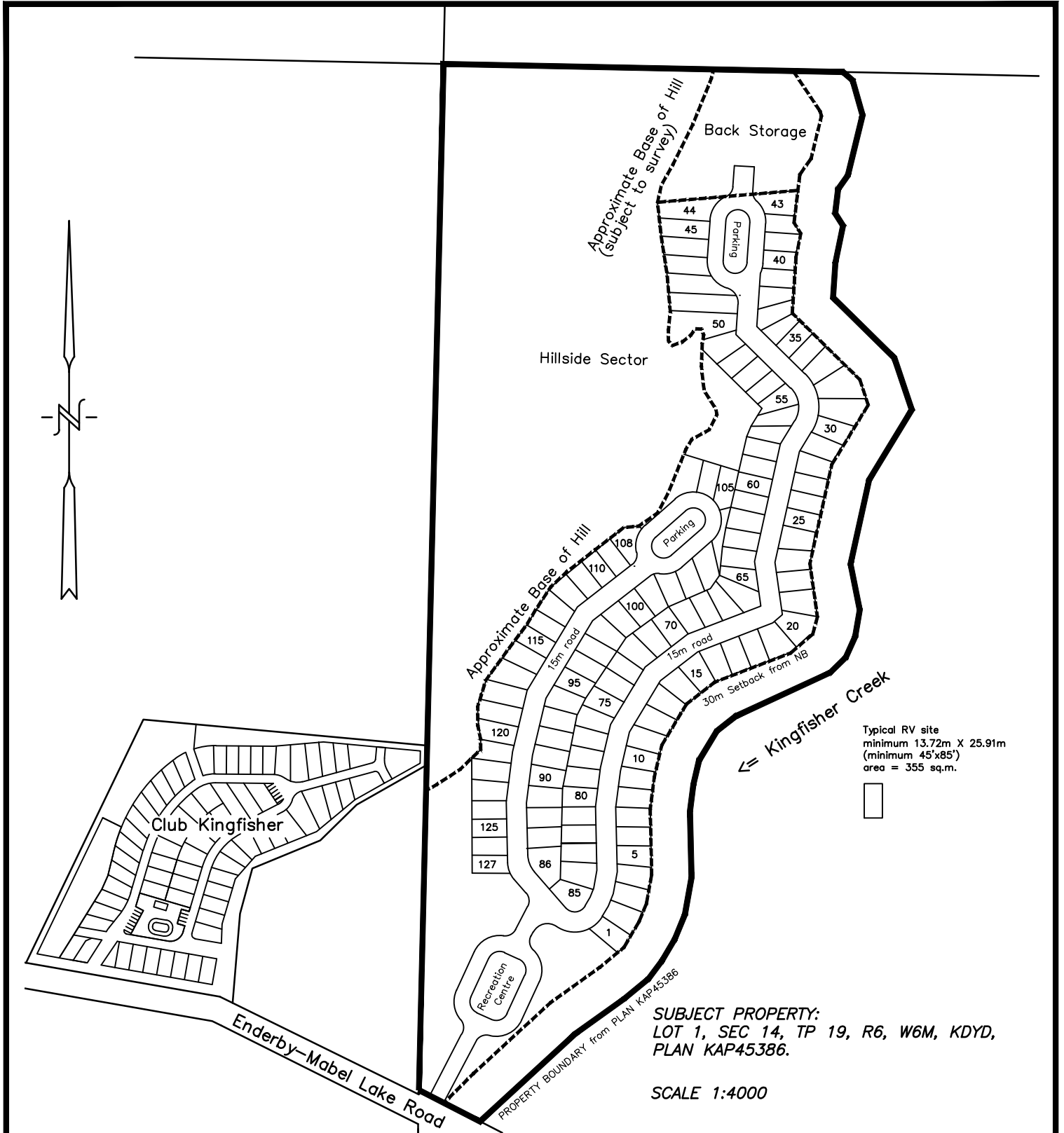


# SUBJECT PROPERTY MAP OCP / REZONING ZONING

File: 25-0753-F-OR  
Location: 3315 Enderby Mabel Lake Road



RV VILLAGE AT MABEL LAKE  
SITE PLAN  
 (Approximate layout Pending Detailed Site Planning)



Typical RV site  
 minimum 13.72m X 25.91m  
 (minimum 45'x85')  
 area = 355 sq.m.



**SUBJECT PROPERTY:**  
 LOT 1, SEC 14, TP 19, R6, W6M, KDYD,  
 PLAN KAP45386.

SCALE 1:4000

FINAL LOCATIONS OF FEATURES & DESIGN  
 ELEMENTS SUBJECT TO FIELD CONFIRMATION

Sep 18, 2025  
 THIS PLAN IS PREPARED FOR THE USE OF:  
 0779841 BC LTD

© JASON R. SHORTT, B.C.L.S., 2025

**russell shortt**  
 land SURVEYORS

2801-32nd Street, Vernon, B.C. Phone 545-0511

FAX: 545-2741  
 FILE: 24588