



# REGIONAL DISTRICT NORTH OKANAGAN

## MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG      VILLAGE OF LUMBY  
CITY OF ENDERBY      CITY OF VERNON  
DISTRICT OF COLDSTREAM      TOWNSHIP OF SPALLUMCHEEN

## ELECTORAL AREAS:

"B" – SWAN LAKE      "E" – CHERRYVILLE  
"C" – BX DISTRICT      "F" – ENDERBY (RURAL)  
"D" – LUMBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 25-0753-F-OR  
PID No.: 017-406-064

May 22, 2026

«Owner\_Company»«Add\_Owner\_Company»  
«Address1»  
«Address2»

Dear «Owner\_Company»«Add\_Owner\_Company»:

**Re: Official Community Plan / Zoning Amendment application for 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"**

Notice is hereby given that a Delegated Public Hearing covering Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 will be held in the Board Room of the Regional District of North Okanagan at 9848 Aberdeen Road, Coldstream, BC at 2:00 p.m. on *Thursday, June 4, 2026*. Official Community Plan Amendment Bylaw No. 3070 proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702 by changing the land use designation of a portion of the above described property from Non-Urban to Commercial. Zoning Amendment Bylaw No. 3071 proposes to change the zoning of the same property from the Non-Urban (N.U) and Service Commercial (C.4) zones to the Recreation Commercial (C.5) zone. If approved, the applicant proposes to develop a 127 site campground.

The Public Hearing for Bylaw Nos. 3070 & 3071 has been delegated by the Board of Directors to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

If you believe that your interest in property is affected by Bylaw Nos. 3070 & 3071, you will be afforded an opportunity to be heard or to present a written submission respecting matters contained in the Bylaws. Verbal submissions may be submitted by attending the above noted meeting. If you wish to attend the meeting via Zoom, please contact our Corporate Services Department at [corp@rdno.ca](mailto:corp@rdno.ca) to be provided a link. Written submissions may be hand delivered or mailed to the address below or they may be emailed to [publichearing@rdno.ca](mailto:publichearing@rdno.ca). This may be your only opportunity to express comments or concerns regarding this application as the Electoral Area Advisory Committee and the Board of Directors are not permitted to receive further submissions after the close of the Delegated Public Hearing.

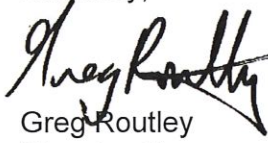
In order to compile all written submissions prior to the start of the Delegated Public Hearing, all written submissions must be received by 9:00 a.m. on Thursday, June 4, 2026. Please be advised that your name and residential address must be included with your submission. Written submissions are considered public information and will be included in the Delegated Public Hearing agenda package available on the RDNO Website.

Copies of Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070, Zoning Amendment Bylaw No. 3071 and the RDNO Board of Directors resolution to delegate the Public Hearing can be viewed on the Our Communities->RDNO News->Public Notice section of the RDNO website at [www.rdno.ca](http://www.rdno.ca). The Bylaws and Board resolution can also be viewed at the RDNO office (see address below) between 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request copies of the Bylaws by calling 250-550-3700 or by emailing [planning@rdno.ca](mailto:planning@rdno.ca).

If you have any questions about the proposal, please contact Jennifer Miles of the Planning Department at (250) 550-3746 or [jennifer.miles@rdno.ca](mailto:jennifer.miles@rdno.ca).

If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,



Greg Routley  
Planning Manager

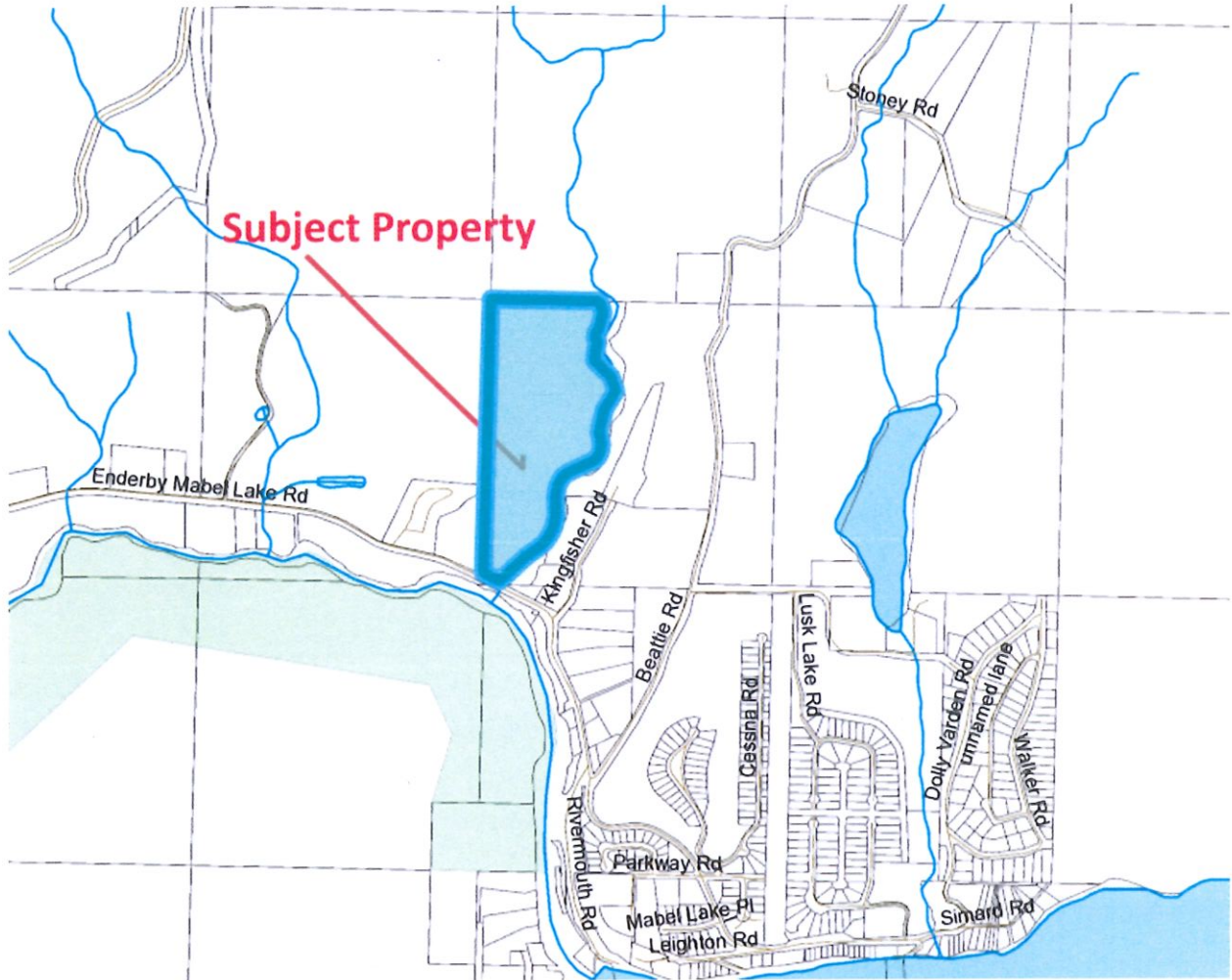
/lf  
Enc.

cc: 0779841 BC Ltd (owner)  
Sharon Lancaster (applicant)  
Director Hopkins

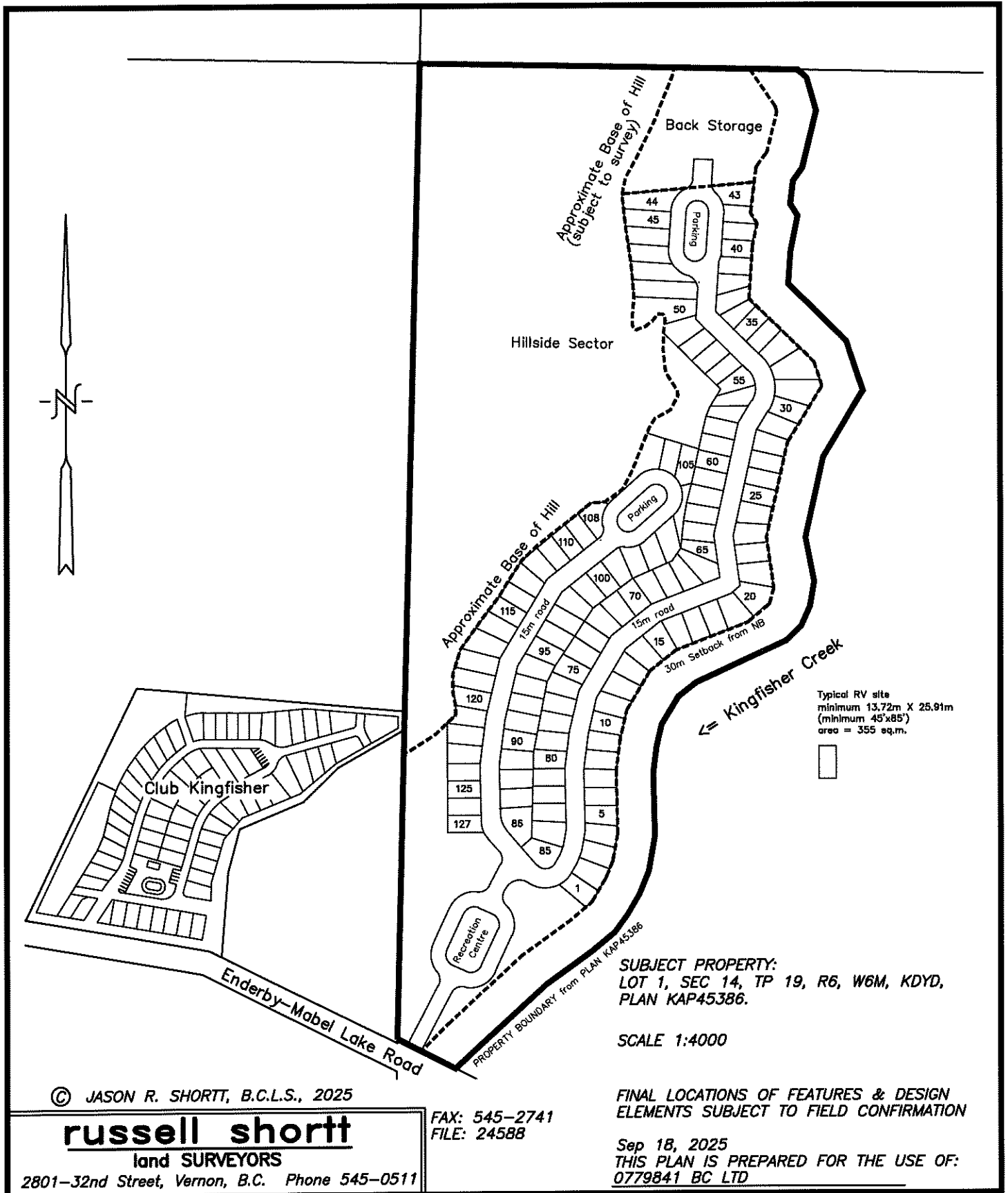
# SUBJECT PROPERTY MAP OCP / REZONING

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

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



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**russell shortt**

land SURVEYORS

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

FAX: 545-2741  
 FILE: 24588