

Archived: June 1, 2026 3:58:04 PM

From: [Diane Hatt](#)

Sent: June 1, 2026 11:01:37 AM

To: [RDNO Public Hearing](#)

Subject: Application for 127 campsite at 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

Subject: Application for 127 campsite on Mabel Lake Road

To whom it may concern:

Further to my previous letters, i want to once again say we are VERY MUCH AGAINST this development due to the lack of planning and infrastructure to support any more development in this area.

Fire safety, both domestic and wildfires, with no fire protection

Traffic concerns

Environmental impact on waterways resulting from more use

Garbage disposal

Public access to the river and lake

The increased use of illegal golf carts up near the resort and Rivermouth

.....and many more reasons why

ENOUGH IS ENOUGH!!!

Diane Hatt (residence from 1978)

2862 Enderby Mabel Lake Road

Enderby, BC

V4Y 4L3

[REDACTED]

Sent from my iPad

Archived: June 1, 2026 3:58:38 PM

From: [Hatt Custom Knives Hatt](#)

Sent: June 1, 2026 11:07:35 AM

To: [RDNO Public Hearing](#)

Subject: Application for 127 campsite at 3315 Enderby Mabel Lake Road

Sensitivity: Normal

Archived: June 1, 2026 3:58:38 PM

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

>> To whom it may concern:

>>

>> Further to my previous letter, i want to once again say I am VERY MUCH AGAINST this development due to the lack of planning and infrastructure to support any more development in this area.

>>

>> Fire safety

>> Traffic concerns

>> Environmental impact on waterways resulting from more use

>> Garbage disposal

>> Public access to the river and lake

>> The increased use of illegal golf carts up near the resort and Rivermouth

>>and many more reasons why

>> ENOUGH IS ENOUGH!!!

>>

>> Roger Hatt (resident from 1958)

>> 2862 Enderby Mabel Lake Road

>> Enderby, BC

>> V4Y 4L3

>> [REDACTED]

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 3:59:05 PM

From: [Klaus Hamann](#)

Sent: June 1, 2026 1:44:52 PM

To: [RDNO Public Hearing](#)

Subject: OPPOSITION to zoning change and OCP amendment at 3315 enderby Mabel Laker Road

Sensitivity: Normal

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I would like to register my opposition to the proposed campground development at 3315 Mabel Lake Road Enderby, BC

Klaus Hamann
2043 Enderby Mabel Lake Road
Enderby, BC V4Y 4K9

Archived: June 1, 2026 3:59:41 PM

From: [Deanna Cook](#)

Sent: June 1, 2026 2:19:49 PM

To: [RDNO Public Hearing](#)

Subject: Re: Deferral of public meeting

Sensitivity: Normal

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Hi my name is Deanna Cook

449 brickyard rd

Enderby, BC

V4y 4g5

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Friday, May 29, 2026, 4:34 PM, Deanna Cook <[REDACTED]> wrote:

publichearing@rdno.ca

Subject: Request for Deferral: Delegated Public Hearing - Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 – 3315 Enderby Mabel Lake Road, Electoral Area F [File No. 25-0753-F-OR]

Dear RDNO Directors,

We are writing to respectfully request that Council defer the delegated public hearing for the proposed high-density development on 3315 Enderby Mabel Lake road until a comprehensive, updated assessment of the existing emergency evacuation plan has been completed and verified.

The proposed development will introduce at minimum 127 additional vehicles to the area. When combined with existing residents, heavy recreational traffic, and the additional recently approved campground (Quilakwa-at-the-lake) on the east side of Kingfisher Creek, the cumulative strain on our local road network is concerning.

Before proceeding with this high-density development, we must ensure that all residents can be safely and efficiently evacuated during an emergency. The current evacuation plan is based on population estimates from the 2016 census and 2009 road count. Therefore, I urge Council to pause this application until an updated evacuation plan is provided that explicitly verifies this increased capacity levels can be safely supported.

Additional concerns conveyed by the community members listed below include:

The geohazard risk was not properly addressed and is also outdated- case studies should have included: June 2012 Ashton Creek/Shuswap RV Flooding; May 2014 Cooke Creek Debris Flood; June 1990 Fall Creek Landslide and; March 2018 Mabel Lake Road slope failure.

File No. 25-0753-F-OR Written Submission 101-125

The development is out of scale for the size of the Community, changing the rezoning from 'Non-Urban' to 'Recreation Commercial' and developing a 127-site campground into this specific location is an egregious leap in density. Infrastructure in the local area is already strained from recreational users and permanent residents. Currently there is 3 campgrounds, a resort, golf course within a small proximity. The local area plan recommends consideration of permanent residents and promotes developing a 'complete community.' Members request additional time to review the plan and prepare an informed response.

Sincerely,

Deanna Cook

[Sent from Yahoo Mail for iPhone](#)

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:18:07 PM

From: [Greg and Penny Robinson](#)

Sent: June 1, 2026 2:22:45 PM

To: [RDNO Planning](#)

Subject: Objection to file 25-0753-F-OR-3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

Planning Department

Email: planning@RDNO.ca

Regional District of North Okanagan

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

Objection to the proposal 127 campsites at the above property

There are many negative factors I regards to this proposal that have been brought forward.

Shifting land from "Non-Urban" to "Recreation Commercial" inherently increases emissions and environmental impact. The construction phase, the idling of large RVs, the operation of campfires, and the constant flow of traffic from surrounding cities significantly increase the local carbon footprint. Furthermore, the sheer density of over 127 sites risks straining local groundwater tables and septic capabilities.

Amending this land from Non-Urban to Commercial fundamentally contradicts local climate and conservation goals. The cumulative carbon footprint of constant RV traffic, campfire smoke, and the potential strain on our local aquifer and septic carrying capacity threatens the exact natural values that make Mabel Lake special.

For these reasons and many more I am OPPOSED to this development for the record

Penny Robinson

932 Enderby Mabel Lake Road

Enderby, B.C. V4Y 4K6

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:18:36 PM

From: [Mark Drydyk](#)

Sent: June 1, 2026 2:23:59 PM

To: [RDNO Public Hearing](#)

Subject: opposition

Sensitivity: Normal

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

I, Mark Drydyk, would like to register my OPPOSITION to the above proposed zoning change and OCP amendment. Recreational development in this valley has reached a saturation point and the current level of infrastructure is not set up to accomodate more temporary residents.

Mark Drydyk
c/o 3335 Enderby Mabel Lake Road
Enderby, BC V4Y 4L4

--

Kermode Bobcat Services Ltd.

PO Box 582

Telkwa, BC

V0J 2X0

250-877-1782

kermodebobcatservices@gmail.com

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:19:10 PM

From: [Anais Hamann](#)

Sent: June 1, 2026 2:24:58 PM

To: [RDNO Public Hearing](#)

Subject: Opposition

Sensitivity: Normal

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

I, Anais Hamann Drydyk, would like to register my OPPOSITION to the above proposed zoning change and OCP amendment.

Recreational development in this valley has reached a saturation point and the current level of infrastructure is not set up to accomodate more temporary residents.

Anais Hamann Drydyk
c/o 3335 Enderby Mabel Lake Road
Enderby, BC V4Y4L4

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:19:35 PM

From: [Greg Robinson](#)

Sent: June 1, 2026 2:26:34 PM

To: [RDNO Planning](#)

Subject: Objection to file 25-0753-F-Or-3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

Sent from my iPhone

Begin forwarded message:

From: Greg and Penny Robinson <[REDACTED]>
Date: June 1, 2026 at 2:23:44 PM PDT
To: Greg Robinson <[REDACTED]>
Subject: RDNO

Planning Department
Email: planning@RDNO.ca
Regional District of North Okanagan
Re: File 25-0753-F-OR-3315 Enderby Mabel Lake Road
Objection to the proposal 127 campsites at the above property

There are many negative factors I regards to this proposal that have been brought forward.

Shifting land from "Non-Urban" to "Recreation Commercial" inherently increases emissions and environmental impact. The construction phase, the idling of large RVs, the operation of campfires, and the constant flow of traffic from surrounding cities significantly increase the local carbon footprint. Furthermore, the sheer density of over 127 sites risks straining local groundwater tables and septic capabilities.

Amending this land from Non-Urban to Commercial fundamentally contradicts local climate and conservation goals. The cumulative carbon footprint of constant RV traffic, campfire smoke, and the potential strain on our local aquifer and septic carrying capacity threatens the exact natural values that make Mabel Lake special.

For these reasons and many more I am OPPOSED to this development for the record

Greg Robinson
932 Enderby Mabel Lake Road
Enderby, B.C. V4Y 4K6

Helmutti Koch

30. V. 2026

P. 1

2215 Enderby Mabdlk. Rd.

ENDERBY. B.C.

V4Y. 4L1

To

RDNO - Planning Department

9848 Aberdeen Rd.

COLDSTREAM. B.C.

V1B. 2K9

Subject Property 3315 Enderby Mabdlk. Rd. ENDERBY. B.C.

Dear Sir - Madame,

I am a twenty years plus Resident and have seen changes, plus-or-minus.

The subject property borders a creek, the lower part of the creek is fairly wide, and the massive bridge girdering is even wider. I walked upstream before the snow melt to the first bend. The creek is narrowing down and some spots only 12" to 16" topping soil surface. I counted 9 driftwood logs with rootstock hanging around. Some thing like that could cause problems further up---

The part is evidence for such things, falls-creek & Cooke Creek.

The lower portion of the property is fairly flat, --- why not declare it "FLOODPLANE" - no buildings at all -

An Orchard is situable, Apples, Pears, cherry, Blueberries an others would do well.

Potable Water consuming and Disposal.

I went over many Ridges and was on top of Mountains --- but never found Water. Of course, water follows the law of Physics and follows the lowest possible way. 127 Units, some single, some couples, some families, equals to \pm 360--400 Persons. Well^(s) drilling to satisfy the demand --- what will be happen to the ground water level

Gray water disposal - septic field - where?

In the late 1900 and early 2000 there was a beautiful public BEAC

near the Rivermouth and well used... untill The discovery of ecolo bacteria in the shore waters, the beach was lesser used...
What is above and behind, the Air-Strip where effluence is irrigated.
One prime example, the Hulcar Situation, how often it becomes "boil water situation"....

So, the beach was lesser used, the boat launch was o.k. and used, but it was reconstructed... used beach space, what is left a nearly 26 yards and it is a parking spot for canoes + row Boats.
The BEACH is gone for ever.

Where to find Recreation?

Cooke Cr. Campsite is well visited and full to the brim, so is Noisy Cr. and Wap dk. closer to three valley. In peak times you find camping parties just off side the Kingfisher FSR. There are still smaller puddles of water if you are not afraid to go deeper into the Bush, Liver dk. - Kidney dk. - stony dk. - and more.

Batt... Watch out, the Kingfisher Main FSR is a RACE-TRACK for ATVs and DIRT-BIKES.

I think the local, 365 residential Community has lost and given in to too much already.

: No more Development like # 3315 Enderly Mabd dk. Rd.

Sue
A. Cor

Archived: June 1, 2026 4:23:10 PM

From: [Laura Blomme](#)

Sent: June 1, 2026 3:11:18 PM

To: [RDNO Planning](#)

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

Sensitivity: Normal

Archived: June 1, 2026 4:23:10 PM

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ATT: Planning Department
Regional District of North Okanagan

Dear Sir/Madam:

I Object to the proposal 127 campsites at the above property.

There are many negative factors I regards to this proposal that have been brought forward.

Shifting land from "Non-Urban" to "Recreation Commercial" inherently increases emissions and environmental impact. The construction phase, the idling of large RVs, the operation of campfires, and the constant flow of traffic from surrounding cities significantly increase the local carbon footprint. Furthermore, the sheer density of over 127 sites risks straining local groundwater tables and septic capabilities.

Amending this land from Non-Urban to Commercial fundamentally contradicts local climate and conservation goals. The cumulative carbon footprint of constant RV traffic, campfire smoke, and the potential strain on our local aquifer and septic carrying capacity threatens the exact natural values that make Mabel Lake special.

For these reasons and many more I am OPPOSED to this development for the record

Name: Laura Blomme

Address:
398 Glenmary Road
Enderby, BC

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:23:38 PM

From: dakowalski@icloud.com

Sent: June 1, 2026 3:23:33 PM

To: [RDNO Planning](#)

Subject: File 25-0753-F-OR-3315

Sensitivity: Normal

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

Regional District of North Okanagan

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

Objection to the proposal 127 campsites at the above property

There are many negative factors I regards to this proposal that have been brought forward.

Shifting land from "Non-Urban" to "Recreation Commercial" inherently increases emissions and environmental impact. The construction phase, the idling of large RVs, the operation of campfires, and the constant flow of traffic from surrounding cities significantly increase the local carbon footprint. Furthermore, the sheer density of over 127 sites risks straining local groundwater tables and septic capabilities.

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For these reasons and many more I am OPPOSED to this development for the record

Name Dave Kowalski

Address 15 Zamis rd

See less

Dave

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:24:12 PM

From: [Dan](#)

Sent: June 1, 2026 3:41:31 PM

To: [RDNO Planning](#)

Subject: file #25-0753-f-or-3315

Sensitivity: Normal

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Objection to the proposal 127 campsites at the above property

There are many negative factors I regards to this proposal that have been brought forward.

Shifting land from "Non-Urban" to "Recreation Commercial" inherently increases emissions and environmental impact. The construction phase, the idling of large RVs, the operation of campfires, and the constant flow of traffic from surrounding cities significantly increase the local carbon footprint. Furthermore, the sheer density of over 127 sites risks straining local groundwater tables and septic capabilities.

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For these reasons and many more I am OPPOSED to this development for the record Dan Thomas 88 Hazelwood RD

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:24:55 PM

From: [Bill Boneham](#)

Sent: June 1, 2026 3:41:58 PM

To: [RDNO Planning](#)

Subject: File 25-0753-F - 3315 Enderby Mable Lake Road

Sensitivity: Normal

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Planning Department

Regional District of North Okanagan

Email: planning@rdno.ca

Re: File No. 25-0753-F – 3315 Enderby Mabel Lake Road

Objection to Proposed 127 Campsite Development

Dear Sir/Madam,

I am writing to formally express my opposition to the proposed development of 127 campsites at the above-noted property. There are a number of significant concerns associated with this proposal that warrant careful consideration. The reclassification of the property from "Non-Urban" to "Recreation Commercial" represents a substantial shift in land use that will inevitably increase environmental impact. The construction phase alone, combined with ongoing operations, would introduce increased emissions from vehicle traffic, idling recreational vehicles, and campfire activity.

In addition, the intensity of a development of this scale raises concerns regarding the capacity of local infrastructure. The proposed density of over 127 campsites may place significant strain on groundwater resources and septic systems, potentially exceeding sustainable limits and posing risks to the surrounding environment.

This amendment appears to be inconsistent with broader climate and conservation objectives for the area. The cumulative impact of increased traffic, emissions, and pressure on natural resources threatens the environmental integrity and natural character that make the Mabel Lake area unique and valued.

For these reasons, I respectfully request that this application be denied.

Thank you for considering my submission.

W.C. (Bill) Boneham

36 Hazelwood Road

Enderby, B.C.

V4Y 4K8

This email originates from *Navacord Insurance Services British Columbia Inc – Legacy SeaFirst Insurance*

Bill Boneham, CIP

Senior Underwriter, Commercial Insurance
Navacord British Columbia

Navacord Insurance Services British Columbia Inc.

☎ [250-900-2089](tel:250-900-2089)

☎ [866-674-2816](tel:866-674-2816) x 112324

@ bill.boneham@navacord.com

🌐 navacord.com



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Archived: June 1, 2026 4:25:24 PM

From: [Bill & Lesley Boneham](#)

Sent: June 1, 2026 3:55:12 PM

To: [RDNO Planning](#)

Subject: proposed development at 3315 Enderby Mable lake road

Sensitivity: Normal

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Planning Department

Regional District of North Okanagan

Email: planning@rdno.ca

Re: File No. 25-0753-F – 3315 Enderby Mabel Lake Road Objection to Proposed 127 Campsite Development

Dear Sir/Madam,

I am writing to formally express my opposition to the proposed development of 127 campsites at the above-noted property.

There are a number of significant concerns associated with this proposal that warrant careful consideration. The reclassification of the property from "Non-Urban" to "Recreation Commercial" represents a substantial shift in land use that will inevitably increase environmental impact. The construction phase alone, combined with ongoing operations, would introduce increased emissions from vehicle traffic, idling recreational vehicles, and campfire activity.

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This amendment appears to be inconsistent with broader climate and conservation objectives for the area. The cumulative impact of increased traffic, emissions, and pressure on natural resources threatens the environmental integrity and natural character that make the Mabel Lake area unique and valued.

For these reasons, I respectfully request that this application be denied.

Thank you for considering my submission.

Lesley Irene Boneham

36 Hazelwood Road

Enderby, B.C.

V4Y 4K8

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 1, 2026 4:26:07 PM

From: [Bonnie Warawa](#)

Sent: June 1, 2026 4:06:10 PM

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

Subject: Campground Proposal at 3315 Mabel Lake Road

Sensitivity: Normal

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My husband and I are opposed to this development at this time. We are concerned about the following:

- more traffic on the narrow, poorly-maintained Mabel Lake Road;
- lack of fire protection in the area;
- congested area at the public boat launch;
- issues with water supply and sewage;
- limitation of electricity (no 3 phase line)
- limitations of communication (no cell phone service and poor Internet service from Telus)

Bonnie and Dale Warawa

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

Submission to: Regional District of North Okanagan (RDNO)
Check all concerns that apply. Add comments below if needed.

Public Safety:

- Inadequate wildfire evacuation routes
- Single-road emergency access concern
- Increased traffic safety risks
- Lack of nearby fire/emergency services

Infrastructure:

- Road capacity insufficient
- Water infrastructure inadequate
- Telecom unreliable in emergencies
- Services insufficient for population

Environmental:

- Flood risk affecting septic systems
- Septic contamination of waterways
- Inadequate flood setback protection
- Risk to fish habitat
- Algae blooms / water quality decline
- Harm to amphibians / riparian zones

Community

- Exceeds environmental carrying capacity
- Alters rural character
- Cumulative impacts need review
- Independent studies required
- High-density near salmon-bearing waterway

Personal Positions:

- I do not believe the developer is acting in community's best interest
- I do not approve of this development
- The outcome of the approval will influence my vote in upcoming election

Additional Comments:

Signature:

Name:

Jamie Haynes

Address (optional):

Kingfisher (2368 Mabel Lake Rd.)

Email / Phone (optional):

Signature:

Date: May 31, 2026

Submit via Email@ publichearing@rdno.ca

Public Safety:

- Inadequate wildfire evacuation routes
- Single-road emergency access concern
- Increased traffic safety risks
- Lack of nearby fire/emergency services

Infrastructure:

- Road capacity insufficient
- Water infrastructure inadequate
- Telecom unreliable in emergencies
- Services insufficient for population

Environmental:

- Flood risk affecting septic systems
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- Risk to fish habitat
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- Harm to amphibians / riparian zones

Community

- Exceeds environmental carrying capacity
- Alters rural character
- Cumulative impacts need review
- Independent studies required
- High-density near salmon-bearing waterway

Personal Positions:

- I do not believe the developer is acting in community's best interest
- I do not approve of this development
- The outcome of the approval will influence my vote in upcoming election

Additional Comments:

Zero benefits to locals.

Signature:

Name: ~~Scott Moody~~ Craig Haynes

Address (optional): 2368 Maple Lake road

Email / Phone (optional): [REDACTED]

Signature: [Signature] Date: June 1/26

Submit via Email@ publichearing@rdno.ca

Area F Director Allysa Hopkins Office 250-550-3700 and Cell 250-241-1581

100

Community Comment Form
 Proposed RV Development – 3315 Enderby Mabel Lake Road
 Submission to: Regional District of North Okanagan (RDNO)
 Check all concerns that apply. Add comments below if needed.

Public Safety:
 Inadequate wildfire evacuation routes
 Single-road emergency access concern
 Increased traffic safety risks
 Lack of nearby fire/emergency services

Infrastructure:
 Road capacity insufficient
 Water infrastructure inadequate
 Telecom unreliable in emergencies
 Services insufficient for population

Environmental:
 Flood risk affecting septic systems
 Septic contamination of waterways
 Inadequate flood setback protection
 Risk to fish habitat
 Algae blooms / water quality decline
 Harm to amphibians / riparian zones

Community:
 Exceeds environmental carrying capacity
 Alters rural character
 Cumulative impacts need review
 Independent studies required
 High-density near salmon-bearing waterway

Personal Positions:
 I do not believe the developer is acting in community's best interest
 I do not approve of this development
 The outcome of the approval will influence my vote in upcoming election

Additional Comments:
 IF campground is open during the months students attend school. This will pose a danger to students safety. It's already a problem during the months of May, June and September a school bus can not safely drop off its passengers if ~~the~~ Mabel Lake road gets any busier

Signature: Terralea Barkley
 Name: Terralea Barkley
 Address (optional): [REDACTED]
 Email / Phone (optional): [REDACTED]
 Signature: Terralea Barkley Date: May 31, 2016
 Submit via Email @ publichearing@rdno.ca
 Area F Director Allysa Hopkins Office 250-550-3700 and Cell 250-241-1581

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 2, 2026 1:23:12 PM

From: [Sarah Tipple](#)

Sent: June 1, 2026 4:50:25 PM

To: [RDNO Public Hearing](#)

Subject: OPPOSITION to the proposed rezoning and OCP amendment app for property at 3315 Enderby Mabel lake Road

Sensitivity: Normal

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

Greetings!

I object to the proposed rezoning development at 3315 Enderby Mabel Lake Road.

Best,

Sarah Tipple

c/o 3335 Enderby Mabel lake Road

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 2, 2026 1:24:17 PM

From: [Carolyn Haury](#)

Sent: June 1, 2026 5:20:22 PM

To: [RDNO Public Hearing](#)

Subject: OPPOSITION to the proposed rezoning and OCP amendment application at 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

To Whom It May Concern,

I oppose the proposal to rezone the property at 3315 Enderby Mabel Lake Road and amend the official community plan to allow a 127 site campground.

Carolyn Haury
c/o 3335 Enderby Mabel Lake Road
Enderby, BC V4Y 4L4

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 2, 2026 1:25:13 PM

From: [Alena Schuss](#)

Sent: June 1, 2026 5:58:09 PM

To: [RDNO Public Hearing](#)

Subject: Opposition to Proposed Development Application at 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

Dear Public Hearing Committee,

I am writing to register my opposition to the proposed development application at 3315 Enderby Mabel Lake Road.

Thank you for considering my comments.

Sincerely,

Alena Schuss

c/o 3335 Enderby Mabel Lake Road

For inclusion in the public record:

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

Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071

Comments to oppose the above application:

Dear Directors,

As you decide whether to support this application, I respectfully ask that you keep the residents at top of mind. I ask you to consider if this application meets not just the site requirements of the application but also whether it is in the best interests of the residents and the environment.

As a 43-year resident, I have been an active participant in all aspects of community life. I am not opposed to newcomers. I support development of affordable housing and other initiatives to attract full time residents.

I have voiced concerns about the impacts of too much growth at previous public hearings. I ask what has been done by RDNO to address these concerns?

The Kingfisher Local Area Plan, completed in 2012 and adopted in 2016, outlined significant issues and 48 actions to address or mitigate the issues. These issues include overcrowding in the summer (beach access, boat launch congestion, parking), water quality and infrastructure deficits (water, sewer, roads, emergency exits). There were 165 vacant lots identified at that time so we can surmise that many are now occupied.

This proposed application will add 250 seasonal residents (2 per site) or more.

I believe the residents and surrounding Area F residents deserve a response from RDNO as to the progress or specific actions taken to address the ongoing concerns.

As the decision makers, I urge you to request a full report on the above, and an updated emergency evacuation plan prior to considering this application.

I wish that I and other residents didn't have to prove what has already been documented in previous RDNO Community OCPs. It is deeply disheartening.

Sincerely,

Laura Jameson

2367 Mabel Lake Road

Enderby, BC V4Y 4L1

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

I am writing this letter asking that you reject the above noted application.

I am a resident of Kingfisher, having lived here for 43 years. For the last 30 years I have watched the resort/year-round community at Mabel Lake grow far beyond its' carrying capacity. Estimates are that at peak summer season there are 5,000 people crowded into that small space. Though it is similar in population to Enderby and Armstrong, it has no municipal authority. No way to deal with the inevitable problems that arise. RDNO is the only local government, with one Area representative serving the entire Enderby rural F area.

The major issues:

- Noise, parties, fireworks, irresponsible use of ATVs and boats as well as dangerous fire behavior have become common. Currently there is only one bylaw officer for the whole of Area F.
- The Mabel Lake water system is unable to meet summer demand. Water restrictions and boil water advisories are frequent. A bigger water system is needed, but organizing and paying for it has many challenges.
- Police and ambulance are at least an hour away. More in summer. There are no regular Police patrols. No police enforcement on Mabel Lake.
- With climate change forest fires have become a much larger threat. There is no centralized fire protection. Neighbourhoods must fend for themselves. In the event of a forest fire, evacuation is one way out, given that Mabel Lake Road dead ends at the lake.
- Golf carts are used for transportation. They are prohibited from going on roads but, without enforcement, this rule gets ignored. Children have been seen driving on Mabel Lake Road. Twice, in 2025, I narrowly avoided colliding with a golf cart.
- Beach access and parking at Mabel Lake is next to impossible. Most area residents have stopped trying.

This letter is not meant to lay blame on the people who live near the lake. They care for their homes and do their best. Over capacity brings problems. This is not the time to add more development.

Kind Regards,
Murray MacDonald
2367 Mabel Lake Road
Enderby BC V4Y 4L1

File No. 25-0753-F-OR Written Submission 101-125

Archived: June 2, 2026 1:31:09 PM

From: [sunhawk](#)

Sent: June 1, 2026 6:51:50 PM

To: [RDNO Public Hearing](#)

Subject: OPPOSITION to the proposed rezoning and OCP amendment application for the property at 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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

I object to this proposed development.

Sincerely,

Tahoe Butler

c/o 3335 Enderby Mabel Lake Road

Sent from my Galaxy

Archived: June 2, 2026 1:31:47 PM

From: [jade lawrence](#)

Sent: June 1, 2026 6:57:37 PM

To: [RDNO Public Hearing](#)

Subject: June 4th public hearing

Sensitivity: Normal

Archived: June 2, 2026 1:31:47 PM

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

To whom it may concern.

As the former owner for 17 years of 3335 Mabel Lake Road which is directly east cross from Kingfisher Creek I would like to share my observations.

I can attest to the fact that the creek turns into a river every spring with flooding a common occurrence, especially when deadfall comes down and blocks the flow under the bridge. My former property has a marsh you can't see from the road because it's in the woods but didn't dry up till the end of June.

I would assume that all members of RDNO who are considering this development will be travelling from Enderby down to Kingfisher on the Mabel Lake Road to experience just how dangerous it is. Narrow, curved blind spots, sink holes and traffic already stuck behind huge RVs pulling cars, boats and golf carts. As this is the only access to and from the lake let's add that Kingfisher is in a forest with the risk of a major forest fire that can or will occur in the future. It is already a fact that in an emergency it would be extremely lucky to get the people who are already out there now out safely .

The one other point that needs to be made is that because of the already existing development there is no longer any public beach at Mabel Lake and absolutely no parking.

Please seriously consider all of these major concerns and turn down this request for a campsite.

Sincerely

Jade Lawrence

12 130 Cliffview Lane

Enderby BC

V0E1V0
[REDACTED]

Sent from my iPad