

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 1:39:17 PM

From: [PINTO-MARTIN, JENNIFER A](#)

Sent: June 1, 2026 7:22:28 PM

To: [RDNO Public Hearing](#)

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

Sensitivity: Normal

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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.

Jennifer Martin
c/o 3335 Enderby Mabel Lake Road
Enderby, BC V4Y 4L4

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File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 1:39:52 PM

From: [Cindy Worth](#)

Sent: June 1, 2026 7:47:42 PM

To: [RDNO Public Hearing](#)

Subject: OBJECTION File No 25-0753-F

Sensitivity: Normal

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I am writing to object to the development 127 RV site park rezoning. Please reject this proposal.

Thank you Cindy Worth
3151 Mabel Lake Road
Enderby BC

Archived: June 2, 2026 1:40:42 PM

From: [Linda Nelson](#)

Sent: June 1, 2026 10:29:24 PM

To: [RDNO Public Hearing](#)

Subject: Development of 3315 Enderby Mabel Lake Road

Sensitivity: Normal

Archived: June 2, 2026 1:40:42 PM

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For the Public Hearing record -

I wish to express my strong opposition to the current proposal of this property being developed into a rabbit-warren of campsites! Hopefully thoughtful (and sensible) consideration will result in denying the project.

Of course the property owner and/or developer are keen for this initiative to go ahead. It's all about the money, and, if approved, will certainly line their pockets with cash. However this attempt must be countered by taking a hard, uncompromising look at the broader picture.

The many concerns about such things as potential flooding, lack of adequate road upkeep, lack of sufficient parking, increase in congestion, increased potential fire risks, (along with lack of adequate fire suppression), environmental damage, etc. must not be overlooked. I understand there is talk of 'high-end' plans for water and sewage treatment. Might I suggest as part of the assessment process that any such plans must first come under the most vigorous scrutiny by qualified and impartial arms-length professionals, as talk is cheap and environmental implications are dire. Mabel Lake and the Shuswap River come under strong environmental protection, and this must be honoured with the greatest level of integrity.

There should be no such proposed development allowed on this piece of land, full stop.

I am a frequent guest in the area, and appreciate its amazing beauty. I also am very aware of the fragility of the environment as such deeply forested regions, lakes and rivers come under increasing stress due to climate change, deforestation, and degradation of the environment. Please don't add to it, and stop this project while there is opportunity to do so. I ask you to 'step up with stewardship' for the land and protect the integrity of this important ecosystem for future generations.

Linda Nelson
Sent from my iPhone

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 1:41:15 PM

From: [Becca Stuebing](#)

Sent: June 2, 2026 5:04:01 AM

To: [RDNO Planning](#)

Subject: Re: 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](#)

To The Regional District of North Okanagan,

This letter is an objection to the proposal 127 campsites Mabel Lake Rd - File 25-0753-F-OR-3315 Enderby.

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

Shifting the 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.

The road to the proposed site lacks the capacity to handle the added traffic and the garbage removal/exchange will not be able to handle the extra load - in short the infrastructure is insufficient to support the results of this project.

For these reasons and many more I am OPPOSED to this development.

Rebecca Stuebing
27 - 130 Cliffview Lane
PO Box 434
Enderby BC
V0E 1V0

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 1:41:51 PM

From: [Wayne Woodford](#)

Sent: June 2, 2026 5:45:54 AM

To: [RDNO Public Hearing](#)

Subject: PROPOSED DEVELOPMENT AT 3315 MABEL LAKE ROAD

Sensitivity: Normal

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I am opposed to this development due to the impact it will have on the environment; the very poor road & the local residents; more is not always better!

Regards.

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

Date: June 2, 2026

Name: Valerie Van Tine-Janzen

Addressd: 2250 Mabel Lake Road, Enderby BC V4Y 4K7

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:

Signature:

Name: Heather Henderson

Address (optional): Trinity Valley Rd, Enderby

Email / Phone (optional): _____

Signature:  Date: June 21 2026

Submit via Email@ publichearing@rdno.ca

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

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:

Signature:

Name: Sandra Caven

Address (optional): Trinity Valley Rd, Enderby

Email / Phone (optional): _____

Signature: [Signature] Date: May 31 2026

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 126-143

Archived: June 2, 2026 1:46:25 PM

From: [Kari Wilkinson](#)

Sent: June 2, 2026 8:01:19 AM

To: [RDNO Planning](#)

Cc: [Allysa Hopkins](#)

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

Sensitivity: Normal

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Good Morning,

I am writing to express our opposition to the proposed 127-site campground development at 3315 Enderby Mabel Lake Road and the associated land use amendment from Non-Urban to Recreation Commercial.

This proposal raises significant environmental concerns. Converting this property to commercial recreational use will increase greenhouse gas emissions through construction activities, increased vehicle traffic, RV usage, campfires, and ongoing site operations. The scale of the development is inconsistent with local climate and conservation objectives.

The density of more than 127 campsites also has the potential to place substantial pressure on local groundwater resources and septic capacity, creating risks for the surrounding environment and the long-term sustainability of the area.

Road safety is another major concern. Mabel Lake Road is effectively a single access corridor, with one road in and one road out of the area. Adding hundreds of seasonal visitors, RVs, trailers, service vehicles, and construction traffic will increase congestion, create additional safety risks, and place further strain on a roadway that already serves local residents, recreational users, and forestry traffic. Increased traffic volumes will also add pressure to local emergency services, particularly in the event of wildfires, medical emergencies, accidents, or evacuation situations where safe and efficient access is critical.

Mabel Lake's natural character and ecological values are among its greatest assets. This proposal threatens those values by introducing a level of development that is not compatible with the existing Non-Urban designation.

For these reasons, I respectfully urge the Regional District to reject this application.

Gary and Kari Wilkinson

647 Grandview Bench Road

Archived: June 2, 2026 1:47:48 PM

From: [rebecca hatt](#)

Sent: June 2, 2026 8:11:08 AM

To: [RDNO Public Hearing](#)

Subject: Re development of enderby Mabel lake rd 3315

Sensitivity: Normal

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To RDNO Planning Group

I am writing to oppose the development of 3315 Enderby Mabel Lake Road.

I was born and raised in this area and have noticed that the increased traffic has made it impossible for adults and children alike to safely walk or bike along the this road, unlike conditions when I was young where we could safely do this.

Also, we spent summers swimming in the lake and tubing on the river. Now my children don't have a nice public swimming area at the lake, and the little bit that is left is so busy, it is not pleasant. The same thing in the river. There is so much traffic on the river, that swimming and tubing has become a challenge.

With 127 more campsites, these things will continue to worsen.

Fire safety, fish and wildlife habitat and the the lack of improving infrastructure to accommodate new developments, make this development irresponsible.

Rebecca Hatt

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 1:48:43 PM

From: [Regional District of North Okanagan](#)

Sent: June 2, 2026 1:49:50 AM

To: [RDNO Info](#)

Subject: Webform submission from: Contact Us > Content rows

Sensitivity: Normal

Submitted on Tue, 06/02/2026 - 01:49

Submitted by: Anonymous

Submitted values are:

Name

Betty Lucianovich

Email

[REDACTED]

Phone

[REDACTED]

Subject

My thoughts on access to our lakes by locals and tourists in addressing camping, recreation and road access.

Comments

To Regional District of North Okanagan.

To whom it may concern, and with regards to planning for increased camping near Mabel Lake, Kingfisher, or any other lake in the area.

With regards to any and all plans for the Mabel Lake, Kingfisher and all areas for camping in the North Okanagan in the near future. I personally feel we should be looking at providing for our local families first (as they should be first) instead of the tourists. I personally am appalled at how few places there are for us to take in a day for a picnic. The campgrounds are full of out of province tourists. I'm not saying to leave the tourists out but include them with specific rules which protect the rights of those living in the proposed areas for increased recreation. Also the road to Mabel Lake from Enderby is too narrow and needs upgrading for the amount and type of vehicles. The highway needs a bike lane as well or a wide trouble lane. There are not enough spots to pull over on when you have vehicle trouble or when an emergency vehicle is coming through. There is just enough room in many spots for only the two vehicles traveling in opposite directions. A fire could potentially trap anyone out on that highway or in the Mabel Lake area as there really isn't another good route out in case of a forest fire. All proposed roads into forested areas should have a good road out in another direction for evacuations. (this was so obviously needed when the road got washed out between Mabel Lake and Enderby a few years ago). With the forest fires increasing in numbers and sizes this is extremely important. This could be a disaster just waiting to happen. All vehicles with travel trailers for living in or hauling vehicles can potentially block a road if malfunctioning in anyway such as accidents, breakdown of vehicle pulling trailer or motor homes or trailers themselves. "Think outside the box please because lives are at risk on that highway." The speed at which the traffic moves on that road is already too fast so it shouldn't be increased even when the road is improved.

I Betty Lucianovich wrote about my feelings on this topic with all our locals in mind including myself and my family and posted it on the Facebook page along with other concerned families. Many of us care a great deal about how we feel on this topic but many will not be able to attend the meeting with regards to this topic including myself and my husband. (I will be there providing I'm available.) Please accept my comments as written as they are heartfelt and just as important as any land owner who wants to make a buck putting in a huge campground or the government if they too want to put in a government campsite. I personally would prefer to see more government campsites instead of private ones.

It's about time our 'powers to be' worked for the locals who want to keep the area a low key campsite opportunity which keeps noise levels low and allows for faster turnover for campsites so more BC residents have equal opportunity to camp there or go there for a day trip with their families. See copied letter below which I wrote and posted on Facebook.

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Every area which shows potential for camping, swimming, hiking, etc will be looked at at some point in the future because the population of Canada and in our case BC is growing and the locals are complaining about no place to go and enjoy a holiday in our own province. More and more the rest of the country is packing their belongings to enjoy a bit of time with their families someplace which unfortunately takes spots close to home for us who live here and especially from those who have lived next to those beautiful spots for years. Everyone, and I mean everyone who loves to get away for the weekend or longer are trying to find new places because the ones they went to have raised their prices and at the same time have become more crowded as the owners of the land purchase the land next door and expand.

We use to come here to this area because family lived here and we went to the campgrounds because there wasn't enough room to occupy a space in our families homes. Now we live here and go to the lake to swim, boat, ride bikes where allowed. We as humans who live elsewhere than at the lake have rights too. However having said that, I believe that campgrounds wouldn't be so full of tourists if there was a stipulation for only overnight (not more than two days) stay so more locals could visit those grounds to have a weekend with their kids enjoying the beach (no boats with motors, no motorized all terrain vehicles.) Peace and tranquility with only the sounds of humans talking, singing, and enjoying a break from everyday life.

I firmly believe the Mable Lake locals would rather have these stipulations than what appears to be contemplated. I believe the long distance tourists won't want to come where they can't set up for more than two days also no motorized vehicles would be a plus.

I'd also suggest that there should be government involvement in making sure that Mable Lake be identified as a non motorized lake and improvements be in place for the highway to be upgraded considerably.

I'm 82 years old in a couple of days and can still see I can speak up for all of BC because there are other areas which could be nicer if they converted some of their rules so the peoples of BC can access these beautiful sites too. We all would like to go to the lake and enjoy peace and quiet and feel safe. We won't get run down by motorized vehicles while we take walks through the campground.

There could also be rules regarding campfires which aren't necessary to have when camp stoves are relatively inexpensive. Some of us would bring prepared foods such as chili in crockpots, salads, sandwiches etc.

'Where there is a will there is a way.'

"Think outside the box", instead of where the tourists want you to think. We don't have to make it so inviting for them. Let's do it for us because we BC occupants want our life to be fun too. After all it is 'us' the BC residents who pay the taxes.

Betty and Frank Lucianovich

Archived: June 2, 2026 1:56:27 PM

From: [Christina Weiler](#)

Sent: June 2, 2026 8:50:37 AM

To: [RDNO Planning](#)

Subject: An objection letter for the Enderby Mabel Lake Road 127-site RV Park Rezoning (File 25-0753-F-OR -3315

Sensitivity: Normal

Archived: June 2, 2026 1:56:27 PM

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To whom it may concern:

I wish to go on record as objecting to the Rezoning File 25-0753-F-OR-3315, proposing a 127 site RV campsite at 3315 Enderby-Mabel Lake Road. My main concern is there is not a workable Emergency Plan to deal with that volume of people, and only one lengthy access/exit Road from the site to anywhere else at all. In the event of a wildfire for example, that would be a disaster. There isn't even a fire department to deal with a vehicle or structure fire.

Please consider that this is a poorly thought out proposal and do not go ahead with this development! Thank you.

Christina Weiler

581 Enderby-Grindrod Road

Enderby B.C. V4Y 4J9

Archived: June 2, 2026 1:57:00 PM

From: [REDACTED]

Sent: June 2, 2026 9:24:43 AM

To: [RDNO Public Hearing](#)

Subject: Electoral Area F [File No. 25-0753-F-OR] // 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 – , Electoral Area F [File No. 25-0753-F-OR]

I am not in favor of this zoning amendment.

I live in the Kingfisher valley, raising my family , and I've seen the impact on the community as the increasing number of summer visitors continues to overwhelm the landscape and those of us who live there year-round.

In considering an Official Community Plan amendment or rezoning application for commercial development the Board of Directors will be bound to consider:

- The level of use that the area can support without suffering **negative impacts to its environmental resources**
- Residential quality of life, traffic and circulation, and
- Public access to existing recreation amenities and facilities
- **Emergency Exit is limited to 1 way in 1 way out**
- The visitor experience (the beach and parking access at the Rivermouth is very limited),

Not to mention all the reasons given in the past that the site should have its designation altered. 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. (This property is adjacent to the west side of Kingfisher Creek)
 - Support Recreational Opportunities in the plan area that do not negatively impact lands within be the ALR and Rural Areas (all adjacent properties are designated ALR).
 - Acknowledge growth and work towards achieving a balance between recreational/seasonal development and the principles of smart growth / complete communities.
 - No broad changes to current OCP designations to increase land base development over current scenario are recommended until a detailed land use planning exercise occurs. (a Commercial designation for a 127-site campground would constitute a broad change)
 - 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.

In addition, not mentioned in the above is a major concern regarding limited egress should a fire evacuation be necessary.

File No. 25-0753-F-OR Written Submission 126-143

Could the uncharacteristic speed with which this application is being processed be due to the proponent's awareness of the extensive and growing community opposition? At the very least, a decision on this proposal should be deferred until all those affected can have their voices heard.

Regards.

Marie-Chantal Latchko
2844 Mabel-Lake Rd
Enderby
V4Y 4L3

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 2:00:13 PM

From: [Bobbi Pineau](#)

Sent: June 2, 2026 10:53:43 AM

To: [RDNO Planning](#)

Subject: Objection to 127 site RV Park at 3315 Mabel Lake Road

Sensitivity: Normal

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Dear RDNO Directors,

I am 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.

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 are 3 campgrounds, a resort and a 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,

Roberta Pineau

2688 Mabel Lake Road

Enderby, BC

V4Y 4L3

File No. 25-0753-F-OR Written Submission 126-143

Archived: June 2, 2026 2:03:02 PM

From: [Donna Murray](#)

Sent: June 2, 2026 12:10:54 PM

To: [RDNO Info](#); [RDNO Planning](#); [David Sewell](#); [Rob Smailes](#); [RDNO Public Hearing](#); [Allysa Hopkins](#); david.williams.mla@leg.bc.ca; info@splatsindc.com; [Danica Kimberley](#)

Subject: Concerns - Traffic Safety & Infrastructure - Delegated Public Hearing - File # 25-0753-F-OR - 3315 Enderby Mabel Lake Road - proposed campground, Electoral Area F

Sensitivity: Normal

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June 2, 2026

Regional District of North Okanagan (RDNO)
Planning and Building Department
9848 Aberdeen Road
Coldstream, BC V1B 2K9

Hello,

We are writing and will attend the Public Hearing on June 4, to voice concerns relating to **TRAFFIC SAFETY & CONGESTION** with regard to the proposed campground at 3315 Enderby Mabel Lake Road. These concerns must be appropriately addressed before considering rezoning the site. Please include these items in the information / agenda for the meeting of June 4, 2026.

Left turn from eastbound Enderby Mabel Lake Road - There is no shoulder on either side in this section of Mabel Lake Road. Prior to the short stretch of road (100 metres approx) approaching the proposed campground entrance, there is a blind, downhill right curve. A significant hazard would exist if RV's are stopped waiting to turn left into the campground. Especially if this backs up toward the corner. ***A left turn lane long enough to include multiple RV's*** needs to be part of this development. Unlike the existing developments of Kingfisher RV Park and Shuswap Falls RV Park, where the trailers and RVs are semi-permanent, the RVs at the Proposed Campground will come and go frequently throughout the camping season.

Parking for visiting vehicles - ***There must be adequate and accessible parking off the road*** for visiting and secondary vehicles. If parking is not provided, vehicles will park along the road shoulders - where they will protrude into the travel lanes - putting motorists and pedestrians at risk. On road parking has proven itself an issue near the existing campground and beach, regardless of significant signage.

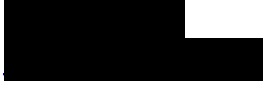
Boat Launch & Marina Access - One assumes a draw to this area would be recreational water access to Mabel Lake. This area has two boat ramps. There is a public ramp at the mouth of Shuswap River with limited parking. There is also a privately operated ramp located below the existing campground and store. The private ramp has no parking. There are Marinas at each boat ramp. Considerable vehicle congestion occurs at both locations during the summer months. ***Accommodations for potentially an additional 50 - 100 recreational watercraft must be part of this development.***

In addition, we fully agree with and support the objections brought forward by Steve Forrest of 71 Walker Road on April 22, 2026 and again on May 22, 2026.

Respectfully submitted,

Russ & Donna Murray

63 Walker Road Enderby (Mabel Lake) BC, V4Y 4L5



Archived: June 2, 2026 2:04:02 PM

From: [Frank Bauer](#)

Sent: June 2, 2026 12:38:36 PM

To: [RDNO Public Hearing](#)

Subject: Opposition to 127 site RV Park at Kingfisher Creek

Sensitivity: Normal

Archived: June 2, 2026 2:04:02 PM

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2/6/2026

Donna Bauer
#6 - 6588 Hwy 97A
Enderby, BC
V4Y 4G8

I am opposed to the 127 site RV Park at Kingfisher Creek.
We are frequent visitors to that area (Mabel Lake and Potrie Rd)

Sincerely Donna Lee Bauer
Sent from my iPhone

Gillian Grantham
22 Walker Road
Enderby, BC
V0E 1V5

June 2, 2026

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,

I am a resident in the Mabel Ridge Estates area of Mabel Lake and am writing this letter in opposition of this development. I am writing to respectfully request that Council **defer the delegated public hearing on June 4, 2026** 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.**

During peak vacation season, the proposed development will introduce at minimum 127 additional vehicles to the area. When combined with existing residents, heavy recreational traffic, the youth camp, marina campground and the additional recently approved Quilakwa-at-the-lake campground on the east side of Kingfisher Creek, **the cumulative strain on our local road network is concerning.** Additionally, the Kingfisher local area is rated at 90 for high wildfire risk.

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. I urge Council to pause this application until an updated evacuation plan is provided that explicitly verifies that increased capacity levels can be safely supported.

Additional concerns include:

1. 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.

2. **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.' The Kingfisher Local Area Plan recommended this property be rezoned 'commercial' for a boat storage business, it never recommended rezoning that would increase seasonal visitors. (see section 6.6 & 6.6.2.

As such, I request additional time to review the plan and prepare an informed response.

Respectfully,

A handwritten signature in cursive script, appearing to read "Gillian Grantham".

Gillian Grantham

Archived: June 2, 2026 2:10:16 PM

From: [REDACTED]

Sent: June 2, 2026 1:23:32 PM

To: [RDNO Info](#); [RDNO Planning](#); [David Sewell](#); [Rob Smailes](#); [RDNO Public Hearing](#); [Allysa Hopkins](#); david.williams.mla@leg.bc.ca; info@splatsindc.com; [Danica Kimberley](#)

Subject: RE: Concerns - Traffic Safety & Infrastructure - Delegated Public Hearing - File # 25-0753-F-OR - 3315 Enderby Mabel lake Road - proposed campground, Electoral Area F

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Please ignore my first email as it was incomplete.

Mike Quesnel

Email: [REDACTED]

Calgary, AB

From: [REDACTED]

Sent: June 2, 2026 1:09 PM

To: 'info@rdno.ca' <info@rdno.ca>; 'planning@rdno.ca' <planning@rdno.ca>; 'david.sewell@rdno.ca' <david.sewell@rdno.ca>; 'rob.smailes@rdno.ca' <rob.smailes@rdno.ca>; 'publichearing@rdno.ca' <publichearing@rdno.ca>; 'allysa.hopkins@rdno.ca' <allysa.hopkins@rdno.ca>; 'david.williams.mla@leg.bc.ca' <david.williams.mla@leg.bc.ca>; 'info@splatsindc.com' <info@splatsindc.com>; 'danica.kimberley@rdno.ca' <danica.kimberley@rdno.ca>

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June 2, 2026

Regional District of North Okanagan (RDNO)
Planning and Building Department
9848 Aberdeen Road
Coldstream, BC V1B 2K9

Hello,

We are writing to express concerns relating to **TRAFFIC SAFETY & CONGESTION** with regard to the proposed campground at 3315 Enderby Mabel Lake Road. These concerns must be appropriately addressed before considering rezoning the site. Please include these items in the information / agenda for the meeting of June 4, 2026.

Left turn from eastbound Enderby Mabel Lake Road - There is no shoulder on either side in this section of Mabel Lake Road. Prior to the short stretch of road (100 metres approx) approaching the proposed campground entrance, there is a blind, downhill right curve. A significant hazard would exist if RV's are stopped waiting to turn left into the campground. Especially if this backs up toward the corner. **A left turn lane long enough to include multiple RV's** needs to be part of this development. Unlike the existing developments of Kingfisher RV Park and Shuswap Falls RV Park, where the trailers and RVs are semi-permanent, the RVs at the Proposed Campground will come and go frequently throughout the camping season.

File No. 25-0753-F-OR Written Submission 126-143

Parking for visiting vehicles - There must be adequate and accessible parking off the road for visiting and secondary vehicles. If parking is not provided, vehicles will park along the road where no shoulders exist and they will protrude into the travel lanes - putting motorists and pedestrians at risk. On road parking has proven itself an issue near the existing campground and beach, regardless of significant signage.

Boat Launch & Marina Access - One assumes a draw to this area would be recreational water access to Mabel Lake. This area has two boat ramps. There is a public ramp at the mouth of Shuswap River with limited parking. There is also a privately operated ramp located below the existing campground and store. The private ramp has no parking. There are Marinas at each boat ramp. Considerable vehicle congestion occurs at both locations during the summer months. **Accommodations for boats/watercraft and their trailers must be included with this development.**

General road condition Enderby Mabel Lake Road – This road is in generally poor condition and needs significant upgrades/repairs before considering any further development in the area. This road is a narrow, winding, 2-lane road which has several sections of broke pavement, large potholes requiring ongoing repair and signs of slope failure in several areas. It is the single means of access and egress between Enderby and Mabel Lake. It is regularly used by large, heavy vehicles including logging trucks, gravel and concrete trucks and, especially in the late spring and summer, large RVs and boats which contribute to the ongoing degradation of the road. It is also a school bus route. With the increase in tourist traffic in the area the road is now often being used by cyclists. There are no shoulders on this road and several blind corners which creates a hazard for cyclists and vehicular traffic alike.

In addition, we fully agree with and support the objections brought forward by Steve Forrest of 71 Walker Road on April 22, 2026 and again on May 22, 2026.

Respectfully submitted,

Mike and Jan Quesnel
23 Walker Road Enderby (Mabel Lake) BC, V4Y 4L5

[Redacted]

Mike Quesnel
Email: [Redacted]
Calgary, AB
th