

Archived: June 3, 2026 9:29:35 AM

From: [Lynda Megli](#)

Sent: June 2, 2026 2:22:53 PM

To: [RDNO Public Hearing](#)

Subject: Submission re: Zoning Amendment Bylaws at 3315 Enderby Mabel Lake Rd.

Sensitivity: Normal

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Lynda Megli

128 Watershed Road

Enderby, B.C. V4Y 5K4

June 2, 2026

RDNO Planning Department

9848 Aberdeen Road

Coldstream, B.C. V1B 2K9

Re: Delegated Public Hearing - Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 - 3315 Enderby Mabel Lake Road.

Attention Council and District Board Members:

The multiple negative impacts the proposed development will create in the community are obvious. In addition to these an RV park, even a longer term park model RV park, provides no lasting value to a community. It brings no initial construction business to local builders, trades people, or construction materials suppliers. It creates no permanent residential housing for the future. RVs in any form depreciate significantly over time, as opposed to actual housing which will appreciate over time. Even the infrastructure for this development is intended for seasonal use only. The proposed high density RV development, if allowed to proceed, will be a significant liability to the existing community, both in the short and long term.

Lynda Megli

52 Leighton Road,
Enderby, BC.
V0E 1V5
Tuesday, June 2, 2026

Regional District of North Okanagan,
9848 Aberdeen Road,
Coldstream, B.C.

Re: Delegated Public Hearing – Electoral District 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)

To whom it may concern,

As residents of Mabel Lake for 26 years, we have watched the community grow into a vibrant community fostered by controlled growth with public input. Residents enjoy recreational and transportational use of the lake and recreational activities such as the golf course and airpark despite limited services and beach and boat access to the river and the lake. However, growth within the community has, without doubt, placed additional stress on the infrastructure, roads and amenities already in place, especially in the summer season due to a large influx of seasonal residents and campers.

We are writing to register our concerns that there are existing and mounting problems which would be exacerbated by further development of this community should the amendment of the bylaws in question be approved, the result of which will further expand the size of the Mabel Lake community.

Here are just some of the concerns:

1. Mabel Lake has a growing population that expands exponentially in the summer months... the height of fire season. Mabel Lake **does not have a Fire Department** or **Emergency Medical Services** to serve the existing community – already a major concerns to all residents, but not only does the threat of fire increase with a burgeoning summertime population, residents do not have the resources to fight such a fire nor do they have access to medical services in the event of boating or vehicular accidents.
2. **Ingress and Egress** – there is only one road in and out of Mabel Lake - the Enderby-Mabel Lake road – a major concern in the event of the ever-increasing risk of seasonal forest fires.

3. **The Enderby-Mabel Lake road** was constructed on an unstable slope on the north side of the Shuswap River. Road maintenance is a constant necessity due to the location, local hydrology, the geological structures and nature of the strata beneath the roadbed which create instability of the slopes along the river banks. This is exacerbated by heavy traffic. Additional overuse of this road by oversized vehicles, and cars towing campers and boats in the spring and summer months will take a toll on this road and make the current situation worse for the local population.
4. **Flooding** – the proposed development/campsite is on the floodplain of the Kingfisher Creek and within a wetland. Historically in BC, communities built on floodplains will experience seasonal flooding every few years; wet weather or excess snowfall/melt can lead to a disastrous flood, as longtime residents can confirm. A campground with recreational vehicle parking and tents cannot withstand a sudden flood event (reference the Camp Mystic disaster in N Texas on July 4, 2025 – this community relied upon cell phone contact for flood warning – there is no cell phone service at Mabel Lake!)
5. **The Public Beach / Marina access is choked in summertime** with the current population of residents and visitors. There is parking for about 15 vehicles. Since the public lands above the public marina were gifted to the local Native band for construction of a camp site, there is no longer additional parking available for residents of the west shore and seasonal visitors; boat trailers and vehicles are parked along the marina road in the no-parking zones, right to the intersection of Marina road and Mabel Lake Road. Where are the boat trailers and cars of potentially 127 additional campers requiring beach access/parking going to park?
6. **Stability of the Marina Road.** The west-facing slope running north-south parallel to the marina road and to the river is very steep and frequently experiences some level of slope instability - even more than the Mabel Lake Road does. Indications of slides occur along the river side marina road all along the river bank to the Rivermouth. These curved shear planes which occur in the asphalt surface run parallel to the river bank and are usually about 10” -12” deep. These are signs of shear along the toe of an unstable slope prone to landslides. The Highways Maintenance crews regularly fill these scars with asphalt but they are the early warning signs of a bigger landslide problem. Increased traffic along this road **will** trigger more slides along the river embankment. In addition, planned construction activity and changes to the hydrology on the top of this slope where the Splatsin plan to develop, adding 10 cabins and a larger campground with water and sewer, by removing the remaining

forest vegetation that stabilizes the top of this slope could lead to a much larger scale landslide.

7. **River access in Fishing Season.** Mabel Lake and the Shuswap River are prime salmon fishing habitats. With limited parking for fisherman and those using the river for recreation, vehicles are parked all along the Mabel lake road in fishing season in the vicinity of the parcel of land indicated in the proposed development of a 127 site campground which could affect campground entry for recreational vehicles and trailers.
8. The **Public Beach is a small patch of sand located at the Rivermouth** which is only about 30' x 80' wide in July-August. It is a summertime gathering place for local people and in summer months, it is crowded. How will Mabel Lake Beach potentially accommodate another 127 families in mid-summer?
9. The beach/marina has **no public bathroom facilities** hence people are using the upper beach for toilet purposes and this is within THE RIPARIAN ZONE!
10. **The Boat launch** currently services all high season boat traffic as well access to the West Shore of Mabel Lake. It relies on the volunteers of a local committee to maintain it and it was expanded in summer of 2026 to meet needs of current population.
11. **RDNO has already approved rezoning to accommodate an expansion of the campsite located above the public beach and the public marina on the Crown land gifted to the Splatsin Native band** (Jan, 2023). The Mabel Lake Community needs to be able absorb the effects of that development (an additional 10 cabins plus and more camp sites) before adding an additional 127 camp sites to the community.
12. **Use of golf carts on the public Mabel Lake-Enderby road** has become the favored mode of transport for seasonal visitors in the area. Golf cart traffic along the main Enderby-Mabel Lake road from the Kingfisher resort to the Mabel Lake Resort and to the public beach/marina, the golf course and to and from the Farmers' market at Kingfisher Hall, has increased in recent years. When the population grows in the summer time, so does this problem. Residents of Mabel lake are becoming increasingly concerned that there could be tragic consequences of the increasing usage of the highway by golf carts. An increase in the summertime population by another 127 camping groups can only add to this problem.

13. ***The community of Mabel Lake has no Police Department or EMS.*** With such a large seasonal increase in the size of the community proposed by further development of this community and a larger amount of boat and vehicular traffic, surely Mabel Lake warrants some police service to ensure public safety.

Without police, EMS, fire and community services, the community of Mabel Lake is in all likelihood, maxed out in terms of population. We hope that by highlighting some of the foreseeable problems that the community of Mabel Lake will be faced with should further seasonal expansion be approved would encourage the planning committee to reject this proposed amendment to Byelaw in question.

Dean and Judith Potter
52 Leighton Rd, Mabel Lake

Archived: June 3, 2026 9:32:02 AM

From: [Sylvia Botkin](#)

Sent: June 2, 2026 3:18:16 PM

To: [RDNO Public Hearing](#)

Sensitivity: Normal

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Proposed RV park Mable lake

Dear RDNO Directors,

We are 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, 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 that increased capacity levels can be safely supported.

Additional concerns conveyed by community members 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 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.

S.E. Kurrell

15 Potrie rd

Archived: June 3, 2026 9:32:32 AM

From: swrw@shaw.ca

Sent: June 2, 2026 5:00:04 PM

To: [RDNO Public Hearing](#)

Cc: swrw@shaw.ca

Subject: Development 3315 Enderby Mabel Lake Road

Sensitivity: Normal

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Hello

I grew up at Mable Lake in the 50, 60 and 70s and have watched the development of the area on frequent visits. I was very surprised to hear of the proposed 127 site campground at 3315 Enderby Mabel Lake Road.

I am NOT in favour of the proposal

- There is no fire protection available and only one viable road for evacuation
- The road condition/repairs have not kept up with the current population let alone adding many more vehicles
- The road, as it is, certainly isn't safe for cycling and walking.
- There is such limited access to the lake already, the local residents will have even less of a chance to access.
- Hasn't the proposed camp site area been flooded several times in the past? Is it a safe site?

It seems to me that the proposal for the 127-site campground requires a LOT more thought and preparation before it is viable.

Sheila Webber
Victoria, BC.

Archived: June 3, 2026 9:33:14 AM

From: [Ron Webber](#)

Sent: June 2, 2026 5:08:30 PM

To: [RDNO Public Hearing](#)

Subject: 3315 Enderby Mabel Lake rv development

Sensitivity: Normal

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Against the development of a 127 site campground!

The current condition of the roads do not support the current traffic.

No fire hall - is there even a fire protection plan?

The area has flooded in the past

Much more thought needs to go into this project.

Ron Webber

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 9:34:32 AM

From: [Barb Wiersma](#)

Sent: June 2, 2026 7:18:30 PM

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

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]

Sensitivity: Normal

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Barbara Ann Wiersma

#63 - 3303 Mable Lake Road

Enderby, BC V0E 1V5

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 opposed to this development and 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).
3. I request additional time to review the plan and prepare an informed response.

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 9:36:26 AM

From: [Herb Latchko](#)

Sent: June 2, 2026 7:29:44 PM

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

Subject: A Fire Wardens perspective Re: 127 Rv Sites

Sensitivity: Normal

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2 May 2026

My name is Herb Latchko from Kingfisher. I was a Fire Warden for 14 years. During the year of the big Kelowna Fire, I logged over 13,000 kilometers on patrol throughout the entire Vernon Fire Zone. I was involved with the process of establishing Kingfisher as a FireSmart Community. I made monthly educational type preparedness submissions to the Kingfisher Newsletter for many years and coordinated the Community Fire Barrel Program.

There have been a variety of reasons stated to oppose the 127 RV sites near Kingfisher Creek. Some are more valid than others and many are more emotional than others. My primary objections are more tactical and logistical. The carrying capacity of the Maple Lake Road is overloaded. The physical condition of the Mabel Lake Road, with its winding corners, rock bluffs and deteriorating pavement in many places, makes the road inadequate for an evacuation. By adding another RV development to the Valley will only make an already frightening situation worse.

Thanks for taking the time to read this letter.

Sincerely,

Herb Latchko

2844 Mabel Lake Road

V4Y 4L3

[REDACTED]

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 10:11:13 AM

From: [Alexey Bawtinheimer](#)

Sent: June 2, 2026 11:05:31 PM

To: [RDNO Public Hearing: Kamloops.Regional.Transportation@gov.bc.ca](#); [RDNO Planning: David.williams.mla@leg.bc.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]

Sensitivity: Normal

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Dear RDNO Directors,

I am opposed to this development and 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.
3. I request additional time to review the plan and prepare an informed response.

Sincerely,

Alexey Edwards
Kingfisher/Mabel Lake Resident

A205 3460 Parkway Road
Enderby BC V4Y4N4

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 10:28:41 AM

From: [Mike Woodward](#)

Sent: June 3, 2026 6:57:19 AM

To: [RDNO Planning](#)

Subject: 127 Site RV Campsite

Sensitivity: Normal

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Good morning. I live just off Mable Lake Road, on Trinity Valley Road. I would like to voice my concern and opposition to the new proposed 127 site RV park to be located on Mable Lake Road. I don't feel that this area will be better served with another RV park. With only 1 road access in or out, and the added pressure on the very limited services in our area, the negatives that this commercial business brings far outweigh any benefits. Thank you. Mike Woodward. 3700 Trinity Valley Road.

Archived: June 3, 2026 10:29:19 AM

From: [Lindsay Fenton](#)

Sent: June 3, 2026 10:24:03 AM

To: [RDNO Public Hearing](#)

Subject: Fwd: 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]

Sensitivity: Normal

Archived: June 3, 2026 10:29:19 AM

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>

> 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.

> 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,

>

> Lindsay Fenton

> 704 Hunterplain Hill NW, Calgary AB. T2K 4M1

> [REDACTED]

>

Archived: June 3, 2026 10:30:23 AM

From: [Frank Bauer](#)

Sent: June 3, 2026 10:26:26 AM

To: [RDNO Public Hearing](#)

Subject: Opposition to 127 site RV Park at Kingfisher Creek

Sensitivity: Normal

Archived: June 3, 2026 10:30:23 AM

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

2026-06-03

I am opposed to the 127 site RV Park at Kingfisher Creek.
I often go out to the area on Mabel Lake Road. The road is not suited for that increased capacity of travel to support the 127 site RV park at kingfisher creek

Sincerely
Frank Bauer
Sent from my iPhone

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 12:25:02 PM

From: [Doug Clark Construction Ltd](#)

Sent: June 3, 2026 6:47:55 AM

To: [RDNO Public Hearing](#)

Subject: Fwd: 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]

Sensitivity: Normal

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

From: **Doug Clark Construction Ltd** <[REDACTED]>

Date: Sun, May 31, 2026 at 7:09 AM

Subject: 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]

To: <publichearing@rdno.ca>, <planning@rdno.ca>

Please Note:

We are opposed to this development proposal of the 127 rv park at 3315 Mabel Lake Road BESIDE Kingfisher Creek!

A full review of the OPC is imperative before any MORE developments occurs in our small rural community.

Please listen to our little communities concerns and to all our safety concerns.

Regards

Doug and Janette Clark

(I/we have lived in Kingsher/ Mabel Lake community for 75 years and know that we will be highly impacted by this development)

Our Address:

228 Beattie Road

Enderby, BC

V4Y 4L4

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,

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File No. 25-0753-F-OR Written Submission 144-170

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3. I request additional time to review the plan and prepare an informed response.

CACACA Please Note: We are strongly opposed to the way the proponent wants you to weigh a 'yes' vote the same way a community member votes 'NO' when they have absolutely no vested interest in our community other than to come and enjoy and sometimes abuse it then leave.

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 12:36:35 PM

From: [kowyn hibbert](#)

Sent: June 3, 2026 10:35:14 AM

To: [Jim Johnson](#); [RDNO Planning](#); [RDNO Public Hearing](#); [Alysa Hopkins](#); [Bob Fleming](#); [Amanda Shatzko](#); [Rick Fairbairn](#)

Subject: 3315 Mable Lake Road Development concerns.

Sensitivity: Normal

Attachments:

[Handout.pdf](#); [APPENDIX A – REFERENCES & SUPPORTING EVIDENCE.pdf](#); [APPENDIX A – REFERENCES & SUPPORTING EVIDENCE continued.pdf](#);

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Dear RDNO Board of Directors,

My name is Kowyn Thomas Hibbert. I live at 1028 Mabel Lake Road with my wife. I am a director of the Kingfisher Community Society and have been a community volunteer for approximately 10 years. I have lived in the Kingfisher area since 2000 and have been a local homeowner since 2018.

I am writing regarding the proposed luxury RV development at 3315 Enderby Mabel Lake Road. Attached to this email is a document outlining many of my concerns regarding the proposal. In this letter, however, I would like to focus on something that is harder to measure and report on: the impact this development may have on the social fabric of the Kingfisher community.

Having spent 26 years in this community, first as a child and now as an adult, I have watched Kingfisher change considerably. In many ways, I view our community as something of an endangered species. Kingfisher is a small, close-knit community where many residents know each other personally and where neighbours still look out for one another.

Following the development of the Airpark, Club Kingfisher, and the resort, our valley experienced a significant influx of new residents and seasonal property owners. While growth is not inherently a bad thing, it did place strain on the existing social structure of the community. Differences in priorities, lifestyles, and expectations created divisions between many long-term residents and newcomers.

From my own observations, it has only been within the last three to five years that many of those social barriers have begun to come down. A great deal of work by both long-term residents and newer residents has gone into building relationships and strengthening the sense of community that makes Kingfisher special.

My concern is that a development of this scale could set that progress back significantly. While much attention is understandably given to environmental impacts, traffic, emergency services, and infrastructure concerns, I believe the social impacts deserve consideration as well.

Kingfisher welcomes newcomers. We are not opposed to development, nor are we opposed to growth. However, rapid growth within a small rural community can have consequences that are difficult to quantify. Many local residents have a genuine fear of losing the qualities that make Kingfisher a warm, welcoming, and supportive place to live.

Kingfisher is not special solely because of its scenery, outdoor recreation opportunities, or natural beauty. It is special because of the people who live here and the community they have built together over many years. There is concern that developments of this scale could contribute to economic and social pressures that gradually push local families out and weaken the community

connections that make this place unique.

I respectfully ask the RDNO to consider not only the environmental and safety concerns associated with this proposal, but also the less tangible impacts that may not appear in formal studies but are nonetheless important to the long-term health of the community.

I would also like to take this opportunity, as a community volunteer, to encourage closer cooperation between the RDNO and local residents. I have observed a growing feeling among some residents that they are disconnected from regional leadership. I would welcome the opportunity to see local directors attend community events and experience firsthand the character and values of the Kingfisher community.

Let us work together to keep Kingfisher safe, clean, welcoming, and a place where both long-term residents and newcomers can thrive.

Sincerely,

Kowyn Thomas Hibbert

The opinions expressed in this letter are my own and do not necessarily reflect the views of the Board of Directors or membership of the Kingfisher Community Society.

Sent from my Galaxy

PROPOSED RV DEVELOPMENT CONCERNS – KINGFISHER, BC

Location: 3315 Enderby Mabel Lake Road

KEY ISSUE: HIGH-RISK LOCATION

This property is located on a **flood-prone alluvial fan** connected to Kingfisher Creek.

Septic systems **require dry, unsaturated soil to function**
Flooding **saturates soil and can cause system failure**

“Treatment occurs within the unsaturated soil beneath the dispersal field.”
— BC Sewerage System Standard Practice Manual

RISK: WATER CONTAMINATION

Flooding can carry untreated wastewater into nearby waterways.

- Setbacks (30m) do **not protect during floods**
- Contaminants can enter **Kingfisher Creek → Shuswap River**

Direct risk to water quality and downstream ecosystems

IMPACT: FISH HABITAT (SALMON)

Nutrients from wastewater (phosphorus, nitrogen) can cause:

- Algae blooms
- Oxygen depletion
- Damage to spawning habitat

Well-documented cause of fish habitat degradation

IMPACT: FROGS & WILDLIFE

Amphibians are highly sensitive to pollution:

- Early indicators of ecosystem damage
- Affected by even small contamination levels

Decline signals broader environmental harm

SAFETY CONCERN: WILDFIRE & EVACUATION

- Single access road (Enderby Mabel Lake Rd)
- No local fire protection
- Increased population = evacuation risk

Emergency capacity already limited

INFRASTRUCTURE LIMITATIONS

- Road safety concerns and maintenance issues
- Limited water, phone, and internet capacity
- No nearby fuel, food, or emergency services

Area not equipped for high-density development

CUMULATIVE IMPACTS

Previous developments + this proposal =

- Increased environmental pressure
- Strain on infrastructure
- Higher safety risks

Combined effects may exceed local capacity

BOTTOM LINE

This proposal combines multiple high-risk factors:

- Flood-prone land
 - High-density septic use
 - Sensitive watershed
 - Limited infrastructure & access
-

KEY QUESTION

Where is the site-specific evidence showing this development can operate safely without impacting water quality, fish habitat, and community safety?

REQUEST

Before any approval, require:

- Flood & hydrological assessment
 - Septic failure risk analysis
 - Water quality & fish habitat study
 - Traffic & evacuation study
 - Infrastructure capacity review
-

Prepared by: Kowyn Hibbert
Concerned Resident – Kingfisher Area

APPENDIX A – REFERENCES & SUPPORTING EVIDENCE

A1. Septic Systems & Soil Requirements

Source: Government of British Columbia

Document: *Sewerage System Standard Practice Manual*

Link:

<https://www2.gov.bc.ca/assets/gov/environment/waste-management/sewage/register-msd/sewage-spm.pdf>

Relevant Excerpts:

“The purpose of vertical separation is to provide unsaturated aerated soil to treat the effluent.”

Volume III, Section III-5.3, Page III-62

“Systems should not be constructed when soil moisture is too high... may lead to system failure.”

Table 2-13, Approx. Page 52

Relevance:

Septic systems require unsaturated soil conditions to function effectively. Flooding or high groundwater conditions compromise treatment and increase risk of failure.

A2. Flood Hazard & Environmental Risk

Source: Government of British Columbia

Document: *Flood Hazard Area Land Use Management Guidelines*

Link:

<https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-rights/flood-hazard/floodplain-land-use-guidelines.pdf>

Relevant Excerpt:

“Flood hazards may damage infrastructure and release contaminants into the environment.”

Section 1 – Introduction

Relevance:

Flooding can mobilize contaminants from infrastructure, including wastewater systems, into surrounding ecosystems.

A3. Fish Habitat & Water Quality

Source: Fisheries and Oceans Canada

Page: Fish Habitat Protection

Link:

<https://www.dfo-mpo.gc.ca/pnw-ppe/habitat/index-eng.html>

Relevant Excerpt:

“Fish habitat can be negatively affected by contaminants and changes in water quality.”

Relevance:

Nutrient and contaminant inputs from wastewater systems are recognized contributors to fish habitat degradation.

A4. Nutrient Pollution & Algal Blooms

Source: Environment and Climate Change Canada

Page: Nutrient Pollution in Water

Link:

<https://www.canada.ca/en/environment-climate-change/services/water-overview/pollution-causes-effects/nutrients.html>

Relevant Excerpt:

“Excess nutrients can lead to algal blooms and reduced oxygen levels in water.”

Relevance:

Nutrient loading from human waste is a primary driver of eutrophication and oxygen depletion in freshwater systems.

A5. Amphibians & Ecosystem Health

Source: Canadian Wildlife Service

Link:

<https://www.canada.ca/en/environment-climate-change/services/canadian-wildlife-service.html>

Relevant Excerpt:

“Amphibians are sensitive to environmental changes and pollution.”

Relevance:

Amphibians are widely recognized as indicators of ecosystem health and are particularly vulnerable to water contamination.

A6. Wildfire Risk & Evacuation Constraints

Source: Regional District of North Okanagan

Page: Community Wildfire Protection Plans

Link:

<https://www.rdno.ca/our-services/fire-protection/community-wildfire-protection-plans>

Relevant Principle:

Limited access routes increase evacuation challenges in wildfire events.

Relevance:

Rural communities with single access routes face increased risk during emergency evacuation scenarios.

A7. Cumulative Effects

Source: Government of British Columbia

Page: Cumulative Effects Framework

Link:

<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/cumulative-effects-framework>

Relevant Excerpt:

“Cumulative effects consider the combined impacts of multiple activities over time.”

Relevance:

Assessment of environmental and infrastructure impacts must consider existing and proposed developments collectively.

Summary of Key Findings

The sources above consistently identify the following risks:

- Septic systems require unsaturated soil and are vulnerable to failure in flood conditions
 - Flooding can transport contaminants into nearby waterways
 - Nutrient loading contributes to algae blooms and fish habitat degradation
 - Amphibians are sensitive indicators of water quality decline
 - Limited infrastructure and access increase public safety risks
 - Cumulative impacts must be considered in development decisions
-

Final Note

All references cited above are sourced from **provincial and federal government agencies** and represent established scientific and regulatory guidance relevant to land use planning and environmental protection.

-

APPENDIX A – REFERENCES & SUPPORTING EVIDENCE (CONTINUED)

A8. Saturated Soil & Pathogen Transport

Source: Government of British Columbia

Document: *Sewage Systems and Flooding: Safety, Sanitation and Clean-up*

Link:

https://www2.gov.bc.ca/assets/gov/health/keeping-bc-healthy-safe/health-emergency-response/sewage_systems_and_flooding.pdf

Relevant Excerpt:

“When the soil is saturated, the ability to treat sewage is greatly reduced.”

Section: System Performance During Flooding

Relevance:

Septic systems rely on oxygen-rich (aerobic) soil conditions to neutralize pathogens. Flooding removes these conditions, allowing bacteria and viruses to pass untreated into groundwater and nearby waterways.

A9. Physical System Failure (Buoyancy & Siltation)

Source: Government of British Columbia

Document: *Sewage Systems and Flooding: Safety, Sanitation and Clean-up*

Link:

https://www2.gov.bc.ca/assets/gov/health/keeping-bc-healthy-safe/health-emergency-response/sewage_systems_and_flooding.pdf

Relevant Excerpt:

“Septic tanks may float out of the ground if groundwater levels rise.”

Section: Flood Damage to Septic Systems

“Silt and debris can clog the soil absorption system.”

Same document, flood impact discussion

Relevance:

Flooding creates both structural and functional failure risks. Systems can physically shift or break due to buoyancy, while sediment can permanently clog dispersal fields—resulting in long-term system failure after a single flood event.

A10. Impact on Salmon Spawning & Development

Source: Fisheries and Oceans Canada

Document: *Toxicity of Sewage Effluent to Fish and Salmon Eggs*

Link:

<https://waves-vagues.dfo-mpo.gc.ca/Library/182337.pdf>

Relevant Excerpt:

“Sewage effluent was found to be highly toxic to juvenile coho salmon.”

Experimental findings section

“Egg survival is probably adversely affected.”

Spawning and development impacts

Relevance:

Sewage contamination directly impacts both juvenile salmon and egg survival. Nutrient loading and oxygen depletion create hypoxic conditions that can suffocate eggs in spawning gravel, leading to long-term population decline.

A11. Toxicity to Juvenile Fish (Ammonia & Nitrogen)

Source: Environment and Climate Change Canada

Document: *The Effects of Nutrient Addition on Ecosystems*

Link:

<https://publications.gc.ca/collections/Collection/En21-205-2001E-6.pdf>

Relevant Excerpt:

“Nutrient enrichment can lead to undesirable changes in aquatic ecosystems.”

Section: Ecosystem Response to Nutrients

“Increased nutrient inputs stimulate algal growth.”

Eutrophication discussion

Relevance:

Nitrogen and ammonia from septic waste contribute to eutrophication and harmful algal growth. These changes reduce oxygen levels and disrupt aquatic ecosystems, posing significant risks to juvenile fish survival.

A12. Habitat Preservation & Biodiversity

Source: Watersheds Canada

Document: *The Effects of Septic Pollution on Biodiversity*

Link:

<https://watersheds.ca/the-effects-of-septic-pollution-on-biodiversity/>

Relevant Excerpt:

“Excess nutrients can create conditions where aquatic life cannot survive.”

Main content section

“Septic systems near water can contribute to nutrient loading.”

Pollution sources discussion

Relevance:

Even small amounts of septic leakage can contribute to nutrient loading in sensitive ecosystems. High-density developments increase this risk, potentially leading to biodiversity loss and the formation of aquatic “dead zones.”

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 12:37:57 PM

From: [steph sayer](#)

Sent: June 3, 2026 11:14:11 AM

To: [RDNO Public Hearing](#)

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]

Sensitivity: Normal

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

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.

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,

Stephonie Sayer

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 12:39:17 PM

From: [Amber Troy](#)

Sent: June 3, 2026 11:14:42 AM

To: [RDNO Public Hearing](#)

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]

Sensitivity: Normal

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

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Members request additional time to review the plan and prepare an informed response.

Sincerely,

Amber Troy

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: Asha Owens

Address (optional): 800 Stanley Avenue, Enderby BC

Email / Phone (optional): [REDACTED]

Signature:  Date: June 3, 2026

Submit via Email@ publichearing@rdno.ca

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

June 3, 2026

TO THE RDNO BOARD OF DIRECTORS, RURAL AREA REPRESENTATIVES AND
PLANNING DEPARTMENT:

Enclosed is a 130 + signature petition to register our OPPOSITION to the proposed zoning change and Official Community Plan Amendment application for the property at 3315 Enderby Mabel Lake Road, Enderby, BC V4Y4L4.

As we have been given less than adequate time to prepare for this, it appears to be the most efficient way to record the voices of the permanent residents, many of whom don't use Facebook and/or email.

Thank you,

Susan Pinto

3335 Enderby Mabel Lake Road

PETITION TO THE REGIONAL DISTRICT OF NORTH OKANAGAN (RDNO) re: File Number 25-0753-F-OR

OPPOSITION TO PROPOSED OCP/ZONING Amendment application of the property at 3315 Enderby Mabel Lake Road, Electoral Area "F", legally known as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386

TO THE RDNO BOARD OF DIRECTORS, RURAL AREA REPRESENTATIVES AND PLANNING DEPARTMENT:

We, the undersigned permanent, year-round residents, taxpayers, and property owners of AREA "F" BC, formally petition the RDNO Board to REJECT the rezoning application to allow a 127-site campground in our residential district.

While temporary summer visitors may support expanded recreation, we—the permanent citizens who live here year-round—face severe, long-term risks to our safety, infrastructure, environment and sense of community. We object to this development based on the following critical points:

1. **Safety & Evacuation:** Our community relies entirely on a single, two-lane dead-end road stretching 35 kilometers to the nearest town. The addition of at minimum 127 extra vehicles and RVs would pose a serious added risk to an area already deemed a high fire risk area.
2. **Floodplain & Riparian Zone Degradation:** The proposed site sits within a designated floodplain and borders a local creek riparian zone. High-density commercial camping risks severe bank erosion, soil compaction, effluent runoff, and local water contamination, violating the spirit of BC's Riparian Areas Protection Regulation.
3. **Severe Infrastructure & Water Strain:** Our rural area lacks the infrastructure for this level of sudden, high-density commercial influx. We have deep concerns regarding groundwater/aquifer depletion and cumulative traffic impacts on an unrated rural road.
4. **Zoning Incompatibility:** This high-density commercial venture directly contradicts the established residential character of our community and the intentions of our Official Community Plan.

We, the undersigned residents of Area F object to the proposed property rezoning and OCP amendment at 3315 Enderby Mabel Lake Rd.

Date	Printed Name	Signature	Civic Address (BC)	Resident Status	COMMENTS
5/28	Anne Stowers		1300 Ponderosa Rd West Kelowna BC	BC Resident	
5/29	Jammit Toloo		90 Mat Rd Enderby BC	Area F Resident	
5/29	Gabriele Weste		45 Meadowview Rd Grandrod	Area F Resident	
5/29	Shelley Verlaan		1560 Enderby Mabel Lk Rd V4Y4K8	Area F resident	
5/29	Harry Verlaan		1560 Enderby " "	Area F Resident	
5/29	Brandy Rees		210 Bass Enderby BC	Area F Resident	
5/29	Dale Schalin		2713 Mabel Lk Rd	Area F Resident	
5/29	Warren Schalin		2713 Mabel Lk Rd	Area F Resident	
5/29	ROGER HATT		2862 MABEL LK RD	AREA F RESIDENT	WE DON'T NEED ANOTHER 127 FEET
5/29	Diane Hatt		2862 Mabel Lk Rd Enderby	" "	
5/29	ROBERTA PINERU		2866 Mabel Lk Rd Enderby	" "	No good reason of this
5/29	TOM VANGEMERT		Larch Hills Grandview Bench	permanent resident	
5/29	David Dickson		Kildonan Drive	" "	
5/29	Jennifer Smith-Dickson		" "	" "	
5/29	Doug Saba		Cedar Willow Farm Grandrod	" "	
5/29	L. Summers		8 Meadows Cres Enderby	perm. res.	
5/29	INGER DRESCHER		892 Mabel Lk Rd	permanent	

We the undersigned residents of Area F object to the proposed property rezoning and OCP amendment at 3315 Mabel Lake Road

DATE	PRINTED NAME	SIGNATURE	CIVIC ADDRESS	RESIDENT STATUS	COMMENTS
30 May/26	Jean Clark		271 Beattie Rd	Area F perm. Resident	
MAY 30/26	GREG CLARK		271 BEATTIE RD	AREA F PERM RESIDENT	
May 30/26	Susan Saloka		233 Beattie Rd	AREA F Permanent Res	
May 30/26	Brian Lussin		233 Beattie Rd	Area F perm. Res.	
5/30	Brenda Heywood		55 Stoney Rd	permanent	
5/30	John Heywood		55 Stoney Rd	permanent.	
5/30	Ursula Lussin		35 Stoney Rd	permanent	
5/30	Alex Dewar		201 Beattie Rd	permanent	
5/30	Nina Dewar		201 Beattie Rd	permanent	
5/30	Adam christin		3337 Mabel Lk Rd.	Permanent	
" "	Catalin Fayed		35 stoney rd	permanent	
" "	Kerry Verlaan		1560 End. M.L. Lk Rd	Permanent	
5/30	TREVOR O'BRIEN		264 BEATTIE RD	PERM. RES.	
" "	Lucas Davidson		3130 Mabel Lk.	Permanent	
May 30	Colin Brookes		3377 Mabel Lk Rd	Perm. Res.	
May 30	Donna Dietrich		3383 Mabel Lk Rd	Perm Res	
May 30	GAIL ZABOK		3262 Mabel Lake Rd.	Permanent Res.	
May 30	Roy Zabok		3262 Mabel Lake Rd.	Permanent Res.	
MAY 30	JUDITH DALL		3241 MABEL LAKE RD	PERMANENT	
May 30	Jacky Clark		3233 Mabel Lk Rd	Permanent	

File No. 25-0753 F-OR Residents of Area F object to proposed property rezoning and OCP amendment at 3315 Mabel Lake Rd. Enderby, BC Written Submission 144-170

Date	Printed Name	Signature	Civic Address (BC)	Resident Status	COMMENTS
5/29	HERMAN DRESCHER		892 Mabel Lake Road	PERMANENT	
5/29	HELMUTH KOCH		2215 Mabel Lk. R.	Resident	
5/29	Susan Pinto		3375 Mabel Lk Rd V4Y 4L4	perm. resident	
5/29	LORIS DAVIDSON		3130 Mabel Lk Rd Enderby	Perm Resident	
5/29	Kory Dunlop		2244 Mabel Lk Rd	Permanent	
5/29	CORY ADST		1720 MABEL LK RD	PERMANENT	
5/30	Terralea Backley		2368 Mabel Lake	Permanent	
5/30	Michael McDonough		4904 Lansdowne	75% resident.	
5/30	LAINIE BURRILL		4904 LANSDOWNE	CHILDHOOD RESIDENT	
5/31	Karen Laligue		51 Patrie Rd	permanent	
5/31	John Laligue		51 Patrie Rd	permanent	
5/31	John Anaton		36 PATRIE RD	PERMANENT	
5/31	Brenda Gratton		36 Patrie Rd.	Permanet	
5/31	Joan Patrie		12 Patrie Rd.	Permanent	
5/31	Clayton Patrie		12 Patrie Rd	Permanent	
5/31	Jesse Anions		2456 Mabel Lake	Permonent	
5/31	Marilyn Anions		2446 Mabel LK	Permanent	

We the undersigned residents of Area F object to the proposed property rezoning and OCP amendment at 3315 Mabel Lake Road, Enderby, BC

DATE	PRINTED NAME	SIGNATURE	CIVIC ADDRESS	RESIDENT STATUS	COMMENTS
5/30	Tyler Clark	<i>[Signature]</i>	7694 Hwy 97A	Permanent	
May 30	Elisha Clark	<i>[Signature]</i>	7694 Hwy 97A	Permanent	
May 30	Amy Nadeau	<i>[Signature]</i>	3173 Mabel Lake Rd.	Permanent	
May 30	Cathy Widmark	<i>[Signature]</i>	1344 Mabel Lk Rd	Permanent	
May 30	Joyce Widmark	<i>[Signature]</i>	1336 Mabel Lk Rd	Permanent	
Jun 1	Claire Stang	<i>[Signature]</i>	3335 Mabel Lake Rd.	family of perm. res.	
Jun 1	Luke Stang	<i>[Signature]</i>	3335 Mabel Lake Rd	" "	
June 1	Ischie Pearson	<i>[Signature]</i>	2494 Mabel Lake Rd	Permanent	Need accommodation but not like this
June 1	<i>[Signature]</i>	<i>[Signature]</i>	"	"	
June 1	Katherine Kumpf	<i>[Signature]</i>	2443 Mabel Lake Rd	Permanent	
June 1	Tamie Kumpf	<i>[Signature]</i>	2443 Mabel Lake Rd	Permanent	
JUNE 1	Edison Swartz	<i>[Signature]</i>	2443 MABEL LAKE RD.	Permanent	
June 1	Vanessa Lyall	<i>[Signature]</i>	2065 Mabel Lake Rd.	Permanent	
June 1	David Lyall	<i>[Signature]</i>	130 Patric Rd	Permanent	
June 1	Scott Leschke	<i>[Signature]</i>	2065 Mabel Lake Rd	Permanent	
June 1	Drew Lyall	<i>[Signature]</i>	2025 Enderby Mabel Lake Rd.	Permanent	
June 1	Erik Lyall	<i>[Signature]</i>	130 Patric Rd	Permanent	
JUNE 1	JEREMY NAVIGNE	<i>[Signature]</i>	2015 MABEL LK RD	PERMANENT	
JUNE 1	SHARON COCHRANE	<i>[Signature]</i>	2015 MABEL LK RD	PERMANENT	
JUNE 1	KEVIN DALE	<i>[Signature]</i>	1993 Mabel Lake	Permanent	

File the subject and residents of Area F object to proposed property rezoning and OCP amendment at 3315 Mabel Lake Rd, Enderby, BC

Date	Printed Name	Signature	Civic Address (BC)	Resident Status	COMMENTS
5/31	Brette Hamann		2002 Mabel lake rd	Permanent	
5/31	Leanne Karaway		2005 Mabel lake rd	resident	
5/31	Nick Hamann		2002 Mabel lake rd	resident	
5/31	GINTER SCHOLTZ		1979 Enderby Mabel	resident	
5/31	Corrie Corfe		2062 Enderby Mable LK Rd	Resident	
5/31	LEE CORFE		2062 Enderby Mabel LK Rd	Permanent	
5/31	Pete Stephan		2165 Enderby Mabel Lake	"	
"	Kendall Stephan		"	"	
5/31	Heather Schalin		2709 Mable Lake Rd	"	
5/31	Cody Schalin		2709 Mable Lake Rd	"	
5/31	Wynn Campagnolo		3337 Mabel Lake Rd	"	
5/31	BRAD CLARK		3173 MABEL LK	perm res	
5/31	LON CLARK		3173 MABEL LK RD	perm res	
05/31	Mikenna Allen		1028 mable lake Road	Permanent	
05/31	Korynn Hibbert		1028 mable lake Road	Permanent	
05/31	Vincent Webster		3221 Mabel Lake Rd	Permanent	
05/31	Maryann Webster		3221 Mabel LK RD	Permanent	

We the undersigned residents of Area F object to the proposed property rezoning and OCP amendment at 3315 Mabel Lake Road

DATE	PRINTED NAME	SIGNATURE	CIVIC ADDRESS	RESIDENT STATUS
5/31	Trevor Silbermangel		3221 Enderby Mabel Lk Rd Enderby B.C.	Full time
5/31	Tommy Olsson		2055 Enderby Mabel lake rd	resident
5/31	Lisa Olsson	unable to sign	2055 mabel LK Rd	resident
5/31	Ava Olsson	unable to sign	2055 mabel LK Rd	resident
5/31	Laura Jameson		2367 Mabel Lake Rd V4Y 4L1	resident
5/31	Janice Lacko		2365 Mabel Lake Rd V4Y 4L1	Full Time Resident
5/31	Lynn Anderson		2241 ENDERBY MABEL LK. ROAD V0E 1V5	Perm, FT RESI
6/1	Debra Summers		35 Cliffnew Ln Enderby BC	Perm.
6/1	Don Gordon		35- Cliffnew Lane Enderby BC	perm.
6/1	Jade Lawrence		130 Cliffnew Lane Enderby	perm res
6/1	Sue Brankes		3460 Parkway Rd., Enderby	perm, res.
6/1	John Henry		3231 Mabel Lk rd	perm in want
6/1	JUSTIN GRAY		51 LUSK LK RD ENDERBY	perm FIRE ESCAPE CONCERNS
6/1	KEITH GRAY		" " "	perm FIRE
6/1	Crissy Clark		3233 Mabel Lake Rd - Enderby BC V4Y 4L1	Perm
6/1	Sharilynn Upsdell		3179 Mabel Lake Rd, Enderby BC	owner
6/1	Ed Schiere		3179 Mabel Lake Rd, Enderby BC	owner
			1	

We the undersigned residents of Area F object to the proposed property rezoning and OCP amendment at 3315 Mabel Lake Road

DATE	PRINTED NAME	SIGNATURE	CIVIC ADDRESS	RESIDENT STATUS	COMMENTS
5/31	TAMMY	TAMMY	2446 Mabel Lk	PERMANENT	
5/31	Steve Burke	SAK	2456 Mabel lake	Permanent	
5/31	Dylan Davidson	[Signature]	3130 Mabel Lk Rd	Permanent	
5/31	MICHAEL NOYNIK	[Signature]	3130 MABEL LAKE RD	PERMANENT	
5/31	Sevrah Briard	[Signature]	810 mabel Lk Rd	Permanent	
5/31	Jeff Gallinger	[Signature]	40 MABEL Ridge Rd	Permanent	
5/31	Bodie Briard	[Signature]	810 mabel Lk Rd	Permanent	
5/31	Alex Bonson	[Signature]	3285 mabel Lk rd	Permanent	
5/31	Terealea Barkley	Terealea Barkley	2368 mabel Lk rd	Permanent	
5/31	Sordan Briard	[Signature]	810 mabel Lk Rd	permanent	
5/31	Joe Lequer	[Signature]	810 mabel Lk Rd	Permanent	
5/31	TERRY STANLEY	[Signature]	47 Rosmar Rd	PERMANENT	
5/31	Mike Stanton	[Signature]	27125-358 Lgly	Seasonal	
5/31	LINDSEY EVERATT	L Everatt	2012 MABEL LK RD	owner	
5/31					

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
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- 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:

Address (optional):

Email / Phone (optional):

Signature:

Date:

Submit via Email@ publichearing@rdno.ca

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

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Additional Comments:

Signature:

Name: Terri Allan

Address (optional): 1028 Mabel Lake Rd. Enderby. V4Y 4K8

Email / Phone (optional): [REDACTED]

Signature: *Terri Allan* Date: May 30 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)

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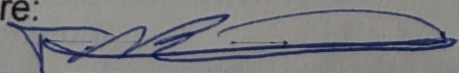
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Additional Comments:

Signature:

Name:

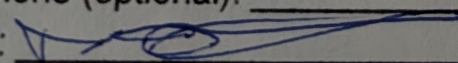


TOM MATTHEWS

Address (optional): 1028 Enderby Mabel Lake Rd. V4Y 4K8

Email / Phone (optional):

Signature:



Date: 2025-MAY-30

Submit via Email@ publichearing@rdno.ca

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

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.

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Additional Comments:

Signature:

Name: Emma Mathieson

Address (optional): 1630 Nelson Rd. Revelstoke BC

Email / Phone (optional): _____

Signature: [Handwritten Signature] Date: May 31, 2024

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

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Additional Comments:

Signature:

Name: Cheryl Blaeser
 Address (optional): 1031 Mabel Lk Rd, Enderby, B.C.

Email / Phone (optional): _____
 Signature: Cheryl Blaeser Date: May 29/26

Submit via Email@ publichearing@rdno.ca
 Area F Director Allysa Hopkins Office 250-550-3700 and Cell 250-241-1581

Archived: June 3, 2026 12:51:19 PM

From: [Rhea D](#)

Sent: June 3, 2026 12:02:53 PM

To: [RDNO Public Hearing](#)

Subject: Request for Deferral

Sensitivity: Normal

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

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.

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,

Rhea & Lucas Davidson

File No. 25-0753-F-OR Written Submission 144-170

Archived: June 3, 2026 12:51:51 PM

From: [Gail Phillips](#)

Sent: June 3, 2026 12:03:04 PM

To: [RDNO Public Hearing](#)

Subject: 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]

Sensitivity: Normal

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

Sent from my iPhone

Re: Opposition to the 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]

Brett and Gail Phillips

33 Walker Road

To the Regional District of North Okanagan Directors, Planning Department, Salmon Arm Shuswap MLA and Regional Transportation.

I am writing to formally oppose the application to amend the Official Community Plan land use designation for the property located at 3315 Enderby–Mabel Lake Road, Enderby, BC, for the proposed 127 RV campground development.

My primary concern is wildfire evacuation safety in the Kingfisher area. Enderby–Mabel Lake Road is effectively a single-exit route for residents, visitors, and recreational properties along the corridor. The road is constrained by the river on one side, and while there are some forestry roads in the area, these may not be viable evacuation options during a wildfire emergency, particularly if a fire is moving quickly or approaching from the north side.

The Kingfisher area already contains six resort and campground sites (including a youth camp) hosting approximately 280+ seasonal recreational sites combined along Enderby–Mabel Lake Road. During peak vacation season — which also coincides with peak wildfire season — an emergency evacuation would involve not only permanent residents, but also large numbers of seasonal visitors unfamiliar with local emergency procedures.

In a wildfire evacuation scenario, vehicles exiting from multiple resort entrances onto a single roadway would create significant bottlenecks. Residents living farther east and near the end of Enderby–Mabel Lake Road could become trapped in congestion while attempting to evacuate. The proposed campground at 3315 Enderby–Mabel Lake Road, located close to the end of the road network, would potentially add another 127 seasonal recreational vehicles to an already vulnerable evacuation corridor. The current evacuation plan is based on the 2016 population census and a road count from 2009. Subsequent to the evacuation plan, an additional campground in Kingfisher was established.

This proposal raises serious public safety concerns regarding emergency access, evacuation timing, and overall evacuation capacity for the area. Approving another large RV campground further east along this single-exit corridor would substantially increase evacuation congestion and emergency risk for residents and visitors alike.

Secondly, the development is out of scale for the size of the Community, changing the rezoning from 'Non-Urban' to 'Recreation

File No. 25-0753-F-OR Written Submission 144-170

'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 east of Kingfisher creek. 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.).

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.

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- 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: *Nina Dewar*

Name: Nina Dewar

Address (optional): _____

Email / Phone (optional): _____

Signature: *Nina Dewar* Date: 06/03/2026

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)

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Additional Comments:

Signature:

Name: Alex Dewar

Address (optional): _____

Email / Phone (optional): _____

Signature: [Signature] Date: June 3, 2026

Submit via Email@ publichearing@rdno.ca

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

Archived: June 3, 2026 12:53:28 PM

From: [Dm C](#)

Sent: June 3, 2026 12:48:49 PM

To: [RDNO Public Hearing](#)

Cc: [Allysa Hopkins](#)

Subject: Kingfisher RV development Opposition June 4th meeting

Sensitivity: Normal

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

Board of Directors Regional District of North Okanagan (RDNO)

Re: Opposition to Proposed RV Development in the Kingfisher Area

Dear Members of the Board,

I am writing as a long-time resident of the Kingfisher area to formally oppose the proposed RV development managed by the RDNO. Having lived here for most of my life, I—and many neighbours—value the area's privacy, quiet rural character, and limited development. This proposal threatens those qualities and raises several serious concerns:

My opposition is also based on contradictions between the proposal and RDNO policies and technical requirements, and on unmitigated risks to public safety, infrastructure, and community character.

1. Increased population density and community character

- The development will bring a sustained influx of temporary and long-term residents that is inconsistent with the existing low-density rural pattern.
- Increased density will erode the privacy and quiet that attracted residents here and that the community has worked to preserve.

2. Strained roads and infrastructure

- Local roads were not built for the volume or weight of continual RV traffic; more traffic will accelerate deterioration, increase maintenance costs, and raise safety risks for residents, pedestrians, and local farm equipment.
- Existing public services (garbage, water, septic oversight, policing) are already stretched; adding dozens of units will further exceed service capacity and shift costs to current taxpayers.

3. Fire risk and emergency response concerns

- The Kingfisher area is in a landscape with heightened wildfire risks. RV parks increase ignition sources (vehicles, generators, grills) and clustering of units can facilitate rapid fire spread.
- Local volunteer and regional emergency services have limited capacity and longer response times in rural areas; incre

ased population and road congestion will hamper evacuation and response efforts.

4. Precedent and cumulative impact of prior developments

- Recent developments nearby have, in my view, caused negative consequences: greater traffic, noise, visible development, and pressure on services—without proportional benefit to existing residents. Approving this RV park will set a precedent that encourages further similar projects, compounding the problems above.

5. Environmental and quality-of-life impacts

- Increased light, noise, and runoff from additional paved or compacted surfaces will alter the local environment and wildlife habitat.
- The rural lifestyle and property values of long-term residents may be negatively affected.

Summary of RDNO policy/report requirements not met

- RDNO application checklist requires a complete set of technical reports including: Traffic Impact Assessment, Geotechnical/Hydrogeological Study, Sewage/Septic Assessment, Fire Risk/Forestry Assessment, and Servicing/Engineering Report. The current submission is incomplete or lacks independently verified studies meeting RDNO standards.
- The proposal seeks an OCP/zoning amendment that conflicts with the existing rural low-density policies intended to protect the character and environmental values of the Kingfisher area. The OCP emphasizes protection of rural character, limited serviced density, and careful siting of commercial or intensive recreational uses. The application does not demonstrate consistency with those OCP objectives.

Specific contradictions and concerns

1. Wildfire and emergency access

- RDNO requires a wildfire/forestry assessment and demonstrated coordination with emergency services for higher-density or temporary accommodation developments in the Mabel Lake/Kingfisher wildland-urban interface. The application lacks a comprehensive wildfire risk assessment, defensible space plans, and evacuation modelling that accounts for limited local emergency capacity and narrow rural roads. Given documented regional wildfire hazards, approving the development without these is inconsistent with RDNO's fire-safety policy expectations.

2. Roads, traffic, and evacuation capacity

- RDNO's application requirements and engineering standards call for a Traffic Impact Assessment and servicing plan for developments that increase vehicle volumes. The proposal does not adequately show that local roads (built for low rural traffic) can safely support continual RV traffic, emergency-vehicle access, or rapid evacuation. This omission conflicts with RDNO infrastructure and public-safety expectations.

3. Water, septic, and environmental protection

- RDNO requires hydrogeological and sewage/septic system reports for multi-unit or high-use developments to ensure on-site systems and groundwater are protected. The submission lacks verified hydrogeological data and a proven septic management plan sufficient for the proposed number of RV units, risking contamination and failing to meet RDNO en

environmental-protection standards.

4. Cumulative impacts and precedent

- RDNO policies demand consideration of cumulative impacts where multiple developments alter service demand, traffic, and environmental outcomes. The application does not present a cumulative-impact assessment reflecting recent nearby developments that have already strained local services. Approving this project would set a precedent inconsistent with RDNO's guidance to protect rural community character.

Requested actions

- Reject the application as incomplete until all required technical reports (Traffic Impact Assessment, Hydrogeological Study, Sewage/Septic Report, Fire Risk/Forestry Assessment, and Engineering/Service Plan) are prepared by qualified independent professionals and reviewed by RDNO staff.
- Require a full consistency analysis with the RDNO Official Community Plan demonstrating how the proposal preserves rural character, service capacity, and environmental values.
- Commission independent wildfire-evacuation modelling and require binding mitigation (e.g., on-site water storage for fire suppression, improved ingress/egress/turning radii for emergency vehicles, maintained evacuation routes) before any further consideration.
- Require the developer to fund any off-site road or service upgrades identified as necessary, and deny approvals that shift costs to RDNO taxpayers.

Conclusion Approving this RV development without full adherence to RDNO's required technical reports, without clear mitigation for wildfire and evacuation risk, and without consideration of cumulative community impacts would contradict RDNO policy objectives and jeopardize public safety and the rural character residents value. I respectfully request the Board enforce RDNO requirements and deny or hold the application until all policy and technical gaps are satisfactorily addressed. Lastly, I want to stress that RDNO should be unbiased in these matters as per comments made ("Growth in rural communities can sometimes be challenging, but at first glance this proposal could offer meaningful economic opportunities, particularly as tourism continues to expand in our region," Hopkins told The Morning Star)

Sincerely,
Don Campagnolo
Kingfisher