

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 3:24:56 PM

From: [Nikee Krasnuik](#)

Sent: June 3, 2026 1:20:23 PM

To: [RDNO Public Hearing](#)

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](#)

Planning Department:

We would like to voice our objection to the above zoning change.

The aging infrastructure in the area, including the state of the Enderby Mabel Lake Road, the consistent water restrictions in the area are among the reasons we don't agree with the proposal.

We would also like to see a more detailed plan to protect the Kingfisher creek from the increased population on its delicate ecosystem.

Thank you for adding our names to the list of people opposed to this development.

Nikee Krasnuik and Ken Hildebrant

80 Cawley Road AND

#D303 - 3460 Parkway

Enderby BC

V4Y 4L3

(We own both properties)

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 3:26:03 PM

From: [Brenda Gratton](#)

Sent: June 3, 2026 1:30:52 PM

To: [RDNO Public Hearing](#)

Subject: Area f public hearing f-fff.

Sensitivity: Normal

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

I oppose the development at 3315 Mabel Lake Road

File #25-0753-f-or

Zoning amendment bylaw #3071-3315

Brenda gratton

36 potrie rd

Enderby

V4y 4l2

Get [Outlook for Android](#)

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 3:27:00 PM

From: [RUTHIE 64](#)

Sent: June 3, 2026 1:31:20 PM

To: [RDNO Public Hearing](#)

Subject: Request for deferral: Delegated public hearing- electoral area F

Sensitivity: Normal

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

If you have concerns about emergency evacuation/strains on existing infrastructure related to the 3315 Enderby Mabel Lake rd development proposal. copy-paste this message and send to publichearing@rdno.ca and planning@rdno.ca. For the subject line: 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]

[Legal Name]

[full address]

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:

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.'

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.

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

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: scott Moody Terry Barkley
 Address (optional): 22 Hazelwood Rd.
 Email / Phone (optional): [REDACTED]

Signature: Terry Barkley Date: June 3/26
 Submit via Email @ publichearing@rdno.ca

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: scott Moody LEAH BARKLEY

Address (optional): 22 HAZEL WOOD RD.

Email / Phone (optional): [REDACTED]

Signature: Leah Barkley Date: June 3/26

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 171-200

Archived: June 3, 2026 3:40:32 PM

From: byackle@shaw.ca

Sent: June 3, 2026 2:25:13 PM

To: [RDNO Public Hearing](#)

Subject: 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](#)

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. The infrastructure cannot support it.

Larry & Brenda Yackle

Lat #27 Mabel Lake Airpark

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,
Jasmin Wright

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 3:43:01 PM

From: [Michele Huntington](#)

Sent: June 3, 2026 3:17:16 PM

To: [RDNO Public Hearing](#)

Subject: Area F public hearing

Sensitivity: Normal

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

I am opposed to the official community plan amendment by law number 3070 and zoning amendment by law number 3071 to 3315. Address of 3315 Mabel Lake Road Enderby, BC

File number 25-0753 – F – OR

Michele Huntington

20 Potrie Road, Enderby BC. V4Y 4L2

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 3:43:41 PM

From: [Heinz Doerfling](#)

Sent: June 3, 2026 3:37:10 PM

To: [RDNO Public Hearing](#)

Subject: Area F Public Hearing

Sensitivity: Normal

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

I am opposed to the development of area F official community plan amendment by law number 3070 and zoning amendment by law number 3071–3315. For the address at 3315 Mabel Lake Road , Enderby BC

File number 25–0753 – F – OR

Heinz Doerfling, 20 Potrie Road
Enderby, BC. V4Y 4L2

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 3, 2026 4:24:48 PM

From: [Carrie Dolha](#)

Sent: June 3, 2026 3:47:05 PM

To: [RDNO Public Hearing](#)

Subject: Planning Department

Sensitivity: Normal

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

Regional District of North Okanagan

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

Objection to the proposal 127 campsites at the above property

There are many negative factors in 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.

Carrie Dolha

#5 959 Enderby Mabel Lake Road

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:

I do not approve of this development in any way.

June 3/26

Signature:

Name: Sarah Smith

Address (optional): 2241 enderby, mabel lake road

Email / Phone (optional): [REDACTED]

Signature:  Date: _____

Submit via Email@ publichearing@rdno.ca

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

Re: application by 0779841 BC Ltd. to amend OCP land use designation and rezone 3315 Enderby Mabel Lake road, Enderby, BC for a RV Campground proposal.

To the Regional District of North Okanagan Directors and Planning Department,

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 RV campground development.

My family has many concerns over this proposed development. Firstly, population density! This small, enclosed valley was once safe and peaceful. A safe haven for wildlife and residents; a place to raise our children to know and appreciate the natural world around us. Tourism was limited and visitors came to enjoy the peace and safety of our small communities. However, that all changed when developers changed our community plan and land use designations. Over the past years, Mabel Lake and our little valley has become a tourist destination with high population density, high traffic volume, higher crime, more pollution and noise, safety concerns and loss of wildlife. My family's quality of life has been severely, adversely impacted, as a direct result of the higher, seasonal, population density.

In general, tourism creates problems within communities because the visitors come to play. They're not residents. They don't often have a vested interest in community dynamics. Respect for residents, community values, the natural environment, traffic laws, or wildlife are not a priority - as they are for those of us who live here day to day. I am concerned that there is a lack of law enforcement in the Kingfisher/Mabel Lake area, therefore, increased population and traffic would result in higher, unchecked crime rates and traffic violations.

As well, wildfires are always a concern! 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 five resorts, and campground developments, hosting approximately 280 seasonal recreational sites. 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. 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.

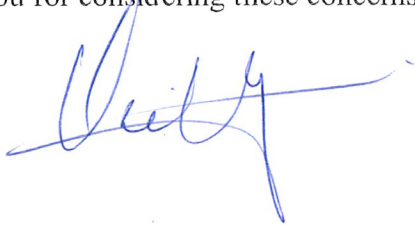
The RDNO has already approved a zoning change for the campground at 3400 Parkway Road. Since campground development has already been accommodated at that location, I encourage the Directors to support the development variance application for the Quilakwa Campground at 3400 Parkway Road

rather than approving an additional high-density RV campground proposal at 3315 Enderby-Mabel Lake Road.

Parking capacity is already limited during peak season, particularly along the roadway near Mabel Lake Resort and Marina and along Rivermouth Road. Higher, seasonal population density has resulted in enormous parking and access problems. People are frequently driving unlicensed vehicles along roadways meant for insured vehicles only, making safe access even more of a concern.

My family, and I, do not support this development in our community. We ask that the RDNO turn down this application, and further applications that would adversely impact our safety and quality of living in the Mabel Lake/Kingfisher valley.

Thank you for considering these concerns.



Valerie Van Tine - Janzen
761 Park Road
Enderby BC V4Y 4H6
Date May 21, 2026

RECEIVED

JUN 03 2026

**R.D.N.O.
INSPECTIONS DEPT.**

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:18:45 AM

From: [Kari Bomstad](#)

Sent: June 3, 2026 4:50:13 PM

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

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](#)

Kari Bomstad

#68 Old Sicamous Ed, Grindrod

To the Regional District of North Okanagan Directors and Planning Department,

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 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.).

Thank you for considering these concerns,

Kari Bomstad
#68 Old Sicamous Ed, Grindrod

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:24:54 AM

From: [Rebecca Simpson Avison](#)

Sent: June 3, 2026 8:38:26 PM

To: [RDNO Public Hearing](#)

Subject: 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](#)

I am writing to express my opposition to the proposed 127-site campground development in Kingfisher.

This proposal represents a significant increase in density that is incompatible with the area's current Non-Urban designation.

The project would place substantial pressure on local infrastructure, including roads, waste facilities, lake access points, and emergency evacuation routes, none of which were designed to support development of this scale.

I am particularly concerned about public safety. Enderby-Mabel Lake Road is the community's only access route. Adding hundreds of additional vehicles, RVs, trailers, boats, and visitors would increase congestion and create serious challenges during emergencies, especially during wildfire season.

The proposal also raises concerns regarding environmental impacts, increased traffic, pressure on local services, and the precedent it sets for future spot-zoning applications. The Official Community Plan exists to guide orderly and responsible growth. Approving this amendment would undermine the long-term planning vision established for our rural community.

I respectfully ask the RDNO Board to protect the integrity of the Official Community Plan and reject this project.

Thank you for your consideration.

Sincerely, Rebecca Simpson-Avison

Archived: June 4, 2026 8:20:08 AM

From: [Sita Piers](#)

Sent: June 3, 2026 5:48:03 PM

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

Subject: Opposition to amendment ...file no.25-0753-F-OR

Sensitivity: Normal

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

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]

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

I have family in the Kingfisher area and stay with them often. I am concerned about the 127 RV development proposal. 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 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.).

Concerned family of f/t resident,

Sita Piers

5672 Lindy's Dr

Chilliwack , BC

Sent from my iPhone

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:20:48 AM

From: [Sherry Saunby](#)

Sent: June 3, 2026 6:05:29 PM

To: [RDNO Planning](#)

Subject: Rezoning of 3315 Enderby Mabel Lake Rd.

Sensitivity: Normal

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

June 3, 2026

Regional District of North Okanagan

Planning and Building Department

9848 Aberdeen Rd

Coldstream BC V1B2K9

To whom it may concern;

I am writing in opposition to the rezoning of the property at 3315 Enderby Mabel Lake Rd. After talking with people here, I get the sense that many of us are very frightened of this project. To this date we have been very lucky in the fire seasons that we weren't forced to attempt an impossible evacuation but how long can that luck hold out. To be honest I am very cynical that government at any level have any care for our safety and protection. I hope I am wrong but past history and evidence support my cynicism. In a last ditch hope I am begging that this hearing considers our well being and survival out here at the end of a very bad narrow road that is the only entrance and exit.

Submitted by Sherry Saunby

74 Lusk Lake Road E

Enderby BC V4Y4L4
[REDACTED]

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:21:29 AM

From: [Alysha Thomas](#)

Sent: June 3, 2026 6:21:31 PM

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

Subject: 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](#)

Hi there!

I am writing to express my opposition to the proposed 127-site campground development in Kingfisher.

This proposal represents a significant increase in density that is incompatible with the area's current Non-Urban designation.

The project would place substantial pressure on local infrastructure, including roads, waste facilities, lake access points, and emergency evacuation routes, none of which were designed to support development of this scale.

I am particularly concerned about public safety. Enderby-Mabel Lake Road is the community's only access route. Adding hundreds of additional vehicles, RVs, trailers, boats, and visitors would increase congestion and create serious challenges during emergencies, especially during wildfire season.

The proposal also raises concerns regarding environmental impacts, increased traffic, pressure on local services, and the precedent it sets for future spot-zoning applications. The Official Community Plan exists to guide orderly and responsible growth. Approving this amendment would undermine the long-term planning vision established for our rural community.

I respectfully ask the RDNO Board to protect the integrity of the Official Community Plan and reject this project.

Thank you for your consideration

Re: application by 0779841 BC Ltd. to amend OCP land use designation and rezone 3315 Enderby Mabel Lake road, Enderby, BC for a RV Campground proposal.

To the Regional District of North Okanagan Directors and Planning Department,
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 RV campground development.

The proposed RV campground development at 3315 Enderby Mabel Lake Road represents a direct pressure to the region's infrastructure, environment, and community quality of life. An analysis of concerns from a similar development attempt in the 1990s reveals that the fundamental issues (including, but not limited to) —wildfire evacuation, waste management, waterway congestion, and taxpayer strain—have not been resolved. In fact, these pre-existing failures have been compounded by new environmental risks to Kingfisher Creek and the systemic loss of public lake access for permanent residents.

The Regional District of the North Okanagan has demonstrably failed to address these long-standing problems over the last 30 years, allowing infrastructure deficits and quality-of-life degradation to worsen. Approving this application would codify this legacy of inaction and subsidize a high-impact, low-benefit development at the direct expense of the local community.

Diagnosis of Regional Failure: Unresolved Risks

The opposition to this development is not based on new concerns, but on a documented history of unresolved issues that have been ignored for decades. The core argument is that the Regional District cannot approve a new, high-density project when it has failed to manage the impacts of existing development.

The Historical Precedent (1990s Concerns)

The community's objections from the 1990s are identical to today's, proving a systemic lack of progress. The original set of risks included:

- Emergency Evacuation: Insufficient capacity for safe evacuation during a wildfire, flood, or police emergency.
- Waste Management: Overburdening of the Kingfisher transfer station.
- Waterway Integrity: Congestion on Mabel Lake and restricted public access.
- Local Disturbance: Negative impacts from off-road vehicle traffic.
- Environmental Degradation: The carbon footprint and environmental damage from concentrated tourist activity.
- Taxpayer Burden: The strain on public infrastructure and services funded by permanent residents.

The Current Reality (Today's Compounded Problems)

The current situation validates these historical fears. Not only have the original issues persisted, but they have intensified, and new problems have emerged.

- Persistent Failures: All issues from the 1990s remain unaddressed.
- New Environmental Threat: The development's proximity to Kingfisher Creek introduces a specific, additional ecological risk.
- Systemic Loss of Access: Public access to Mabel Lake for swimming has been effectively eliminated for permanent residents due to inadequate parking and shoreline congestion—a direct consequence of prior development decisions.
- Economic & Infrastructure Strain: The current infrastructure is insufficient for the existing population, leading to priced-out locals, increased property taxes, and a degraded user experience. Campers are a high-footprint, low-economic-benefit user group that exacerbates safety risks and pressures on carrying capacity.

The Formal Opposition

The proposed development application should be rejected because it highlights the Regional District's 30-year history of inadequate resource management. This formal opposition demands accountability, asking what specific, proven solutions the District has implemented to mitigate these recurring concerns before approving any further irresponsible development.

What specific, measurable solutions has the Regional District successfully implemented in the last three decades to mitigate the exact same environmental and infrastructure concerns being raised today?

Will the Representative for Area F, Alyssa Hopkins, make herself available to the community at any point to listen and understand the community's concerns for this development? To this date, the Area F Representative has not engaged with the community in anyway and thus can not speak on behalf of the community on this application.

Sincerely,

Shelley Verlaan

1560 Mabel Lake Road, Enderby, BC V4Y 4K8

[REDACTED]

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:22:59 AM

From: [Sherry Kirchner](#)

Sent: June 3, 2026 7:27:47 PM

To: [RDNO Public Hearing](#)

Subject: Land development petition

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.

Best regards,
Sherry Kirchner
198 Fourth Avenue
Grindrod B.C.
V0E 1Y0

Get [Outlook for Android](#)

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:23:34 AM

From: [Bobbi Cassidy](#)

Sent: June 3, 2026 7:30:12 PM

To: [RDNO Public Hearing](#)

Subject: 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 whom it may concern

I am writing to express my opposition to the proposed 127-site campground development in Kingfisher.

This proposal represents a significant increase in density that is incompatible with the area's current Non-Urban designation.

The project would place substantial pressure on local infrastructure, including roads, waste facilities, lake access points, and emergency evacuation routes, none of which were designed to support development of this scale.

I am particularly concerned about public safety. Enderby-Mabel Lake Road is the community's only access route. Adding hundreds of additional vehicles, RVs, trailers, boats, and visitors would increase congestion and create serious challenges during emergencies, especially during wildfire season.

The proposal also raises concerns regarding environmental impacts, increased traffic, pressure on local services, and the precedent it sets for future spot-zoning applications. The Official Community Plan exists to guide orderly and responsible growth. Approving this amendment would undermine the long-term planning vision established for our rural community.

I respectfully ask the RDNO Board to protect the integrity of the Official Community Plan and reject this project.

Thank you for your consideration.

Sincerely,
Bobbi Yasaka
Resident of Area F Enderby

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:24:20 AM

From: [genevieve houweling](#)

Sent: June 3, 2026 7:39:36 PM

To: [RDNO Planning](#); [RDNO Public Hearing](#); Kamloops.transportation.regional@gov.bc.ca; David.Williams.mls@leg.bc.ca

Sensitivity: Normal

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

Genevieve Houweling

668 enderby grindrod road

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]

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 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.).

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:25:31 AM

From: [Megan James](#)

Sent: June 3, 2026 8:58:09 PM

To: [RDNO Public Hearing](#); [RDNO Info](#); [RDNO Planning](#); [David Sewell](#); [Rob Smailes](#); [Allysa Hopkins](#); [david.williams.mla@leg.bc.ca](#); [tanya.williams@splatsindc.com](#); [stacy.yow@okanagan.org](#); [info@splatsindc.com](#); [Danica Kimberley](#); [Kamloops.Regional.Transportation@gov.bc.ca](#)

Subject: Written Objection for 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](#)

To: Electoral Area Advisory Committee

RE: OCP Amendment Bylaw No. 3070 / Zoning Amendment Bylaw No. 3071 — 3315 Enderby Mabel Lake Road, Electoral Area F, File No. 25-0753-F-OR

Personal submission - formal written objection filed in this matter

Dear Members of the Electoral Area Advisory Committee,

I am writing as an individual who has owned property, visited and enjoyed the Mabel Lake resort area for approximately twenty years. I am no longer a permanent resident, but I am a longtime, returning guest and former property owner (2009-2025) who has watched this corridor grow and change over two decades. It is precisely that long experience — and one deeply troubling incident I witnessed firsthand — that compels me to add my voice to the objections already on the public record.

Over the past several years, I have observed steady growth in residential development, seasonal occupancy, and recreational traffic along Enderby Mabel Lake Road. What was once a quiet rural corridor has become noticeably busier with each passing season. I have watched the road struggle to keep pace with that growth. I raise this not as an abstract concern, but because I have seen with my own eyes what happens when this single road — the only way in and the only way out — becomes overwhelmed.

A real emergency on this road — what I witnessed

Approximately July 30, 2022, I was present in the area when a propane explosion occurred at the RV park at the resort. What followed was not a controlled, orderly emergency response — it was complete chaos. Flames reached fifty to seventy feet in the air. Propane tanks exploded in rapid succession, one after another, like a string of detonations. The fire was visible for a great distance and the noise was terrifying.

File No. 25-0753-F-OR Written Submission 171-200

There was no warning system. There was no organized evacuation. People panicked and fled as best they could, and the result was exactly what anyone who knows this road would expect: Enderby Mabel Lake Road was backed up for kilometres in the middle of the night. This incident occurred at approximately 11:30 in the evening. In the darkness, with flames lighting the sky and explosions ongoing, people attempted to leave by the only route available to them — and that route could not absorb the demand. The road became a parking lot.

Tragically, I understand there was a fatality associated with this incident. A life was lost. I do not raise this to sensationalize the event — I raise it because it is directly, unavoidably relevant to the question before this Committee. This was not a wildfire. It was not a flood. It was a single localized emergency at one property, and even that was sufficient to gridlock the only evacuation route serving the entire area.

Why this matters for the application now before you

The proposed development would add up to 127 RV sites — bringing hundreds of additional people, additional propane tanks, additional vehicles, and additional evacuation demand to this same corridor. The road has not materially improved since the explosion I described. No secondary access route has been built. No emergency warning system, to my knowledge, has been put in place.

I am not an engineer. I am not a planner. I am a person who has spent twenty years in this area, who was present the night that road failed under emergency conditions, and who has grave concerns about what happens the next time — with a significantly larger population depending on that same single road.

I fully support the requests made in the formal written objection already submitted, particularly the call for a professional evacuation capacity study and a traffic impact assessment before this application advances any further. The evidence should be required before the land use is permanently changed — not after another emergency reveals the consequences.

I respectfully urge the RDNO to give serious weight to what has already happened on this road, and to what could happen again if this development proceeds without the safety infrastructure to support it.

Respectfully submitted,

Megan James
3473 Lakeview Place
Enderby, BC
V0E 1V0

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:26:10 AM

From: [Stephanie Wallace](#)

Sent: June 3, 2026 9:03:12 PM

To: Kamloops.Regional.Transportation@gov.bc.ca; [RDNO Public Hearing](#); [RDNO Info](#); [RDNO Planning](#); [David Sewell](#); [Rob Smailes](#); [Allysa Hopkins](#); david.williams.mla@leg.bc.ca; tanya.williams@splatsindc.com; stacy.yow@okanagan.org; info@splatsindc.com; [Danica Kimberley](#)

Subject: Written Objection – Delegated Public Hearing 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](#)

To: Electoral Area Advisory Committee

RE: OCP Amendment Bylaw No. 3070 / Zoning Amendment Bylaw No. 3071 — 3315 Enderby Mabel Lake Road, Electoral Area F, File No. 25-0753-F-OR

Personal submission - formal written objection filed in this matter

Dear Members of the Electoral Area Advisory Committee,

I am writing as an individual who has owned property, visited and enjoyed the Mabel Lake resort area for approximately twenty years. I am no longer a permanent resident, but I am a longtime, returning guest and former property owner who has watched this corridor grow and change over two decades. It is precisely that long experience — and one deeply troubling incident I witnessed firsthand — that compels me to add my voice to the objections already on the public record.

Over the past twenty years, I have observed steady growth in residential development, seasonal occupancy, and recreational traffic along Enderby Mabel Lake Road. What was once a quiet rural corridor has become noticeably busier with each passing season. I have watched the road struggle to keep pace with that growth. I raise this not as an abstract concern, but because I have seen with my own eyes what happens when this single road — the only way in and the only way out — becomes overwhelmed.

A real emergency on this road — what I witnessed

Approximately July 30, 2022, I was present in the area when a propane explosion occurred at the RV park at the resort. What followed was not a controlled, orderly emergency response — it was complete chaos. Flames reached fifty to seventy feet in the air. Propane tanks exploded in rapid succession, one after another, like a string of detonations. The fire was visible for a great distance and the noise was terrifying.

There was no warning system. There was no organized evacuation. People panicked and fled as best they could,

File No. 25-0753-F-OR Written Submission 171-200

and the result was exactly what anyone who knows this road would expect: Enderby Mabel Lake Road was backed up for kilometres in the middle of the night. This incident occurred at approximately 11:30 in the evening. In the darkness, with flames lighting the sky and explosions ongoing, people attempted to leave by the only route available to them — and that route could not absorb the demand. The road became a parking lot.

Tragically, I understand there was a fatality associated with this incident. A life was lost. I do not raise this to sensationalize the event — I raise it because it is directly, unavoidably relevant to the question before this Committee. This was not a wildfire. It was not a flood. It was a single localized emergency at one property, and even that was sufficient to gridlock the only evacuation route serving the entire area.

Why this matters for the application now before you

The proposed development would add up to 127 RV sites — bringing hundreds of additional people, additional propane tanks, additional vehicles, and additional evacuation demand to this same corridor. The road has not materially improved since the explosion I described. No secondary access route has been built. No emergency warning system, to my knowledge, has been put in place.

I am not an engineer. I am not a planner. I am a person who has spent twenty years in this area, who was present the night that road failed under emergency conditions, and who has grave concerns about what happens the next time — with a significantly larger population depending on that same single road.

I fully support the requests made in the formal written objection already submitted, particularly the call for a professional evacuation capacity study and a traffic impact assessment before this application advances any further. The evidence should be required before the land use is permanently changed — not after another emergency reveals the consequences.

I respectfully urge the RDNO to give serious weight to what has already happened on this road, and to what could happen again if this development proceeds without the safety infrastructure to support it.

Respectfully submitted,
Stephanie Wallace

Archived: June 4, 2026 8:29:41 AM

From: [Kirstin Havel-Maxime](#)

Sent: June 3, 2026 9:24:19 PM

To: [RDNO Public Hearing](#)

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

Sensitivity: Normal

Archived: June 4, 2026 8:29:41 AM

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

I am writing to express my opposition to the proposed 127-site campground development in Kingfisher.

This proposal represents a significant increase in density that is incompatible with the area's current Non-Urban designation.

The project would place substantial pressure on local infrastructure, including roads, waste facilities, lake access points, and emergency evacuation routes, none of which were designed to support development of this scale.

I am particularly concerned about public safety. Enderby-Mabel Lake Road is the community's only access route. Adding hundreds of additional vehicles, RVs, trailers, boats, and visitors would increase congestion and create serious challenges during emergencies, especially during wildfire season.

The proposal also raises concerns regarding environmental impacts, increased traffic, pressure on local services, and the precedent it sets for future spot-zoning applications. The Official Community Plan exists to guide orderly and responsible growth. Approving this amendment would undermine the long-term planning vision established for our rural community.

I respectfully ask the RDNO Board to protect the integrity of the Official Community Plan and reject this project.

Thank you for your consideration.

Sincerely,
Kirstin Shandrowsky

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:19:28 AM

From: [Randene Wejr](#)

Sent: June 3, 2026 5:16:36 PM

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

Subject: Fwd: 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](#)

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]

Randene Wejr
#68 Old Sicamous Rd, Grindrod

To the Regional District of North Okanagan Directors and Planning Department,

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 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

File No. 25-0753-F-OR Written Submission 171-200

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.).

Thank you for considering these concerns,

Randene Wejr
#68 Old Sicamous Ed, Grindrod

Archived: June 4, 2026 8:30:48 AM

From: [dalefennell](#)

Sent: June 3, 2026 9:48:24 PM

To: [RDNO Public Hearing](#)

Cc: [Allysa Hopkins](#)

Subject: Proposed campsite at Kingfisher

Sensitivity: Normal

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

As a resident of Area F, RDNO for 57 years I am expressing my opposition to changing the official community plan for Kingfisher area to allow a proposal by Mr. T. Laursen to establish a 127 unit campground on property adjacent to the west bank of Kingfisher Creek.

I have seen our community grow and change significantly in recent years from a quiet, mostly local family community to one that sees a large number of out of area and tourists during the summer months. With the 'discovery' of floating the Shuswap River, for example the Eby hand launch east of Enderby becomes packed with vehicles lining both sides of the Mabel Lake road , people unloading and inflating their floatation devices on the pavement of the travel portion of the road , locals frustrated with only occasional enforcement by the RCMP, trespassing onto private land to get off the river by some who run out of daylight and/or have small children who can't take the float any longer and need to get off. Cooke Cr. Forest Service campsite is often full. The boat launch at the Rivermouth at Kingfisher has very little parking, it becomes very congested with vehicles jockeying to get their boats launched then no place to park. The little public swimming spot at the rivermouth is jammed with people , locals mostly don't even try to use it any longer. At the end of the day folks are coming back to get off the water, jockeying for a spot at the small dock at the launch area, frayed tempers and so on.

The quiet ambience that once was Mabel Lake in the 70s and into the 80s is no more. Adding approx.. 120 more campsites to this congested area brings more folks who have watercraft who want to get onto the lake. More RVs back and forth on the Mabel Lake road which is narrow, winding and substandard. More golf carts back and forth on the main road going to and from the local golf course and the rivermouth. More ATVs, side by sides travelling back and forth to access mountain areas off the Kingfisher (Mabel Three Valley) Forest Service road. RCMP and Conservation Officer Service enforcement of road rules, protection of environmental laws is very seldom

and mostly just complaint driven.

Mr. Laursen probably purchased this property a number of years back with full intention of commercializing it as a business for him and possibly other investors. As a business man, he of course wants to make money which I understand. Commercializing a formerly quiet, rather sedate community may be his and others goal but that doesn't mean it is good for our community. We don't need change just for the sake of change and many of us are content to live out our lives in more peace and quiet. I doubt most RDNO Directors and staff fully appreciate how busy certain areas of Area F have become which includes Kingfisher, Mabel Lake, Mara Lake, Hunters Range. I doubt most of those I mention have been out to the rivermouth and Mabel Lake during summer months to launch a boat and have experienced the frustration of how congested that area has become.

I urge you to reconsider taking this proposed RV campsite to the next reading and put a stop to it.

Thank you for your consideration,

Dale Fennell

44 Ashton Cooke road.



Virus-free. www.avast.com

File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:31:27 AM

From: [Cierra Eliason](#)

Sent: June 3, 2026 9:50:02 PM

To: [RDNO Planning](#)

Subject: 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](#)

I am writing to express my opposition to the proposed 127-site campground development in Kingfisher.

This proposal represents a significant increase in density that is incompatible with the area's current Non-Urban designation.

The project would place substantial pressure on local infrastructure, including roads, waste facilities, lake access points, and emergency evacuation routes, none of which were designed to support development of this scale.

I am particularly concerned about public safety. Enderby-Mabel Lake Road is the community's only access route. Adding hundreds of additional vehicles, RVs, trailers, boats, and visitors would increase congestion and create serious challenges during emergencies, especially during wildfire season.

The proposal also raises concerns regarding environmental impacts, increased traffic, pressure on local services, and the precedent it sets for future spot-zoning applications. The Official Community Plan exists to guide orderly and responsible growth. Approving this amendment would undermine the long-term planning vision established for our rural community.

I respectfully ask the RDNO Board to protect the integrity of the Official Community Plan and reject this project.

Thank you for your consideration.

Sincerely,
Cierra Eliason

Sent from Gmail Mobile

June 3, 2026

The RDNO Electoral Area Advisory Committee (EAAC) must delay Third Reading of the associated Bylaws to rezone the property at 3315 Enderby Mabel Lake Road for the development of a 127-site luxury RV Park until two requirements noted below are satisfied. The first involves a safety issue. The second concerns a failure in proper procedure.

1. The Staff Report to Board of Directors states the applicant has made suitable arrangements with the Regional District of North Okanagan to secure a 10 m wide corridor along the frontage of the property for a future public trail (Page 2, Planning Staff Report to: Board of Directors File No.: 25-0753-F-OR, May 19, 2026).

1a. To satisfy this requirement: clarification of corridor arrangements must be made before proceeding. If RDNO approves this proposal RDNO can be responsible for putting public safety at risk. As it stands, the proposal would proceed without indicating exactly how and when such a corridor and trail would be in place, and the applicant would be under no obligation to do so in a timely manner. Many more people and off-road vehicles will be added to the already narrow, congested **80km/hr** corridor, without any responsibility for the applicant to provide safe passage to this RV site population until it suits the applicant to do so. The applicant has stated that this property dedicated \$10,000 towards a public trail in front of the property in a previous Zoning change (2018). Eight years later, no trail corridor has been made. The applicant also stated frustration that the dedicated funds are not held with the RDNO but rather are now held in Victoria. Even if the funds could be released, such trail will cost between 1,000 to 3,000 dollars *per linear metre* according to the BC Government. This means that only 3.5m to 10 metres at most of trail are accounted for. The applicant has made no public assurance as to how this corridor will move forward.

2. The applicant stated in their report of the Public Information Meeting that contact information for the applicant and for the Regional District of North Okanagan was provided (Page 4, Planning Staff Report to: Board of Directors File No.: 25-0753-F-OR, May 19, 2026).

2a. To satisfy this requirement: The applicant must provide normal and necessary RDNO contact information at a Public Information Meeting, as required in the Regional District Public Information Meeting Guide. The only contact option for the April 21, 2026 meeting on the applicant's Comment Form was by mail-in.

Prior to April 21 meeting, community members noted lack of email option for submissions. Looking to answer those questions, I phoned the applicant and inquired if there was a reason for this. The applicant stated the email option was not on the Comment Form since, "RDNO didn't want it to be; they (RDNO) said it was too much." This didn't sound right. I phoned the RDNO Planning Office, was given the email address and clear assurance that email submissions are welcome. I was then able locate a blank Comment form from a neighbour, made copies adding the correct contact information (publichearing@rdno.ca) so that at least some forms had it at the Public Information meeting. We let others know about the email address that should have been on the Comment Form. Not everyone who needed that information was reached by the ad hoc effort.

The applicant has negatively altered participation by omitting the email option. The applicant seems to put the responsibility of the omission on to the RDNO Planning Office. The applicant must be held responsible. The applicant must be required to hold a Public Information Meeting providing proper contact information for submissions. A complaint to the Ombudsperson's Office has begun.

What can RDNO Board members (EAAC) do? Voting no or deferring the vote are the actions you as Directors can take on the safety and procedure issues raised here.

Janice Lacko
2365 Enderby Mabel Lake Road,
Enderby, BC V4Y 4L1

Archived: June 4, 2026 8:34:47 AM

From: [Harry Verlaan](#)

Sent: June 3, 2026 10:03:28 PM

To: [RDNO Public Hearing: Allysa Hopkins](#)

Subject: Re: File 25-0753-F-OR -3315 Enderby Mabel Lake Road -Objection to 127-site RV Park Rezoning

Sensitivity: Normal

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

I hereby formally submit my opposition to 127-Site RV Campground at Enderby Mabel Lake Road based on Environmental, Safety, and Infrastructure Risks

Summary Concerns:

The proposal to develop a 127-site RV campground at 3315 Enderby Mabel Lake Road is being opposed by me based on three unmitigated risks: environmental degradation, public safety hazards, and infrastructure overload. I argue that the project's septic field analysis is grossly inadequate for the proposed scale, representing a significant threat to groundwater and the local creek/river system. This environmental concern is compounded by the site's proximity to a creek with potential for dangerous flooding. Also there is a serious lack of consideration regarding the strain of an additional 127 recreational sites on an area already lacking robust water and septic infrastructure for the existing community. The most critical failure identified is the plan's dismissal of evacuation safety; adding hundreds of seasonal visitors to a dead-end road in a high-risk wildfire corridor, which already contains five other campgrounds, is a direct and unacceptable threat to public safety.

More specifically, my real concerns with amending the Official Community Plan (OCP) are based on three distinct but interconnected areas of failure:

1. Inadequate Environmental & Engineering Due Diligence

The project's technical groundwork is insufficient for its proposed scale.

- **Septic System Under-Scrutiny:** The proposed septic field needs a much more in depth analysis to assess all potential risks, including long term down-slope stability. The use of only four test holes and no deep test pits is inadequate for the proposed septic field given its location and its intended use to serve 127 campsites. Long-term groundwater and creek and river contamination is a serious concern.
- **Under-assessed Flood Hazard:** The development's proximity to Kingfisher Creek is a major concern. There appears to be no critical analysis of high-water events or flood potential, which could see water levels rise to dangerous levels during extreme weather/runoff events, endangering both campground occupants and the campground's infrastructure.
- It is understood that the west slope will be assessed for slope stability by a qualified geotechnical engineer, but will the assessment consider the multiple impacts of the users of the 127 campsites over many years such as changes in vegetation, new trails, the septic field, etc.

2. Acute Public Safety & Evacuation Failure

The proposal critically fails to address the existing and future safety risks of the location.

- **Dead-End Road Constraint:** The Enderby Mabel Lake Road is a single-exit, dead-end corridor. Adding more population density to this constrained geography is a fundamental safety violation, putting all residents at increased risk during any emergency.
- **Wildfire Evacuation Bottleneck:** The area already hosts approximately 280 recreational sites across five existing campgrounds. Adding another 127 sites would introduce a large number of seasonal visitors unfamiliar with local procedures onto a single evacuation route during peak wildfire season – a route that may be closed for a variety of reasons beside wildfires. This will lead to heightened risk for existing area residents, as well as users of the proposed campground.

3. Cumulative Infrastructure Overload

File No. 25-0753-F-OR Written Submission 171-200

The development would exacerbate existing strains on the region's limited infrastructure.

- Escalating Pollution: The Mabel Lake area is already experiencing escalating usage. The addition of another large septic system contributes to the cumulative contamination of the creek, the river, and the broader water system, creating an environmental impact that is inevitable and irreversible.
- Precedent of Unsustainable Growth: The core concern is the continuous addition of population density to an area that lacks the fundamental infrastructure (water, waste, road access) to support it safely and sustainably. The project is viewed not as an isolated development but as another step in a pattern of high-risk growth.

Harry Verlaan

1560 Enderby Mabel Lake Road, Enderby, BC V0E 1V5



File No. 25-0753-F-OR Written Submission 171-200

Archived: June 4, 2026 8:35:14 AM

From: [kowyn hibbert](#)

Sent: June 3, 2026 10:23:48 PM

To: [RDNO Planning](#); [RDNO Public Hearing](#); ReferralsPacific@df-mpo.gc.ca; DFO.ORR-ONS.MPO@df-mpo.gc.ca; [Jim Johnson](#); [Alysa Hopkins](#); [Bob Fleming](#); [Amanda Shatzko](#); [Rick Fairbairn](#)

Subject: Kingfisher Creek Channel Migration, Fish Habitat Concerns, and Proposed Development at 3315 [Property Address]

Sensitivity: Normal

Attachments:

[after-rain-high-downstream.jpg](#) [after-rain-high-treemark1.png](#) [after-rain-high-treemark2-edit.jpg](#) [after-rain-high-treemark3-edit.jpg](#) [after-rain-high-upstream2.jpg](#) [after-rain-low-upstream.jpg](#) [Aug-29-2024-Edit.jpg](#) [July-2-2013.png](#) [uprap.jpg](#) [Riprap2-edit.jpg](#) [upRap-in-creek.jpg](#) [Waterlevel-lower-edit.jpg](#) [watermark-tree-low.jpg](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

To the Regional District of North Okanagan (RDNO) and the Department of Fisheries and Oceans Canada (DFO),

Please refer to the attached photographs for reference.

On May 29, 2026, a storm cell moved north through the Mabel Lake Valley and surrounding area, bringing heavy rainfall and hail. By the morning of May 30, Kingfisher Creek had risen approximately 19 inches compared to its level 24 hours earlier. This increase in flow caused the creek to overtop its banks in areas adjacent to the proposed Luxury RV development at 3315, resulting in the movement of rock, soil, and woody debris into the Shuswap River.

During this event, the creek channel shifted approximately two metres westward, eroding the lot and flooding a portion of the property.

It is important to note that spring runoff in 2026 has been below average due to low snowfall at both higher and lower elevations. Despite these below-normal conditions, the creek is currently no more than approximately 1.5 inches below bankfull stage at one location. The last two flood events have caused channel migration and bank erosion, demonstrating the creek's instability and its tendency to shift course.

In addition, riprap has recently been placed directly within the creek by an unknown party in what appears to be an attempt to redirect stream flow toward the eastern bank and reduce further erosion of the western bank. This work may have been undertaken without the required approvals and may contravene several regulatory requirements, including:

- The Fisheries Act, administered by Fisheries and Oceans Canada, which prohibits the harmful alteration, disruption, or destruction of fish habitat unless authorized;
- British Columbia's Water Sustainability Act and related regulations governing works in and around streams; and
- Local government development permit requirements applicable to riparian areas and environmentally sensitive lands.

Furthermore, the riprap appears to have obstructed water flow into a salmon rearing channel that was established by local residents with the approval of DFO and is registered with the department. If confirmed, this obstruction may negatively affect salmon habitat and fish passage within the Kingfisher Creek system.

File No. 25-0753-F-OR Written Submission 171-200

In a typical year with average snowpack and runoff conditions, a storm event similar to—or larger than—the May 29 event would likely result in substantially greater flooding, channel migration, and debris transport. Given the elevation of the property at 3315 and its location on an active alluvial fan, it may not be possible to guarantee protection from flooding, erosion, or channel avulsion through engineered measures alone. Historical records and recent events both demonstrate the dynamic nature of this watercourse.

I respectfully request that the RDNO and DFO investigate these matters, including the placement of riprap within the creek and its impacts on fish habitat and channel function. I also ask that the information and observations provided above be carefully considered during any review of the proposed development application.

Thank you for your attention to this matter.

Sincerely,

Kowyn Hibbert





Water level after storm waters have passed and level has returned to this years high mark* 2026 high water is significantly below historic norms due to lower snow pack.

















Red line
Indicates land
lost in storm
May 29 2026







Imagine this but 19.5 inch's higher

Current water level nearly over bank

Creek has moved more West post rainstorm and now favors West bank as primary channel.