

Archived: June 1, 2026 12:41:27 PM

From: [Kristi McKay](#)

Sent: May 28, 2026 5:32:15 PM

To: [RDNO Public Hearing](#)

Subject: Mabel lake 127 site campground

Sensitivity: Normal

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Hi,

Here are my thoughts on this proposed campground at Mabel Lake.

We have a cabin on Mabel Lake near the rivermouth marina. We also own a condo above the marina. This decision impacts all property owners in the area.

1. This is a one way in and one way out road. Adding 127 more units without updating the road is going to cause even more damage to this already damaged road.
2. If we ever have a forest fire in the area, this will add more people to evacuate, more chance of a forest fire caused by humans, and no mention of increasing emergency services, which are nonexistent, to the area.
3. Adding more people to the area increases the need for medical services, which we don't have.
4. This area is prone to flooding. Every spring.
5. This adds more people to an area where we don't have any police to help manage accidents or speed on the road.
6. There is already space to camp at the indigenous campground. Why add more when the area cannot sustain it?
7. We do not have the services to continue to have a safe community without proper funding from RDNO. We need fire protection. Police. Medical services that will actually come to the lake. A road that will handle the traffic that is already there, let alone the increase that would come.

Please look out for the people who currently call this area home. We need to be safe. We deserve to be safe. Adding more people to the area without any increase in infrastructure and safety services is negligent and we will suffer.

Thank you for your attention to the safety of your citizens.

Kristi McKay

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: Thea Gilchrist

Address (optional): _____

Email / Phone (optional): _____

Signature: *Thea Gilchrist* Date: May 28th 2026

Submit via Email@ publichearing@rdno.ca

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

Archived: June 1, 2026 12:43:15 PM

From: [cole williamson](#)

Sent: May 28, 2026 8:03:36 PM

To: [RDNO Public Hearing](#)

Subject: Proposed campsite Kingfisher

Sensitivity: Normal

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The time and date and location for the hearing on the proposed 127 site campsite is ridiculous. No working tax payer is going to be able to make a weekday daytime hearing over an hour away from the proposed site. The whole plan is ridiculous and the local tax payers are not in favor. The strain and bottleneck an additional 127 vehicles, families, boats and trailers along with the garbage and sewage along a salmon bearing stream is a terrible idea for the infrastructure in place. The property is zoned the way it is for a reason.

Cole Williamson
Enderby BC
V4Y 4J5

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Archived: June 1, 2026 12:44:01 PM
From: kylamosenko@gmail.com
Sent: May 28, 2026 8:14:35 PM
To: [RDNO Public Hearing;RDNO Planning](#)
Cc: [Fajaaa Mosenko;Carla Mosenko](#)
Subject: Concerns about 3315 Enderby Mabel Lake Road.
Sensitivity: Normal
Archived: June 1, 2026 12:44:01 PM

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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:

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

If you have any questions regarding this email please feel free to email me back at either of the two emails below.

[REDACTED]

Thank you,

Dexter and Carla Mosenko

Lot. 48 Lusk Lake Road
Enderby, BC

Archived: June 1, 2026 12:44:28 PM

From: [Ange Thicke](#)

Sent: May 29, 2026 7:34:54 AM

To: [RDNO Public Hearing](#)

Subject: Request for Deferral

Sensitivity: Normal

Archived: June 1, 2026 12:44:28 PM

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Angela Thicke

62 - 30 Lusk Lake Rd. 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,

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

Ange Thicke



Archived: June 1, 2026 12:44:52 PM

From: [Momma Chase](#)

Sent: May 29, 2026 7:39:03 AM

To: [RDNO Planning](#)

Cc: [RDNO Public Hearing](#)

Subject: Request for Deferral

Sensitivity: Normal

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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

Dorothy (Woods) White
28 Leighton 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,

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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.

Our family has owned property here for over 100 years, I am really hoping you listen to the locals and make an informed decision.

Thank you
D. White

File No. 25-0753-F-OR

Written Submission 56

Archived: June 1, 2026 12:45:19 PM

From: [Diane Briggs-Hoyle](#)

Sent: May 29, 2026 8:32:16 AM

To: [RDNO Planning](#); [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

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Diane Briggs-Hoyle
Site 5 - 3510 Enderby Mabel Lake Rd
Enderby, BC
V4Y 4L5

Dear RDNO Directors,

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.

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

Thank you,
Diane Briggs-Hoyle

Archived: June 1, 2026 12:45:54 PM

From: [Krystal Benoit](#)

Sent: May 29, 2026 8:36:31 AM

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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Krystal Benoit

40 Mabel Ridge Road
Enderby, BC V4Y4L5

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]

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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:

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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.

Krystal Benoit

Archived: June 1, 2026 12:46:37 PM

From: [ALAN/BONNIE MACKENZIE](#)

Sent: May 29, 2026 8:36:49 AM

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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Alan Mackenzie

Lot 71 30 Lusk Lake Rd

Enderby, BC V4Y 4L4

Dear RDNO Directors,

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.

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Additional concerns include:

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

Thank you for your attention to this matter.

Alan Mackenzie

Archived: June 1, 2026 12:47:26 PM

From: [Gordon Hoyle](#)

Sent: May 29, 2026 8:50:46 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

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Best regards
Gordon Hoyle

[REDACTED]

stay positive be humble
rejoice in what you have
and embrace what is to come
with an open mind
and a grateful heart

Date: Fri, May 29, 2026, 8:32 a.m.

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]]

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

Gordon Hoyle
[Site 5 - 3510 Enderby Mabel Lake Rd](#)
[Enderby, BC](#)
[V4Y 4L5](#)

Dear RDNO Directors,

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

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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.

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

Thank you

Gordon Hoyle

Archived: June 1, 2026 12:48:08 PM

From: [Bernadette Mitchell](#)

Sent: May 29, 2026 9:40:55 AM

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

Subject: Important Request for Deferral: Public Hearing on June 4- Electoral Area "F" Official Community Plan Amendment Bylaw No. 3070 and Zoning Amendment Bylaw No. 3071 – 3315 Enderby Mabel Lake Road, Electoral Area F

Sensitivity: Normal

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Dear RDNO Directors,

I am a property owner on Mabel Lake Subdivision Road in the Kingfisher area.

I respectfully request that RDNO defer the June 4, 2026 delegated public hearing regarding the proposed development at 3315 Enderby Mabel Lake Road until updated emergency evacuation and infrastructure assessments are completed.

Key concerns include:

- Emergency evacuation capacity:

- The proposal could add at least 127 additional vehicles during peak season.
- Existing traffic already includes residents, campers, marina traffic, youth camp activity, and recreational users.
- Additional pressure is also coming from the recently approved Quilakwa-at-the-Lake campground.
- The Kingfisher area is identified as having high wildfire risk.
- Existing evacuation planning appears to rely on outdated 2016 census data and 2009 road counts.

- Infrastructure and density concerns:

- Rezoning from "Non-Urban" to "Recreation Commercial" for a 127-site campground is not appropriate for the scale of this community.
- Local roads and services are already strained during peak recreational periods.
- The area already contains multiple campgrounds, a resort, marina, and golf course in close proximity.
- The Kingfisher Local Area Plan emphasized balanced community growth and consideration for permanent residents.
- The Local Area Plan contemplated commercial use such as boat storage, not a major increase in seasonal accommodation density.

- Geohazard and safety concerns:

- Existing studies appear outdated and may not adequately address historical local events, including:
 - 2012 Ashton Creek/Shuswap RV flooding
 - 2014 Cooke Creek debris flood
 - 1990 Fall Creek landslide
 - 2018 Mabel Lake Road slope failure
- Request for additional review time:
 - Residents need additional time to review the proposal and prepare informed responses.

I respectfully ask RDNO to defer this application until updated evacuation, infrastructure, and geohazard assessments are completed and publicly reviewed.

Thank you for your consideration.

Sincerely,

Mitchell's

31 Mabel lake subdivision road

Enderby BC

Archived: June 1, 2026 12:48:44 PM

From: [Alana Brookes](#)

Sent: May 29, 2026 11:00:03 AM

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

Archived: June 1, 2026 12:48:44 PM

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Alana Brookes
14 Beattie Road
Enderby, BC
V4Y 4L4

Dear RDNO Directors,

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.

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Additional concerns include:

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

Sincerely,
Alana Brookes

Sent from my iPhone

Archived: June 1, 2026 12:49:12 PM

From: [Terence price](#)

Sent: May 29, 2026 11:46:48 AM

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] [Legal Name] [full ...

Sensitivity: Normal

Archived: June 1, 2026 12:49:12 PM

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Terence Price

14 Beattie Road
Enderby, BC
V4Y4L4

Dear RDNO Directors,

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.

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

Sincerely,
Terence Price

Sent from my mobile office

Archived: June 1, 2026 12:49:45 PM

From: [Angela Tomanek](#)

Sent: May 29, 2026 12:17:23 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

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

Angela Tomanek
53 Cawley Rd
Enderby BC
V4Y 4L3

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.

Archived: June 1, 2026 12:50:18 PM

From: [Jeff Tomanek](#)

Sent: May 29, 2026 12:19:59 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

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

Jeff Tomanek
53 Cawley Rd
Enderby BC
V4Y 4L3

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.

Archived: June 1, 2026 12:50:49 PM

From: [Shawna McCrea](#)

Sent: May 29, 2026 12:39:58 PM

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

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

Sensitivity: Normal

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Regional District of North Okanagan

9848 Aberdeen Road
Coldstream, BC V1B 2K9

Re: File 25-0753-F-OR – Objection to Proposed 127-Site RV Park Rezoning at 3315 Enderby Mabel Lake Road

Dear RDNO Board Members,

I am writing to formally oppose the proposed rezoning and Official Community Plan amendment for the proposed 127-site RV park development at 3315 Enderby Mabel Lake Road.

My family purchased our property on Parkway Road in 2021 with the understanding that the adjacent area was designated as government land intended for park use and low-impact recreation. The scale and intensity of the proposed development is entirely inconsistent with what residents reasonably expected when purchasing property in this rural community.

As nearby residents, we are already experiencing ongoing issues associated with the limited camping activity that currently exists in the area, including trespassing into our condominium complex, unauthorized use of private amenities such as our pool, and illegal dumping of garbage into private bins that residents must pay to service. Expanding this area into a 127-site RV park will inevitably intensify these problems and place additional strain on neighbouring properties and residents.

Beyond these immediate impacts, I strongly believe this proposal represents poor planning and is fundamentally inconsistent with the vision and intent of the Official Community Plan.

This application proposes a dramatic shift from “Non-Urban” designation to “Recreation Commercial” use, introducing urban-scale density into a rural area that lacks the infrastructure, services, and transportation network necessary to support such development. A 127-site campground is not a small-scale rural tourism use; it effectively functions as a seasonal village placed into an isolated rural corridor served by a single dead-end road.

The Kingfisher area already experiences substantial pressure during peak recreational months. Existing campgrounds, resorts, golf course traffic, and recreational users have created congestion, overcrowding, and growing strain on local infrastructure and recreational access. Residents have increasingly lost practical access to Mabel Lake and surrounding recreation areas due to overcrowding and lack of parking and public access.

I am also deeply concerned about emergency preparedness and evacuation capacity. During wildfire season or other emergencies, Enderby Mabel Lake Road already becomes heavily congested. Introducing potentially hundreds of additional seasonal occupants and vehicles without a current, comprehensive evacuation assessment poses significant public safety concerns. Existing evacuation planning appears to rely on outdated population and traffic data and does not reflect the cumulative impacts of recent and proposed developments in the area.

Additional concerns include:

- Potential impacts to neighbouring wells and groundwater due to reliance on a single private well system;
- Risks associated with sewage disposal near Kingfisher Creek and the salmon-bearing Shuswap River;
- Flood hazard concerns given the documented history of flooding and slope instability in the area;
- Wildlife and environmental impacts that do not appear to have been fully assessed;
- Increased wildfire risk and insufficient regional evacuation analysis;
- Lack of meaningful infrastructure improvements accompanying the proposal;
- Incomplete Indigenous consultation requirements;
- Inconsistency with the Kingfisher Local Area Plan policy direction regarding recreation commercial development.

I am particularly concerned that this proposal appears to be applicant-driven “spot zoning” that undermines the integrity and predictability of the Official Community Plan. If approved, it sets a troubling precedent suggesting that established rural and non-urban land use designations can be disregarded for high-density commercial projects without adequate long-term planning analysis or infrastructure readiness.

The cumulative impacts of development in the Kingfisher and Mabel Lake area must be considered. Responsible planning requires that infrastructure, emergency services, environmental protection, and community capacity be addressed before density increases are approved — not after.

For these reasons, I respectfully request that the RDNO Board deny Second Reading of both OCP Amendment Bylaw 3070 and Zoning Amendment Bylaw 3071, or at minimum defer consideration until all outstanding technical studies, environmental assessments, evacuation planning reviews, and Indigenous consultation requirements have been completed and made publicly available.

Please place this letter on the public record for File 25-0753-F-OR. I would also appreciate written acknowledgement confirming receipt of this submission.

Thank you for your consideration.

Sincerely,

Shawna McCrea

B104-3460 PARKWAY RD

ENDERBY BC V0E 1V5

Archived: June 1, 2026 12:51:20 PM

From: [Maryann Webster](#)

Sent: May 29, 2026 3:27:21 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 Amedment bylaw No. 3070 - 3315 Enderby Mabel Lake Road electoral Area F (file No. 25-0753-F-OR)

Sensitivity: Normal

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Maryann Webster
3221 Enderby Mabel Lake Road

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, 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:

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

Archived: June 1, 2026 12:51:52 PM

From: [Deanna Cook](#)

Sent: May 29, 2026 4:34:28 PM

To: [RDNO Public Hearing](#)

Subject: Deferral of public meeting

Sensitivity: Normal

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publichearing@rdno.ca

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

Dear RDNO Directors,

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

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

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

Additional concerns conveyed by the community members listed below include:

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

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

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

Sincerely,

Deanna Cook

[Sent from Yahoo Mail for iPhone](#)

Archived: June 1, 2026 12:52:14 PM

From: [Kathy Brown](#)

Sent: May 29, 2026 6:05:07 PM

To: [Kathy Brown RDNO Public Hearing](#)

Subject: Rezoning 3315 Enderby Mabel Lake Road

Sensitivity: Normal

Attachments:

[Rezoning for RV Park at 3315 Enderby Mabel Lake Road.pdf](#);

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Dear sirs,

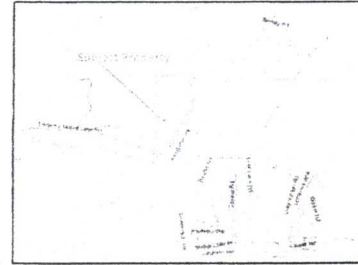
Attached please find my comment form regarding the proposed rezoning at 3315 Enderby Mabel Lake Road

Thank you for this opportunity to communicate with you.

Kathleen Brown

PUBLIC INFORMATION MEETING COMMENT FORM

Concerning the application of 0779841 BC Ltd. to amend the Official Community Plan (OCP) land use designation and to rezone the property legally described as Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 located at 3315 Enderby Mabel Lake Road, Enderby, B.C. for the development of an RV Park.



MAIL-IN COMMENT FORM

NAME KATHLEEN BROWN

ADDRESS 2238 Enderby Mabel Lake Road
ENDERBY, B.C.

PHONE [REDACTED]

I would like to register my opposition to the development of 127 RV lots at Mabel Lake as it currently is presented.

The ONLY access road is narrow, windy and already in need of repair. Another 127 vehicles, more like double to 254 vehicles, many towing RV's and boats on this road is dangerous as more vehicles create more wear and tear as well as traffic congestion. In the event of an evacuation order, the additional vehicles would add to the already difficult situation. This could result in a disastrous and potentially fatal situation.

The existing public boat launching facilities are already nearing capacity judging from the current wait times to use the ramp on busy days and the very limited parking available for vehicles and trailers once the boat is launched. Although there is a marina in the area for dockage, it is private and best suited to the long term residences, rather than the day use of people wanting to enjoy the lake for the day. No additional parking appears to be designated for the anticipated and advertised access through the existing public boat ramp. With the increased traffic on the lake, the small beaches enjoyed by the current surrounding residents will become over crowded with accompanying problems of too many beach fires, garbage, human waste, pet waste etc.

The small public beach beside the boat ramp is already well used and adding potentially another 250 people wanting to use it, would overwhelm this area with accompanying problems of people crowding, garbage, pet waste and inadequate bathrooms.

Adding 250 more people during the summer is likely to increase the number of people enjoying a "float" down the river. This will also create parking problems at the various landing spots along the route. These parking spots seem to be already over capacity with many people already parking on the side of the road. This will only get worse.

While I can appreciate the desire to develop the noted property, it does not seem that appropriate consideration has been given to the effects of such a development on the entire area

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: **Kimberly Brown**

Address (optional): **1656 Hiob Rd Revelstoke**

Email / Phone (optional): [REDACTED]

Signature:  Date: **May 29th 2026**

Submit via Email@ publichearing@rdno.ca

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

Archived: June 1, 2026 12:57:59 PM

From: [Burton Tree Service](#)

Sent: May 29, 2026 7:33:56 PM

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

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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,

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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,

Kindly,

James Burton

<https://burtontree.ca/>
250 833 8705



Archived: June 1, 2026 12:59:21 PM

From: [Sarah Froese](#)

Sent: May 29, 2026 7:45:56 PM

To: [RDNO Public Hearing](#)

Subject: 3315 Enderby Mabel lake road

Sensitivity: Normal

Archived: June 1, 2026 12:59:21 PM

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

This section of land right by the creek should not be changed into a campground or rezoned as commercial. The ecosystem there is not suitable for commercial use or public camping activities.

I will fill out the form and send it in.

Sent from my iPhone

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: Roni Bedard

Address (optional): 7203 Gray st Kelowna BC

Email / Phone (optional): _____

Signature:  Date: May 29/26

Submit via Email@ publichearing@rdno.ca

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

Community Comment Form

Proposed RV Development – 3315 Enderby Mabel Lake Road

Submission to: Regional District of North Okanagan (RDNO)

Check all concerns that apply. Add comments below if needed.

Public Safety:

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

Infrastructure:

- Road capacity insufficient
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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: Vienna Meyers

Address (optional): 65 watershed road Enderby B.C.

Email / Phone (optional): [REDACTED]

Signature: *Vienna Meyers* Date: may 30 2026

Submit via Email@ publichearing@rdno.ca

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

Archived: June 1, 2026 1:01:37 PM

From: [Vanessa Lyall](#)

Sent: May 30, 2026 8:58:02 AM

To: [RDNO Public Hearing](#)

Subject: File 25-0753-F-OR – 3315 Enderby Mabel Lake Road. Objection to Proposed 127-Site RV Park Rezoning

Sensitivity: Normal

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To the RDNO Board,

I am writing to express my concerns regarding the proposed rezoning application for the 127-site RV park at 3315 Enderby Mabel Lake Road.

I have lived in the Kingfisher area for 35 years and have witnessed significant changes in our community over that time. I also know Kingfisher Creek has flooded on multiple occasions, and I remain concerned that this property continues to face flood risks that are largely beyond anyone's control. Heavy rainfall, rapid snowmelt, high stream flows, and debris, these risks should be carefully considered before approving a development of this size.

While I understand that the RDNO's role is to evaluate whether the proposal meets zoning requirements and Official Community Plan policies, I believe there are broader issues that deserve serious consideration. In addition to concerns surrounding flooding, wildfire risk, evacuation capacity, water supply, sewage disposal, and environmental impacts, I believe the Board must consider the cumulative impact that ongoing development has had on the Kingfisher and Mabel Lake area.

One of my biggest concerns is that this project does not appear to have the support of many local residents. A development of this scale should provide meaningful benefits to the surrounding community. While construction may create temporary jobs and a small number of seasonal positions afterward, the proposal does not address existing issues such as traffic congestion, pedestrian safety, parking shortages, or public access to the lake. In fact, I believe it will place additional pressure on infrastructure that is already struggling to meet current.

I am also concerned about the area's carrying capacity. For years, residents have raised concerns about the growing number of developments around Mabel Lake and the increasing pressure on recreational spaces. Despite these concerns, development has continued while public access opportunities have remained limited.

Access to Mabel Lake has become increasingly difficult for year-round residents. Public swimming areas are limited, parking is often unavailable during the summer months, and much of the accessible waterfront is associated with private developments or resorts. As someone who once enjoyed regular access to the lake, I have personally experienced how difficult it has become to find a place to swim or park during peak season.

The same pressures exist along the Shuswap River. Popular access points are crowded during the summer, and safe swimming locations are limited. Areas such as the Kingfisher Interpretive Centre are heavily used despite challenging conditions, including rocky shorelines and strong currents.

Adding a development that could bring several hundred additional seasonal occupants into the area will only increase existing problems. Traffic congestion, overcrowding, parking shortages, and competition for access to recreational areas are likely to worsen.

The proposed septic system is another concern. Its proximity to Kingfisher Creek, which ultimately flows into the

salmon-bearing Shuswap River, raises questions about potential impacts on water quality and aquatic habitat. Further investigation should be required.

Environmental protection is equally important. I am concerned that no Provincial Riparian Area Assessment or wildlife assessment has been required, particularly given the proximity to sensitive habitat and known wildlife activity in the area.

Wildfire risk and evacuation planning must also be considered. This property is located in a wildfire prone area along a dead-end road with limited communication infrastructure. I believe a broader review of evacuation capacity for the entire area is necessary, especially considering the potential addition of hundreds of seasonal occupants.

In addition, I understand that consultation concerns have been raised by both Splatstin and the Okanagan Indian Band. Meaningful consultation should be completed and outstanding requirements resolved before this application proceeds further.

Finally, I am concerned about the potential consequences of flooding on a development of this size. Kingfisher Creek has a documented history of flooding, and a significant flood event could result in fuel, propane, sewage, batteries, and other contaminants being released into the creek and ultimately the Shuswap River. Given these risks, I believe further study is warranted before any approvals are granted.

I respectfully ask the RDNO Board to carefully consider the long-term impacts of this proposal and ensure that any review process reflects the scale of the potential risks. A development of this size beside a salmon-bearing creek, within a wildfire-prone area, on a dead-end road, and with outstanding consultation concerns represents a significant and permanent change to the community.

Please place this letter on the public record for File 25-0753-F-OR. I would appreciate written confirmation that it has been received.

Sincerely,

Vanessa Lyall

Address:

130 Potrie Road

Enderby, BC

V4Y 4L2

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