

## Tracy Van de Wiel

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**From:** Planning Dept. General Email  
**Sent:** April 5, 2023 8:49 AM  
**To:** Tracy Van de Wiel  
**Subject:** FW: Mountain view RV park (Burton lake road, Elko BC)

-----Original Message-----

**From:** Info <info@rdek.bc.ca>  
**Sent:** Wednesday, April 5, 2023 8:49 AM  
**To:** Planning Dept. General Email <planningdept@rdek.bc.ca>  
**Subject:** FW: Mountain view RV park (Burton lake road, Elko BC)

-----Original Message-----

**From:** Shayne Webster [REDACTED]  
**Sent:** Tuesday, April 4, 2023 6:42 PM  
**To:** Info <info@rdek.bc.ca>  
**Subject:** Mountain view RV park (Burton lake road, Elko BC)

I am opposed to the ALR non-farm-use to expand the campground by 62 sites. Our environment and infrastructure are already over extended.

Thank you  
Shayne Webster, 9011 Main Street Elko BC Sent from my iPad

## Tracy Van de Wiel

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**From:** Planning Dept. General Email  
**Sent:** April 5, 2023 8:50 AM  
**To:** Tracy Van de Wiel  
**Subject:** FW: Mountain View RV park Burton lake road Elko

-----Original Message-----

From: Info <info@rdek.bc.ca>  
Sent: Wednesday, April 5, 2023 8:49 AM  
To: Planning Dept. General Email <planningdept@rdek.bc.ca>  
Subject: FW: Mountain View RV park Burton lake road Elko

-----Original Message-----

From: Shannon D. [REDACTED]  
Sent: Tuesday, April 4, 2023 7:17 PM  
To: Info <info@rdek.bc.ca>  
Subject: Mountain View RV park Burton lake road Elko

I am opposed to the ALR non - farm use to expand the campground to 62 sites.  
Our environment and infrastructure are already over extended.

Thank you  
Shannon Drew  
9011 Main Street  
Elko [REDACTED]  
Sent from my iPad

## Tracy Van de Wiel

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**From:** Rhiannon Chippett  
**Sent:** April 5, 2023 8:50 AM  
**To:** Tracy Van de Wiel  
**Subject:** FW: Mountain view rv park

-----Original Message-----

**From:** Michele Bates <mbates@rdek.bc.ca>  
**Sent:** Tuesday, April 4, 2023 10:34 AM  
**To:** Rhiannon Chippett <rchipsett@rdek.bc.ca>; Karen MacLeod <kmacleod@rdek.bc.ca>  
**Cc:** Debbie Pighin <dpighin@rdek.bc.ca>  
**Subject:** RE: Mountain view rv park

I've already approved the RFD for Kris Pickering's campground. Can we add to late agenda, thank you.

-----Original Message-----

**From:** Info <info@rdek.bc.ca>  
**Sent:** Tuesday, April 4, 2023 10:23 AM  
**To:** Debbie Pighin <dpighin@rdek.bc.ca>; Michele Bates <mbates@rdek.bc.ca>  
**Subject:** FW: Mountain view rv park

-----Original Message-----

**From:** lorie parsons [REDACTED]  
**Sent:** Tuesday, April 4, 2023 10:00 AM  
**To:** Info <info@rdek.bc.ca>  
**Subject:** Mountain view rv park

I'm writing concerning the new campground and wanting to add additional sites permanently. I live in elko and grew up here. I'm concerned about the traffic as is in the spring summer and early fall it is very busy here. Friday night I call it the speedway to get to silver springs, Burton lake, Koochanusa or any other destination.

Not to mention the fact speeding through the town. Spinning donuts throwing beer cans leaving trash etc.

Also what pressure this puts on policing, ambulance, and fire. This really concerns me as a resident.

As well the grasslands and watershed area. We already experiencing water shortages throughout the area.

I'm writing to hope you hear all of our concerns and take this all into consideration.

Sincerely  
Lorie Parsons

## Tracy Van de Wiel

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**From:** Planning Dept. General Email  
**Sent:** April 5, 2023 9:49 AM  
**To:** Tracy Van de Wiel  
**Subject:** FW: Mountain View RV park

-----Original Message-----

From: Daigen Wilson [REDACTED]  
Sent: Wednesday, April 5, 2023 9:46 AM  
To: Info <info@rdek.bc.ca>  
Subject: Mountain View RV park

To whom it may concern:

I have been a long time resident of Elko( Burton Lake Estates). I made the decision to purchase my 5 acre parcel in 2004 to full fill a life long dream of living a quiet secluded life on a small hobby farm. With dreams of one day standing back with my family and being proud of what we had build from the ground up. Over the last 20 years I have seen a lot of changes to our rural area and many people come and go. There has always been a looming worry of a high density RV park( similar to the unregulated camp grounds in the Baynes lake area). When there was a petition a few years back to adopt an official community plan, I was over the moon excited. Unfortunately some of the area residents did not share my enthusiasm. Whether it was due to ignorance or fear of change, the plan was voted not favourably to proceed. Here we are in 2023 and my fear as well as a lot of the other permanent residents appears to be coming to fruition. In my opinion the construction of the Mountain view RV park is bringing nothing good to our little area. While the empty promise of long term leases and and a controlled environment have been muttered, at the end of the day the only person that will benefit from this construction will be the owner. The already approved 70 sites and the application for another 60 ( total of 130), could potentially bring twice or better the population of the Elko and surrounding area. As we all know, the east kootenays are a beautiful and enjoyable place to be, but not all people that visit our area take the same approach to looking after or respecting its beauty. I have an overwhelming concern for our area due to the increased traffic and irresponsible usage.

Burton Lake has become a virtually dumping ground for weekend campers partying and destroying what was once a majestic little lake. The influx of campers will bring an on slot of Atvs ,dirt bikes and off road vehicles. Our grasslands, back country and trail systems will become over run and damaged beyond comprehension. With this influx of recreational activity, our "Volunteers " at our local fire departments will be overrun with calls to assist folks that have zero investment in the area, nor pay any taxes to fund our departments. High density living situations like an RV park also bring increased crime and domestic issues that our already struggling police departments will not be able to manage ( ex. May long weekend issues we have seen in the past).

The site where the Mountain view is being constructed is already having issues with water supply and has taken steps to drill more wells to try an accommodate for the shortage. The residents that live close to this development already share a communal well and could potentially run into water issues their own self if these wells tap into the already strained aquifer.

I have only touched on a few of the many concerns that potentially may arise if we are to approve this to go any further. A short time ago an RDEK representative informed the Burton Lake estates residents that we would have a voice if something that resembled a camp site was seen to be popping up in our area. As far as I am aware not a single one of us was consulted in regards to the first application for the construction of the first stage. Further more, an individual that had began construction of a campsite infrastructure without even applying for a permit before breaking ground, DOES NOT have the local residents best interest in mind nor the integrity to follow through with weak promises!

I thank you for your time and consideration in this matter and hope that other residents will reach out with their feelings as well.

Regards

Local resident and volunteer fire fighter/ first responder

Daigen Wilson

Sent from my iPhone

## Tracy Van de Wiel

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**From:** Info  
**Sent:** April 6, 2023 8:52 AM  
**To:** Tracy Van de Wiel  
**Subject:** FW: Regarding Mountain View R.V. Park in Elko

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**From:** Angela Fregin [REDACTED]  
**Sent:** Thursday, April 6, 2023 5:02 AM  
**To:** Info <info@rdek.bc.ca>  
**Subject:** Fwd: Regarding Mountain View R.V. Park in Elko

To the Board of Directors,

I am writing to you in regard to the application that has been submitted by the Mountain View RV Park on Burton Lake Road in Elko. Their application is regarding a permit for the use of Agricultural Land in that area to extend their new Campground.

As a resident of Elko for the past 33 years, I am against the approval of this permit. I have been actively involved in Elko Parks and Rec as well as helping fundraise and work for the Elko Fire Department and am committed to the wellbeing of my community. Please take the following reasons into consideration as you make a decision on this permit.

My first worry is about our town's water. Mountain View wants these new sites to be fully serviced. Which leads me to ask, where is the water coming from? It will put strain on our aquifer that already supplies Elko and Baynes Lake if I am not mistaken.

Second, this expansion would put increased pressure on our already busy Fire Department, Search and Rescue, RCMP, BCAS, and even the RDEK. Our local garbage transfer station will be overflowing and it is already incredibly busy during the spring and summer months. It is our taxes that pay for this, will that be equitable with this business?

Third, I worry about the environmental impact on our local lakes like Burton and Silver Springs, as well as Elk River. These locations are already overpopulated in the spring and summer months, and they are not maintained by any organization. Over the past 10 to 15 years, we have noticed more and more destruction of these areas from visitors who do not respect the land and proceed to leave garbage, cut down trees, drive off road, and pollute these water sources.

Fourth, the environmental impact that it will also have on our grasslands and backcountry. As with many campers these days, most visitors have some sort of off-road vehicle (quads, dirt bikes, side-by-sides, etc.). These are meant for off road and because of this, there will be damage to natural habitats and ecosystems. There will be excessive damage to vegetation and habitats and

even direct harm to the local wildlife. Will they show the same respect for the land as most of us locals do. A lot of our residents have off-road vehicles but we all have the proper insurance and liability through ICBC.

Fifth, I am incredibly worried about the increased traffic throughout the South Country, especially into the village Elko. For years we have tried to bring this to the attention of the RDEK as we have a lot of young families with children who play outside and ride their bikes as well as some older residents who enjoy walking. As the season progresses, we notice more and more visitors who don't abide by the speed limits and it just gets worse. What is it going to take for our concerns to be recognized?

Lastly, we moved to Elko because we wanted to raise our family in a quiet, close-knit community. This area has become a hub for seasonal dwellings of visitors that have no respect for our area. Or them, it is just a place to come and let loose for a weekend or so! This has happened gradually over the last 30 years to the point where the locals have nowhere to go anymore.

As you can see, I strongly believe that this permit should not be approved. They already have approval for 70 sites and in that small area and that is more than enough. We all love our "neck of the woods", but if this all goes through, what will stop any continued expansion and destruction of the forests, lakes, and fields we love.

Mrs. Angela Fregin  
proud resident of Elko, BC

*Personal information has been withheld in accordance with section 22(1) of the Freedom of Information and Protection of Privacy Act.*

On Wed, Apr 5, 2023 at 7:04 AM Angela Fregin [REDACTED] wrote:

To Board of Directors,

I am writing in regards to the application that Mountain View RV park on Burton Lake Road has submitted asking for release of Agricultural Land to extend their new Campground.

I am totally against this happening for many reasons.

1. water. They want these new sites to be fully serviced. Where is the water coming from? It will drain our aquifer that already supplies Elko and Baynes Lake if I am not mistaken.
2. increased pressure to our already busy Fire Depts, search and rescue, rcmp, bcas, and yes rdek. Our garbage dumps will be over spilling and who pays for that Our Taxes!!
3. lakes, Burton and Silver Springs, as well as Elk River are already over populated in the spring and summer months and not maintained. It will get worse if this goes through.
4. our grasslands and back country. As with many campers these days, most have some sort of motorized "toy" ( atv, quad, dirtbike), what and how much damage will this cause to our back country? Will they respect the land like most of us locals do. Does my family have an atv, yes we do but we also have proper insurances needed both icbc and liability, we wear protective gear as should be but most of all we respect the land!

Also what is this going to do to wildlife as well as those that enjoy the sport of hunting?

5. The increased traffic throughout the South Country, especially into the village of Elko will become much worse. People don't abide by the speed limits now, it will get worse. We have been fighting for years for something to be done about the traffic and speed which people go through the village already and getting no help, it will be

5. cont'd) ....worse. We have many young families as well as many seniors that like to walk and kids ride bikes, is it going to take someone being hit or worse for something to be done.

6. Last but not least. We moved to Elko because we wanted to raise our family in a quiet, close knit community not a hub for seasonal dwellings that have no respect for our area as it is just a place for them to come and let loose for a weekend or so!

So as you can see, this application should not be passed. They already have approval for 70 sites, is that not enough already? ( in my opinion it's too many). We all love our "neck of the woods", but that will all change if this goes through. Next they will want to build a store and cabins or something if you allow them to keep expanding! We have one store in town that does not need competton from another in our small community, just something to think about when you make your decision!

Mrs. Angela Fregin  
proud resident of Elko, BC