

From: [REDACTED]
To: [REDACTED]
Subject: FW: 13163 Old Mission Road neighbour
Date: Tuesday, November 04, 2025 9:37:48 AM

From: Jennifer Tetlock [REDACTED] >
Sent: Tuesday, November 04, 2025 8:24 AM
To: Sheeja Vimalan <svimalan@lakecountry.bc.ca>
Subject: Fwd: 13163 Old Mission Road

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

From: Malcolm Hett <[REDACTED]>
Date: Tue, Nov 4, 2025 at 8:17 AM
Subject: 13163 Old Mission Road
To: [REDACTED]

We are writing this email in regards to the trailer storage being discussed at 13163 Old Mission Road. We are direct neighbors to this property and are in support of the land being used for storage as being requested. We do not feel as if it will affect our home and property, we are not concerned with the very small amount of additional traffic and believe the property owners are responsible and go above and beyond when it comes to insuring their property and ours are not negatively impacted by any storage use on their land.

This letter shows support from Jordie and Malcolm Hett at [REDACTED] [Old Mission Road, Lake Country](#).

Malcolm Hett
Owner

[REDACTED]
[REDACTED]

Create your own [email signature](#)

From: [REDACTED]
To: [REDACTED]
Subject: FW: Temporary Use Permit
Date: Tuesday, November 04, 2025 9:38:49 AM

From: Jennifer Tetlock <[REDACTED]>
Sent: Tuesday, November 04, 2025 8:24 AM
To: Sheeja Vimalan <svimalan@lakecountry.bc.ca>
Subject: Fwd: Temporary Use Permit

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

From: Steve Wahl <[REDACTED]>
Date: Mon, Nov 3, 2025 at 5:19 PM
Subject: Temporary Use Permit
To: [REDACTED]

Hi Jennifer,

With respect to the Temporary Use Permit for 13163 Old Mission Road (PID 024-559-512), we, Kimberley Hatchard and Steven Wahl have no issue or concerns with the year-round outdoor storage on your Rural Residential Property.

There is no obstruction of views and there is no noise.

The current storage remains neat and tidy and does not pose any issues.

Sincerely,

Kimberley Hatchard and Steven Wahl

[REDACTED]
[Lake Country, BC](#)

From: [REDACTED]
To: [REDACTED]
Subject: FW: Comments summary
Date: Tuesday, November 04, 2025 9:39:55 AM

From: Jennifer Tetlock [REDACTED] >
Sent: Monday, November 03, 2025 3:36 PM
To: Sheeja Vimalan <svimalan@lakecountry.bc.ca>
Subject: Comments

Good afternoon,

I did reach out to the Wellers but got no response and didn't see them over the weekend so had no way of dropping this off in person considering they don't live there...

Just wanted to give you a summary from the neighbors:

Everyone who had comments had the same response- it was a non issue for us to be utilizing our property for the use of storage spaces. They said it doesn't affect any view for anyone (a lake view for example) They said it doesn't affect them at all for the units to be parked here and the amount of "extra use" on old mission is so minimal they have no concerns.

Hope this helps!
Thank you, Jennifer

Aaron & Karli Weller

s.22 personal privacy

Lake Country, BC

November 2, 2025

District of Lake Country Council Members
Planning and Development Department
District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1

Re: Concerns Regarding Temporary Use Permit Application for Outdoor Storage –
13163 Old Mission Rd

Dear District of Lake Country Council Members & Planning Department,

We are writing to express our concerns regarding the Temporary Use Permit (TUP) application **TUP00115** submitted by our neighbouring property at 13163 Old Mission Rd for outdoor storage use, including recreational vehicles (RVs), trailers, and boats. As adjacent property owners s.22 personal privacy who have been actively engaged with the District in the development of our own properties, we feel it is important to provide context and outline specific concerns and requested conditions for consideration.

Background

We began the development process for our property in June 2021, with our first preliminary meeting with District staff on July 21, 2021. From that point through April 2023, we completed numerous technical requirements, including water modelling, surveys, and multiple communications with the District of Lake Country Planning and Development departments.

During that period, staff advised us of a bylaw issue on our neighbouring southern property (13131 Old Mission Rd) involving an encroachment over our property line. Despite there being an easement in place, we were informed that our subdivision application could not proceed until the bylaw infraction was resolved as per the Development bylaws and policies. This issue delayed our project significantly and resulted in approximately \$15,000 in legal expenses.

We proceeded with our official pre-application meeting in November 2023, provided a resolution to the bylaw issue by June 2024, submitted our subdivision application in November 2024, received our Preliminary Layout Review (PLR) on January 29, 2025, and finally achieved subdivision approval in October 2025.

Connection to the Current TUP Application

The current Temporary Use Permit application falls under the same umbrella of District development and bylaw compliance processes.

Given our experience, we find it concerning that our subdivision was not permitted to advance until the bylaw issue was resolved, while a property with compliance issues is now seeking approval for a use that effectively formalizes ongoing non-compliant activity.

Upon being told by a community member that the 13163 TUP public notice had been posted on the District of Lake Country Website On Oct 24, I immediately attended the District office and spoke with Planner Vimalan directly, I asked “as a direct neighbor why I had not been notified of this TUP application” In response, Planner Vimalan said “we mailed the notice to neighboring properties yesterday”(Thursday, October 23). When I expressed my concern that I wouldn’t receive the letter before the Council meeting due to the Canada Post Strike still recovering, I requested a copy of the letter as well as documents as per the public notice:

Information

Documents submitted with this application will be available:

- for review at the Municipal Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.
- by email request
@planning@lakecountry.bc.ca.

I was told no to a copy of the letter by planner Vimalan, that the notice was mailed and the submitted documents would not be available till the 30th or 31st. The Agenda package was posted on the district website on Thursday Oct 30th late afternoon, and I have had 3 days to prepare this letter in response to the TUP application with our concerns and get it back to Council members ahead of the Council Meeting on November 4th, meaning Council Members have at max 2 days(if they receive Monday Nov 3rd) to go over and understand the TUP application and our concerns.

To date(Sunday November 2nd) we have yet to receive the notice as the direct adjacent property owners.

As also stated on the TUP application under the Communications heading

“the owner conducted neighbourhood consultation within a radius of 100m of the subject property”

This is FALSE, there has been NO contact related to this TUP or otherwise, with the last unrelated contact being July 27, 2025.

Neighbor consultation is a requirement of ALL TUPS as stated in bylaw 1227 section 9.8

“Where neighbor consultation is required, the OWNER will consult with the owners of the properties within 100m of subject property. In person consultation is recommended although, at a minimum written notice shall be provided including how to contact and submit comments to the application.”

Neither of these requirements have been met to date.(Sunday November 2,2025)

Impacts to Our Properties

OCP Policy 23.6.1 part a item i & iii states:

i. is temporary or seasonal.

iii. have **no** negative impact on adjacent lands.

The staff report of 13163 TUP states:

The proposal is consistent with the Local Government Act (s.493), and the District's Official Community Plan (OCP)

policy (s.23.6). Staff recommend authorizing outdoor storage through a Temporary Use Permit on the subject property.

This directly contradicts both items referenced ,

item i: temporary or seasonal-

proposed TUP is for year round storage not seasonal and they are requesting an option for extension.

item iii.-Have no negative impact on adjacent lands-

This does not state “minimal or limited” ITS “NO negative Impact” ,there are several detrimental negative impacts.

The staff report states:

“The proposed year-round outdoor storage area would accommodate approximately eight travel trailers, utility trailers, aluminum boats, and vehicles on a designated portion of the site. Due to the steep slope on the east side of the property, storage is proposed within **three sites (~200m²) located along the south-west side of the property**”

The south west side of the property as stated, is lined entirely only by our property and all 3 proposed storage sites are 100% visible and completely expose approx 100-120 meters of our sightlines to all of these vehicles/items currently stored. This TUP if approved is/will specifically negatively affect our properties primarily as stated as the "south west side of the property"

One of our directly adjacent properties (13151 Old Mission Rd) is currently listed for sale, we have received multiple comments from potential buyers asking whether the neighbouring property is a storage facility due to the visible number of RVs, trailers, boats etc In addition, During our Subdivision project, the District approved proposed building sites for both [REDACTED] (for sale) & [REDACTED] (our new residences) for single family dwellings and carriage houses that are in direct sightlines of ALL current and proposed storage areas and units.

This situation has negatively affected the appearances of both our properties and the saleability of a RUAL RESIDENTIAL property(13151) despite our investment of years of planning and significant financial resources to comply fully with District of Lake Country Development standards.

This Property has been in our family for 35 yrs having now been purchased by us, the next generation of our family. Both myself and my husband are born and raised here in Lake Country with my husband growing up on this very property. We have dedicated 5 years into this property thus far with having just achieved our subdivision in October of 2025. Countless hours, planning, technical development reports, many meetings with district staff, and \$150,000 to get to where we are today, having 2 rural residential properties.

We developed and subdivided for the following reasons:

- 1:** 35 year family property we wished to preserve
- 2:** The property and neighborhood is rural and had been for its lifetime and most likely wouldn't change.
- 3.** The size of the property allowed us to subdivide and sell a rare rural valuable property, the sale of this newly developed desirable property would allow us to help fund our family home building project and keep the property in the family for the next generation.

Would we have A: purchased the property and or B: spent years and a very considerable amount of money developing a very rare desirable rural property, if there was a storage facility right next door?

The answer to that question is an obvious "absolutely not" and would be a poor financial decision as the saleability and value of the developed property would be considerably affected. Unfortunately, we are already experiencing the negative impact of the saleability of this property due to the current storage situation at 13163 Old Mission Rd.

Advocacy for the Neighbourhood and Community Plan

We also wish to emphasize that our concerns are not solely for our own benefit but for the future owners of the newly developed property and the preservation of the rural character of this neighbourhood.

The staff report states:

The proposal is consistent with the Local Government Act (s.493), **and the District's Official Community Plan (OCP)**

policy (s.23.6). Staff recommend authorizing outdoor storage through a Temporary Use Permit on the subject property.

Where is this TUP usage proposed, consistent with the OCP?

The following is directly from the OCP as follows:

“The District of Lake Country’s Official Community Plan (OCP) “adopted in 2019, captured the vision for the growth and development of the community over 20 years(2018-2038). The current OCP includes the following guiding principle as the **Number one principle:**

1>PRESERVE OUR RUAL AND AGRICULTURAL CHARACTER.”

As also stated in the OCP section 13(Rual Residential) sub section 13.1

GOALS

13.1.1 Maintain the Rural Residential character of Lake Country.

13.1.2 Limit the expansion of more intensive Rural Residential land uses into neighbouring Agricultural, Rural or environmentally significant areas.

OBJECTIVE

13.1.3 Limit the intensity of Rural Residential development to maintain rural character.

This area is defined as rural residential 2, with no plans to alter the zoning or designate it for commercial or industrial use.

For a referenced comparable example, [Temporary Use Permit TP2021-001](#) as discussed(45 minutes) at Council meeting September 21,2021 for property at 9612 Glenmore Rd, This property was/is also zoned as RR1 And RR3 however the major difference being the future OCP and the already proposed & ongoing Zoning change to the Glenmore corridor to Industrial Commercial.

A second comparable example, 15792 Sawmill Rd. [TUP00114](#) as discussed at a Council meeting October 7,2025 the conditions set out to meet OCP policy 23.6.1:
i. is temporary or seasonal;

“The boat storage must be seasonal from September to April only, and occur entirely within the existing accessory building as identified on Schedule ‘A’ attached to and forming part of this Permit;

No outdoor storage within the property or expansion of the building footprint will be permitted at any time;”

It’s important to note that neither of these comparable TUP applications allow for multiples of random stored units, are in areas that are visible to surrounding properties and both met the requirements of the OCP for a Temporary Use permit with either meeting the plans of the OCP and/or are temporary awaiting zoning change/ land use change.

Approving a Temporary Use Permit for a commercial-style storage operation for 13163 Old Mission Rd directly contradicts the intent of the TUP, OCP and the long-term vision for this area. There is no economic benefit adding a storage facility in a Rural Residential area, Lake country currently has multiple storage facilities including a newly opened RV storage at 2651 Dyck Rd, This facility and another at 9162 Glenmore both currently have TUP’s approved by your council due to the anticipation of the approval of the zoning change at the Glenmore corridor. With no zoning changes or future land use changes in the current OCP(valid through to 2038) This TUP at 13163 Old mission would serve only the applicants and would place lasting harm on surrounding properties, devaluing the area and undermining the years of work and investment made by compliant property owners.

Our Position and Requested Conditions

While we are not in favour of approving the TUP in its current form, if after considering our concerns the District staff and Council still wish to proceed with the application, we would respectfully request that the following conditions be applied on our behalf — as a means to meet in the middle and help protect the integrity of the neighbourhood . These requests would be in addition to any conditions required by the District of Lake Country as stated in the Temporary Use Permit Bylaw and related policies.

1. Bylaw Compliance Prior to Temporary Use Permit Approval

All RVs, boats, and trailers currently stored on the property should be removed immediately to bring the site into full compliance with existing bylaws prior to any approval of a Temporary Use Permit. This aligns with the same process and expectations applied to any District of Lake Country development application, including our recent subdivision and provides incentive for the applicant to adhere to the conditions of the TUP in an appropriate and acceptable timeline.

No RVs should be returned to the site for storage until all conditions of the TUP are met and approved by District staff.

2. Screening and Privacy Fencing

A privacy fence and visual screening must be installed along the property boundary to

adequately shield **ALL** stored vehicles from public view (fence to be installed prior to any units being stored), **The proposal of 2M does NOT suffice**, Some of these units are quite large and reach upwards of 13 ft in height, a **6 ft fence would NOT** come close to meeting the conditions/requirements to screen from our view as 13163 TUP application states. similar requirements imposed on Central Okanagan RV Storage at 9162 Glenmore Road.



Also requested would be a setback requirement , as an example of setbacks proposed from [TUP site plan 9612 Glenmore rd.](#)

3. Limited Business Hours

The operation should have reasonable, daytime operating hours, ensuring that vehicle movement and activity do not occur during late-night or early-morning hours. As an example, the newly opened Okanagan RV Storage at 2651 Dick Road maintains business hours that could serve as a reasonable model.

Okanagan Secure RV Storage
5.0 ★★★★★ (3)
RV storage facility

Overview Reviews

Directions Save Nearby Send to phone Share

2651 Dick Rd, Lake Country, BC V4V 1L9

Hours

^ Okanagan Secure RV Storage

Monday	8:30 a.m. – 5 p.m.	
Tuesday	8:30 a.m. – 5 p.m.	
Wednesday	8:30 a.m. – 5 p.m.	
Thursday	8:30 a.m. – 5 p.m.	
Friday	8:30 a.m. – 5 p.m.	
Saturday	8:30 a.m. – 5 p.m.	
Sunday	Closed	

4. Old Mission Road Maintenance Contribution

As part of our subdivision approval, we were required to contribute cash-in-lieu for road maintenance due to increased traffic generation and to conform to the Bylaws of the Subdivision Development Application. Over the past three years, the subject property

has contributed significantly to wear and tear on Old Mission Road, with an estimated 10–15 RVs, boats, and trailers travelling daily during peak months. A similar road maintenance contribution should be required as a condition of the TUP.

5. Limited Duration – No Renewal

The Temporary Use Permit should be limited to a maximum of three (3) years, with no option for renewal due to non alignment with the current and future OCP of the District of Lake Country and not meeting the criteria for the intended use of a TUP.

Closing

Thank you for your attention to this matter. We appreciate the District's commitment to fair and consistent application of its bylaws and development policies. We trust that these considerations will be given appropriate weight when evaluating this TUP application to ensure equitable treatment of all property owners and the protection of our neighbourhood's long-term character and value.

We would be willing to discuss these concerns further if needed.

Sincerely,
Aaron & Karli Weller

Property Owners – s.22 personal privacy