

Mr. James Robertson  
Land Agent | District of Lake Country

RE: File 1898000

Dear James,

I hope this message finds you well. Mike O'Sullivan reaching out regarding the application to purchase McLaren Road by the owner of 15851 Trask Road.

We would like to express our concerns regarding the potential impact on our property's enjoyment and value if the proposed sale of the road proceeds. Additionally, we suggest an alternative solution to address the proposed buyer's parking issues on McLaren Road.

### **Why We Chose Lake Country**

We purchased our home at [REDACTED] Claridge Drive in September 2021, drawn by the area's beauty, community, and commitment to preserving agricultural land. Having lived in North Vancouver, we experienced challenges with zoning changes and developments that obstructed our views and impacted property values.

We specifically chose our home in Oyama for its unobstructed lake views over a public road and our direct access to Kalamalka Lake via our back gate onto McLaren Road. During our purchase, we were assured in our due diligence that the road below us would protect our view, unlike private land that could become cluttered with storage or even get developed.

The possibility of selling McLaren Road was not something we anticipated during our home search. Had we known of such intentions by the District of Lake Country to sell the road, it may have influenced our decision to purchase. We urge the Council to consider our concerns and the implications of this sale and the alternative solutions we've provided.

Thank you for your attention. We'd appreciate being notified when a council meeting is scheduled to discuss this proposed sale. Please feel free to reach out if you need any additional information or have questions.

Best regards,

Michael & Jessica O'Sullivan

[REDACTED] Claridge Drive  
Lake Country, BC, V4V 2T6

[REDACTED]

### **Parking Concerns**

- **Proposed Buyer's Concern:** Owner of 15851 Trask Rd. is concerned about volume of visitor parking on McLaren Rd. for use of Kaloya and Pioneer Parks.
- **Increased Vehicles:** Notable rise in parked vehicles in summer 2024 compared to previous years. Much of the increased vehicle volume parked this summer was visiting the owner of 15851 Trask Road.
- **Impact on Easement & Access Issues:** Parked vehicles sometimes block our easement access via the gate to the lake from our property. Vehicle owners have always been cooperative in moving vehicles but they're sometimes unreachable and that impacts enjoyment of our property as we cannot use the McLaren Road lake access to carry down water equipment to the lake (canoes, paddle boards, etc.).
- **Overflow Parking for 15851 Trask Road:** Should the owner of the Trask property want or need additional parking for their own vehicles, their property runs the length of McLaren Rd. and can accommodate any additional vehicles on their own property.

### **Lake Access and Property Value Concerns If Sold**

- **Lake Access:** Access to Kalamalka Lake from our property via McLaren Road is essential to our enjoyment. Losing this access or facing complications with easement management with the new landowner was not part of our expectations when we purchased our home just three years ago.
- **Investment:** Our home is a significant investment, and we stretched our budget to secure our "dream home." The lake view and McLaren Road access to the lake was a key factor in its market value, which we paid a premium for.
- **Reason for Our Home Purchase:** We specifically chose this property for its unobstructed view of the lake, protected by the road below. For our first two years here, there was rarely any parking on McLaren Road, except for summer long weekends.
- **Impact on Enjoyment & Value:** If McLaren Road becomes part of the Trask property, the owner could use it within the allowances of the district bylaws for private land, potentially turning it into a storage area for vehicles or equipment. Even if the current owner would not use the land parcel in this way, there's no guarantee that doesn't change in the future or that the next owner of that property would not. It opens our property up to a potential decrease in property value and enjoyment either in the present and/or in the future. This raises concerns about a decrease in our property views, value, and enjoyment. The sale presents a significant risk to our investment, with no potential benefits or improvement to our investment.

### **Fire Department and Utilities Access Concerns**

- **Training Use:** Oyama Fire Department has previously conducted training on our back grass slope by accessing that area of our property from McLaren Road.
- **Fire Risk:** A fire on the slope could spread quickly. Residents of Claridge Drive maintain our sloped wild grass backyards for fire safety, but there's a significant risk of rapid spread to multiple properties.
- **Access Point:** McLaren Road serves as an available strategic access point for firefighting efforts on the south-west slope of the Claridge Drive properties.
- **Potential Restrictions:** If the land becomes private and vehicles block access, emergency vehicles may face restrictions in reaching the area quickly, posing a danger to our community.
- **Utilities Access:** Our district water shut off valve is at the fence line of McLaren Road and any utility emergency where valve access is needed is best from McLaren Road.

### **Future Development Concerns**

- **Current Limitations:** We understand that currently no additional units can be built in our area due to waste management challenges.
- **Owner's Intent:** Understood the owner of 15851 Trask Road has no current plans for development, but circumstances can change, especially if the property is sold again.
- **Future Possibilities & Zoning Changes:** If future resolutions to waste management issues are resolved, development on this larger parcel of land could occur with:
  - Change in ownership of the Trask property
  - Shifts in priorities of future Lake Country Councils
  - Mandates from provincial or federal governments that could alter or overrule current municipal bylaws and zoning restrictions
- **Past Experience:** Our previous experience in another municipality has shown us that council views on development can shift significantly over time. A future council could approve developments that the current one would not, making it harder to contest if McLaren Road is sold to a private owner.
- **Impact on Views:** Our concerns about new developments blocking views are from two occasions with our last two homes where this occurred due to zoning changes and we lost our views, even though at time of purchase our view was protected by the current zoning. The reason for purchasing this property vs. others for sale in the area, also with views, was due to the road directly in this home's view line of the lake. We purchased this home instead of a cheaper comparable because of the empty road below us.
- **Guarantee:** If McLaren Road is sold as private land, how can the District of Lake Country ensure that this land will remain undeveloped in 5, 10, or 20+ years under the governance and views of a different municipal council?

**Recommendation**

- **Recommendation Objective:** Address the out of area parking volume concerns for the owner of 15851 Trask Rd. and the concerns of the owners of [REDACTED] Claridge Dr. that overlook McLaren Rd.
- **Proposal #1:** Designate McLaren Road as a fire lane with restrictions of ‘no parking’ at anytime.
- **Proposal #2:** If can’t designate road as a fire lane, implement full time ‘No Parking’ restrictions except with permit as many other municipalities do. Residents can apply for a permit and the district can cap how many per address are assigned.
- **Benefits:**
  - Restricts visitor parking on this parcel of land providing the owner of 15851 Trask Road the outcome they wanted with either suggested recommendation (no public parking) and addresses the concerns and interests of the owners of [REDACTED] Claridge Drive.
  - If the permitted parking option is chosen, it also provides much needed revenue for the district through parking infraction tickets.

Thank you for your time and consideration of these concerns. We would like to be notified when there is a council meeting date scheduled to discuss this proposed sale. Feel free to reach out to us for any additional information or questions you may have.

Sincerely,

Michael & Jessica O’Sullivan (owners)

[REDACTED] Claridge Drive, Lake Country

[REDACTED]

[REDACTED]