

Nikki Cooper

From: Keith Lambert [REDACTED]
Sent: Wednesday, June 17, 2020 8:45 AM
To: corporate
Subject: RZ1157

Mayor & Council,
Resort Municipality of Whistler

Dear Mayor & Council Members,

5298 Alta Lake Road RZ001157 Development

We write referring to the above development.

We believe just like the several times bankrupt Nita Lake Lodge, this development is a poor and regrettable planning choice for a prime piece of property on Nita Lake, but we can also see considerable lengths have been taken to make sure existing green space buffer shields visitors and residents from the dreadful and extensive blight as best as possible by way of a riparian zone. The only one who needs another 22 market homes in Whistler is the developer so his investment can be recouped!

We would like to know that Bylaw Services will adhere to Whistler's existing comprehensive noise bylaw 1660 and not just after 10 pm as is the policy it administers to with Nita Lake Lodge. In the case of noise from the Lodge, we have to resort to the Liquor Control and Licensing Branch of BC's LDB to control noise, which is most annoying having regards to the high property taxes we pay and the abdication of responsibility by the RMOW.

We want to make sure the development will guarantee, by way of RMOW enforcement, the riparian buffer in the event trees either die or are cut down, considering the buffer is such a critical aspect to the favorable council view of this application. We will all have quite a sight to contend with we lose these trees.

We think the TA zoning is unnecessary.

We point out this will be the second land use change for the Hillman site and believe both contravene the Local Government Act because land use change has been sold for amenities, mainly now employee housing, which the Act has been proven in court to prevent. We believe our elected municipal officials should be aware of and adhere to the Act.

Fortunately, we are not resident in the lovely Nita Lake Estates and we sympathize with the impact this development will have on them, both during and after construction. We are sure the land owners will be successful in appealing to have their property taxes reduced as a consequence of the development and hope the Municipality at least considers the possibility of such actions and lower tax revenues when approving these local planning upsets to existing neighbourhoods. I see no such mention or consideration in the staff reports.

Respectfully submitted.

Keith & Lindsay Lambert

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