

**Duncan Pearce and Debra Finlay
3406 Blueberry Drive
Whistler, BC**

December 17, 2020

Resort Municipality of Whistler
Mayor and Council
4325 Blackcomb Way
Whistler, BC
V8E 0X5

Dear Mayor and Council:

Re: Development Permit Application No DVP01198- 3351 Peak Drive (the “Application”)

We are the homeowners adjacent to 3351 Peak Drive to the North. We received notice of the Application by mail on December 9, 2020 (the “Notice”).

Given the short time frame within which to fully consider the Application, and the implications for our home, (and given the December 18, 2020 deadline for our written comments to be distributed to council five days before the January 5, 2021 Council meeting on the matter) we have actively sought information necessary to come to an informed view of what is being proposed. We submitted a request for information to the RMOW Planning Department on December 10th. We attended the offices of the Planning Department to review all information on the file. We requested and attended a meeting with the owner’s representative and members of the RMOW Planning Department on-site at the subject property yesterday (as we had not been previously contacted by the applicant) to better understand what is proposed.

Given what we have now learned about the Application, as presented to us, and having consideration for the RMOW’s Evaluation Criteria for Development Variance Applications, we oppose to the Application for the following reasons:

- (a) the proposed deck ,where it meets the second storey of the applicant’s structure, will present a significant increase in massing and bulk to the structure as viewed from our main outdoor patio, living room windows and hot tub adjacent to 3351 Peak Drive (see attached diagram) and the from Blueberry Drive. Moreover, it will impede sunlight to our property from the south, south-east, which is the mid-morning to mid-day sun (it should be noted that there is a significant difference in elevation between the two properties); and
- (b) from where the proposed deck meets the second storey of the north corner of the applicant’s structure, there will be a negative effect on our home’s privacy as

occupants of the proposed deck will be able to look directly down on all three of our ground floor patios and hot tub adjacent to the north.

(c) Parts of the proposed deck and vertical posts may well affect our view to the south.

We believe the Application is inconsistent with the RMOW's published Evaluation Criteria for Development Variance Permits. There does not appear to be anything atypical or unique about the applicant's property or site conditions that would require a variance from the applicable Bylaws or Land Use Contract. We are unaware of the Application possessing positive criteria, and arguably, there are four negative criteria that apply in this case, with significant implications for us as immediately adjacent neighbors.

Bearing in mind our comments above, we ask you not to approve the Application in its current form. We would however, be supportive of a modified or separate application that takes into consideration the concerns we have raised.

We appreciate you taking the time to consider our comments with regard to this Application. Should you require any clarification, we would invite you to contact us at [REDACTED]

Sincerely, [REDACTED]

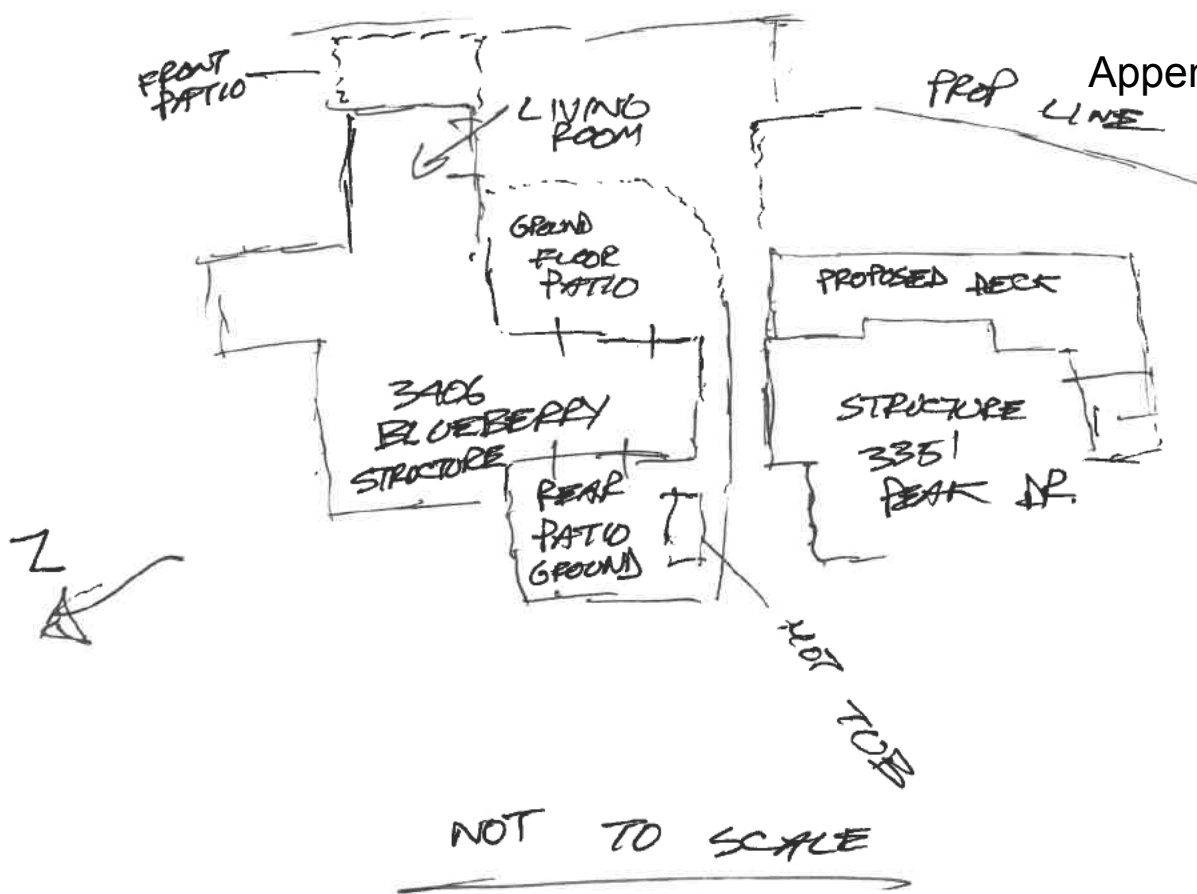


DIAGRAM OF 3406 BLUEBERRY DR
ADJACENT TO 3351 PEAK DR.
ATTACHED TO DEC. 17, 2020
LETTER TO RMOW COUNCIL