

# SUN PEAKS MOUNTAIN RESORT MUNICIPALITY

## PUBLIC HEARING

### AGENDA

3:00 PM Tuesday, June 9, 2026

Sun Peaks Centre

[Zoom](#)

	Page
1. OPEN PUBLIC HEARING	
2. TEMPORARY USE PERMIT	
2.1. Temporary Use Permit Renewal TUP-2019-008- 2442 Fairways Drive <a href="#">2442 Fairways Dr - TUP-2019-008R - Council Report2 - 06.09.2026</a> <a href="#">Attachment 'A' - 2442 Fairways Drive TUP Renewal Form</a> <a href="#">Attachment 'B' - Snow Removal &amp; Parking Plan</a>	2 - 7
2.2. Comments/Submissions	
2.3. Temporary Use Permit TUP-2026-002 2417 Fairways Drive <a href="#">2417 Fairways Dr - Council Report</a> <a href="#">Attachment A - TUP Application - 2417 Fairways</a> <a href="#">Attachment B - Snow Storage &amp; Parking Plan</a> <a href="#">Attachment C - Additional Memo on Garbage Disposal for TUP Application</a>	8 - 18
2.4. Comments/Submissions	
3. REZONING AMENDMENT	
3.1. Rezoning Amendment No. RZ-2026-002 at 8-3250 Village Way <a href="#">8 - 3250 Village Way - RZ2026-002 - Council Report2 06.09.2026</a> <a href="#">Attachment A Subject Property Map</a> <a href="#">Attachment B Letter of intent</a> <a href="#">Attachment C SPMRM Business Licence Bylaw excerpt</a> <a href="#">Attachment D Business Licence bylaw buffer area</a> <a href="#">Attachment 'E' Provincial resolution</a> <a href="#">#8-3250 Exterior Rendering</a>	19 - 33
3.2. Comments/Submissions <a href="#">06-09-2026 Rezoning Amendment No. RZ-2026-002 Submissions_Redacted</a>	34 - 85
4. CLOSE PUBLIC HEARING	



**COUNCIL REPORT**

**To:** Mayor & Council

**Meeting Date:** June 9, 2026

**From:** Demitri Hofer, Director of Development & Community Services

**Re: Renewal of Temporary Use Permit No. TUP-2019-008  
2442 Fairways Drive**

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**RECOMMENDATION:**

That Council authorize renewal of Temporary Use Permit No. TUP-2019-008 for 2442 Fairways Drive (Lot 3 DL 6421 KDYD Plan KAP70975) subject to a safety inspection and the following conditions in accordance with Sun Peaks Resort Municipality Bylaws and policies:

- Term:** Council can approve a term of up to 3 years.
- Manager:** An on-mountain manager must be provided.
- Auxiliary Dwelling:** The auxiliary dwelling unit cannot be used for Tourist Accommodation.
- Guests:** Occupancy of the principal dwelling is limited to 10.
- Inspections:** The Resort Municipality may carry out random inspections.
- Fees:** The owner must comply with Short-term rental policy No. 15.

**SITE CONDITIONS AND BACKGROUND**

Address	2442 Fairways Drive
Legal	Lot 3 DL 6421 KDYD Plan KAP70975
OCP Designation	General Residential
Current Zoning/Use	RS-1 (Residential Single Family One/Single-family dwelling with legal secondary suite)
Proposed Zoning/Use	RS-1 (Residential Single Family One)/Temporary Use to allow short term rental
Surrounding Uses	North: Golf Course; East & West: Single-Family Dwellings; West: Fairways Dr
Parcel Size	766.29m <sup>2</sup>

Approved for Council Consideration  
CAO



## DISCUSSION

Catherine Heap (applicant/owner) of 2442 Fairways Drive has applied for a renewal of an existing temporary use permit (TUP) (Attachment 'A') to permit tourist accommodation use of the 3-bedroom principal dwelling. There is a legal secondary suite in the dwelling that will continue to be rented on a long-term basis.

Council previously approved a notice of intent for TUP2019-008 at the May 26, 2026, regular council meeting. A Public Hearing has now been held.

### *Parking/Snow Storage & Removal/Landscaping*

Adequate snow storage, landscaping, and parking is provided onsite (Attachment 'B'). The proponents have indicated Sun Peaks Excavation Ltd. will be responsible for snow removal.

### *Compliance with Short-term Rental Policy No. 15*

- On-Mountain Manager

The proponent has indicated the existing on-site tenant will be the on-site contact/manager for the short-term rental. Staff have informed the applicant that upcoming changes to the Business License bylaw and STNR policy may impact the ability of the tenant to act as the On-Mountain Manager.

- Density of Short-term rentals on Fairways Drive

The policy stipulates a density guideline for short-term rentals of up to 25% on any single street or neighborhood. Staff have confirmed that the Fairways Dr subdivision is currently at 23.19%. There is one other application coming forward for approval at this time. Should Council approve this renewal and the other application, Fairways Drive would be at 24.64%.

- Other Agencies

The proponent will be required to comply with the policy to register with Tourism Sun Peaks and pay the appropriate fees, in addition to PST and MRDT if applicable.

- General Compliance

A complaint was received in March 2025 of a vehicle idling in the parking lot. Complaint was submitted while bylaw officers were off duty.

A verbal warning was given to a person shoveling snow onto municipal roadway in January 2026.

Should the short-term rental fail to perform or act in accordance with the terms of the permit, for example receiving excessive noise complaints, lack of snow removal, exceeding occupancy limits, or failing to respond in a timely manner, Sun Peaks Resort Municipality can act by revoking their Business Licence.

- Safety Inspection

A fire and life safety site inspection was conducted prior to approval of the TUP. Minor issues were noted and corrected prior to issuing the business licence. A fire and life safety site inspection will be required prior to final approval of the Temporary Use Permit.

- Sun Peaks Zoning Bylaw General Provisions

Staff is of the opinion this application complies with the Temporary Use Permit provisions in the Zoning Bylaw. Before issuing a Temporary Use Permit, Council may specify conditions to be binding on the holder of the permit which may include limiting tourist accommodation, limiting maximum number of guests, requesting random inspections, and requiring an onsite or local manager. Staff recommend the following conditions:

- a. Advertised occupancy for tourist accommodation use is limited to a maximum of 10 guests at any one time;
- b. Overnight occupancy for tourist accommodation use is limited to a maximum of 10 guests at any one time;
- c. Advertisement or use of bedrooms is restricted to 3 bedroom;
- d. Use of the auxiliary suite for tourist accommodation is strictly prohibited;
- e. SPMRM may conduct random inspections of the dwelling from time to time over the term of the TUP;
- f. The owners must provide a local manager available 24 hours / 7 days per week to deal with any disturbances resulting from tourist accommodation use;
- g. The owner must provide a guest garbage disposal plan;
- h. The owners must register with Tourism Sun Peaks and pay both business and common assessment fees as well as MRDT and PST if applicable;
- i. \$1,000 security bond;
- j. Onsite, overnight parking is limited to 5 vehicles;
- k. Bookings for stays beyond the expiration date of this permit are prohibited.

Accordingly, Staff recommends that Council authorize renewal of Temporary Use Permit No. TUP-2019-008 for 2442 Fairways Drive (Lot 3 DL 6421 KDYD Plan KAP70975) subject to a safety inspection and the above conditions.

Attachment 'A' – 2442 Fairways Drive TUP Renewal Form

Attachment 'B' - Snow Removal & Parking Plan



**Sun Peaks Mountain Resort Municipality**  
 #106-3270 Village Way, Sun Peaks, BC V0E 5N0  
 Telephone: 250-578-2020 Fax: 250-578-2023  
 Email: reception@sunpeaks municipality.ca  
 Website: www.sunpeaks municipality.ca

**TUP AMENDMENT FORM**

*Fee for TUP Amendment \$250*

<b>FOR OFFICE USE ONLY</b>	<b>Fee Paid:</b> _____
<b>Date Received:</b> _____	<b>Office File Numer:</b> _____
<b>Renewal TUP Expiry Date:</b> _____	

Existing TUP File #: TUP - 2019 - 008 Date of Existing TUP Expiry: 18 July 2026

**OWNER INFORMATION**

Name(s): Catherine Heap

Mailing Address: 2442 Fairways Drive, Sun Peaks

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Province: BC Post Code: V0E5N0 Email: theheaps@hotmail.com

Tel: \_\_\_\_\_ Cell: +61 449 855 215

Sun Peaks Property Civic Address: \_\_\_\_\_

**APPLICANT/AGENT INFORMATION (If different from owner)**

If the registered owner(s) of the subject property elects to have someone act as an agent on their behalf in submssion of this application, this section must be completed, (please print):

I/We, \_\_\_\_\_, the registd owner(s) of the noted property hereby authorize \_\_\_\_\_ to act on my behalf as agent in respect of this application.

<b>X</b> _____	Date: _____	<b>X</b> _____	Date: _____
<small>Signature of Owner</small>		<small>Signature of Owner</small>	

**DESCRIPTION OF ANY CHANGES TO EXISTING TUP (IF ANY)**

Less/More bedrooms for TUP use: No Change Principal or Auxilliary suite usage: No Change

**DECLARATION**

I/We, the undersigned, hereby certify that the information provided with respect to this application is complete and is, to the best of my knowledge, a true statement of he facts related to this application.

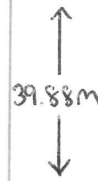
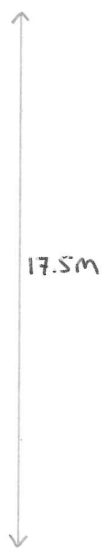
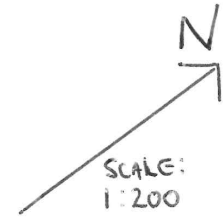
<b>X</b> <u>Catherine Heap</u>	Date: <u>03/10/2026</u>	<b>X</b> _____	Date: _____
<small>Signature of Owner/Agent</small>		<small>Signature of Owner/Agent</small>	

<b>X</b> _____	Date: _____	<b>X</b> _____	Date: _____
<small>Signature of Owner/Agent</small>		<small>Signature of Owner/Agent</small>	

SITE PLAN 2442 FAIRWAYS DRIVE

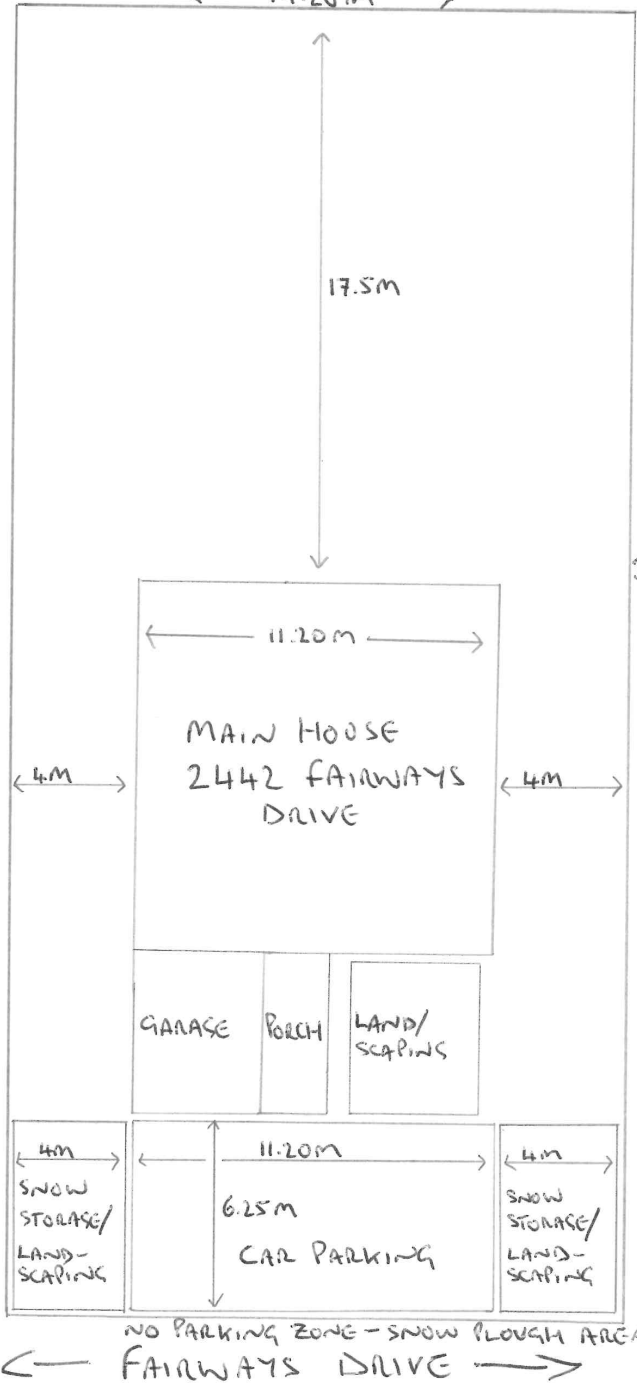
GOLF COURSE  
(3<sup>RD</sup> FAIRWAY)

← VALLEY TRAIL →  
← 19.20m →

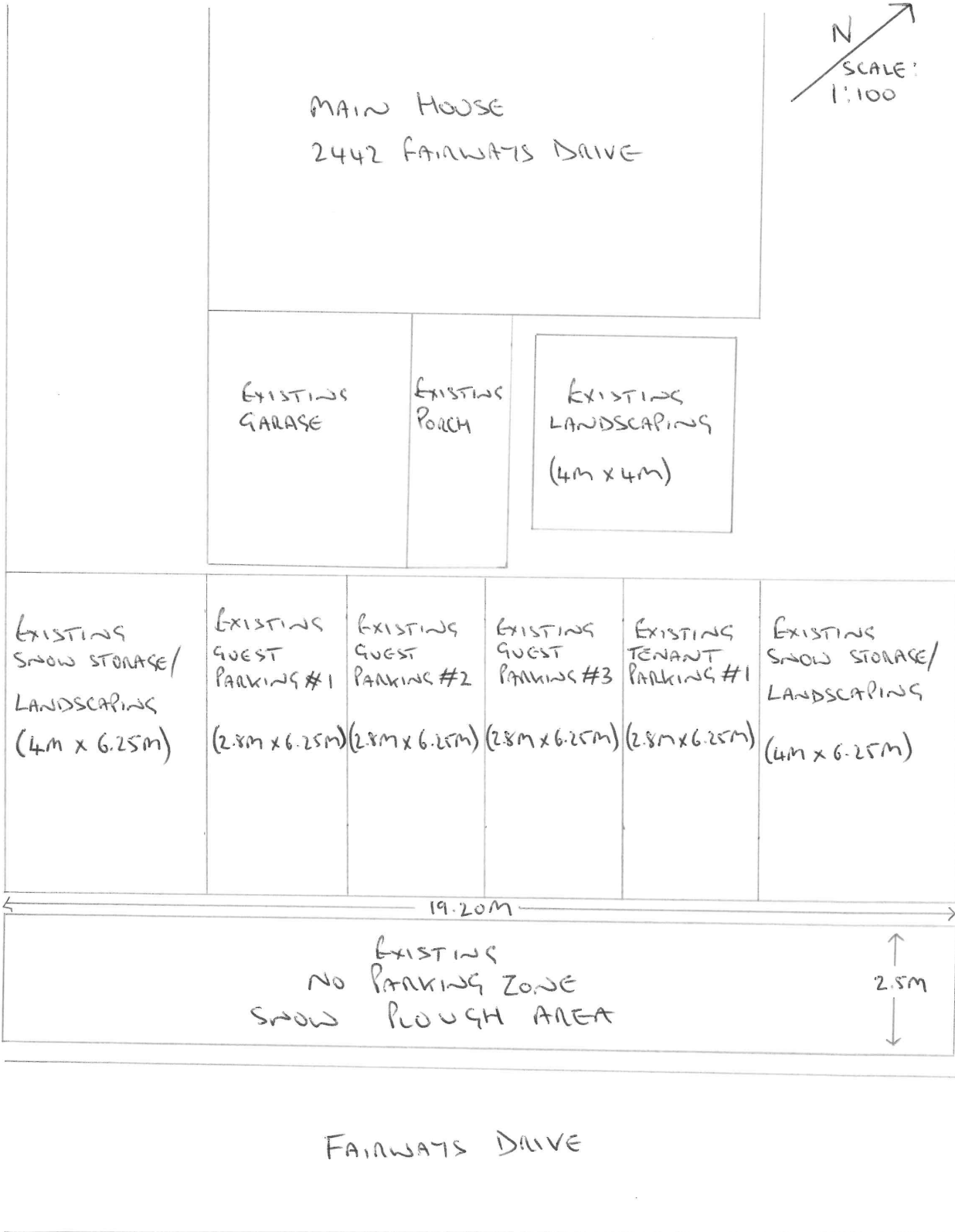


2444  
FAIRWAYS DRIVE

2440  
FAIRWAYS DRIVE



DETAILED SITE PLAN (FRONT OF HOUSE) - 2442 FAIRWAYS DRIVE





**COUNCIL REPORT**

**To:** Mayor & Council **Meeting Date:** June 9, 2026  
**From:** Demitri Hofer, Director of Development & Community Services  
**Re: Temporary Use Permit Application No. TUP-2026-002**  
**2417 Fairways Dr**

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**RECOMMENDATION:**

That Council authorize issuance of Temporary Use Permit No. TUP-2026-002 for 2417 Fairways Dr (Lot 12 District Lot 6334 Kamloops Division Yale District Plan KAP53475) subject to a safety inspection and the following conditions in accordance with Sun Peaks Resort Municipality Bylaws and policies:

- Term:** Council can approve a term of up to 3 years.
- Manager:** An on-mountain manager must be provided.
- Auxiliary Dwelling:** The main dwelling unit cannot be used for Tourist Accommodation.
- Guests:** Occupancy of the auxiliary dwelling is limited to 6.
- Inspections:** The Resort Municipality may carry out random inspections.
- Fees:** The owner must comply with Short-term rental policy No. 15.

**SITE CONDITIONS AND BACKGROUND**

Address	2417 Fairways Drive
Legal	Lot 12 District Lot 6334 Kamloops Division Yale District Plan KAP53475
OCP Designation	General Residential
Current Zoning/Use	RS-1 (Residential Single Family One/ Single-family dwelling with legal secondary suite)
Proposed Zoning/Use	RS-1 (Residential Single Family One)/Temporary Use to allow short term rental
Surrounding Uses	North: Fairways Dr; East & West: Single-Family Dwellings; South: Ski Access
Parcel Size	1093m <sup>2</sup>

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**Approved for Council Consideration**  
**CAO**



**DISCUSSION**

Mi Dya U & James Knull (applicant/owner) of 2417 Fairways Dr (Attachment 'A') have applied for a Temporary Use Permit to allow a short-term rental within the existing single-family dwelling with a secondary suite. The proponent proposes to make the 2-bedroom auxiliary dwelling unit available for short term accommodation, the auxiliary suite is currently unoccupied.

Council previously approved a notice of intent for TUP2026-002 at the May 26, 2026, regular council meeting.

*Parking/Snow Storage & Removal/Landscaping*

Adequate snow storage, landscaping, and parking is provided onsite. The proponents have provided a snow storage and parking plan (Attachment 'B') that notes 3 parking stalls within the driveway and 2 within the garage. The parking spaces have been confirmed by staff.

The proponents have indicated that Sun Peaks Excavating will be responsible for snow removal.

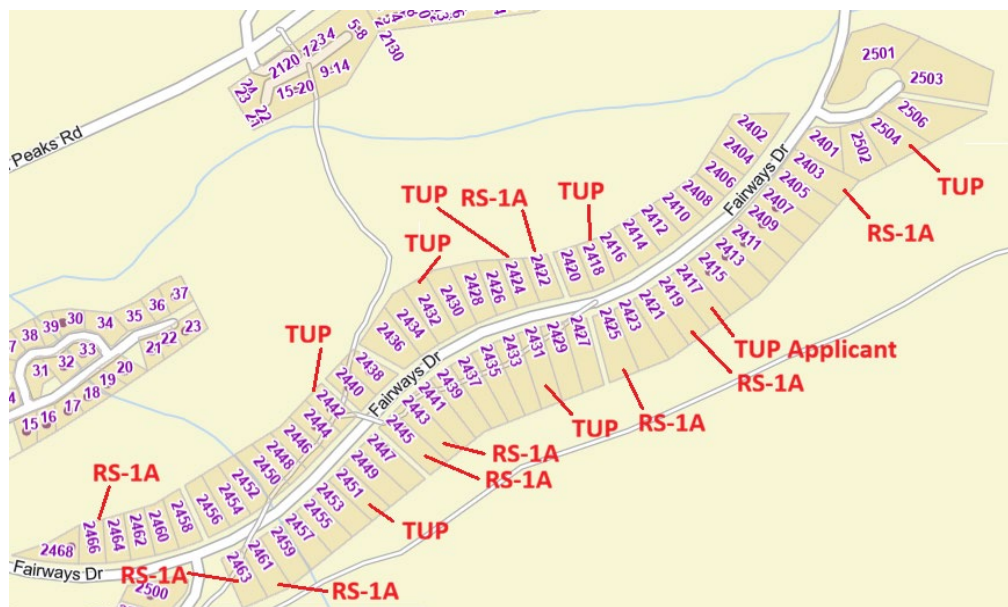
*Compliance with Short-term Rental Policy No.15*

- On-Mountain Manager

The proponent has indicated that they will be the on-mountain contact/manager for the short-term rental.

- Density of Short-term rentals on Fairways Drive/Eagle Court

The policy stipulates a density guideline for short-term rentals of up to 25% on any single street or neighborhood. Capacity for Fairways Drive also includes Eagle Cr. and staff have confirmed that the Fairways Drive subdivision is currently at 23.19% and has sufficient capacity for this property (24.64% if this TUP is approved).



- Other Agencies

The proponents will be required to register with Tourism Sun Peaks and pay both business and common assessment fees for the principal dwelling. They will also be required to comply with the policy to register and pay the appropriate PST and MRDT if applicable.

- General Compliance

There are no records of bylaw violations for this property.

Should the short-term rental fail to perform or act in accordance with the terms of the permit, for example receiving excessive noise complaints, lack of snow removal, exceeding occupancy limits, or failing to respond in a timely manner, Sun Peaks Resort Municipality can act by suspending, revoking or not renewing their Business Licence.

- Safety Inspection

A fire and life safety site inspection has been conducted and all previous minor deficiencies have been corrected.

- Sun Peaks Zoning Bylaw General Provisions

Staff is of the opinion this application complies with the Temporary Use Permit provisions in the Zoning Bylaw. Before issuing a Temporary Use Permit, Council may specify conditions to be binding on the holder of the permit which may include limiting tourist accommodation, limiting maximum number of guests, requesting random inspections, and, requiring an onsite or local manager. Staff recommend the following conditions:

- a. Advertised occupancy for tourist accommodation use is limited to a maximum of 6 guests at any one time;
- b. Overnight occupancy for tourist accommodation use is limited to a maximum of 6 guests at any one time;
- c. Use of the principal suite for tourist accommodation is strictly prohibited;
- d. SPMRM may conduct random inspections of the dwelling from time to time over the term of the TUP;
- e. The owners must provide a local manager available 24 hours / 7 days per week to deal with any disturbances resulting from tourist accommodation use.
- f. The owner must provide a guest garbage disposal plan;
- g. The owners must register with Tourism Sun Peaks and pay both business and common assessment fees as well as MRDT and PST if applicable;
- h. \$1,000 security bond.
- i. Onsite, overnight parking is limited to 5 vehicles;
- j. Bookings for stays beyond the expiration date of this permit are prohibited.

A Notice of Intent was distributed, and a Public Hearing was held. Accordingly, as the application meets Council guidelines and policy, Staff recommends that Council proceed with approving Temporary Use Permit No. TU-2024-003 for 2417 Fairways Drive (LOT 12 DISTRICT LOT 6334 KAMLOOPS DIVISION YALE DISTRICT PLAN KAP53475).

Attachments:

Attachment 'A' –TUP Application

Attachment 'B' – Snow Storage & Parking Plan

Attachment 'C' - Additional Memo on Garbage Disposal for TUP Application



**Sun Peaks Mountain Resort Municipality**  
 #106 – 3270 Village Way, Sun Peaks, BC V0E 5N0  
 Telephone: (250) 578-2020, Fax: (250) 578-2023  
 Email: [reception@sunpeaks municipality.ca](mailto:reception@sunpeaks municipality.ca)  
 Website: [www.sunpeaks municipality.ca](http://www.sunpeaks municipality.ca)

**DEVELOPMENT APPLICATION FORM**

<b>FOR OFFICE USE ONLY</b>	Fee Paid: _____
Date Received : _____	Office File No.: _____

The processing of your application will be delayed if it is incomplete. Feel free to contact our office for assistance.

*\*Please note, an application is a process of evaluation and does not automatically ensure approval of your proposal.*

Personal information is collected by the Municipality under the authority of the Local Government Act, Community Charter and/or the Municipality's bylaws and is only used for purpose of processing your application. Disclosure of personal information by the Municipality is subject to the requirements of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about collection, use or disclosure of personal information, please contact our office.

**APPLICATION TYPE**  
(check the appropriate box)

- |                                     |  |         |
|-------------------------------------|--|---------|
| <input type="checkbox"/>            | Zoning Amendment (includes Land Use Contract or Site Specific Amendment) | \$1500  |
| <input type="checkbox"/>            | Official Community Plan (OCP) Amendment                                  | \$1,500 |
| <input type="checkbox"/>            | Combined Zoning and OCP Amendment  | \$1,750 |
| <input checked="" type="checkbox"/> | Temporary Use Permit (TUP)   | \$1,500 |
| <input type="checkbox"/>            | Development Permit (DP)  | \$500   |
| <input type="checkbox"/>            | Development Variance Permit (DVP)  | \$500   |
| <input type="checkbox"/>            | Board of Variance Application (BOV)                                      | \$500   |
| <input type="checkbox"/>            | Floodplain Exemption Application (FP)                                    | \$0     |

**OWNER INFORMATION**  
(add additional page if necessary)

Name(s): Mi Dya U, James Knull			
Mailing Address: 2417 Fairways Drive, Sun Peaks			
Province: BC	Postal Code: V0E 5N0	Email: <a href="mailto:umidya@gmail.com">umidya@gmail.com</a>	
Tel.(w)	Tel.(c) 604-368-3268	Tel.(h):	Fax:

**APPLICANT/AGENT INFORMATION**  
(if different from owner)

Name(s):			
Mailing Address:			
Province:	Postal Code:	Email:	
Tel.(w)	Tel.(c)	Tel.(h):	Fax:

**AGENT INFORMATION**

If the registered owner(s) of the subject property elects to have someone act as an agent on their behalf in submission of this application, this section must be completed, (please print):

I/We, \_\_\_\_\_, the registered owner(s) of the noted property hereby authorize \_\_\_\_\_ to act on my (our) behalf as agent in respect of this application.

X \_\_\_\_\_  
Signature of Owner

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
dd mm yy

X \_\_\_\_\_  
Signature of Owner

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
dd mm yy

**LAND USE INFORMATION**

Legal Description: LOT 12 DISTRICT LOT 6334 KAMLOOPS DIVISION YALE DISTRICT PLAN KAP53475	
PID: 019026921	Parcel Size: 0.27 acres
Civic Address: 2417 Fairways Drive, Sun Peaks, BC, V0E 5N0	
Existing Zoning Bylaw: Sun Peaks Resort Area Zoning Bylaw No. 1400	Existing Zone: RS1
Existing OCP: Bylaw No. 0034	Existing OCP Designation(s):
<b>For Zoning and/or Official Community Plan (OCP) Amendments</b>	
Proposed Zone:	Proposed OCP Designation(s):
Site Specific: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Specific Use(s):
<b>For Temporary Use Permits (TUP)</b>	
Proposed Temporary Use(s): first-floor suite for short term rental	
<b>For Development Permits (DP)</b>	
Development Permit Area (DPA):	
<b>For Development Variance Permits (DVP)</b>	
Proposed Variance(s):	Section(s) of Bylaw to be Varied:
From:	To:
<b>For Board of Variance Applications (BOV)</b>	
Proposed Variance(s):	Section(s) of Bylaw to be Varied:
From:	To:
Less than 4.5m from a road: Yes <input type="checkbox"/> No <input type="checkbox"/> (if you answered yes please include MOTI setback permit)	
<b>For Floodplain Exemption Applications</b>	
Proposed Exemption(s):	Section(s) of Bylaw to be Exempted:
From:	To:

Describe existing uses on adjacent lots (e.g. commercial, residence, school):

North: residence

South: residence

East: N/A, no lot

West: residence

Describe the existing use of the subject property and all buildings: \_\_\_\_\_

Currently, we live in the house with our two kids. We just moved here at the end of February. We occupy 2nd & 3rd floors. The downstairs suite is currently vacant as we're doing some minor renovations (updating carpets, paint job).

Garage is used only by us.

Describe the proposed use of the subject property and all buildings: \_\_\_\_\_

We (the owners) will continue to live in our house full-time. We will continue to occupy 2nd and 3rd floors.

The downstairs suite will be rented as a short term rental for most of the year. We will be also using it for our family and friends when they come to visit throughout the year. AirBnb guests will not have access to our garage, it will be used by us only.

Describe the reasons for the application including justification of hardship (Board of Variance applications only): \_\_\_\_\_

It is crucial for our family to have the ability to do short term rental of the suite because we plan to have our friends and family visit throughout the year. If we rent it long-term, we won't have that flexibility. Also, the added income from short term rental is essential for us to help with our mortgage payments. This temporary use supports resort accommodation demand while maintaining neighbourhood stability.

**SITE PLAN**

(A detailed, **to-scale** plan of the subject property that includes the following information is required)

- the legal boundaries, dimensions, north arrow and scale;
- the size and location of existing and proposed building(s), structure(s) and use(s);
- the setback distances measured from existing and proposed building(s) and structure(s) to all property boundaries and the natural boundary of any waterbodies;
- the location and width of any existing or proposed driveways and/or roads on or adjacent to the property;
- the location and description of any existing drainage on the property and how it is connected to the Municipal drainage system;
- the location and dimensions of all required parking spaces, maneuvering aisles and loading areas;
- the location of snow storage if stored on site or a snow removal plan;
- the location of the main physical characteristics and constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, alluvial fans, unstable soils and any other geotechnical hazards); and
- For Development to Facilitate Subdivision** the proposed subdivision layout showing the number, size and approximate location of lots.

Page 3 of 5

Sun Peaks Mountain Resort Municipality  
106-3270 Village Way

Sun Peaks, BC V0E 5N0  
Website: [www.sunpeaksmunicipality.ca](http://www.sunpeaksmunicipality.ca)

Planning Services  
Phone: 250-578-2020  
Fax: 250-578-2023  
Email: [admin@sunpeaksmunicipality.ca](mailto:admin@sunpeaksmunicipality.ca)

**TEMPORARY USE PERMIT AND REZONING FOR SHORT TERM NIGHTLY RENTALS**

- Will you be making the principal or auxiliary suite available for nightly rental? Yes, auxiliary only
- Please confirm the number of bedrooms that you intend to rent out in either the principal or auxiliary dwelling. 2
- Please provide the name of the on-mountain property manager for the proposed tourist accommodation use. Mi Dya U, James Knull
- Please provide the name of the snow removal contractor for the property. Sun Peaks Excavation Ltd.
- Please confirm the total number of off-street parking spaces available within the driveway area. 4
- Please provide a plan for removal of guest garbage outside of Transfer Station hours. Property Managers
- What is the use of the dwelling unit that will not be used for nightly rental (long term tenant/ owner occupied/owner use) Owner occupied full-time

**PLEASE NOTE THAT NIGHTLY RENTAL IS NOT A PERMITTED USE UNTIL THE PROPER ZONING IS IN PLACE AND THE BUSINESS LICENSE HAS BEEN ISSUED.**

**COMPLETION CHECKLIST**  
(Important: your application will **not** be considered unless it contains all of the information below)

- I have completed all sections of this application form;
- I have included/paid the correct application fee;
- I have included a detailed, to-scale site plan and other supporting documentation as required;
- I have included a current and valid State of Title Certificate/Title Search (printed within the last 30 days) verifying property ownership. If there are multiple owners and/or the property is registered in the name of a company, all principals must provide written authorization agreeing to the development application;
- I have included copies of all covenants, easements and rights-of-way documents registered against the title of the property;
- For Zoning Amendment, DP & DVP Applications** I have reviewed Schedule 2 (attached) of the Contaminated Sites Regulation and have included a signed Contaminated Site Waiver Form as I do not believe that the property is or has been used for any of the industrial or commercial purposes and activities specified in the regulations, or I have included a completed Schedule 1 Site Profile and the \$50.00 processing fee; and
- For Floodplain Exemption Applications** I have included a report completed by a professional engineer or geoscientist experienced in geotechnical engineering certifying that the land may be used safely for the use intended and a Riparian Areas Regulation Assessment Report completed by a Qualified Environmental Professional (QEP) in the case of proposed development within 30 metres of a waterbody.
- For Suite Legalization Zoning Amendments** I have included a Fire Code/Building Code compliance report completed by a professional engineer or architect. The report will outline any areas of non-compliance that will need to be addressed prior to final approval.

Page 4 of 5

Sun Peaks Mountain Resort Municipality  
106-3270 Village Way

Sun Peaks, BC V0E 5N0  
Website: [www.sunpeaksmunicipality.ca](http://www.sunpeaksmunicipality.ca)

Planning Services  
Phone: 250-578-2020  
Fax: 250-578-2023  
Email: [admin@sunpeaksmunicipality.ca](mailto:admin@sunpeaksmunicipality.ca)





**Additional memo on garbage disposal for TUP application**

Address: 2417 Fairways Dr, Sun Peaks, V0E 5N0

Owners: Mi Dya U and James Knull

We, James Knull and Mi Dya U, the owners of 2417 Fairways Dr, Sun Peaks, V0E 5N0. will be residing in the house, occupying the 2<sup>nd</sup> and 3<sup>rd</sup> floors with our kids. We will be on-site property managers and will be personally disposing of the garbage after each guest.

We will ensure that at least one of us is always available on site to deal with any potential issues that may arise.

Both of us have managed short-term rental properties in the past, so we have a lot of experience. Neighbourhood safety and stability are very important to us, especially having small children in the house. We will ensure that all short-term rental guests are well screened and any issues are dealt with quickly and effectively.

We are also planning to have a lot of family and friends visit us throughout the year and will keep the suite vacant for that reason, to host our family instead of renting it out.

In terms of parking, we will be parking our vehicles in the garage, leaving the driveway to the guests. With 4 cars parking comfortably in our drive way, we will not need to use any street parking.

We currently have an active contract with a snow removal company Sun Peaks Excavation. We plan to continue using their services next season as well. We also hired 3 Peaks Rentals for next season to shovel our stairs in the winter.

We appreciate the Council's consideration of our TUP application.

Sincerely,

Mi Dya U and James Knull



**COUNCIL REPORT**

**To:** Mayor & Council **Meeting Date:** June 9, 2026  
**From:** Demitri Hofer, Director of Development & Community Services  
**Prepared by:** Randy Lambright, RPP, MCIP, & Finlay Sinclair, RPP, MCIP  
**Re:** Rezoning Application No. RZ-2026-002, #8-3250 Village Way  
Zoning Amendment Bylaw No. 0235

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**RECOMMENDATION(S):**

1. **THAT, Zoning Amendment Bylaw No. 0235, 2026, be read a Third time;**
2. **THAT, Zoning Amendment Bylaw No. 0235, 2026, be Adopted.**
3. **THAT, Council exempt the Flight Deck Enterprises Inc. proposing to locate to #8-3250 Village Way from section 5.3 (c) of the SPMRM Business Licence Bylaw.**

Should Council support or not support the proposal, a formal resolution structured in accordance with provincial regulations is required (Attachment 'E'). The resolution will then be submitted to the Provincial Liquor and Cannabis Branch to complete the process.

A handwritten signature in black ink, appearing to be "D. Hofer", is written over a horizontal line.

**Approved for Council Consideration**  
**CAO**

---

**PURPOSE:**

The purpose of this report is to consider a site-specific rezoning application to permit Cannabis Retail in the case of Strata Lot 8 District Lot 6330 KDYD Strata Plan KAS3347 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V (#8-3250 Village Way). **Note: the common property as described in the legal description is not to be considered as part of the site-specific rezoning.**

**SUMMARY:**

Patrick and Sonja Nasilowski (Owners) and Flight Deck Enterprises Inc. (Applicant) have applied for a site-specific rezoning to permit Cannabis Retail at #8-3250 Village Way. Flight Deck Enterprises Inc. is currently operating at 1160 Sun Peaks Road and is proposing to relocate their business to the Village Core (Attachment 'A'). The Sun Peaks Mountain Resort

Municipality (SPMRM) Zoning Bylaw requires all Cannabis Retail sales to undertake a rezoning as “...the use is prohibited in all zones including zones which broadly permit retail uses, retail stores and sales”.

Both the current location at 1160 Sun Peaks Road and the proposed subject property #8-3250 Village Way are designated *Village Core* in the SPMRM OCP. Specific Village Core policies of Council recommend to:

- “direct guest-oriented commercial services to areas designated as Village Core, and encourage the development of commercial uses that provide services for residents living at Sun Peaks”;
- “encourage commercial uses that support the vitality of the resort-oriented village such as restaurants and cafés, retail commercial, art galleries and studios, hotels and other businesses”; and
- “encourage the development of commercial uses, such as grocery stores and other uses that provide services for residents living at Sun Peaks”.

From a planning perspective, Administration is of the opinion the proposed zoning is consistent with these land use policies as it is felt the retail sale of a legal product such as cannabis is equivalent to the sale of alcohol or cigarettes (occurring across the hall from the subject property), or the sale of any other legal product or good.

The SPMRM Business Licence Bylaw currently regulates Cannabis retail sales with specific conditions (Attachment ‘C’). In particular, Sec. 5.3 states Retail Cannabis is not permitted within 250 metres of a school, library, park, sports field, or daycare. Should Council choose to support the site-specific rezoning, Council would have to exempt the proposal from section 5.3 (c) of the bylaw as two parks fall within the 250m buffer zone (Attachment ‘D’).

No Federal, Provincial, or Municipal enforcement action has been taken against the Flight Deck Cannabis Co. in its current location. No technical issues arose during the review process.

Administration supports the site-specific rezoning application and recommends that Council proceed through the Reading, Public Hearing, and Adoption process.

**BACKGROUND:**

Address	#8-3250 Village Way
Legal	Strata Lot 8 District Lot 6330 KDYD Strata Plan KAS3347 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V
OCP Designation	Village Core
Current Zoning/Use	CC-1 Commercial Core One/Massage Therapy Office
Proposed Zoning/Use	CC-1 with a site-specific amendment to permit Cannabis Retail/Retail sale of Cannabis products

Surrounding Uses	North: Storage/Common Property; South: Retail/Liquor Store; East: Office/Real Estate office; West: Retail/Grocery store
Parcel Size/Unit size	3749 m <sup>2</sup> /21.6 m <sup>2</sup>

**DISCUSSION:**

Patrick and Sonja Nasilowski (Owners) and Flight Deck Enterprises Inc. (Applicant) have applied for a site-specific rezoning to permit Cannabis Retail at #8-3250 Village Way. Flight Deck Cannabis Co. is currently operating at 1160 Sun Peaks Road and is proposing to relocate their business to the Village Core (Attachment 'A'). A site-specific rezoning is required for the proposed location as the current SPMRM Zoning Bylaw requires all Cannabis Retail sales to undertake a rezoning as "...*the use is prohibited in all zones including zones which broadly permit retail uses, retail stores and sales*". The SPMRM Zoning Bylaw currently has a Cannabis Retail site-specific permitted use in the CL-1 (Commercial Local One) zone that allows the Flight Deck Enterprises Inc. to operate at their current location.

The Owners/Applicant submitted a Letter of Intent detailing their rationale for relocating their business (Attachment 'B'). Specifically, their rationale highlighted the following:

- Smaller proposed location aligns with business model and reduces operating costs;
- No provincial, municipal or federal infractions in the time of operation to date;
- Discreet proposed location, adjacent to other regulated uses;
- New location has low impact on parking/traffic and reduces vehicular reliance to access services;
- Continued community and economic benefits;
- Continued work on mitigation and Cannabis awareness; and
- Suggested rescinding the site-specific zoning at 1160 Sun Peaks Rd. if unit #8-3250 Village Way becomes rezoned.

*Official Community Plan (OCP)*

Both the existing and proposed locations are designated *Village Core* in the SPMRM OCP. Administration is of the opinion the following *Village Core* OCP Council policies support the proposal:

It is the policy of SPMRM Council to:

- 7.3.1 (1) *"direct guest-oriented commercial services to areas designated as Village Core;*
- 7.3.1 (2) *"encourage commercial uses that support the vitality of the resort-oriented village such as restaurants and cafés, retail commercial, art galleries and studios, hotels and other businesses"; and*
- 7.3.1 (4) *"encourage the development of commercial uses, such as grocery stores and other uses that provide services for residents living at Sun Peaks"*

## *Land Use*

From a Land Use perspective, similar to the sale of alcohol or the retail sale of other legal goods and products, the retail sale of Cannabis has minimal impacts. Further, Cannabis retail sale is more heavily regulated than alcohol sales, likely due to the possible social stigma associated with Cannabis and the relative newness of its legalization.

No technical issues arose during the review of the proposal. Administration further notes no municipal enforcement issues exist at the current location at 1160 Sun Peaks Road.

The proponents have suggested rescinding the site-specific zoning (for Cannabis retail sales) at 1160 Sun Peaks Road if #8-3250 Village Way becomes rezoned. This would have to be initiated by the owner as a separate rezoning process.

## *Business Licence Bylaw regulations*

Section 5 of the SPMRM Business Licence Bylaw regulates Cannabis retail sales (Attachment 'C'). In particular, Sec. 5.3 states Retail Cannabis is not permitted within 250 metres of a school, library, park, sports field, or daycare. The subject property for the proposed new location of the Flight Deck Cannabis Co. is located within 250 metres of two parks (Attachment 'D').

Unfortunately, Administration was unable to determine where these Business Licence Bylaw Cannabis regulations originated. What has been determined is they were likely brought into effect around the same time Cannabis Retail sale was restricted in the SPMRM Zoning Bylaw, or around 2018/2019, given provincial legislation existed (and currently exists) whereby local government could impose restrictions in its zoning bylaws regarding the location of Cannabis retail stores or could regulate a business through terms and conditions in its business licence bylaw.

Should Council support the proposal at the subject property, an exemption from Section 5.3 (c) would have to be provided.

## **Attachments:**

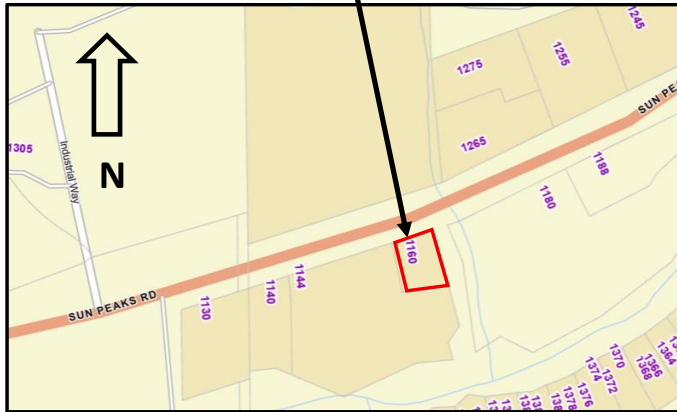
- Attachment 'A' - Subject Property/Relocation Map
- Attachment 'B' - Proponent Letter of Intent
- Attachment 'C' - SPMRM Business Licence Bylaw excerpt
- Attachment 'D' - SPMRM Business Licence Bylaw Buffer Cannabis 250m Area map
- Attachment 'E' - Provincial Resolution
- Attachment "F" – Proponent Submission of Exterior Rendering

**ATTACHMENT 'A'**

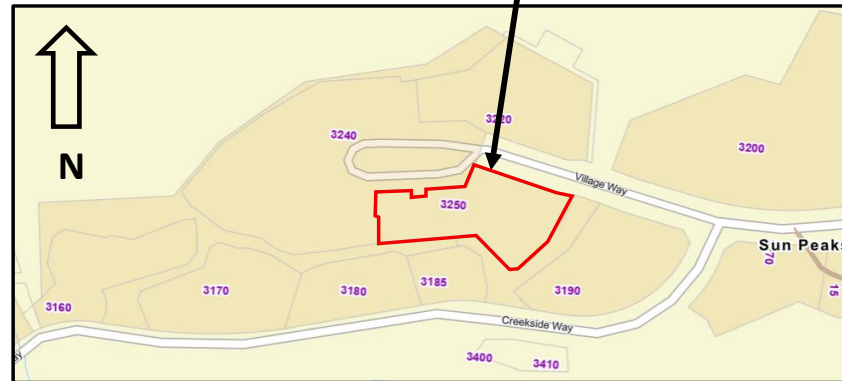


**SUBJECT PROPERTY MAP  
PROPOSED FLIGHT DECK CANNABIS RELOCATION  
FROM: 1160 SUN PEAKS RD  
TO: #8 – 3250 VILLAGE WAY**

**CURRENT LOCATION:  
1160 SUN PEAKS ROAD**



**PROPOSED LOCATION:  
#8 – 3250 VILLAGE WAY**

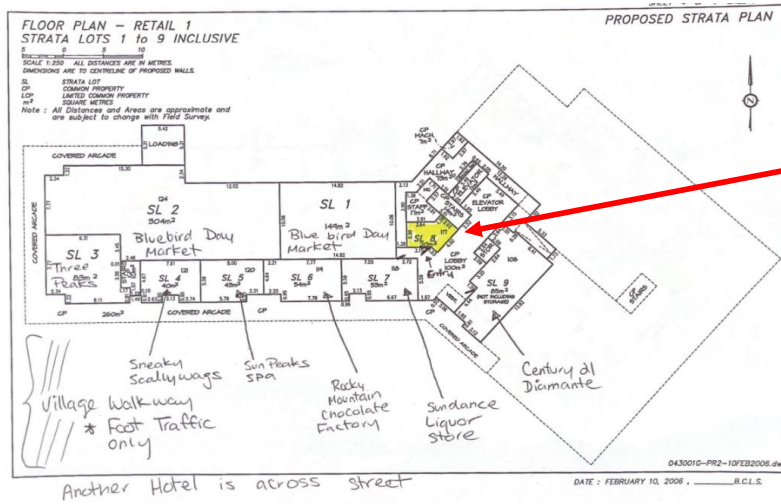


**SUBJECT PROPERTY**

# ATTACHMENT 'A'

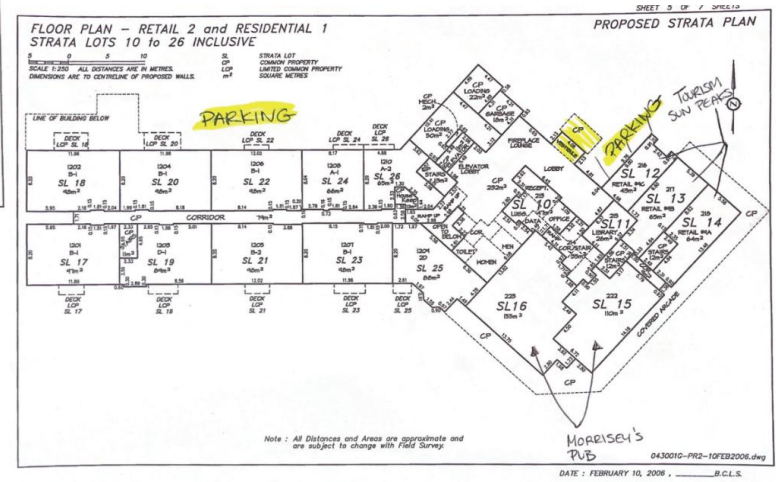


## SUBJECT PROPERTY MAP PROPOSED FLIGHT DECK CANNABIS RELOCATION FROM: 1160 SUN PEAKS RD TO: #8 – 3250 VILLAGE WAY



**SUBJECT PROPERTY**

**SITE PLAN SUBMITTED BY APPLICANT  
TO THE PROVINCE**



**ATTACHMENT 'B'**

Dear Mayor and Council,

On behalf of Flight Deck Cannabis Co., we are respectfully writing to request your support for a site-specific rezoning variance to permit our relocation from 1160 Sun Peaks Road to Unit #8 — 3250 Village Way. We would also suggest rescinding the Site Specific Zoning 1160 Sun Peaks Rd. when Unit #8-3250 Village Way becomes rezoned.

Flight Deck Cannabis Co. has operated responsibly in Sun Peaks since November 2020. Our current premises (2,062 sq. ft.) were selected to meet municipal requirements at the time; however, our retail needs have evolved, and a smaller, 200 sq. ft. location will align with our business model and reduce operating costs so we can continue to be a viable, local and trusted Sun Peaks business.

Over five years of operation, we have maintained a perfect record in terms of compliance - zero provincial, municipal or federal infractions have been issued. We will continue to practice the highest standards of regulatory and community responsibility. We are business owners and dedicated community members who are actively volunteering to make Sun Peaks an inclusive place to live and visit.

Key points that support our relocation:

**Public safety, perception and compliance:**

- Flight Deck Cannabis Co. routinely train our staff to enforce stringent ID checks for every sale and use point-of-sale reminders daily to ensure no underage sales. Our regulator regularly sends “secret shoppers” to Sun Peaks, and our store is always one of their stops; not once in 6 years of operations has an employee failed to identify a secret shopper.
- Our employees are trained to maintain a safe and respectful retail environment, which patrons from around the world remark on as appreciated.
- The proposed location for Flight Deck Cannabis Co. is situated in a discreet corner of the Grand Residences. You access the retail space from the main village walk via a sliding glass door, so there is no visual presence of the store from the village walk. We are situated between two other businesses, a liquor store and Morrissey’s Public House, which are also regulated by the same governing body as we are: The Liquor and Cannabis Branch.

**Low impact on parking and traffic:**

- Average daily customer traffic is modest (typically 20–40 customers; 60–80 on the busiest days). Visits to our store are generally under 5 minutes, and our parking lot is never congested, with 4 parking spots available in the front.
- The proposed Unit #8 location is well served by the existing Grand Residence’s short-term parking (30-minute spaces).

## ATTACHMENT 'B'

- Sun Peaks has been proactive in making the village walking-, skiing-, and bikingfriendly, helping guests and locals rely less on vehicles. We have heard from our current clients that it would be much more convenient for them to ski, bike or walk into the store rather than making the long trip, via car or a 30-minute walk to our store.

### **Community benefits and local ownership:**

- Flight Deck Cannabis Co. is owned and operated by two local families and staffed by long-term local employees. We are long-term community members who invest in keeping storefronts tidy, crime-free, and welcoming.

### **Economic contribution and vitality:**

- Moving Flight Deck Cannabis Co. into the village supports centralized occupancy, contributes to foot traffic for neighbouring businesses, and helps maintain a diverse retail mix that benefits year-round tourism and residents.

### **Mitigation of neighbourhood concerns:**

- Flight Deck Cannabis Co. will proactively coordinate and work in tandem with municipal staff on signage, hours of operation, security measures, and waste management to address any concerns. Thus, ensuring Flight Deck Cannabis Co. has a minimal impact on nearby properties and public spaces.

### **Cannabis awareness:**

- The owners and staff have worked tirelessly to champion the benefits that cannabis and the associated products have on society and the people in the village of Sun Peaks. We are working daily to remove any stigmas associated with cannabis and have a large portion of our clients now choosing Cannabis over the negative impacts felt by our clients regarding the consumption of alcohol. Many of our clients admit they previously held a negative opinion towards cannabis, which they indicated had come through a lack of education. Having a welcoming staff, who are compassionate and knowledgeable about their product line, has help alleviate a lot of the previously felt tensions from the unknown. Due to this diligent hard work by our staff and legal stores alike, we feel we have alleviated a lot of the fear and doubt that came with the legalization of Cannabis.

Flight Deck Cannabis Co. is having a positive impact on the day-to-day lives of our local clients and international guests alike. Guests and locals are proud of our store and are thankful for the service we provide, which is so much more than just smoking; topicals, bath bombs, drinks and edibles just to name a few. We, the owners of Flight Deck Cannabis Co, are strongly urging the council and municipality to look at the track record of our business when considering changing the rezoning of Unit 8, and when changing the distance requirements of a cannabis store to a playground for our business license.

**ATTACHMENT 'B'**

The owners of the store, Sonya and Pat Nasilowski and Melissa and Kyle Vike, own multiple businesses in the Sun Peaks. We deeply care about the public and ensuring that they feel safe and heard. We are accountable, professional and open-minded. Any concerns that have ever been raised about Flight Deck Cannabis Co or our other ventures were heard and improvements, where needed, were made.

We are prepared to meet with Council or municipal staff to discuss proposed mitigations or conditions that may be appropriate. Our goal is to continue serving Sun Peaks responsibly while contributing positively to the village core.

Thank you for your consideration. We welcome the opportunity to answer questions or provide additional information.

Best Regards,

Sonya Nasilowski and Kyle Vike,  
Co-Owners of Flight Deck Cannabis Co.

**ATTACHMENT 'C'**

The SPMRM Business Licence Bylaw currently regulates Cannabis outlets in the following manner:

*Sec.5 Cannabis Retail Sales*

- 5.1 *The sale of Cannabis for medical purposes is not permitted in any zone except within a pharmacy that is registered as required by the Pharmacy Operations and Drug Scheduling Act.*
- 5.2 *All Retail Cannabis businesses will require a business License but excludes the sale of Cannabis for medical purposes.*
- 5.3 *Retail Cannabis is not permitted within two hundred and fifty (250) metres of
  - (a) a school;
  - (b) library;
  - (c) park;
  - (d) sports field; or
  - (e) daycare.*
- 5.4 *Operating hours of a Retail Cannabis business must not be later than 9 PM.*
- 5.5 *A cannabis retail business must install and maintain a 24-hour security system including but not limited to:
  - (a) Response alarm; and
  - (b) Security cameras within the retail space.*

ATTACHMENT 'D'



**SPMRM BUSINESS LICENCE BYLAW  
CANNABIS 250 m BUFFER AREA  
PARK LOCATIONS**



OLD SOCCER FIELD

PLAYGROUND

PROPOSED CANNABIS  
STORE RELOCATION:  
#8 – 3250 VILLAGE WAY

250 METRE BUFFER

**ATTACHMENT 'E'**

**PROVINCIAL RESOLUTION OF SUPPORT**

**Recommendation:**

**That Council authorize the following resolution of support for new Cannabis Retail Sales Job #123286 (8-3250 Village Way) be forwarded to the BC Liquor and Cannabis Regulation Branch:**

**WHEREAS Council has considered that:**

- **the property is located in a zone in which Cannabis Retail Sales is a permitted use and complies with all regulations under the Sun Peaks Mountain Zoning Bylaw**
- **the retail cannabis sales use at 8-3250 Village Way is not expected to have a negative impact on the community**
- **retail cannabis sales is considered a compatible land use**

**AND WHEREAS Council has sought the views of the community by way of:**

- **requiring the applicant to post a sign on the property soliciting public input by way of written comments for a minimum of 10 days;**
- **circulating a notice to all properties within 100 m of the property regarding a public meeting to consider the application and inviting affected persons to provide input to Council, either in writing or in person; and**
- **reviewing and considering all public input—all written correspondence received in conjunction with the application is attached to the Council Agenda and the Council Minutes**

**NOW RESOLVE THAT Council supports proposed Retail Cannabis Sales Licence Application Job #123286 made by Flight Deck Cannabis Co. for 8-3250 Village Way, Sun Peaks.**

**ATTACHMENT 'E'**

**PROVINCIAL RESOLUTION OF NON-SUPPORT**

**Recommendation:**

**That Council authorize the following resolution of non-support for new Cannabis Retail Sales Job #123286 (8-3250 Village Way) be forwarded to the BC Liquor and Cannabis Regulation Branch:**

**WHEREAS Council has considered that:**

- **the property is located in a zone in which Cannabis Retail Sales is not a permitted use**
- **the retail cannabis sales use at 8-3250 Village Way is expected to have a negative impact on the community**
- **retail cannabis sales at 8-3250 Village Way is considered a non-compatible land use**

**AND WHEREAS Council has sought the views of the community by way of:**

- **requiring the applicant to post a sign on the property soliciting public input by way of written comments for a minimum of 10 days;**
- **circulating a notice to all properties within 100 m of the property regarding a public meeting to consider the application and inviting affected persons to provide input to Council, either in writing or in person; and**
- **reviewing and considering all public input—all written correspondence received in conjunction with the application is attached to the Council Agenda and the Council Minutes**

**NOW RESOLVE THAT Council does not support proposed Retail Cannabis Sales Licence Application Job #123286 made by Flight Deck Cannabis Co. for 8-3250 Village Way, Sun Peaks.**

**ATTACHMENT 'E'**

**PROVINCIAL RESOLUTION REQUIREMENT**

**What to include in comments and recommendation**

Local governments or Indigenous Nations that decide to provide comments and recommendations must do so in writing. This may be a formal resolution after reviewing the application. Make sure that the comments and recommendation are clear and meet [legislative requirements](#).

The comments must include the local government or Indigenous Nation's views on the general impact of the proposed store on the community. This can include an evaluation of public input and potential impacts to nearby residents and businesses.

If the nearby residents' views were gathered, you must include:

- Their views in the comments
  - For example, number of responses received, supportive or opposed, and main areas of concern
- A description of how they were gathered
  - For example, by public hearing, notices mailed, signs posted

The written comments **must** clearly state if the local government or Indigenous Nation recommends:

- The licence be issued or amended **or**
- The licence **not** be issued or amended
  - With reasons for the positive or negative recommendation

In addition to the above, comments and recommendations from the local government or Indigenous Nation may include:

- The proposed establishment's physical address (with unit numbers or letter suffixes)
- Location consideration
  - Including, but not limited to, parking, vicinity to schools or community centers, nearby residents or businesses
- Supporting documents such as
  - A staff report
  - Meeting minutes
  - Copy of residents' views
  - Development permits, if applicable

**A basic rendering of the exterior of future location. Top would be clear glass for our employees to be able to have daylight and see out and bottom would be frosted. \*It is currently all frosted**



Hello SPM Council,

Regarding the rezoning application for 3250 Village Way. While I support having a vibrant commercial community and can appreciate the challenges that exist in a resort - I totally agree with the submission from our Strata Council and the Owners Corporation that the Residence at Sun Peaks Grand building, while seemingly an ideal, tucked away location, is **not a good fit** for a cannabis retail store. I don't believe it would be good for the business and tenants of the Residence at Sun Peaks Grand.

As a current and longterm resident in the same building - I've seen our lobby being used as an ideal meeting location and shortcut to the Village walk... we welcome that and enjoy seeing the activity, but I agree with the concern that increased traffic from a cannabis shop would not mesh too well with our family orientated environment.

Sincerely,  
Marcel Forest  
#1308 3250 Village Way

### Summary Letter / Multiple Benefits

**Date:** MAY 21/2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is PATRICK LAWÉ and I am a resident of Sun Peaks, BC. I am writing to express my strong and enthusiastic support for Flight Deck Cannabis Co.'s application to relocate to a more central, pedestrian-accessible location within Sun Peaks Village.

I have been a customer of Flight Deck Cannabis Co. for several years and have personally experienced the benefits of a number of their product lines:

- **Topical pain relief creams** (non-THC): Effective for managing everyday aches and muscle soreness from an active mountain lifestyle.
- **CBD bath bombs and wellness products**: A wonderful, non-intoxicating complement to relaxation and self-care after physical activity.
- **CBN sleep products**: Genuinely helpful for improving sleep quality — a natural, regulated option for resort residents and workers with irregular schedules.
- **Regulated THC products**: The peace of mind of knowing exactly what I am consuming, with clear labelling and expert guidance from trained staff.

Beyond the products themselves, I want to emphasize the importance of accessible placement. Sun Peaks is a walkable, connected Village and our businesses should reflect that. A centrally located Flight Deck Cannabis Co. would benefit residents, seasonal staff, and the thousands of guests who visit Sun Peaks each year.

This is a responsible, community-minded local business, and it deserves a location that allows it to fully serve the people of Sun Peaks.

I offer my unconditional support for this application and hope the Village will view it favourably.

Respectfully submitted,

Name: PATRICK LAWÉ  
 Address: 1358 Sun Peaks BC  
 Signature: [Handwritten Signature]  
 Date: MAY 21/2026

### Inflammation / Post-Injury Recovery

Date: \_\_\_\_\_

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing as a regular Sun Peaks visitor to offer my support for Flight Deck Cannabis Co.'s application to relocate to a central location within the Village.

Following a ski injury several years ago, I have dealt with ongoing inflammation and discomfort in my knee. I was introduced to CBD topical creams by the staff at Flight Deck Cannabis Co. and have since used these products regularly as part of my management routine. The staff took the time to explain the differences between products and help me find the right option — the kind of personalized service you simply cannot get online.

These are non-intoxicating, locally available wellness products. Having access to this store conveniently located in the Village core means I can stock up easily without a special trip. I fully endorse this relocation application.

Yours truly,

Name: C. MAULE

Address: WHITECROFT, BC

Signature: C. Maule

Date: 26 May 20

\_\_\_\_\_  
\_\_\_\_\_

### Pedestrian Accessibility / Central Location

Date: May 25/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is Anne Lanskail and I am a regular visitor to Sun Peaks Resort.

I am writing in support of Flight Deck Cannabis Co.'s proposed relocation to a more central and pedestrian-friendly location within the Village.

Sun Peaks prides itself on being a walkable, connected resort community. Having key retail businesses situated in accessible, high-foot-traffic areas is essential to the vibrancy and convenience of Village life. The current location of Flight Deck Cannabis Co. is not easily reached on foot, which creates barriers — particularly for visitors, seniors, and those without vehicles.

Moving the store to a central, pedestrian-accessible location would bring it in line with the other services and shops our community relies on. It would benefit not only regular customers, but also the overall commercial energy of the Village.

I strongly support this application.

Sincerely,

Name: Anne Lanskail

Address: 17-2120 Sun Peaks Rd Sun Peaks BC

Signature: Anne Lanskail

Date: May 25/26

### Peace of Mind / Controlled THC Products

Date: May 21/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is Sara Grant and I reside in Sun Peaks.

I am writing in support of Flight Deck Cannabis Co.'s application to relocate within the Village.

One of the things I appreciate most about shopping at Flight Deck Cannabis Co. is the confidence I have in the products they carry. For those of us who choose to use cannabis products that contain THC, there is enormous peace of mind in purchasing from a licensed, regulated retailer. Every product clearly states the exact THC content — something that is simply not possible when sourcing products through unregulated channels. This transparency allows me to make informed decisions about what I consume and in what quantity.

A regulated, community-based retailer like Flight Deck Cannabis Co. is genuinely good for public health and safety in our Village. I fully support their move to a more central, accessible location.

Sincerely, Sara Grant

Name: \_\_\_\_\_  
Address: 2463 Fairways Drive

Signature: [Handwritten Signature]

Date: May 21/26

\_\_\_\_\_  
Fully Support!  
\_\_\_\_\_

Date: May 21 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing as a Sun Peaks community member to express my support for Flight Deck Cannabis Co.'s application to relocate to a more prominent location in the Village.

Flight Deck Cannabis Co. is a local, independently owned business that contributes to the commercial fabric of our community. Supporting local businesses — especially those that operate responsibly and in compliance with all provincial regulations — is something I believe strongly in. This business employs people in our community, contributes to local tax revenue, and provides a service that residents and visitors actively seek.

Relocating to a more central location would allow them to better serve the community and increase their viability as a small business in a resort environment where foot traffic is key to survival.

I offer my wholehearted support.

Yours sincerely,

Name: Annika Stewart

Address: 1363 Burfield Drive

Signature: Annika Stewart

Date: May 21 2026

\_\_\_\_\_  
\_\_\_\_\_

Date: May 20<sup>th</sup> 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to express my support for the application by Flight Deck Cannabis Co. to relocate to a more central location within Sun Peaks Village.

Flight Deck Cannabis Co. is a valued local business offering a range of wellness and cannabis products — including non-THC topicals, CBD and CBN wellness items, and regulated cannabis products with clearly stated content. Their team is knowledgeable and responsible, and they serve an important role in our community.

A more central, pedestrian-accessible location would benefit residents, resort staff, and visitors, and would strengthen the Village's appeal as a complete, walkable destination.

I fully support this relocation.

Name: Scott Stacey

Address: 7377 Cahilly Court, Heffley Creek, BC

Signature: 

Date: May 20 2026

\_\_\_\_\_  
\_\_\_\_\_

## CBN / Sleep & Recovery Benefits

Date: May 20/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am a resident of Sun Peaks and I am writing to voice my enthusiastic support for the relocation of Flight Deck Cannabis Co. to a more central location in the Village.

I was introduced to CBN products by the knowledgeable team at Flight Deck Cannabis Co. CBN (cannabinol) is a non-intoxicating cannabinoid that has been associated with improved sleep and relaxation — something that many of us who work physically demanding jobs or enjoy high-activity lifestyles genuinely benefit from. Since incorporating CBN products into my nightly routine, I have noticed a marked improvement in my sleep quality and overall recovery.


These are legitimate wellness products, and having a trusted, regulated retailer conveniently located in our Village core means our community has proper access to them with guidance from trained staff.

I offer my full support for this application.

Yours truly,

Name: Anna Garner

Address: 5050 Valley Drive

Signature: 

Date: May 20/26

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### Peace of Mind / Controlled THC Products

Date: May 20/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is Justine Seephor & Scott Whittaker and I reside in Sun Peaks.

I am writing in support of Flight Deck Cannabis Co.'s application to relocate within the Village.

One of the things I appreciate most about shopping at Flight Deck Cannabis Co. is the confidence I have in the products they carry. For those of us who choose to use cannabis products that contain THC, there is enormous peace of mind in purchasing from a licensed, regulated retailer. Every product clearly states the exact THC content — something that is simply not possible when sourcing products through unregulated channels. This transparency allows me to make informed decisions about what I consume and in what quantity.

A regulated, community-based retailer like Flight Deck Cannabis Co. is genuinely good for public health and safety in our Village. I fully support their move to a more central, accessible location.

Sincerely,

Name: Justine Seephor & Scott Whittaker

Address: 3190 Creekside Way

Signature: [Handwritten Signature]

Date: May 20/26

\_\_\_\_\_  
\_\_\_\_\_

Pedestrian Accessibility / Central Location

Date: MAY 20/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is JOE TIMMS and I have been a Sun Peaks resident for 11 years.

I am writing in support of Flight Deck Cannabis Co.'s proposed relocation to a more central and pedestrian-friendly location within the Village.

Sun Peaks prides itself on being a walkable, connected resort community. Having key retail businesses situated in accessible, high-foot-traffic areas is essential to the vibrancy and convenience of Village life. The current location of Flight Deck Cannabis Co. is not easily reached on foot, which creates barriers — particularly for visitors, seniors, and those without vehicles.

Moving the store to a central, pedestrian-accessible location would bring it in line with the other services and shops our community relies on. It would benefit not only regular customers, but also the overall commercial energy of the Village.

I strongly support this application.

Sincerely,

Name: JOE TIMMS

Address: 6-1311 BUCKFIELD DR

Signature: [Handwritten Signature]

Date: MAY 20/26

### Support for Village Commercial Vibrancy

**Date:** 20/5/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to express my support for Flight Deck Cannabis Co.'s application to relocate to a more central location in the Village.

A thriving village core depends on a diverse mix of accessible retail options. Flight Deck Cannabis Co. offers products — from wellness topicals and bath products to regulated cannabis — that serve a genuine community need. Their presence in a central, foot-traffic location would contribute positively to the commercial vitality of our Village and complement the surrounding businesses.

I have always found their team to be professional, responsible, and community-minded. They deserve a location that gives them the opportunity to fully serve both residents and the many guests who visit Sun Peaks each year.

I support this application.

Regards,

Name: Graham Hastings

Business / Employer: McSporties

Signature: G. Hastings

Date: 20/5/26

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CBD / Anxiety & Stress Relief

Date: 21 May 2020

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am a Sun Peaks resident and I am writing in support of Flight Deck Cannabis Co.'s proposed relocation to a more central, accessible location in the Village.

I have personally benefited from CBD products available at Flight Deck Cannabis Co. as a tool for managing everyday stress and anxiety. CBD is non-intoxicating and widely regarded for its calming properties. Having access to a knowledgeable local retailer who can help guide product selection — rather than navigating the overwhelming online marketplace — has been invaluable to me.

I believe having this business located in the heart of our Village, staffed by people who genuinely understand their product range, is a real asset to community wellness.

Please support this relocation application.

Sincerely,

Name: Josh Livings

Address: 1140 Sun Peaks RD

Signature: [Handwritten Signature]

Date: ~~21~~ 21 May 2020

\_\_\_\_\_  
\_\_\_\_\_

### Bath Bombs / Wellness Products

Date: May 20 2024

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing as a Sun Peaks resident to express my strong support for the proposed relocation of Flight Deck Cannabis Co. to a more central location in the Village.

I have been a regular customer of Flight Deck Cannabis Co. primarily for their wellness and self-care product range — in particular, their CBD-infused bath bombs. After long days on the slopes or the trails, these products have become an important part of my recovery and relaxation routine. They are non-psychoactive and entirely wellness-focused.

A centrally located, pedestrian-accessible shop would be a wonderful addition to the heart of our Village, making it easier for residents and visitors alike to access quality wellness products conveniently.

I offer my full support for this application.

Yours sincerely,

Name: Paul Ferguson

Address: 1394 Barfield dr

Signature: Paul

Date: May 20 2024

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### Pain Relief Cream / Topicals

Date: May 20

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is Barrie VN and I am a resident of Sun Peaks.

I am writing in full support of Flight Deck Cannabis Co.'s application to relocate to a more central location within the Village of Sun Peaks.

As someone who lives an active lifestyle in the mountains, sore muscles and joint discomfort are a regular reality. I have been a loyal customer of Flight Deck Cannabis Co. and have found their topical pain relief creams to be an incredibly effective and natural option for managing everyday aches. These are non-THC products — no intoxication, no prescription required — simply a wellness tool that has made a real difference to my quality of life here at Sun Peaks.

Having the store in a more accessible, pedestrian-friendly location would make it far easier for residents like me to access these products as part of our regular routines.

I strongly encourage the Village to support this application.

Sincerely,

Name: Barrie VN

Address: 2401 Fairways

Signature: B. VN

Date: May 20



### Visitor / Tourist Experience

Date: 01/06/26

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

My name is Charlie Gault and I am a ~~regular visitor~~ Local to Sun Peaks, travelling from NZ.

I am writing to support the application by Flight Deck Cannabis Co. to relocate to a more central location in the Village.

As a visitor, ease of access to local shops and services significantly shapes the overall experience of a destination. I have visited Flight Deck Cannabis Co. during previous trips to Sun Peaks and found the staff to be knowledgeable, professional, and welcoming. Their product range — including topicals, wellness items, and regulated cannabis products — is something I look for when visiting.

Having the store situated in a central, walkable location would make it much more accessible during ski visits and summer trips when I am primarily exploring the Village on foot.

I fully support this relocation application.

Kind regards,

Name: Charlie

City/Town of Residence: Sun Peaks

Signature: [Handwritten Signature]

Date: 01/06/2026

\_\_\_\_\_  
\_\_\_\_\_

## Pain Relief / Alternative to Pharmaceuticals

Date: 1 June 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to support Flight Deck Cannabis Co.'s application to relocate to a more central location in the Village.

I began using topical pain relief products from Flight Deck Cannabis Co. as an alternative to over-the-counter anti-inflammatories and pain medications. These cannabis-based topicals are applied to the skin and do not produce any psychoactive effects — yet they have been genuinely effective in managing the chronic muscle and joint pain I deal with from years of active living. I value having a local, regulated retailer I can turn to for these products and the guidance that comes with them.

Making this store more accessible by moving it to the Village centre is something I strongly support and encourage the Village to approve.

Yours sincerely,

Name: Gabrielle Fox

Address: 1326 Burfield dr

Signature: 

Date: 1 June 2026

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I suffer from chronic migraines and this  
is a great alternative to pharmaceuticals.

Pain Relief / Alternative to Pharmaceuticals

Date: May 30 / 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to support Flight Deck Cannabis Co.'s application to relocate to a more central location in the Village.

I began using topical pain relief products from Flight Deck Cannabis Co. as an alternative to over-the-counter anti-inflammatories and pain medications. These cannabis-based topicals are applied to the skin and do not produce any psychoactive effects — yet they have been genuinely effective in managing the chronic muscle and joint pain I deal with from years of active living. I value having a local, regulated retailer I can turn to for these products and the guidance that comes with them.

Making this store more accessible by moving it to the Village centre is something I strongly support and encourage the Village to approve.

Yours sincerely,

Name: Diane Larsen

Address: #23- 1260 Alpine Rd Sun Peaks Rd

Signature: [Handwritten Signature] VOE SNO

Date: May 30 / 2026



**Subject:** Cannabis shop proposal

Good evening Mayor O'Toole

My name is Devin Hacquard and I am writing on behalf of myself and my wife. We have been owners in the Residences for a few years now and my wife's parents have been owners since the residences first opened. I would like to express our concerns about the proposed cannabis shop in the lower lobby area of the residences. We believe that the increased foot traffic in that area is very concerning as we all store our ski gear in the lockers there and increased foot traffic offers more opportunity for theft. Also, the sun peaks grand is advertised as a luxury family ski resort. Putting a weed shop in the lower lobby doesn't exactly go with the branding of the Sun Peaks Grand. For These reasons we are strongly opposed to having the cannabis shop in this space. Thank for taking the time to listen to our concerns on the matter.

Kind Regards,  
Devin Hacquard

### Support for Village Commercial Vibrancy

**Date:** June 4 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to express my support for Flight Deck Cannabis Co.'s application to relocate to a more central location in the Village.

A thriving village core depends on a diverse mix of accessible retail options. Flight Deck Cannabis Co. offers products — from wellness topicals and bath products to regulated cannabis — that serve a genuine community need. Their presence in a central, foot traffic location would contribute positively to the commercial vitality of our Village and complement the surrounding businesses.

I have always found their team to be professional, responsible, and community-minded. They deserve a location that gives them the opportunity to fully serve both residents and the many guests who visit Sun Peaks each year.

I support this application.

Regards,

Name: Amie Easton

\_\_\_\_\_  
Business / Employer: JuggerBean Tattoo Parlour

Signature: Amie Easton & Jared Easton

Date: June 4 2026

Hello,

I am a frequent visitor to Sunpeaks and I think Flight Deck Cannabis relocating into a more pedestrian friendly location in the village would benefit people a lot. I personally benefit from using CBD for sore muscles after skiing! They are such a cm great company and care about this community so much!!

Sincerely,  
Jennifer Barnes

Nicholas Bourassa  
1307D, 3250 Village Way  
[REDACTED]  
nicholasbourassa@outlook.com  
June 4<sup>th</sup>, 2026

To the Mayor and Members of Council,  
Sun Peaks  
106-3270 Village Way,  
Sun Peaks, BC  
V0E 5N0

**Re: Strong Opposition to Proposed Cannabis Rezoning Application No. RZ2026-002,  
#8-3250 Village Way, Sun Peaks, BC**

Dear Mayor O'Toole and Members of Council,

I am writing to formally register my strong opposition to the proposed cannabis retail outlet at the location mentioned above. As a resident living near this site, I have serious concerns regarding its negative impacts on our immediate neighbourhood.

My primary objection stems from the location's close proximity to family-oriented spaces. This site sits near the playground, where children and youth gather daily. Introducing a cannabis storefront to this high-traffic area for minor's compromises efforts to limit their exposure to recreational cannabis marketing and normalizing its use.

Moreover, introducing a cannabis retailer directly into the village risks encouraging public smoking in the main village, thereby compromising the smoke-free environment our community values.

Our community is already well-served by an existing dispensary in a more suitable location. Adding another retailer to this specific residential and family-friendly zone is unnecessary and detrimental to the character of our community.

I urge the Council to protect the safety, well-being, and peaceful enjoyment of our neighbourhood by denying this license application. Thank you for your time, consideration, and dedication to our community.

Sincerely,



Nicholas Bourassa

Dear Sun Peaks municipality:

My wife and I were reading in the SPIN about the Flight Deck Cannabis store application to relocate to the village, and we are strongly in support of that. Hence we thought, and we should write to you and share our thoughts.

We have been happy winter residents in Sun Peaks for many years now, and take advantage of some of the pain relief products offered by the Flight Deck store. It would be much more convenient for us to be able to walk to the store, instead of having to drive, and more environmentally responsible.

As well, I think it would really enhance the village experience for visitors and residence alike. Many visitors, as you know, shuttle up to the Resort and have no access to a car.

We hope you will see your way clear to approve the application.

Thank you.

Sincerely,

David Christianson and Vera Steinberger  
21-5025 Valley Drive, Sun Peaks



To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing as a Sun Peaks community member to express my support for Flight Deck Cannabis Co.'s application to relocate to a more prominent location in the Village.

Flight Deck Cannabis Co. is a local, independently owned business that contributes to the commercial fabric of our community. Supporting local businesses — especially those that operate responsibly and in compliance with all provincial regulations — is something I believe strongly in. This business employs people in our community, contributes to local tax revenue, and provides a service that residents and visitors actively seek.

Relocating to a more central location would allow them to better serve the community and increase their viability as a small business in a resort environment where foot traffic is key to survival.

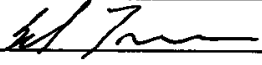
I offer my wholehearted support.

Yours sincerely,

Name:

EDWARD TRÉVISI

Address: #4- 4000 SUNDANCE DR. "FOREST TRAILS"

Signature: 

Date:

JUNE 5, 2026

To Whom It May Concern,

Village of Sun Peaks / Sun Peaks Resort Municipality

I am a full-time resident of Sun Peaks and am writing to express my support for Flight Deck Cannabis Co.'s application to relocate to a more central location within the Village.

As a resident, I appreciate having access to local businesses that contribute to the health, wellness, and quality of life of our community. Flight Deck Cannabis Co. offers a variety of wellness products that many residents and visitors enjoy, including CBD bath bombs and other self-care products that support relaxation and recovery after skiing, biking, hiking, and other mountain activities.

These products are an important part of many people's wellness routines and offer a non-intoxicating option for rest, recovery, and self-care. Having the store in a more central, accessible location would make it easier for both residents and visitors to discover and purchase these products, enhancing the overall Village experience.

Flight Deck Cannabis Co. has been a positive addition to our community, and I believe relocating to a central Village location would benefit both residents and tourists while supporting a thriving and diverse business community.

I fully support this proposed relocation.

Kind regards,

Afifa Eidher  
2439 Fairways Drive  
Sun Peaks, BC  
V0E 5N0

My name is Robin Kierstead a 10 year, full time resident of Sun Peaks.

I am writing in to express my strong support of the proposed relocation of Flight Deck Cannabis Co. to a more central Village location.

From a public health perspective, having a regulated cannabis retailer conveniently located in our community is a significant benefit. Legal, licensed retailers like Flight Deck Cannabis Co. provide clearly labelled products with verified cannabinoid content, age verification at point of sale, and trained staff who can guide customers toward appropriate products. This is fundamentally a harm reduction measure — it provides a responsible, accountable alternative to unregulated sources.

A central location improves access to safe, legal products for our community and reinforces the message that regulated retail is the right choice.

I wonder if the Sundance Liquor, another adult legal substance retailer, had to fight as hard to do business in their current location?

I support this application without reservation.

Thank you for your consideration.

- Robin

1383 Burfield Dr

May 21, 2026

To the Mayor and Council of Sun Peaks,

We are writing in support of the proposed relocation of Flight Deck from its current location on 1160 Sun Peaks Road into a more central village location next to the liquor store.

As long-time residents and active members of this community, we believe this move would be a positive addition to the village core and would better serve many local residents and visitors alike.

We are both in our 60s and, like many people who have spent years enjoying the active lifestyle that comes with living on a ski hill, we regularly use CBD products to help manage everyday aches and pains. We also occasionally use edible gummies and drinkable cannabis products to help with sleep. For us, these products are simply part of a healthy and responsible wellness routine, no different than many other legal products adults choose to use.

We appreciate that Flight Deck has operated responsibly and professionally, and we do not believe the proposed location would negatively impact the image or atmosphere of the village. In fact, placing the store alongside other regulated adult retail businesses, such as the liquor store, seems both logical and appropriate.

Cannabis is now a legal and normalized product in Canada, and many adults — including seniors like ourselves — use it responsibly for wellness and quality of life. Having convenient access within the village would make these products more accessible, particularly during winter conditions when travelling to the current edge-of-town location can be less convenient.

We hope Council will support this application and allow Flight Deck to relocate into the village core.

Thank you for your consideration.

Sincerely,

Kelly Brown and Linda Strachan

72-5015 Valley Drive  
Sun Peaks, BC V0E5N0

Dear Members of the SPM Council,

We are writing to formally express our opposition to the proposed rezoning for a cannabis dispensary to be located within the lobby of Sun Peaks Grand at 3240 Village Way. (Ref: RZ-2026-002 - #8-3250 Village Way) As a resident of this community, we believe this proposal is entirely inappropriate for this location and poses significant concerns for the neighbourhood.

Our building is a residential property that prides itself on a family-focused environment with an upscale brand. The introduction of a retail cannabis dispensary into our primary lobby area is fundamentally incompatible with the character, brand, and safety standards of our home.

Our concerns include, but are not limited to, the following:

1. **Incompatibility with Community Character:** Our building houses many families with young children. A retail operation of this nature does not align with the quiet, residential, and family-oriented atmosphere the municipality has worked to preserve. This application is inconsistent with the established use and the upscale, family-centric brand that this community has collectively built over many years.
2. **Safety and Security Risks:** Placing a high-traffic retail business within a residential lobby introduces unnecessary security risks and conflicts with the intended use of a residential entry. The increased foot traffic and the inherent security requirements of a cannabis retailer create significant anxieties regarding the safety and exclusivity of our shared living spaces.
3. **Regulatory Precedent:** The municipality has consistently prioritized the protection of residential character—most notably through strict regulations on short-term rentals and occupancy limits. We urge the Council to apply that same standard here. A residential lobby is not a commercial zone, and its primary purpose should remain the safe transition of residents.
4. **Quality of Life and Congestion:** The proposed location would inevitably lead to increased noise, congestion, and public loitering in what is currently a private, secure, and serene environment. This is a profound departure from the standards residents expect when living in this property.
5. **Lack of Necessity and Site Suitability:** Cannabis retail is a non-essential service for this specific residential address. There are ample, more suitable commercial zones throughout Sun Peaks that are better equipped to handle the logistics and foot traffic of a dispensary without infringing upon the sanctity of a private residence.

We want to emphasize that our opposition is not a blanket stance against local business growth. We are strong supporters of a thriving local economy and businesses that contribute positively to the resort's character. However, this specific application is simply not the right fit for this location.

We respectfully request that the Council deny this application to ensure that our residential environment remains safe, appropriate, and aligned with the values of our community.

We look forward to hearing your response and learning how you intend to address these significant concerns.

Sincerely,

Patrick Taylor & Jason Keller

Unit 1407C, Sun Peaks Grand Residences

**From:** Jennifer Witzaney <[jenigraham78@hotmail.com](mailto:jenigraham78@hotmail.com)>  
**Sent:** Wednesday, May 20, 2026 5:38:41 PM  
**To:** Deanna Campbell <[dcampbell@sunpeaks municipality.ca](mailto:dcampbell@sunpeaks municipality.ca)>  
**Subject:** Notice of Support for Flight Deck's Relocation

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality,

I am a parent and Sun Peaks resident, and I am writing to support Flight Deck Cannabis Co.'s application to relocate within the Village.

One of the things I value most about having a licensed, well-run cannabis retailer in our community is the effect it has had on the illicit market. Since Flight Deck Cannabis Co. has been operating in Sun Peaks, the presence and prominence of unlicensed, informal cannabis sources in and around the resort has noticeably decreased. When residents and visitors have a trusted, legal option readily available, there is far less incentive to seek out or tolerate illegal dealers.

As a parent raising children in this community, that shift matters to me enormously. Illicit dealers operate with no regard for age, safety, or dosage — they are a genuine risk to young people. The displacement of that market by a responsible, regulated retailer is one of the best outcomes our community could ask for, and it is something I credit in large part to the presence of Flight Deck Cannabis Co.

Moving this business to an even more accessible, prominent location will only strengthen that positive effect. I fully support this application.

Respectfully,

Jennifer Witzaney  
1339 Burfield Drive, Sun Peaks  
Date: May 20, 2026

*Jennifer Witzaney*  
*VP SPFC Board of Directors / Snowboard Coordinator*

To Council or Committee

As a long time 3 quarters owner of a unit in the Residences, at this address considered for rezoning, I am 100% opposed to this petition for rezoning. The negative effect that this change would bring to the culture and traffic flow at our residence is disturbing. The adverse effect on safety, the family oriented aspect of the village and at this property, not to mention the obvious decline on property value should not be underestimated by Council's decision.

A rezoning of this nature, in the village and especially at this address, would cause us to sell our condo forthwith.

There is NOTHING positive for the Sun Peaks Village community that could come from a rezoning for a business of this nature.

Tim Hummel

**Subject:** Oppose rezoning for cannabis store near The Residence

Hello,

We would like to add our voice to opposing the rezoning application to permit a Cannabis Retail Store to operate adjacent to the Residence at Sun Peaks. We are owners who have valued the quality of surrounding businesses in the village area and feel a cannabis store is at odds to the health and wellness vibe that exists in the village near to owner residences filled with young families. There is a cannabis store near the burfield lift area and that should be enough to meet the needs of people that don't get their natural highs from the crisp clean air and exhilarating mountain scenes Sun Peaks has to offer.

Regards,

Vern and Barb Barwich

**Subject:** Rezoning Application for Cannabis Store in Sun Peaks

This letter is regarding a site-specific rezoning application that is being presented for permitting a Cannabis Retail Store to operate in the commercial unit adjacent to our residence and property. We have a vested interest in this permit as we own all four quarters of our unit. Please consider this email to represent four units. Quite plainly we already have a liquor store in close proximity and this “recreational” drug vendor would add to the potential for behavior that is unpleasant and potentially costly to residents, guests and their families. Additionally, skiers/boarders who partake in cannabis are impaired and create an increased risk for others on the ski slopes. Yes, they can bring their own but at least it is not available immediately and in such close proximity. Keep us all a bit safer out on those slopes.

We are all in favor of retail outlets. We enjoy and partake in the many restaurants and lounges and always manage to leave behind considerable money at the stores, salons and other services available at Sun Peaks.

We urge you to deny this rezoning application and move forward with another business that is more appropriate to this beautiful ski village that we love.

Evelyn Larsen  
Don Larsen  
1309ABCD

Dear Mayor and Council,

I am an owner at the Residences at Sun Peaks and I am writing to express my opposition to the proposed rezoning application to permit a cannabis retail store within the Residences at Sun Peaks.

My concern is not with the specific business being proposed, but with the location. The Residences at Sun Peaks is a hotel and residential property designed to provide a family-oriented hospitality experience. Owners and guests regularly pass through the building's common areas to access their rooms and ski storage. Introducing a retail operation into this environment is not compatible with the intended use and character of the property.

The proposed rezoning would alter the nature of the building and detract from the experience that residents and visitors expect when staying at a resort-focused property.

For these reasons, I respectfully request that Council deny the rezoning application and preserve the existing hospitality and residential character of the Residences at Sun Peaks.

Thank you for your consideration.

Boris Savovic

Owner, Residences at Sun Peaks

**Subject:** Subject: Opposition to Rezoning Application for Cannabis Retail, No. RZ-2026-002, #8-3250 Village Way

Dear Council Members,

We are writing to formally express our strong opposition to the proposed rezoning of the property at #8 -3250 Village Way

As a resident and property owner of The Residences, we believe this zoning amendment is incompatible with the character and security within our residential building. We request the council deny the rezoning request for several reasons:

- **Retail traffic inside the lobby of the building is not compatible with the residential nature of the building.**
- **Retail traffic would create security issues by giving the general public access to the entire building; most specifically the residential areas on floors 2, 3 & 4.**
- **Being in close proximity to the liquor store - the addition of a cannabis store would most likely create a party zone within this area of the village.**
- **The close proximity to schools, playgrounds, and family friendly areas of the village is of great concern.**

We respectfully ask that this rezoning request be denied. Thank you for your consideration.

Sincerely,

*Tim & Barb Seaton, #1409 - The Residences*

**Subject:** Opposition to Flight Deck Cannabis Relocation

To: Mayor & Council, Sun Peaks Mountain Resort Municipality

From: Jess Rothenburger, Chair, Sun Peaks Residences Strata Council and Owners Corporation

Re: Opposition to the Proposed Flight Deck Cannabis Store Relocation From: 1160 Sun Peaks Road To: #8 – 3250 Village Way

Dear Mayor and Council,

I am writing to you regarding the Flight Deck Cannabis Co's application for rezoning to relocate to Unit #8 in the Grand Residences. The view of both the Strata Council and Ownership Corporation is that this would not be a good fit for the Grand Residences and we are strongly opposed

We are very concerned about increased traffic near Unit #8, which is located beside the ski locker and a primary entrance frequently used by guests and residents. Unlike most commercial spaces in Sun Peaks that are located along the main street, Unit #8 is situated within the residential building itself. As a result, visitors may reasonably perceive the business as being part of the residences rather than a separate retail storefront.

We are also concerned that a cannabis retail storefront in this location may not align with the positioning of the Grand Residences as a luxury, family-oriented property and could affect the perception of the building for guests and short-term rental visitors. Having children walk past a Cannabis shop every time they get their skis is unacceptable.

We believe that commercial uses that support outdoor lifestyles, family recreation, wellness, and hospitality are more consistent with the character of the building and its primary residential use. The family-oriented nature of the building is bolstered by the close location of the Plaza Park; the location of a Cannabis store is not congruent with this or with the Business Licensing and Regulation Bylaw No. 0203.

While we support local businesses and we wish the Flight Deck Cannabis Co every success in finding a suitable location, we trust you will not consider its relocation to Unit #8 within our building at 3250 Village Way.

Sincerely,

Jess Rothenburger

A black rectangular redaction box covering the signature of Jess Rothenburger.

**Subject:** Opposition to Rezoning Application for Proposed Cannabis Retail Store

June 4, 2026

Mayor

and

Council

Sun Peaks Mountain Resort Municipality

Re: Opposition to Rezoning Application for Proposed Cannabis Retail Store

Dear Mayor and Council,

I am writing as an owner at Sun Peaks Grand Residences to express my strong opposition to the proposed rezoning application that would permit a cannabis retail store to operate in the commercial unit adjacent to the residential strata and ski storage area. As a mother of 2 young boys, this is the opposite of what I would like my boys to be exposed to. **We chose to purchase in Sunpeaks vs Whistler because of the atmosphere and family friendly vibe that Sunpeaks offers.**

Sun Peaks has built its reputation as a premier family-oriented mountain resort destination centered on recreation, wellness, outdoor activities, and hospitality. Many owners, residents, and visitors choose to invest in and visit Sun Peaks because of this unique character. In my view, a cannabis retail store in this specific location is inconsistent with the atmosphere and image that have contributed to the success of our community and resort.

I am particularly concerned about the proposed location of the store. The unit is directly adjacent to residential facilities and is situated near areas regularly used by families and children, including the playground across the street. While cannabis sales are legal, locating a retail outlet in such close proximity to family-oriented amenities and residential spaces is, in my opinion, inappropriate and unnecessary.

I am also concerned about the potential impacts on the owners and guests of the adjoining residential property. Increased visitor traffic, congestion, and activity associated with a cannabis retail business may affect the enjoyment, privacy, and security expectations of residents and guests who use the lobby, common areas, and ski storage facilities nearby.

As a property owner, I believe land-use decisions should support and strengthen the long-term vision of Sun Peaks as a high-quality resort community. Approving this rezoning application could set a precedent that is inconsistent with that vision and with the expectations of many owners who have invested in the community.

I respectfully ask Council to deny the rezoning application and preserve the character of this area as a family-focused residential and hospitality environment.

Thank you for considering my comments and for your service to our community.

Sincerely,

Florence

Owner, Sun Peaks Grand Residences

Tan

**Subject:** Opposition to the Rezoning Application for a Cannabis Retail Store Adjacent to Sun Peaks Residences

Dear Members of Sun Peaks Municipal Council:

We are writing as the owner of Unit 1303D at Sun Peaks Residences to express our strong opposition to the proposed site-specific rezoning application that would permit a cannabis retail store to operate in the commercial unit adjacent to our ski storage area.

As a property owner, we chose to invest in Sun Peaks Residences because of its reputation as a family-oriented, recreational, and wellness-focused community. The proposed cannabis retail store is inconsistent with the character and values that attract families, visitors, and property owners to this unique mountain destination.

Our concerns include the following:

**1. Impact on the Family-Friendly Environment**

Sun Peaks is widely recognized as a premier family resort destination. A cannabis retail store located immediately adjacent to residential units sends a message that does not align with the family-centered atmosphere that many owners and visitors expect and value.

**2. Proximity to Children's Facilities**

The proposed location is situated directly across from a playground frequently used by children and families. While cannabis sales may be legal, placing a retail outlet in such close proximity to a children's recreational area raises legitimate concerns regarding appropriateness and community standards.

**3. Impact on the Guest Experience and Property Values**

Sun Peaks Residences serves both owners and visitors seeking a high-quality mountain resort experience focused on outdoor recreation, health, and wellness. The introduction of a cannabis retail store in this location may negatively affect the perception of the property and could potentially impact future property values and the marketability of residential units.

**4. Increased Traffic and Activity**

The proposed business may generate additional pedestrian traffic and activity around the residential lobby and common areas. This could negatively affect the quiet enjoyment, privacy, and sense of security currently experienced by owners, guests, and residents.

I fully support local businesses and appreciate the importance of maintaining a vibrant commercial community within Sun Peaks. However, I believe that this particular use is inappropriate for this location and that alternative commercial uses would be far more compatible with the surrounding residential and family-oriented environment.

I respectfully request that Council carefully consider the concerns of property owners and residents and reject this rezoning application.

Thank you for your time and consideration of our comments.

Sincerely,

Carl & Delia Lowapongpan  
Owner, Unit 1303D  
Sun Peaks Residences

June 3, 2026

Sun Peaks Mountain Resort Municipality  
106 – 3270 Village Way  
Sun Peaks, B.C.

**RE: Proposed Cannabis Shop – The Residences SL 8  
Rezoning Application No. RZ-2026-002, #8-3250 Village Way**

Dear Sir / Madame

I am one of the owners of commercial unit SL 13 in the Residences.

It has been brought to my attention that SPMRM is considering the approval of rezoning application for a cannabis store in the commercial unit (SL 8) located in the lower lobby of the Residences.

I strongly object to this application for the following reasons:

- 1) The existing municipal bylaw does not allow a cannabis operation with 250 m of a park area. The playground located at the Sun Peaks Centre is within this distance. Based on this bylaw I seriously question why this application was allowed to be brought forward by staff for consideration by council.
- 2) The Residences is a short-term rental property that caters to families. It is totally inappropriate to have a cannabis retail outlet in such a property especially one whose access to the business is within the building.

I would sincerely hope that council does not proceed with approval of this application.

Yours Sincerely



Lisa Nixon  
Co – Owner SL 13 The Residences.

**Subject:** Reject Cannabis store in the heart of Sun Peaks

Hi Len and Kelly

I am writing in opposition of cannabis in the heart of Sun Peaks village.

The resort is known as a family friendly resort which gives it an advantage over Whistler. Health, wellness and safety to walk without police presence is such a positive experience for visitors. I won't take my family to Whistler over night. Police walk in pairs , how can I allow my teenagers to walk the village without concern. There was two stabbings at Whistler the long weekend we stayed and did not return for overnight stays since.

We love Sun peaks and feel safe here.

I would encourage a proper grocery and gas station which would be more beneficial to residents and visitors. An additional shopping strip with a play place for younger children, bowling and movies, pottery painting for those who don't ski. So many more positive opportunities versus drugs and alcohol.

Your decision will shape the future of this resort and the clients that will follow.

I appreciate if this can be given to those in the level of decision.

Thanks

Karen Baynton

1413 Residences, Sun Peaks

Dear Mayor and Council,

I want to express my opposition to allowing cannabis retail at Strata Lot 8 District Lot 6330 KDYD Strata Plan KAS3347.

Sun Peaks Mountain Resort Municipality bylaw No. 0203, 2023 explicitly prohibits the sale of cannabis within 250m of a park per section 5.3. I believe the playground is within 250m of the proposed site, and therefore should be rejected based on the existing bylaw.

Best regards,

Amy Blakeney (Homeowner)  
4110 Sundance Drive

As owners at 3250 Village Way, my husband and I strongly oppose this proposal for several reasons. Most notably, we believe that a cannabis retail store is not consistent with the family-oriented environment of our residences or with the luxury hospitality brand that emphasizes health, wellness, and recreation. We are also concerned about the potential for increased traffic and noise through the lobby and the store's close proximity to the playground located directly across the street.

There is no need for another cannabis store in Sun Peaks as we already have one. Please reject this application

Kim Selinger

**Subject:** Rezoning Application

I am writing to you as an owner of a residence in the Sun Peaks Grand. I strongly oppose any rezoning that would allow a cannabis operation at the requested location.

Catherine Vick  
1403-3250 Village Way  
Sun Peaks

**Subject:** Rezoning Application (Cannabis Retail Store)

Good morning,

As a long time, owner of one of the Residences near the Sun Peaks Hotel the Grand I like to express my concerns about the rezoning application regarding the Cannabis retail store in the village centre of Sun Peaks.

In the Netherlands in my former position a head of the retail division of several large institutional investors looking at Sun Peaks as a family-oriented ski resort there are better locations in the village to be considered than the current location.

So, I urge you not to approve of the application as presented and work with this retailer to look for a suitable location elsewhere in the village. Furthermore, of safety reasons on the slopes the use of Cannabis does not seem to match!

I am a strong opponent to this proposal for also several other reasons. Most notably, we believe that a cannabis retail store is not consistent with the family-oriented environment of our residences or with the luxury hospitality brand that emphasizes health, wellness, and recreation. I am also concerned about the potential for increased traffic through the lobby and the store's proximity to the playground located directly across the street.

I am confident that the Council will take a wise decision and listen to the objections raised to this application.

Kind regards,  
Gerjan Nijenhuis

**Subject:** rezoning of the SP Grand commercial space - cannabis retail

Hello all in planning and the Council:

I am a part owner of a unit at the Grand Residences. I received a letter from the Grand Residences strata council executive yesterday informing me that they are lobbying against the rezoning of the commercial component of the building to allow for the retail of cannabis related products. This opposition is apparently based on something called “family values” of the residences. I am writing this in support the proposed business application. The commercial base of the residences currently has a liquor store and a bar. Cannabis retail is legal and does not result in a great deal of traffic in any location I was exposed to. Sun Peaks is a recreation destination and the retail in legal recreational substances seems to fit in with the holiday ethos of the place. These tired old assumptions that cannabis retail attracts unsavory shadow characters is out of date and does not reflect reality. There is more concern with alcohol which tends to feed a certain rowdy and unruly party attitude but this too is a part of a real recreational community. My council’s NIMBY opposition is misplaced given the difficult business climate at present and the strategic goal of providing a variety of retail and services in the SP village. Let the applicant pursue their business venture please.

Thank you,

**Larry Podhora** Architect AIBC, Architect AAA, MRAIC  
**Principal**

**Subject:** Re: RZ-2026-002

Good morning,

As an owner of a quarter share unit at Sun Peaks Residences, I wholeheartedly encourage you to vote against the rezoning application that would permit Cannabis Retail at Strata Lot 8 District lot 6330 KDYD Strata Plan KAS3347.

As a small business owner, I have had Cannabis Retail stores open near my business. The biggest impact to my business's neighborhood was safety. Due to the fact that Cannabis Retail stores are predominantly cash businesses, crime increases. Our neighborhood required an increased police presence to monitor the increased activity and the numerous robberies.

Please vote against this application. I can think of a million other businesses that could thrive and have a positive impact on the community.

Thank you,  
Shari Small  
1410B Sun Peaks Residences

**Subject:** RZ-2026-002

Good afternoon,

As owners of a quarter share unit at Sun Peaks Residences, we are requesting you vote against the rezoning application that would permit Cannabis Retail at Strata Lot 8 District lot 6330 KDYD Strata Plan KAS3347.

We have been visiting Sun Peaks for 24 years, since our boys were 3 and 5 years old. We chose to take our growing boys to Sun Peaks over Whistler due to the family atmosphere and the safety it offered. Our boys learned to ski and snowboard at Sun Peaks, enjoying the Friday race series, the New Years festivities, and sledding with newly found friends.

Living in Seattle, we had a front row seat to witness the devastation and criminal element the cannabis businesses can bring to a community. Hearing that Sun Peaks Municipality is considering a rezone to the area is very upsetting and cause for alarm. Please do not allow this business in our family friendly community as families deserve to continue to explore the wholesomeness of Sun Peaks.

Sincerely

Gaye and Chuck Barrett  
Sun Peaks Residences  
Unit 1313A

To whom it may concern  
Sun Peaks Municipality

We are writing our own letter to oppose Rezoning Application RZ2026-002 in support of a letter from the Chair of the Sun Peaks Residences Strata Council and Owners Council. We are owners of 1306 (A,B,C&D) Sun Peaks Residences.

We respectfully submit that the proposed cannabis retail store within the lobby of the Sun Peaks Residences is inconsistent with the image, policies, and visitor experience that Sun Peaks Resort promotes.

Sun Peaks has publicly stated that "enjoying the natural mountain environment is a primary motivating factor for our guests" and that it implemented a smoke-free initiative in order to "create a welcoming environment for all our guests." The resort's policy specifically prohibits smoking of all types, including tobacco, vaping, and cannabis, and identifies benefits including cleaner air, wildfire prevention, reduced litter, and wildlife protection.

We are concerned that locating a cannabis retail outlet in the lobby of a residential and tourist accommodation building wouldn't align with the values and visitor experience that Sun Peaks has consistently marketed.

We therefore ask decision-makers to consider whether this proposed use is compatible with:

- the resort's publicly stated smoke-free initiative;
- the expectations of guests who booked accommodations based on the promoted character of the resort; and
- the family-oriented and recreation-focused identity of Sun Peaks

We are also concerned about the security risk increased foot traffic poses, given the lobby reception is not attended.

We respectfully request that the proposal be declined or relocated to a more appropriate commercial setting.

Regards  
Grant and Rowan Croft  
1306 Sun Peaks Residences  
3250 Village way  
Sunpeaks

**Subject:** site specific rezoning application

Dear Mayor O'Toole,

My husband I have been made aware that Sun Peaks Municipality is considering a site-specific rezoning application that would permit a Cannabis Retail Store to operate in the commercial unit adjacent to our ski storage area. While we recognize the importance of a vibrant and varied commercial representation in our community we are strongly opposed to the proposed location for several reasons.

The Residences provide an international luxury, family-oriented atmosphere that emphasizes a healthy lifestyle, wholesome recreation and wellness. The proposed location would likely not only increase traffic through the lobby but decrease the sense of security the lobby provides. The playground just across the road is another factor that makes this location questionable.

We kindly ask that you, Honourable Rob O'Toole and Council take into consideration our opposition to this proposal.

Sincerely,  
Antonio Benitez Gomez  
Angela Lazzarotto

I am strongly opposed to the reasoning to allow a cannabis retail store to open in this location

RC Sanderson Owner

**To Whom it May Concern**  
**Sun Peaks Municipality**

**Submission regarding Rezoning Application No. RZ-2026-002**

I am the owner of Apartment 1314 (A, B, C, D) in The Residences at The Grand - 3250, Village Way, Sun Peaks.

I am writing to OPPOSE the site-specific rezoning application RZ-2026-002 to permit Cannabis Retail at #8-3250 Village Way - Strata Lot 8 District Lot 6330 KDYD Strata Plan KAS3347.

I support the letter from the Chair of the Sun Peaks Residences Strata Council and Owners Corporation, Jess Rothenburger.

He has submitted a letter to SPM Council to express opposition to the rezoning application.

Both The Grand Hotel and The Residences in Sun Peaks are marketed and perceived to be a family orientated and luxury brand.

Additionally, the branding of The Grand, Sun Peaks aligns itself with health, wellness and recreation.

The positioning of a cannabis retail store at #8-3250 Village Way, within the lobby of the building, is not consistent with the family orientation of the Residences or the luxury hospitality brand with the values described above. Also, it is not consistent with the visitor experience (ie a family resort) that Sun Peaks Resort has deliberately marketed and portrayed itself to be for many years.

Sun Peaks openly states that “enjoying the natural mountain environment is a primary motivating factor for our guests “ and specifically prohibits smoking of all types (including tobacco, vaping and cannabis) "to create a welcoming environment for all our guests”.

Locating a cannabis retail outlet in the lobby of the largest tourist and residential accomodation building would not align with the values and visitor experience Sun Peaks strongly portrays in its marketing.

I also have concerns relating to the security risk regarding public access to the accommodation floors of the Residences, and also the potential for increased foot traffic in the lobby which is not desirable for the Residents and owners of property in the building, nor for guests renting rooms.

Owners purchased apartments in the building with the understanding of current zoning rules, and some of these owners have owned and supported Sun Peaks village for many years.

I believe it is only fair for the SPM Council to take into strong consideration the opinions of these owners when considering such a zoning change. Especially since such a change as to the one proposed, I believe, would adversely affect property values of the building.

I recognise and support the local businesses, and encourage them to continue to be successful so Sun Peaks has a healthy, lively and vibrant commercial community. However, this rezoning application is NOT appropriate for this property or the surrounding area.

I therefore ask the SPM Council members to consider whether this re-zoning application is consistent with :

- the family values and promoted character of the accomodation building (The Grand ) ;
- the expectations of guests who have booked luxury accomodation in this venue and paid a premium price for this ;
- the expectations of the owners of apartments in the building who purchased property with the understanding of current zoning restrictions ;
- whether the building is an appropriate property for this retail application ;
- the family orientated and health, wellness and recreation focused values of Sun Peaks ;
- the resort's publicly stated smoke-free initiative.

I request that the re-zoning application RZ-2026-002 be declined.

Regards  
Robyn Millar  
Apartment 1314,  
The Residences at The Grand,  
3250 Village Way,  
Sun Peaks

**Support for Village Commercial Vibrancy**

**Date:** June 2, 2026

To Whom It May Concern, Village of Sun Peaks / Sun Peaks Resort Municipality

I am writing to express my support for Flight Deck Cannabis Co.'s application to relocate to a more central location in the Village.

A thriving village core depends on a diverse mix of accessible retail options. Flight Deck Cannabis Co. offers products — from wellness topicals and bath products to regulated cannabis — that serve a genuine community need. Their presence in a central, foot traffic location would contribute positively to the commercial vitality of our Village and complement the surrounding businesses.

I have always found their team to be professional, responsible, and community minded. They deserve a location that gives them the opportunity to fully serve both residents and the many guests who visit Sun Peaks each year.

I support this application.

Regards,

Name: Alecia Stevens

Signature:  \_\_\_\_\_