

# Why the Proposed Galloway Lands Development Is Not Sustainable

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# The Proposed Galloway Lands Development:

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**Does not meet specific, relevant OCP  
objectives**

**Will contribute to cumulative effects, which  
are already high**

## OCP Objective

*Maintain the rural and agricultural nature of the plan area by only considering new residential proposals **if** they are appropriately located and compatible with adjacent land uses so as not to compromise environmental and agricultural values.*



Figure 8  
Application



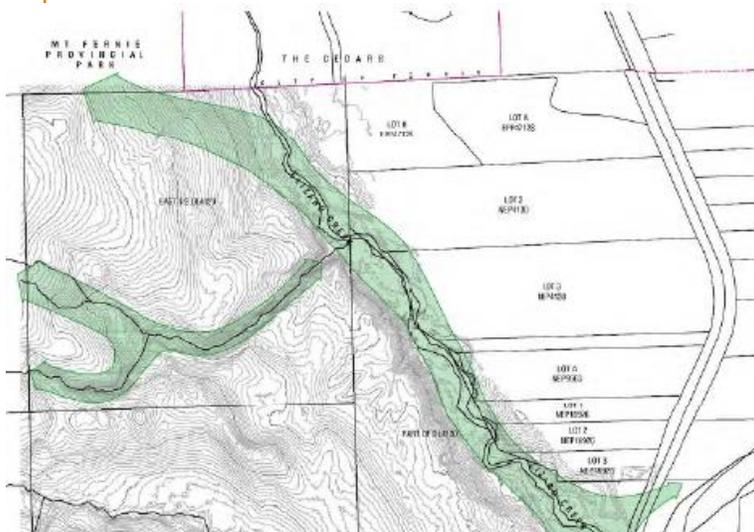
Development on the Galloway Lands would create a strip of rural sprawl between the City of Fernie and FAR.

## Galloway Lands Application

- “Rural sprawl”
  - City of Fernie OCP identifies expansion areas which “provide opportunities to improve planning, promote efficient land use, provide greater transportation choices, reduce public servicing costs and reduce rural sprawl’. **The Galloway Lands are not among the identified expansion areas.**
- **The Application appears to assume the inevitability of development filling in the area between the City of Fernie and FAR**
- Shift from rural character to residential and recreational use with accompanying increased pressure on environmental values (e.g. wildlife) from human disturbances
- **Increased traffic, construction noise, resident activity noise, light pollution**
- Decreased quality of experience for visitors and residents
- **No benefit with respect to affordable housing in the Valley**

***Land use planning and development activities will limit the fragmentation and contraction of wildlife habitat and preserve biodiversity***

- “An approach to laying out subdivisions so that a significant percentage of buildable uplands is permanently protected in such a manner as to create interconnected networks of conservation lands.” (Randall Arendt)
  - **Lizard Creek valley would be the primary corridor left , leaving limited interconnections**
- “This is primarily a design approach for conserving existing natural and cultural resources, although a limited amount of active recreation is permissible. ” (Randall Arendt)
  - **High potential for increased recreational use with resulting increased pressures on environmental values**



**Do we really understand the effects these connectivity corridors would have on wildlife? The extent to which boundaries of conservation areas match species' movement corridors must be understood if effects are to be managed.**

Figure 13 of Application

**Yellow lines = Primary wildlife trails through Frank/Swanson property.**

- Movement is not just in the creek valley. Trails and tracks observed in all 4 seasons.
- Directly observed species include black and grizzly bear, moose, elk, mule deer, whitetail deer, lynx, fox, coyote.
- The combination of 74 Galloway Lands homesites plus the Cedars, the Lizard Creek subdivision and the proposed Gallup subdivision will add up to substantial risk of bottlenecks and diversion of wildlife away from their preferred movement corridors



## OCP Objective

*Important and unique ecosystem features such as riparian areas..... **will be preserved for the long-term benefit of wildlife, to maintain ecological resiliency, and to protect ecosystem services for area residents. Species-at-risk .....will be maintained and enhanced.***

## Galloway Lands Application

- “The “area from top of bank to top of bank” of Lizard Creek is fully protected
  - **What does this mean? Figure 11 does not show scale and the riparian setback appears to start partway down steep slopes**
  - **The Application does not include reference to assessment of riparian setback requirements conducted by a Qualified Environmental Professional**
  - **NOTE: BC Riparian Areas Regulations do not apply to the RDEK but RDEK can voluntarily use them**
- **Westslope cutthroat trout are Blue-listed in BC. No mention of maintenance or enhancement in the Application.**

**Riparian setbacks are not a one size fits all solution. For a stream as important as Lizard Creek, the setback should reflect the largest “Zone of Sensitivity” resulting from assessments of individual stream reaches. (BC Riparian Regulation Assessment Methods).**

## Cumulative Effects

“Human land use can provide economic and social benefits, but often results in potentially significant environmental, social, and cultural costs. To better understand and manage these benefits and costs, it is essential to assess the effects of land use against defined objectives or targets so that future generations can continue to enjoy cultural, economic, environmental, and social benefits. **In practice, effects of land use are usually assessed on a project-by-project basis. However, this approach can underestimate the total impact of all land uses in a region, because many small uses, each affecting only a small fraction of the entire area of interest, can act cumulatively** resulting in cumulative environmental impact. For this reason, it is preferable to assess environmental impact by measuring the cumulative effects of all land uses and natural disturbance--past, present, and future.” (EIK

# Cumulative Effects: High Hazard Will Get Even Higher

## Findings of the Elk Valley Cumulative Effects Assessment and Management Report (CEMF)

- ❑ **High hazard to grizzly bears across most of the central and southern Elk Valley – including the Galloway Lands**
  - The Galloway Lands are in an area of “high movement corridor potential” and are immediately adjacent to core grizzly bear habitat
- ❑ **High hazard to streams due to existing road density and landscape changes**
  - “Future scenarios with higher density developments coupled with climate change-related effects on stream temperatures, pest outbreaks, and incidence and severity of wild fires could represent substantial changes in the Valley streams” (Elk Valley Cumulative Effects Assessment and Management Report 2018)

# Risk of Cumulative Effects on Lizard Creek

## Due To:

- Increased road density
- 74 septic systems
- Water withdrawals from aquifers which may discharge to Lizard Creek, reducing inflow to the creek at critical low-flow periods
- Stormwater discharge
- Increased human disturbance of streambanks and the streambed due to activities such as formation of informal trails and the building of in-stream weirs

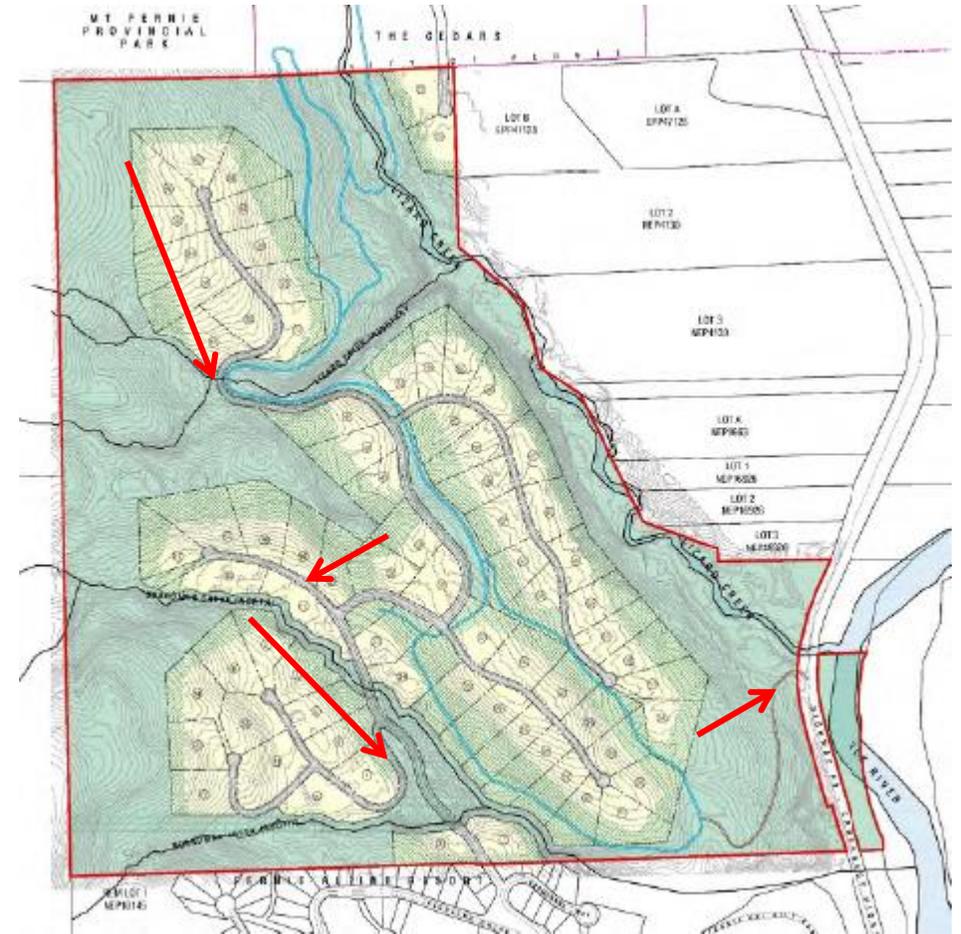
# What's wrong with these pictures?



Hanging Culvert = blocks fish passage



Dirt trails = erosion and sedimentation



Even more roads and stream crossings

# SUMMARY

## Important OCP objectives will not be met

The application for subdivision of the Galloway Lands is a prime example of the importance of the role of OCPs in guiding decision-making

Yet we have no certainty that a balance of interests (as represented by the OCP) will be seriously considered.

## Cumulative Effects will increase

Support of decision-making was the primary goal of Elk Valley Cumulative Effects Management Framework (CEMF)

The RDEK, City of Fernie, District of Sparwood and the District of Elkford were all participants in the development of CEMF and FLNRORD assumed the management of CEMF.



**The results of CEMF should be used in decision-making**