

May 6, 2022

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Fernie Snow Valley Community Association  
Attn: Jay Zammit  
c/o PO Box 6048  
5322 Highline Dr  
Fernie, BC V0B 1M6  
Via email: [zammit@burstall.com](mailto:zammit@burstall.com)

**Re: Review of Updated “Galloway Lands – Application for Land Use Amendment”**

Dear Mr. Zammit,

Further to your request, this letter has been prepared to provide an update to the review of the hydrological considerations of the document entitled “Galloway Lands – Application for Land Use Amendment”, based on additional submissions to the Regional District of East Kootenay by Handshake Holdings Inc. and CH Nelson Holdings Ltd dated March 25, 2022.

As stated in the previous review, The Galloway Lands refers to an approximately 185 ha property with a development proposal for a residential subdivision located at the base of the Lizard Range just outside Fernie, BC within the Regional District of East Kootenay (RDEK) and the traditional territory of the Ktunaxa Nation. The conceptual development plan for the Galloway Lands includes up to 75 homesites ranging in size from 1.0 to 1.6 ha and conservation lands. The conservation lands not planned for development will be located within riparian areas, alluvial fans, steep slopes and to provide a buffer to Crown land and the Mt Fernie Provincial Park. A domestic use water well and septic field is proposed for each residential property. As an addition to the submission, the proponent has proposed fire suppression infrastructure, consisting of ponds hydrants and roof-top sprinkler systems, however there is no detail on the volumes of water required or the source of this water. The proposed domestic water wells do not require provincial review or approval under the *Water Sustainability Act*, however wells to supply water for fire suppression may require an approval.

The initial groundwater assessment completed to support the development of the Galloway Lands did not include site-specific hydrogeologic information. The updated and additional submissions provided by the proponent also do not include any site-specific groundwater information and rely on historical well and drilling information in the region.

As part of the current submission, the proponent still proposes to undertake drilling, pump tests, and percolation tests on a lot by lot basis as part of the subdivision process. This approach will not take into account the connectivity to surface waterbodies and the cumulative impact of full build-out of the project (including 75 proposed water wells, septic systems, and fire suppression infrastructure consisting of ponds and hydrants) to fish-bearing watercourses such as Lizard Creek

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and its tributaries. Lizard Creek is known habitat for Westslope Cutthroat Trout, which is listed as “Special Concern” under the federal *Species at Risk Act*. It will also not take into account the effects of climate change predictions on the long-term sustainability of the proposed groundwater source for the development of the Galloway Lands and the potential impacts to environmental flow needs. Further, the development’s impact on water supply wells in the area, including the wells used to supply Fernie Alpine Resort, should be evaluated.

Also, the proponent’s approach does not include a plan to develop and implement a groundwater and surface water monitoring program to monitor changes to water levels and water quality in the area through construction and after full build-out. This information would be invaluable to inform decisions on future phases of sub-division and the impacts of the overall development.

I trust this letter meets your current requirements. If you have questions or concerns, please do not hesitate to contact me.

Yours truly,

**SweetTech Engineering Consultants**

Prepared by:

A handwritten signature in black ink that reads "Julia Tarnowski". The signature is written in a cursive, flowing style.

Julia Tarnowski, M.Eng, P.Eng.  
Sr. Environmental Engineer