

39 Ridgemont Ave.
Ferne BC
May 21, 2022

To whom it may concern:

Re Galloway Lands to public hearing

I carefully read this article in the May 19 issue of The Free Press. The paper correctly states that it was a gruelling meeting. It is notable that almost none of the concerned citizens attending left prior to it ending. This speaks to how strongly local citizens feel about this issue. The Free Press notes that there were fourteen presenters, four who spoke for the development and ten who spoke against. What was not clear from the article was that the four who supported the proposed development were the developer and three of his consultants.

None, I repeat none of the concerned citizens who attended at their own expense spoke in favour of the proposal. Notable, of those who did speak:

A nine year old elementary school student who spoke eloquently of the need to protect wildlife habitat both terrestrial and aquatic.

Two experts; Dr. Stella Swanson Phd. (Aquatic Biology and Aquatic Toxicology) with 45 years of experience in the field, and Leslie Frank P Eng with forty seven years of experience in the field of environmental assessment, explained the danger this development presents to the Westslope Cutthroat trout spawning grounds in Lizard Creek. They recommended that the development be halted.

Their words were echoed by the guide outfitters association who pointed out that Lizard Creek is one of just two major spawning areas for Westslope Cutthroat trout on the Elk River;

Mr. Alan Westhaver, a well known local wildfire expert, zoomed in from the Provincial Firesmart Conference in Kamloops. "I am presenting on how a re-built town of Lytton can be a model for all other communities". "They are convinced of the value of building to the best available standards." "At this moment I am speaking to you about a new community (Galloway Lands) in what is probably a more threatening situation, attempting to convince key players they should abide by those same standards when planning for its construction." Mr. Westhaver was extremely critical of the use of cul de sac access to lots in the proposed development as opposed to loop roads that would facilitate access by emergency vehicles and escape by residents.

The representative from the Snow Valley residents association explained in great detail that the narrow, winding, high altitude roads of their subdivision are in no way suitable to handle the daily traffic the Galloway Lands subdivision would create, not to mention emergency or construction traffic.

A recurring theme was lack of a second proper two way access to support evacuation and emergency vehicles. In short Handshake Holdings has failed to show this to be a viable, responsible development. Therefore until all these many concerns have been dealt with no zoning changes should take place.

yours truly

Dave Bird