

April 21,2022

Subject: Galloway Lands

Dear RDEK Directors,

I am writing regarding the above developer application and the fact that it has been moved forward to the RDEK Planning and Development Committee on May 12th.

The way in which this project is being handled calls the integrity of the RDEK into question.

I have a number of questions for you:

- 1) When Director Sosnowski said he has been "asked to move the motion forward with expedience". What exactly does that mean? Did the developer request this? If so, then this is a complete lack of respect to the position that Director Sosnowski holds and the community that he represents. One has to wonder what the motivations are behind this. As a concerned community member I feel that we need an answer to this question. Is this how all projects that individuals feel are important should be approached to get them through official channels?
- 2) This proposed development will put a huge burden on the resources of the community that I live in Fernie and I feel that the board shared the collective concerns around this as well as safety issues at the previous meeting. As eloquently put forward by Mayor Qualizza at the last meeting concerning the development, it is impractical and unsafe to develop this land under the current proposal. Why has the proposal been moved forward to the next stage without considerable updates to the scope to ensure safety for the residents and people in the surrounding area.
- 3) Now that there is a serious interest in the lands that has been expressed by BC Parks, it would make sense to consider this in detail. Preserving the land would mean the natural capital and assets would be conserved, assisting in the sustainability goals set out by the Province of BC instead of flagrantly pushing through a development that compounds concerns of fire safety, conservation, and climate change.
- 4) Surely the focus of developments in the Elk Valley should consider the *actual need* for housing that meets the long-term plans of the community. Affordable housing is one of the primary issues that is impacting the local community and is putting pressure on businesses (including my own) from all sectors as well as residents. This was clearly highlighted by the Elk Valley Economic Initiative's recent BRE report. Why are developments targeting rich out of town people looking for second homes fast-tracked and the real issue appears to be being ignored?

I look forward to your responses and consideration of these concerns at the meetings on the 12th and 13th of May.

Yours sincerely

Jude Smith