

April 24, 2022

To: RDEK Board of Directors

I am a Homeowner on the mountain, and after reviewing the documents, I have found the updated proposal does little to address the concerns of our existing community and what has been brought forward at the January meeting.

1. There is no proposed change to the existing access, with no direct highway access and no solution to the safety and traffic concerns of our community. They assume to use the original access that is already overused, not including the additional load that will be placed on the access with the addition of the southern development that has already been approved and underway.
2. There are still seventy-four lots with no utility servicing. The proposal is for water wells and septic systems which will be difficult, to say the least, and environmentally a disaster. There is no study to determine the depth of the wells that will be required, there is no environment study directly tied to the septic systems. Septic systems on a mountain side do not drain like normal septic systems, they flow in a more direct path, closer to the surface, which will drain septic waste directly into the Lizard basin.
3. There is no plan for fire suppression services, to protect the new community and our existing community. As climate change has increased the occurrence of forest fires, this will put more pressure on our forests and not having a proper fire suppression service for a development of this size is careless.
4. There seems to be a complete dismissal of any impact to wildlife and fish habitat. In this day and age, we know there will be an impact on wildlife, and before we do anything to our environment this impact should and has to be studied. In the past we just built and ignored the problems that happened. Today we have systems to deal with wildlife but only if we study and understand what is happening. If we can not deal with the problems that will occur then the development should be modified, unless the Board believes that the interest of the developer supersedes the environment and wildlife.

The application only addresses the bare minimum of what is required and was requested by the Board, for re-zoning with;

- a. no consideration for the safety and health of our existing community,
- b. no consideration for the Value Elk Valley residents attached to these lands,
- c. no consideration of the longer-term costs,
- d. no consideration of the traffic implications,
- e. no impact study on what this will do to our existing community,
- f. no impact study on wildlife.

The developer's responses to these critical issues are oversimplified, or in many cases simply dismissed or pushed out to supposedly be dealt with later in the process. We have

seen what happens with critical items that get dealt with later, they are not and they are ignored with the attitude that, “Oh well, it is too late and we have already sold properties and started to build”.

The simple fact is, there are many significant flaws in this application and should be studied and due process followed, or we can preserve our natural lands and turn this over to the Fernie Provincial Park.

I would like to kindly remind the members that they work for the people, the homeowners, and the taxpayers and Do Not work for the developer. Just because a developer feels that they have waited long enough is no reason to fast track this process. As publicly elected officials with a duty to serve in the interests of the public, everyone on the Board should consider ensuring that due process is followed for everyone and that all studies are completed, all studies are presented, and all sides are heard, no matter how long it takes.

Thank you for your attention to this urgent matter.

*Ed Porasz*