

From: Patti Yarmoloy <pattiyarmoloy@me.com>
Sent: September 6, 2021 3:17 PM
To: Shypitka.MLA, Tom <Tom.Shypitka.MLA@leg.bc.ca>
Subject: Galloway Lands Development Fernie

September 06, 2021

Dear Tom Shypitka, RDEK Board,

I am a resident of Fernie Alpine Resort (Electoral Area A). Recently I have been made aware of a “Galloway Lands” development proposed by Reto Barrington of Handshake Holdings Ltd. Although few, if any details, have been made public about this potential development, I am concerned that the project approval is being moved along rapidly without due public consultation and a thorough technical review.

The RDEK Board of Directors has a duty to consult with and inform the residents of Electoral Area A before they consider this proposal. In order for the RDEK directors to make informed decisions regarding this proposal, and to advise the residents of Area A concerning the impacts of this proposal, I urge the RDEK to initiate the following:

1. A Transportation Impact Study undertaken by an arm’s-length, third party consultant and made publicly available before any rezoning of this property from Forestry (Private Management Forest) to Residential is contemplated.

I understand that the developer is proposing that all vehicle traffic from this subdivision exit and enter the subdivision via Fernie Alpine Resort’s Snow Pines Drive, Boomerang Way, Highline Drive and Ski Hill Road. These roads are inadequate for the current level of vehicular, pedestrian and cycling traffic. It needs to be noted that there is no walking pathway beside these roads. They are narrow and are shared between all users. They become even more narrow as the snowbanks accumulate. The addition of heavy construction and logging traffic and the post-build residential traffic will result in a significant increase in congestion, accidents and risk to pedestrians, cyclists and motor vehicle operators. A Transportation Impact Study must be undertaken to assess the capacity of the existing Fernie Alpine Resort road system to construct and service the new development area.

2. An Environmental Impact Study undertaken by an arm’s-length, third party consultant and the study report made publicly available before any rezoning of this property from Forestry to Residential.

I understand that the development proposes the installation of septic sewage systems for each of the 90 lots. I am very concerned about the impact of these sewage systems on the water quality of the Lizard Creek and other streams within and adjacent to the development area. Not only will there be negative impact on fish and wildlife, drainage from these sewage systems could impact the supply of drinking water to the Resort and the community that surrounds it. In addition, this area is currently a wildlife corridor for Grizzly Bear and many other species. Most certainly they will be impacted by a development of this nature. An Environmental Impact Study must be undertaken to fully understand the impact of the development.

Thank you for your consideration of these concerns and trust that you will take the appropriate action to initiate these impact studies to make informed decisions on the viability of the Galloway Lands development.

Sincerely,
Patti Yarmoloy #201 5383 Highline Drive, Fernie, B.C. V0B 1M6

Patti