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Via email: director.sosnowski@rdek.bc.ca

Dear Mr. Sosnowski:

I am a retired semi-permanent resident living at Fernie Alpine Resort and have had my residence here for more than 22 years. I have been made aware that Reto Barrington of Handshake Holding Ltd. is proposing a residential development on “the Galloway Lands” directly north of our residence. Little information has been made public, but I am genuinely concerned about the impact of this proposed development upon my community. I want to ensure that RDEK conducts a proper and thorough technical evaluation prior to any approvals or zoning amendments and that my concerns are appropriately addressed.

The RDEK Board of Directors has a duty to consult with and inform the residents of Electoral Area A before they consider this proposal. For the RDEK directors to make informed decisions regarding this proposal, I urge RDEK adhere to the Elk Valley Official Community Plan No. 2532 (the “OCP”). It is my understanding that all work undertaken on these lands, identified as Fernie Alpine Resort Fringe Subarea in the Elk Valley Official Community Plan No. 2532, must be consistent with the approved OCP. It is therefore my expectation that:

- a) The land must be included in the Fernie Alpine Resort OCP.
- b) A study of traffic impacts must be undertaken, and the study should identify the timing of the infrastructure upgrades required. This study should be undertaken by an arm’s-length, third party consultant and be made publicly available before any rezoning.
- c) Potential hazards including flooding, alluvial and debris flow fans, avulsion, geotechnical and avalanche must be addressed.
- d) Protection of environmentally sensitive areas must be addressed.
- e) A comprehensive environmental review must be completed. This review should include environmental contingency planning, construction management planning and water course sediment control planning. This study should also be undertaken by an arms-length, third party consultant and be made publicly available before any rezoning

- f) The fringe development must be physically and economically compatible with expansion requirements of the City of Fernie.

I request that the proposed development not be approved until the following concerns have been properly addressed:

1. Traffic

It is my understanding that the permanent access for this proposed development would be via Snow Pines Drive and Boomerang Way. This access, if approved, would create serious safety concerns for existing homeowners. Boomerang Way is a steep winding road, and the existing corners and intersections are already a significant safety hazard for vehicle traffic, pedestrians, and children. The ability to widen the road and/or add sidewalks/trails is quite limited due to the steep banks in the area and location of the existing homes. Specific issues with the proposed development utilizing these roads include:

- The intersection of Boomerang Way with Snow Pines Drive is already challenging with unexpected traffic flow paths and poor sight lines; this creates very concerning safety issues for increased access and egress. There are currently frequent and dangerous issues on these narrow residential roads related to vehicle speed, poor sight lines, pedestrian traffic, and cyclists.
- If approved, residents of the proposed development would use Boomerang Way and Snow Pines Drive for access to their homes and also for access to Fernie Alpine Resort. This would result in increased traffic flow well beyond that of a normal residential development.
- The proposed development would result in many years of construction activity. The narrow roads, the large windrows from snow plowing combined with residential and pedestrian traffic would create significant safety issues as well as noise and dirt problems.
- Road access to Fernie Alpine Resort from Highway 3 currently presents problems and would be compounded by approval of the proposed housing development. The ability of this intersection to handle increased traffic should be thoroughly evaluated prior to approval of any additional development.

2. Pedestrian and cyclist safety

There are no sidewalks or trails for pedestrians and cyclists in the Boomerang Way and Snow Pines Road area. These roads are used by skiers and snow boarders (including children) to access Fernie Alpine Resort and the XC ski trails and similarly in the summer, the roads are used by hikers, cyclists, and children . My children grew-up spending summers and winters in this

community making me very aware of the safety issues on these streets. Visibility on the narrow roads is poor. Very large snowbanks are created adjacent to the roads from clearing the roads and the driveways of residences which significantly reduces visibility for drivers encountering other vehicles and pedestrians. Any additional traffic on Boomerang Way and Snow Pines Drive would only serve to escalate the current safety issues.

3. Parking

The proposed development indicates that there will be public access for hikers, skiers and cyclists but does not provide any public parking. This appears to indicate that the “public” that is referenced really just means the homeowners in the proposed development.

This significant oversight has the potential to impact road safety in our community and increases demand on parking that Fernie Alpine Resort provides for its guests. Parking in the Boomerang Way and Snow Pines Drive area is provided by driveways at individual residences and by a parking lot for residents of Stone Creek Chalets. Parking is not allowed on the roads although no signs exist, and it is not regulated in any manner. In the winter months, there are usually vehicles parked on the roads by people accessing the resort and the XC ski trails. This is a serious safety issue for traffic, pedestrians, access for fire protection services, access to fire hydrants and access to a sewage pumping station.

4. Fire Protection

The proposed Galloway development does not have any fire hydrants, nor do they appear to have an adequate water source for firefighting. This is a very serious issue impacting the safety of the entire Elk Valley and approval of this development without demanding proper fire suppression, with hydrants and an adequate water supply, would be irresponsible.

Fire protection and suppression is a serious concern and in the last decade and in 2021, we have witnessed the catastrophic impact of wildfires throughout BC. Wildfires continue to grow in number, severity, and cost. Existing homes at Fernie Alpine Resort utilize the City of Fernie Fire Services Department for fire suppression coupled with hydrants/water provided by Fernie Alpine Resort (our developer).

5. Water Sourcing and Supply

It is my understanding that the water source for the Galloway development would be from individual wells on each lot. As part of the review of this residential development, an arms-length, third party study of the regional hydrology should be undertaken to determine if an

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adequate long term water supply exists. The study should also address the impact of water withdrawals upon the health of Lizard Creek, Boardman Creek, and the Elk River.

Thank you and we trust that you will take the time to address my concerns and initiate a proper and thorough technical review of the Galloway development application.

Regards,

Lyle Stevens