



Resorts of the Canadian Rockies
Experience the Ultimate



October 7, 2021

Mr. Andrew McLeod, Development Services Manager
Regional District of East Kootenay
19 – 24th Avenue South
Cranbrook, BC
V1C 3H8

Dear Mr. McLeod

RE: Proposed Galloway Property Development, Fernie, BC

Resorts of the Canadian Rockies Inc (“RCR”) is the owner and operator of both Fernie Alpine Resort (“the Resort”) and the Fernie Alpine Resort Utility Corporation (“FARUC”). Over the course of this year RCR has been made aware of a proposed property development on the Galloway Lands (“the Development”), located adjacent to the Resort’s existing residential village. To date RCR has not benefited from a detailed presentation from the developer, and in the absence of that RCR offers the following comments for RDEK’s consideration:

1. RCR is supportive of residential development in the Fernie region, as any increase in residents and visitors has a net benefit to the resort. As such RCR will support the proposed Development.
2. The Development is not within the boundary of the Resort lands as identified in the Fernie Alpine Resort Official Community Plan. Due to the proximity of lands, RCR requests that planning considerations and any subsequent approvals consider the content of the Resort OCP, and that any approvals given to the developer do not negatively effect RCR’s ability to develop the Resort to the full extent contemplated by the Resort OCP.
3. Publicly available information shows that the Development is focused on acreage style single family home sites, with the potential for up to 90 individual acreages. RCR is supportive of this style of development, as the conceptual plan would compliment the Resort as a whole.
4. From the concept plan RCR understands that each homesite would be provided with potable water utilizing artesian wells on a lot-by-lot basis. RCR wishes to highlight that the primary water source for FARUC and the Resort is also through artesian wells, with the FARUC wells located within a catchment area that may also contain the Development. As such RCR requests that a hydrology study be an approval consideration.
5. Further to Point 3 above RCR understands that the Development’s wastewater plan is based on individual septic fields. RCR requests that any approval closely consider the potential of multiple



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septic fields on existing and future potable water sources, and that the scope of a hydrology study include the possible effects of septic field outflows.

6. Concept plans for the Development show vehicle access through the existing Resort road system, originating at the junction of Ski Hill Road and BC Hwy 3, then through Highline Drive and Boomerang Way. RCR requests that any approval decision require a Traffic Impact Analysis. Any such analysis should recognize the content of the Resort OCP, in particular the concerns highlighted re: a single point of access to the Resort. Finally, future development at the Resort should not be compromised by the proposed vehicle access.

RCR will share these comments with the developer as part of a scheduled meeting on October 14, 2021, and may choose to provide further comments to RDEK subsequent to that.

If there are any questions or concerns re the above or the attached, please contact the undersigned.

Regards

Resorts of the Canadian Rockies Inc

Neil Jackson

Senior Vice President

Cc: Andy Cohen, General Manager Fernie Alpine Resort

Rato Barrington, Developer