

**Excerpt from Fernie Snow Valley Community Association (FSVCA)  
Regarding Road Safety Impacts**

December 2021



***Single vehicle accident on Highline Drive, December 2021. This section of road forms part of the proposed access to the Galloway Development. Note pedestrians on the road.***

FSVCA have two significant concerns with the roads as proposed in the development. The first is egress and access to the resort. This was already a problem prior to this proposal. The development would make it even worse.

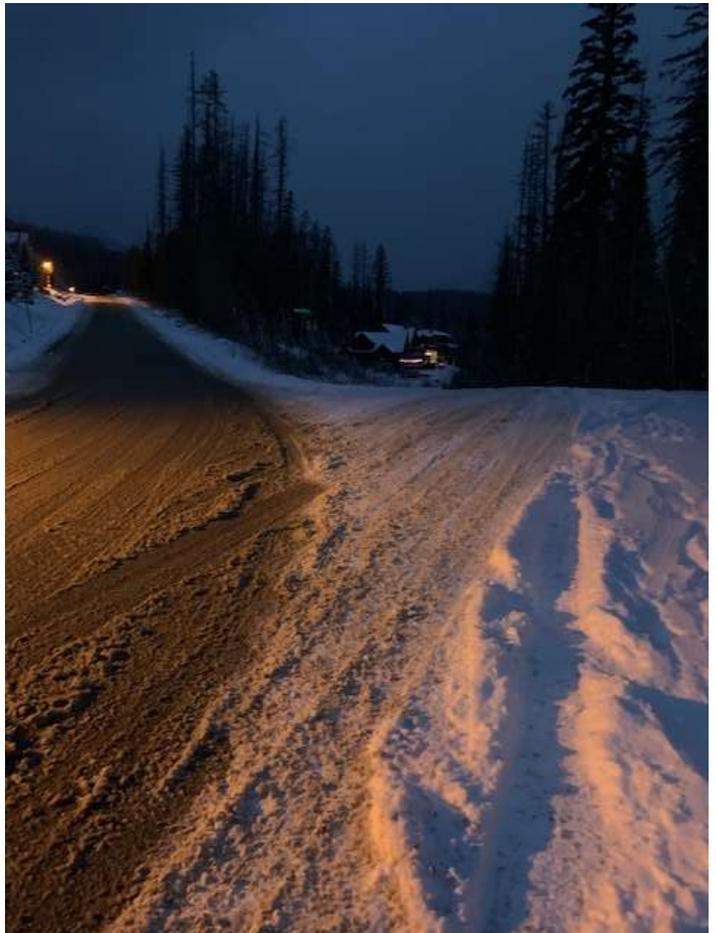
There are significant grades throughout the site that impact a heavy trucks ability to accelerate or decelerate; the internal roads are narrow with tight corners that large trucks would have difficulty negotiating or would require both travel lanes potentially resulting in head-on conflicts. In addition, during winter conditions the piles of cleared snow affect sight lines at several intersections internal to the ski hill.



***Snowbanks on Highline Drive.***

It is evident that the internal ski hill roads were never designed to handle significantly more traffic. The Estate Homes being constructed on Resort Drive for example, have many more daily vehicles than the “two” used in current statistics. Drive by any one of these Estate homes and you will observe no less than 4 - 8 vehicles parked at any given time. Furthermore, Boomerang Way and Snow Pines Drive– the first two roads the new development will use to access the ski hill have no walking pathway. They are narrow and are shared between all users. They become even more narrow as the snowbanks accumulate. Our community is a real community of full time residents. Even before Covid, full time residency had increased dramatically. This community is an early stage community with families moving full time in the last few years. Many of our residents have stories of near misses involving pedestrians and vehicles. It is just a matter of time before we witness a serious accident or fatality on our community roads.

We disagree with a key assumption of the traffic impact assessment filed by the developer – the trip generation assumes only part time occupancy but as is evidenced by the current development a significant portion of the single family owners live here year round. In addition we feel that the assessment should have included the internal intersections, particularly in winter conditions when the roads are very slippery and sight lines are affected by normally accumulating snow piles.



**Y-Intersection at Highline Drive and Boomerang way.  
This intersection is on the proposed access route for  
the Galloway Development.**

The traffic impact assessment completed by the developer was completed in the summer of 2021. First of all, it was done in the summer, with ideal road conditions. Think about it, a traffic assessment for a ski hill done in the summer. Really? But more to the point, traffic in our Valley in the summer of 2021 was unusually light due to significantly reduced tourism and part-time residence usage due not just to Covid global pandemic restrictions but also due to rampant wild fires and heavy smoke in the area. Furthermore, the assessment was only done for the major intersection at the bottom of Ski Hill Road and did not consider any of our internal community roads. The problems will happen on any decent ski day with regularly high snowbanks, visitor traffic, service vehicles, maintenance vehicles and EMS vehicles. Full time residents know this will happen. The Directors and bureaucrats do not know.

From our perspective, the single biggest issue is that there is only a single access to the Ski Hill – the proposed development should construct a new permanent access road that does not access Ski Hill Road that would provide construction vehicles a means to access the proposed development without impacting the existing neighbourhood. Given all of the impacts associated with climate change (flooding, forest fires, debris torrents etc) it is not prudent having the Fernie Ski Hill community continuing to rely on a single point of access.

A single point of access combined with an additional 74 large estate homes is a recipe for disaster. Furthermore, as we design and expand communities we should be planning for resiliency now. As an example, an inopportune

placed natural wildfire could cutoff the entire ski hill community and leave our community exposed and vulnerable. Even a traffic mishap on Ski Hill Road stops all access in to and out of our community, including any EMS vehicles except Helicopters. A perilous situation.

A thorough, independent traffic study should be completed on a decent ski day in the middle of winter, when snowbanks have accumulated in a normal fashion and “all traffic” is normal. There are four roads the proposed development need to be studied – Snow Pines Drive, Boomerang Way, Highline Drive and Ski Hill Road.