

January 7, 2022

Fernie Snow Valley Community Association (FSVCA) is very disappointed with the “closed” house format. This forum was ideal for the Proponent to go over its hopes, dreams and promises in the form of a monologue, but **offered no interaction from the public other than carefully prepared responses to previously prepared questions.** It did nothing to respond to our concerns. **Our major community concern is safety - safety of our internal roads and safety in the form of a second access route.** CTS Engineering has said that, “Given the grades on existing roads the ability for vehicles to accelerate/decelerate at key intersections is difficult.” And further, “...the intersections [and] grades and sight lines are problematic.” “From an overall transportation planning perspective, the reliance on a single point of access for the area presents challenges particularly for emergency response or if it is necessary to to evacuate the area.”

Clearly, what nobody seems to acknowledge is the internal roads the developer plans to use are unsafe already. Additional road traffic from the new development makes this even worse. Ten + years of additional heavy construction traffic to build over 70 homes will result in accidents and fatalities. Someone is going to get killed if the proponent’s access route is approved. It is not good enough just to approve the re-zoning and let someone else deal with the access problem.

This is the opportunity to fix this problem. The current process would have rezoning happen first and settling the details of road improvements later. This is in the wrong order. Kicking this nasty can down the road for someone else to deal with is irresponsible, negligent and wreckless. Our RDEK Directors need to demonstrate leadership. This is one of the critical issues to solve if this development is to be safe. **Rezoning approval should only happen if, when and only after a plan is created to ensure road safety – including a separate and safe access. A separate access road will also finally address the much needed second access our community has been seeking for decades.** It just makes sense.

The “closed” forum did nothing to address our concerns about fire suppression and fire protection. To have no plan for fire resilience is absurd in this day and age.

The new plan to permit level 1 septic to be monitored by a homeowners’ association is ridiculous.

There were many other statements made that were simply inaccurate. Like the proponents representation of a West Side Trail Alliance. There is no such thing. It is completely untrue. Like the proponents statement in its website that the lands are covered by the City of Fernie Fire Protection. They are not.

There is a large chasm between what the proponent promises and what it is actually able to reasonably achieve, all to the detriment of citizens of the Elk Valley

Jay Zammit, President, Fernie Snow Valley Community Association