



January 10, 2022

**BC Parks Response: Bylaw 3102 & 3103 Referral**

If this development is approved as proposed, Mt. Fernie Park, which already has significant residential development on its eastern side, has the potential to become increasingly isolated as a habitat “island”. It will also experience additional conservation and recreation pressures. BC Parks recommends that services of a Qualified Professional be retained to assess and mitigate impacts of the proposed development in relation to the following:

- Impacts to movement corridors and access to the Lizard Creek for long ranging species like Grizzly Bear and ungulates. By spreading 74 building sites throughout the subject property, this proposal has the high likelihood of negatively impacting that wildlife connectivity and further fragmenting wildlife habitat for the lower reaches of Lizard Creek and its tributaries.
- This proposal will impact numerous established mountain biking trails. Rerouting of existing recreational trails to areas identified for community/public use or closing trails altogether will further impact wildlife habitats and will increase recreation pressure on remaining trails.

In addition to the landscape level impacts resulting from this application, BC Parks is concerned about the proximity of building envelopes north of the “Lizard Creek Tributary” to Mt. Fernie Park. These sites are close to the park boundary, with the northernmost three sites under 200 metres from the park. The zoning proposed by the development prescribes only a minimum 100-metre vegetated buffer between the development and the park (130 metres when each lot’s covenant area is included). This is less than the prescribed buffer that is proposed to abut Crown land. Not only is the buffer quite narrow, once the lots are sold, how do the respective zones and covenants get monitored and enforced?

Prepared by Dani Money, Planning Section Head, BC Parks, Kootenay Okanagan Region