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**Subject:** Galloway Lands Development  
**Date:** August 20, 2021 at 1:38:53 PM MDT  
**To:** [wesly.graham@cranbrook.ca](mailto:wesly.graham@cranbrook.ca)

Dear Mr. Graham,

We have been residents of Fernie Alpine Resort (Electoral Area A) since 1995. Recently we have received the attached "Frequently Asked Questions" regarding the "Galloway Lands" development proposed by Reto Barrington of Handshake Holdings Ltd. We understand that the RDEK Board of Directors has a duty to consult with and inform the residents of Electoral Area A before they consider this proposal. In order for the RDEK directors to make informed decisions regarding this proposal, and to advise the residents of Area A concerning the impacts of this proposal, we urge the RDEK to initiate the following:

1. An Environmental Impact Study undertaken by an arms length, third party consultant and to make the study report publicly available before any rezoning of this property is contemplated from Forestry (Private Management Forest) to Residential. As the development proposes the installation of septic systems for each of the 90 lots, we are very concerned about the impact of these sewage systems on the water quality of Lizard Creek and Boardman Creek which are within the development area. Lizard Creek joins the Elk River immediately upstream of Fernie Alpine Resort's "River Wells" which supply drinking water to the entire resort area. Boardman Creek flows into the Elk River at the location of the River Wells. The wells are classified as GUDI (Groundwater Under Direct Influence) as they are located adjacent to the west bank of the Elk River.
2. A Transportation Impact Study undertaken by an arms length, third party consultant and again made publicly available before any rezoning of this property from Forestry to Residential. The developer is proposing that all vehicle traffic from this subdivision will exit and enter the subdivision via Fernie Alpine Resort's Snow Pines Drive, Boomerang Way, Highline Drive and Ski Hill Road. We believe these roads were not designed to accommodate significant increases in traffic from outside of the resort area. Therefore a transportation impact study must be undertaken to assess the capacity of the existing Fernie Alpine Resort road system to service the new development area.

We thank you for your consideration of these concerns and trust that you will take the appropriate action to initiate these impact studies in order to make informed decisions on the viability of the Galloway Lands development.

Respectfully,

Jan and Helmut Kron

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Fernie Alpine Resort