



Resorts of the Canadian Rockies
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May 5, 2022

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. Application for Land Use Amendment

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.

RCR reiterates the comments recorded and submitted in writing on October 7th, 2021, summarized as follows:

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.
2. The Development is not within the boundary of the Resort lands as identified in the Fernie Alpine Resort Official Community Plan. However, due to the proximity of lands to the Resort, 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 75 individual acreages. **Subject to the need to satisfy a number of concerns detailed below, 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.



5. From the concept plan RCR understands that the Development’s wastewater plan is based on individual septic fields. RCR requests that any approval provided to the Development is required to be tied into the existing FARUC system.
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 requested 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 had the opportunity to discuss the conceptual plans and RCR’s concerns with the Developer. RCR appreciates the invitation to review the Application for Amended Land Use, as provided by RDEK.

RCR requests that RDEK consider:

1. General comments:

- RCR remains supportive of residential development in the Fernie Resort, Fernie Town Site, and Elk Valley region.
- Please note that although the Application makes reference to RCR and the Resort, RCR has not consented to named inclusion in this Application document.

2. TIA and road access comments:

- RCR believes that this Development would result in significantly more daily trips than suggested in the application. The TIA seems to only contemplate owners and does not acknowledge guests, visitors, staff and trades who will use the roads to visit the Development. RCR recommends that a higher volume be considered in reviews the Development application.
- The TIA implies that the existing Resort roads and in particular road junctions, are adequate for the current and proposed traffic counts. RCR contests this conclusion and in particular wishes to highlight the junction of Highline Drive and Boomerang Way. At that location traffic exiting Boomerang Way does so into a blind corner on Highline Drive.
- The TIA recognizes and RCR agrees that Resort roads are commonly used by pedestrians and would benefit from separated dedicated walkways.
- The TIA recommends a 30 km/h speed limit on Resort roads. Please note that the road system is controlled and managed by the MOT+I and not by RCR.
- RCR agrees that the junction of Hwy 3 and Ski Hill road is currently adequate. However, RCR remains concerned that the TIA does not sufficiently recognize the traffic associated with the Development, and adequacy until 2040 is unlikely. RCR remains concerned that



the traffic associated with the Development may affect RCR's ability to develop the Resort. As such if any capital additions now or in the future that are required for this access, the Developer should be required to fund such costs.

- RCR requests that all of the bullet points above related to the TIA be reassessed using a significantly higher traffic count, and that the Developer be required to fund improvements to access, junctions and pedestrianization of the proposed access route.

3. Community Wildfire Protection:

- While RCR supports the use of Firesmart practises and construction, RCR does not support the concept of a residential subdivision that does not have access to a fire hydrant system.
- RCR requests the Development is required to fund and have in place a fire hydrant system on its lands.
- Please note that FARUC is prepared to provide firefighting water to the subdivision, at cost to the Developer.

4. Wildlife Corridors:

- No comments at this time

5. SEPTC and Potable Water:

- The Amended application correctly identifies that the Resort's potable water supply, provided by FARUC, is classified as GARP. As such it is required to meet Drinking Water Treatment Objectives issued by the Ministry of Health. Under that plan, treatment is to be provided by Chlorination in combination with an Ultraviolet system. Chlorination is currently in place and in use. UV treatment is in the construction and approval process, with oversight by the Ministry of Health. RCR suggests that the Development should be required to fund the tie in of any properties developed under the Application into the FARUC system.
- FARUC's current and planned potable water system and improvements are sufficient to meet RCR planned growth for the Resort. If called upon FARUC can supply water to the Development, with expansion and enhancements at cost to the Developer.
- FARUC can provide wastewater treatment to the Development, with expansion and enhancements at cost.

6. Life Cycle and Development Costs

- No comments at this time



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7. Covenant Accountability and Management

- RCR notes the intension to provide and SRW to allow for a road connection from the Cedars Development to the Resort via Snow Pines Drive. The intension would be to provide an alignment suitable for a future connection road at the discretion of MOT+I. this recognizes that to facilitate future developments an eventual secondary access will be required. RCR recommends that the Developer be required to financially contribute to this future planned connector road.
- All residents and guests of the Development will have access to the Resort and Resort amenities. RCR recommends that the Developer be required to include a Rent Charge Covenant on each Lot, to assist funding community activities and improvements within the Resort.

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