

Rhiannon Chippett

Subject: FW: Delegation Request - May 12th Planning & Development Services Committee Meeting
Attachments: RDEK Committee Letter - May 4.pdf

Hello Rhiannon,

I wish to appear as a delegation at the May 12th Planning and Development Services Committee Meeting.

The responses to your questions are as follows:

1. Bylaw No. 3102 & Bylaw No. 3103
2. see attached letter below for outline of presentation
3. Designated speaker is Jim Miller
4. Request the Committee and Board defer the item
5. I will be attending the meeting in person
6. Powerpoint presentation will come.

Please advise that you have received this information and that everything is in order.

Thanks

Jim Miller

May 4, 2022

To: Members of RDEK Planning and Development Services Committee

Re: Bylaw No. 3102 & Bylaw No. 3103

At the Jan 13th meeting of Planning and Development Services Committee Meeting I made a presentation expressing my concerns about public safety issues for the proposed rezoning of the Galloway Lands - fire protection and emergency / secondary access. I have reviewed the revised submission by the Applicant and continue to believe it is deficient in both items. I elaborate on my continued concerns below.

1. Lack of Fire Suppression Infrastructure and Firefighting Services

The Applicant has stated that he will provide fire protection infrastructure, but no detail or even a concept of his proposal is provided.

The proposed subdivision of 74 lots is directly adjacent and contiguous with full development on two sides - the Cedars development in the City of Fernie on the north side and Fernie Alpine Resort in RDEK on the south side, both with hydrants and fire protection water storage. Anything less than the fire suppression infrastructure in the adjacent developed areas is not acceptable.

To ensure the validity of any concept for fire suppression infrastructure, the Applicant must carry out an engineering study from a firm with current experience with urban fire protection systems, including knowledge of Canadian Fire Underwriter Standards and hydraulic analysis of proposed infrastructure. It is also critical that any proposal ensure that the fire suppression infrastructure is in place prior to house construction as it is known that house fires can occur at this stage as did occur on Highline Drive in Fernie Alpine Resort.

Of course, the provision of fire suppression infrastructure without having firefighting services in place is ridiculous. **The Applicant does not have an agreement with the City of Fernie to provide firefighting services. Who will provide firefighting services? This matter of firefighting services must be resolved prior to proceeding to the public hearing stage.**

2. Emergency Access / Secondary Access

Intracule to the provision of fire protection infrastructure to the new subdivision is access to it for first responders as well as emergency access / egress for residents in the event of a structural fire, wildfire, or some other event such as a gas leak. The question of the convoluted access to the proposed subdivision from the Ski Hill Road, Highline Drive, Boomerang Way, and Snow Pine Drive means that emergency response time will be long and challenging.

The critical element of the proposal is the single access of the Ski Hill Road to the entire Fernie Alpine Resort area. I believe the traffic study carried out by the Applicant is not comprehensive enough. For example, the limited traffic analysis done to date does not appear to incorporate the already approved lots of the Timber Landing Development nor the approved zoning for the lands south of Timber Landing. I suggest that any new demands on the Ski Hill Road beyond what is already approved is not appropriate unless there is a new full access (not just an emergency egress) to the proposed development.

The Applicant identified two possible emergency exits in his original concept, one to access Highway 3 on a curve just south of the bridge over Lizard Creek, and the second to Sunset Lane in the Cedars Subdivision. There are other options, for example access to Lizard Creek Frontage Road which abuts onto the Applicant's lands. (See attached drawing)

I think it is highly unlikely that MOTI will approve the connection to Highway 3 at Lizard Creek as a permanent intersection. I suggest that the Applicant fully explore all potential options for primary access to the proposed subdivision such as the Sunset Lane access and the Lizard Creek Frontage Road. An engineering study would be required to identify the routing, to ensure the road grades are acceptable (collector road status) and to meet the environmental standards as options can require a bridge over Lizard Creek. The Applicant must have an acceptable plan to MOTI for secondary / emergency access prior to sending this proposal to public hearing. Proceeding to public hearing prior to this matter being resolved is totally misleading to the public.

3. Conclusion

It is the Applicant's responsibility to submit a proposal that is robust and does not endanger public safety. **The Applicant must resolve the critical public safety issues of firefighting services and the secondary / emergency access prior to rezoning proceeding. To send this proposal to public hearing without this information is incomplete and misleading to the public.**

Respectfully Submitted,

J. Miller P.Eng (retired)

Secondary / Emergency Vehicle Access Location is Critical

