



May 6, 2022

BC Parks Response #2: Bylaw 3102 & 3103 Referral

BC Parks has received the supplemental information provided by the developer for this referral. Some of the concerns that BC Parks raised in January of this year remain. Where relevant, BC Parks has included additional information to help qualify those concerns/comments.

This development is proposed for lands adjacent to Mt. Fernie Park, which has both high conservation values for wildlife and high recreation values for area residents and tourists. If this rezoning application is approved and the development proceeds 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”. BC Parks recommends that services of a Qualified Professional be retained to further assess and mitigate impacts of the proposed development:

- The information provided by Cascade Environmental supports that there are likely to be cumulative impacts to various wildlife species in response to the proposed development including Grizzly Bear. They cite Grizzly Bears as already being negatively influenced by nearby residential development and trails and that this proposal may further decrease use of the area by that species. However, BC Parks is interested in the impacts of this proposal on other species that frequent the park other than Grizzly Bear and ungulates, which is part of the reason for the recommendation for a Qualified Professional (e.g., Black Bear). In addition, displaced wildlife could cause disruptions and issues both in the park and in the new development as they look for alternative sources of food and habitat.
- BC Parks appreciates that this proposal is committed to providing a meaningful mountain bike network. BC Parks also appreciates the commitment not to reroute trails in the Lizard Creek riparian areas. However, concerns remain that the closure of numerous trails will concentrate use on other trails, including those in the park, or development of unauthorized trails in the park.

BC Parks appreciates the additional information on monitoring and enforcement of the zoning and covenants.

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