



Resorts of the Canadian Rockies
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March 25, 2023

Karen MacLeod, Planning Supervisor
Regional District of East Kootenay
19 – 24th Avenue South
Cranbrook, BC
V1C 3H8

Dear Ms. McLeod

RE: Proposed Galloway Property Development, Fernie, BC.

By-Law referral File # P723-101

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”).

RCR is in receipt of the above noted by-law referral and request for comment and appreciates the opportunity to provide commentary.

General comments:

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. As such RCR will support the proposed Development.
2. The Development is not within the boundary of the Resort lands as identified in the Fernie Alpine Resort Official Community Plan. Due to the proximity of lands, 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. RCR and the Developer have held a series of meetings over the past year focused on mutual support. While the meetings have been productive there are a number of agreements that require finalization.

Specific commentary:

1. RCR and FARUC have provided the Developer with information regarding the capacities and capabilities of FARUC’s infrastructure. The intension was to allow the Developer to identify, engineer and cost improvements required to meet the development’s domestic water, fire



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fighting, and wastewater needs. The Developer has committed to fund improvements in a manner that has no impact on the existing FARUC customer base or the Resort's ability to expand and develop as contemplated by the Resort OCP. That commitment will be governed by a Servicing Agreement to the satisfaction of RCR and FARUC; the draft Servicing Agreement has yet to be provided. RCR's support for the proposed Development is conditional on the Servicing Agreement being in place.

2. The Developer has provided mapping indicating a proposed access road, originating from Lizard Creek Road, ending at Snow Pines Drive, as noted in the referral package. RCR is generally supportive of the route, subject to the Developer providing detailed design information on improvements to Snow Pine Drive and Highline Drive. The Developer has committed to fund improvements in a manner that has no impact on the Resort's ability to expand and develop as contemplated by the Resort OCP. That commitment will be governed by a Mutual Access Agreement to the satisfaction of RCR; the draft Mutual Access Agreement has yet to be provided. RCR's support for the proposed Development is conditional on the Mutual Access Agreement being in place.

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