

GALLOWAY LANDS

Fernie, British Columbia



August 20, 2021

Located within Ktunaxa ʔamakʔis - Traditional Territory of Ktunaxa Nation

GALLOWAY LANDS Vision and Design Principles

Vision:

Conservation by design: creating a special place for current and future generations.

Design Principles:

1 Conservation comes first.
Start by setting aside primary and secondary conservation areas.

2 Create a network of interconnected and protected conservation areas.

3 Integrate Nordic skiing, hiking and mountain bike trails system for club, public and resident use.

4 Carefully locate private home sites taking into account slope, views and sun exposure.

5 Design roads and underground utilities using existing logging road alignments where possible.

6 Ensure a high standard of development and environmental stewardship through covenants and guidelines registered on title.

7 Encourage use of local designers, architects, landscapers, builders and contractors.

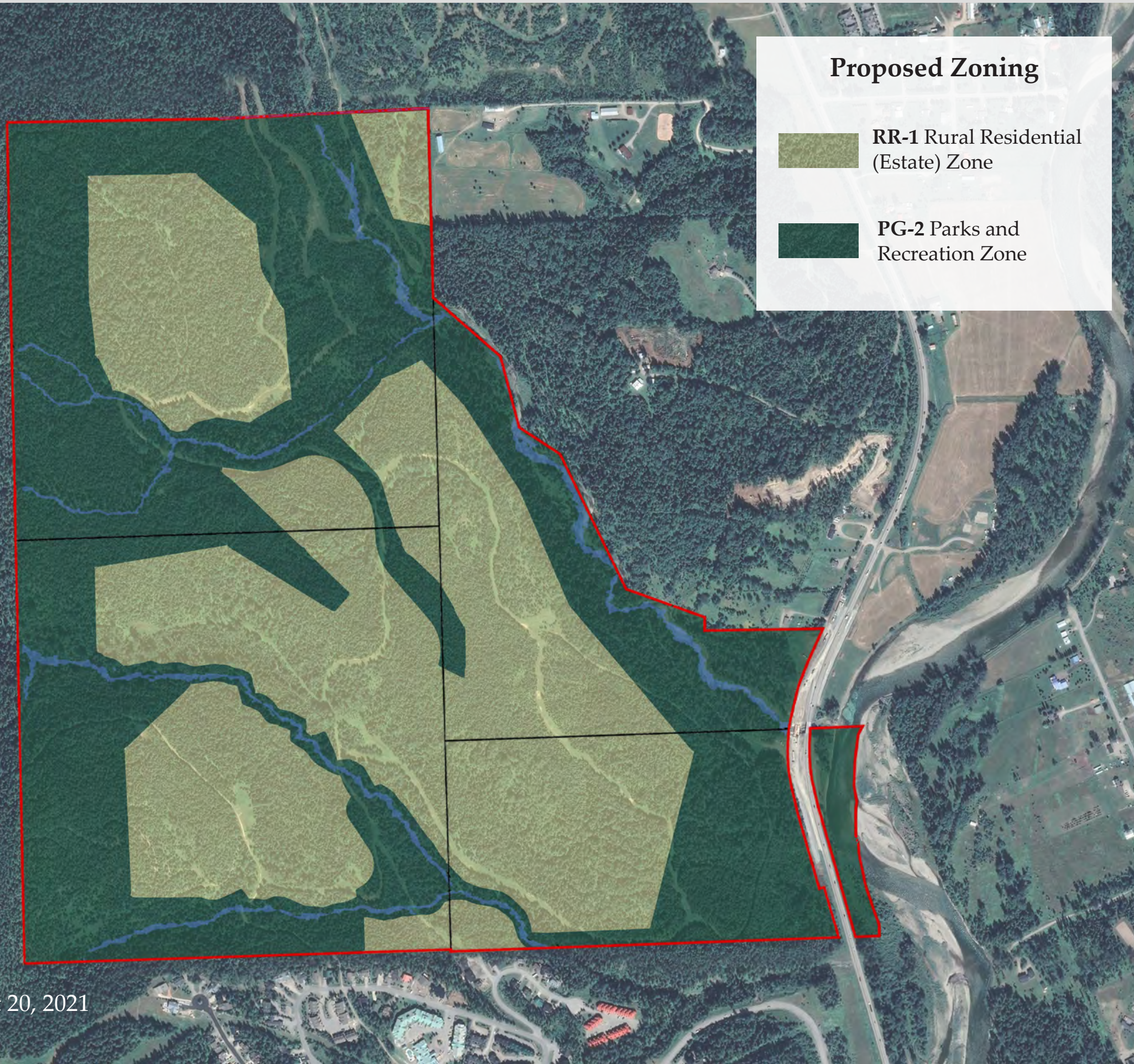
8 Implement a common standard of sustainable forest management throughout the site.

GALLOWAY LANDS Site Plan



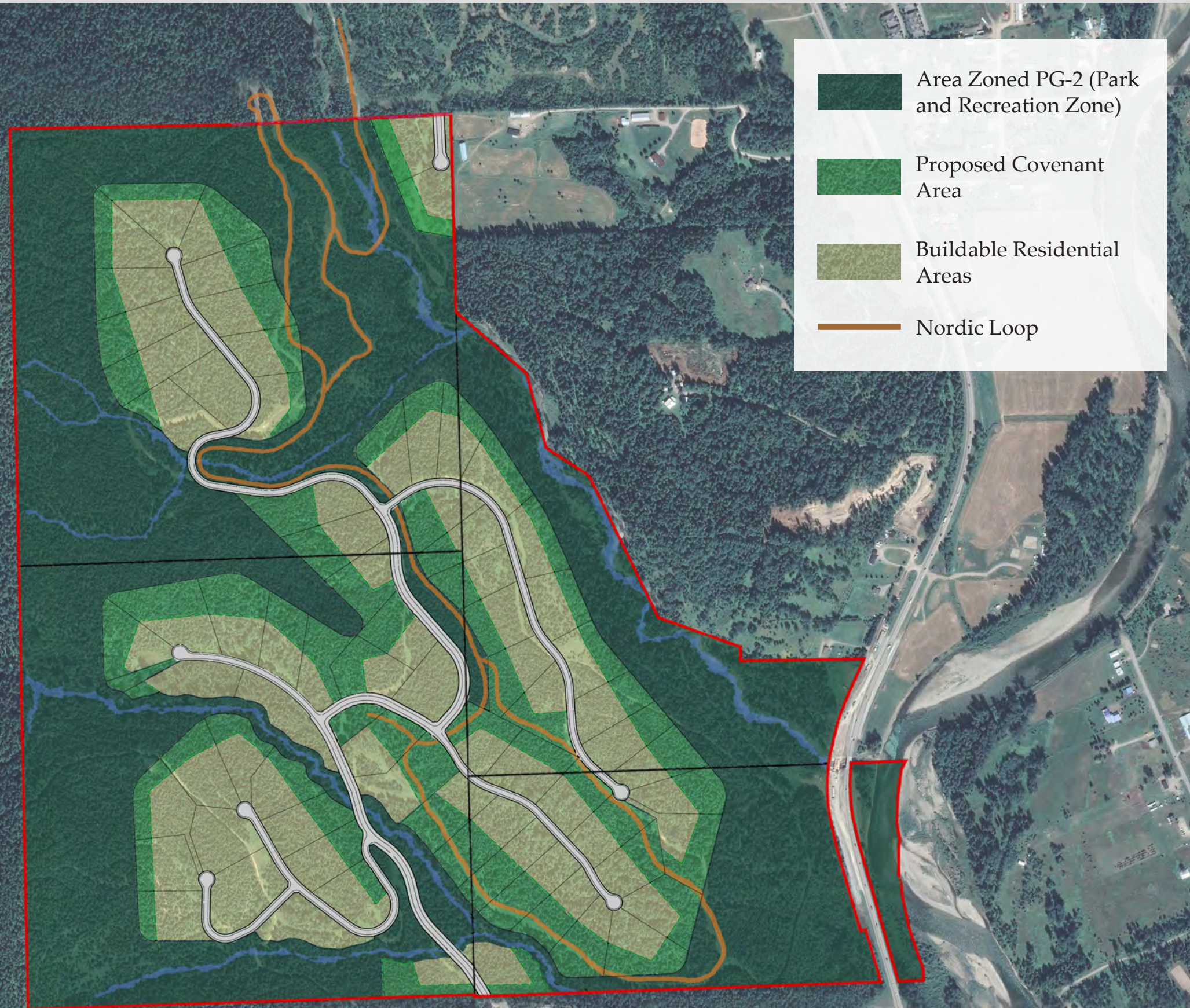
- 185 Ha (457 ac) total property area
- 75 maximum homesites
- 1.0 Ha (2.5 ac) minimum lot size
- 128.5 Ha (320 ac) 70% conservation area

GALLOWAY LANDS Zoning Plan



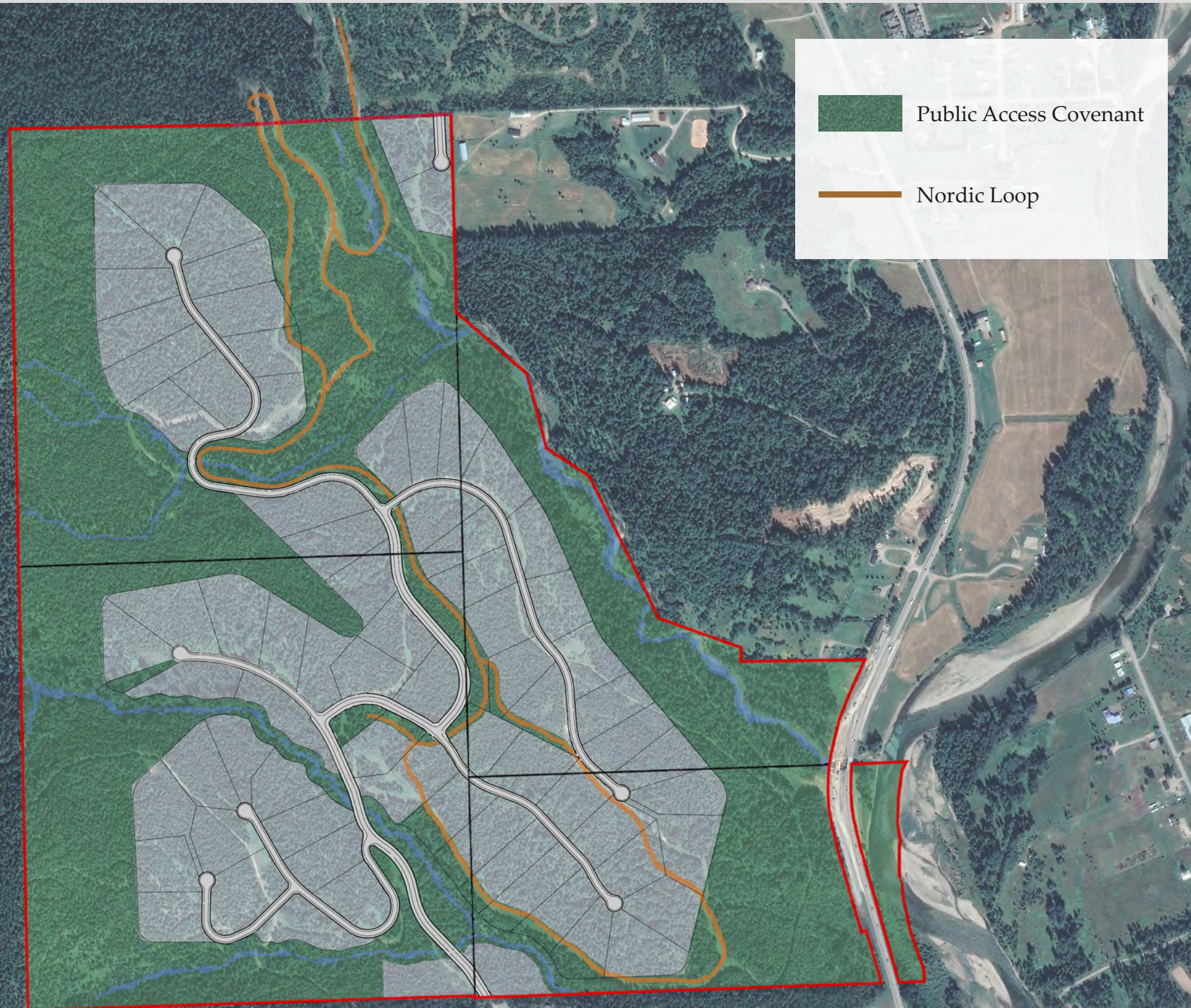
- 50% of total property area zoned Parks and Recreation
- Zoning ensures protection of Lizard Creek and conservation buffer on all boundaries

GALLOWAY LANDS Conservation Covenant Plan



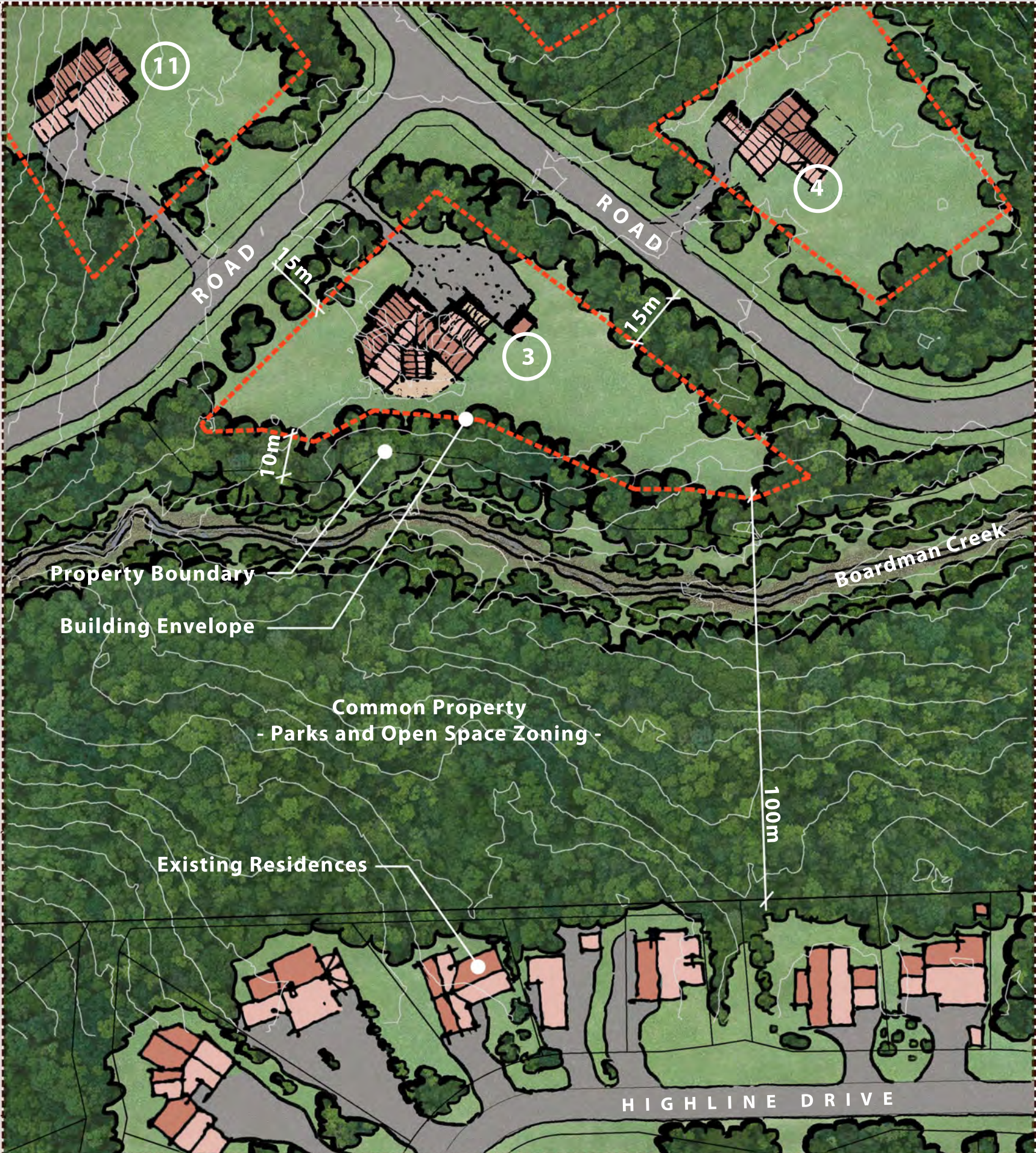
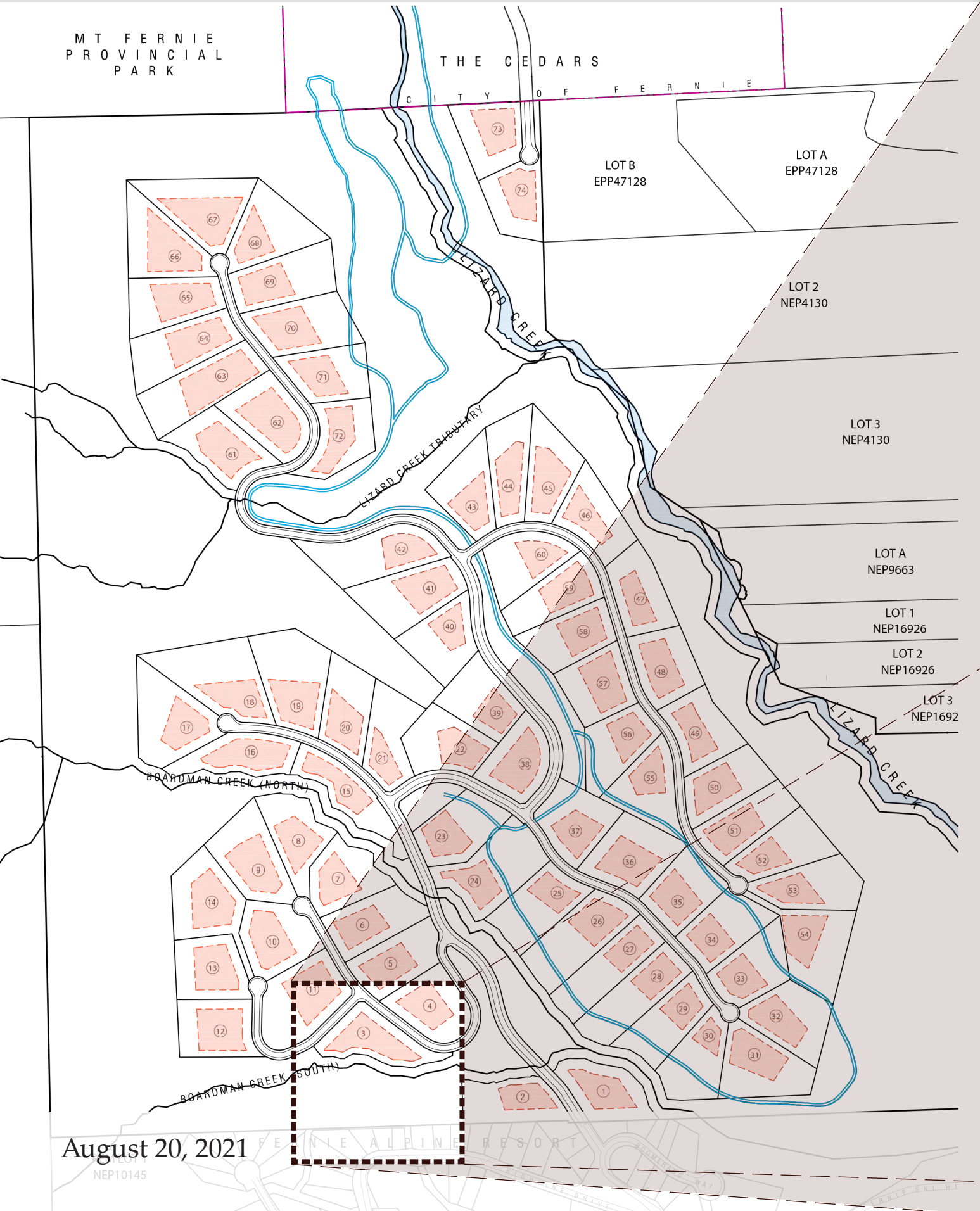
- 50% of total property area zoned for conservation (PG-2 Zone)
- 20% additional area with no-build conservation covenants
- 70% total site area managed for conservation
- Buffers for homesites to Lizard Creek and all boundaries
- Building envelopes further restrict buildable area of each homesite

GALLOWAY LANDS Public Access Plan

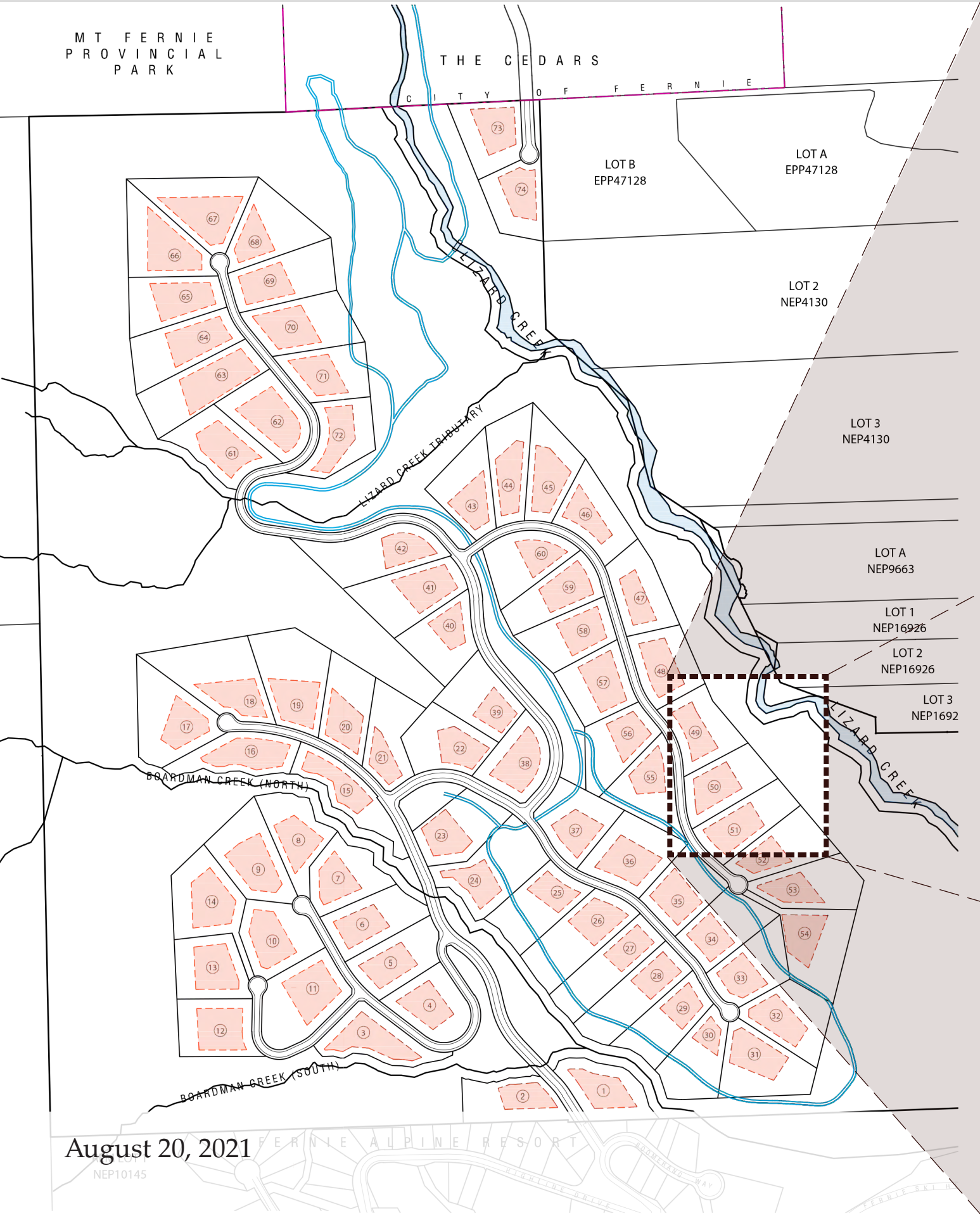


- Permanent public access for walking, biking, skiing and snowshoeing protected by covenant
- Public access permitted to all lands zoned as Park and along Nordic Trail loop
- Further public access lands to be determined as trail system is defined
- Mountain bike and multi-use trail to be open to public use

GALLOWAY LANDS Lot Detail Plan - Highline Drive



GALLOWAY LANDS Lot Detail Plan - Lizard Creek



USAGE SUMMARY *(ESTIMATES SUBJECT TO REFINEMENT)*

- Total Parcel 457 acres
- Area Zoned Parks and Green Space 236 acres
- 75 Lots at Minimum of 2.5 Acres 221 acres

CONCEPT REFINEMENT

- Of the 221 acres of land within the 75 Lots, approximately 1.5 acre on each lot can be cleared for building and infrastructure. The rest of the Lot will be subject to a no-build covenant on the title of that lot. The no-build area will create buffers on all boundaries of each lot making them invisible from the access road, or the adjacent lots.
- When the no-build area is added to the area zoned as Parks and Green Space, the total protected area is increased from 236 acres to approximately 330 acres. That results in excess of 70% of the total parcel that is protected either by zoning or no-build covenants.
- In the area zoned Parks and Green Space there are a number of more specific restrictions which will be imposed within the zoning:
 - The entire length of Lizard Creek will be buffered creating a corridor within which no access will be permitted for trails of any kind.
 - The balance of the Parks and Green Space area will be available for multi-use trail development with access to the public. This area will also be connected to the adjacent lands of Fernie Alpine Resort, The Cedars and the Provincial Park creating a connected trail system between all participating landowners.
 - Existing trails under the management of the Fernie Nordic Society will be incorporated into the trails plan and will be preserved to the greatest extent possible with minimal disruption to usage. Expanded trails will be included in the overall trails masterplan. Within the Parks and Green Space area, there will be a buffer on all four boundaries of the total parcel with the objective of maintaining a meaningful separation between new lots and adjacent land holdings.