



STAFF REPORT

May 26, 2005

File No.: GL-RZ-2004.6

To: Galiano Island Local Trust Committee

From: Brodie Porter
Regional Planning Manager
Southern Islands Team

Re: Crystal Mountain Society

Owner: Helen Foster or Stephen Foster
Applicant: Crystal Mountain Society for Eastern & Western Studies
Location: North Galiano Island

Preliminary Report

THE PROPOSAL:

This report is further to a report dated July 14, 2004 regarding the proposed rezoning of Lot A, Plan VIP68079, DL 88/89, Cowichan District, to allow for a proposed retreat.

STAFF COMMENTS:

The applicants have been addressing a number of issues and have undertaken some studies of the property in consideration of their application. It is staff's understanding that some of this information will be tabled at the next meeting of the LTC.

As a means of facilitating the consideration of this application, and in response to the LTC's acceptance in principle of further consideration of this application, staff have drafted a preliminary concept for a bylaw amendment to the OCP to allow for the consideration of retreats in the Forest designation. Some of the concepts incorporated in this preliminary draft are:

1. Continued recognition that non forest uses are accessory to forest use;
2. Criteria as to what preconditions would be necessary in order to even consider the concept of a retreat or assembly use;
3. Adding emphasis that no commercial opportunities are available;

3. Continuing the requirement for a covenant for sustainable forestry but adding an option for a conservation covenant in lieu of the covenant for sustainable forestry, given the relationship of the retreat or assembly use to the forest; and
4. Providing an opportunity for transfer of residential development to a maximum of one additional dwelling. This feature includes redesignation of a lot owned by the applicants to Forestry. This redesignation has not been requested in their application and therefore may not be acceptable to them.

RECOMMENDATIONS:

That this preliminary draft bylaw be used for discussion purposes only and that it be revised as necessary in discussions with the applicants, agencies, APC and the public as necessary before receiving formal consideration as a bylaw.

Respectfully submitted by:

Brodie Porter

Date