



MEMORANDUM

File No.: ITF File: GL-COV-2014.1
GLLTC File: GL-RZ-2014.1

DATE: November 22, 2017
TO: Galiano Island Local Trust Committee
FROM: Jennifer Eliason, Manager, Islands Trust Fund
COPY: Rob Milne, Island Planner; Robert Kojima, Regional Planning Manager
SUBJECT: Recent Trust Fund Board Decision Regarding Crystal Mountain Society's Conservation Proposal

PURPOSE

The Trust Fund Board wishes to update the Galiano Island Local Trust Committee of its recent decision regarding a proposal received from the Crystal Mountain Society.

BACKGROUND

At its November 21, 2017 meeting, the Board considered a slightly revised Conservation Proposal from Crystal Mountain Society proposing a transfer of land to the Trust Fund Board. After a considering the staff report and comments from the applicant as well as a neighbour of the Crystal Mountain property, the Board passed the following resolution:

That the Trust Fund Board accept the updated Conservation Proposal from the Crystal Mountain Society, agreeing to accept transfer of approximately 18.3 hectares of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200, (PID 000-851-035) and part of Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079, (PID 024-351-041), subject to:

1. The release of the rent charge and related easements on the title of Lot A and any other charges determined, through legal review, to be problematic for the Trust Fund Board;
2. Establishing legal access for the Trust Fund Board to the most eastern part of Lot A;
3. Receipt of \$30,000 upon transfer of the land, with at least \$15,000 to be held in a pooled Nature Reserve Management Fund, and \$10,000 to \$15,000 to be put towards the development of a management plan and management activities for the nature reserve;
4. Staff reaching mutual agreement with the water license holders to limit the impact of accessing and maintaining the permitted water works;
5. Agreement with the Society that the portion of the proposed Emergency Access over the nature reserve would be used only in the case of emergency;
6. Written agreement with the Society about the use and maintenance of the pagoda;
7. Installation of boundary and corner pin markers at the time of survey at the expense of the applicant (locations to be determined in consultation with ITF staff); and
8. Final approval of the Trust Fund Board of the final survey plan, transfer agreement and all other associated agreements.

Submitted By:	Jennifer Eliason, Manager, Islands Trust Fund	November 22, 2017
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ATTACHMENTS

1. Islands Trust Fund Staff Report provided to Trust Fund Board on November 21, 2017