



File No.: GL-RZ-2014.1 (Crystal Mtn)

DATE OF MEETING: July 6, 2020  
TO: Galiano Island Local Trust Committee  
FROM: Brad Smith, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
Kate Emmings, A/ Manager Island Trust Conservancy  
SUBJECT: Crystal Mountain Society Rezoning Application Update (GL-RZ-2014.1)

## PURPOSE

The purpose of this memo is to update the Galiano Island Local Trust Committee (LTC) on recent progress with the Crystal Mountain Society (CMS) rezoning application, to introduce a revised rezoning proposal from CMS, and to outline planned next steps.

## BACKGROUND

This application is to rezone two subject properties (Lot 9 & Lot A) on the north end of Galiano Island in order to permit a spiritual retreat use. Lot 9 is currently zoned Rural 2 (R2) and Lot A is zoned Forest 1 (F1). The rezoning application has been open since 2014.

In March 2016, LTC gave direction to staff to draft bylaws on the basis that 75% of the land be protected with a conservation covenant, with retreat centre operations occurring on the other 25% of the land base, and with CMS retaining title of both properties. Bylaws were drafted but not given first reading (Attachment 1).

The Islands Trust Conservancy (ITC) Board originally supported a covenant, but the LTC subsequently requested that land be provided and what went to the ITC Board was a proposal for land donation, which was supported in a split vote at the ITC Board.

Based on this direction, CMS has been working to develop a feasible subdivision layout plan. In the June 2020 proposal, CMS proposes a two-lot subdivision. Proposed Lot 1 (18.4 hectares) would go to the Islands Trust Conservancy through a transfer of title. The proposed Remainder Lot A (6.14 hectares) would become the Forest Retreat Meditation Centre. This remainder portion is a hooked-lot configuration with two separate sections to accommodate proposed CMS activities. The proposed subdivision plan is included on page 15 of Attachment 2.

While the circumstances differ in each application, this approach is modelled after other successful F1 lot rezoning processes on Galiano Island, where the property owner agreed to give up at least 75% of the land base in exchange for increased density on the remainder.

There has also been a considerable amount of communication between CMS and staff, community members, and neighbouring property owners. Staff have not reviewed the June 2020 proposal in detail, but it is understood that the revisions to the proposal are meant to address many of the issues raised during these communications.

Further analysis is required on this aspect of the application and many others. However, given the complexity of the revised proposal, the long history of project information that it needs to be reviewed against, and the timing of the submission in relation to the July LTC meeting agenda deadline, there has been no opportunity for staff to review the report in any great depth either for thoroughness or accuracy.

As such, in-depth analysis of the proposal, including the development of options and recommendations, is planned as the next step. Once complete, this analysis will be presented to LTC through a staff report at an upcoming LTC meeting (targeting September 2020).

Background to this application, including previous staff reports, are available on the Islands Trust website:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/current-application-documents/>

Draft bylaws from 2016 are included as attachment 1. The revised CMS proposal is included as Attachment 2. That document provides additional file history, background and site context for LTC's initial review.

## NEXT STEPS

Planned next steps include:

- Staff to review the June 2020 CMS rezoning proposal and provide options and recommendations to the LTC (planned September LTC meeting)
- Staff to review existing draft bylaws for amendments based on new proposal
- LTC to provide direction at future meeting regarding draft bylaw amendments, scheduling of CIM, referrals etc.
- Staff to engage ITC regarding land transfer

Submitted By:	Brad Smith Island Planner	June 23, 2020
Concurrence:	Robert Kojima Regional Planning Manager	June 24, 2020

## ATTACHMENTS

Attachment 1. Draft Bylaws 256 and 257

Attachment 2. CMS June 2020 Revised Proposal

**DRAFT**

**GALIANO ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 256**

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**A BYLAW TO AMEND THE GALIANO ISLAND  
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

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WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 14, except sections 558 to 570 and 507 to 508, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2016".

**2. SCHEDULES**

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

**3. SEVERABILITY**

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.



**GALIANO ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW No. 256**  
**SCHEDULE 1**

A. Bylaw No. 108, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995” is amended as follows:

1. Section II, Subsection 4.3 (Health and Wellness Facilities) is deleted and replaced with:

“4.3 Health and Wellness

Health and Wellness Objective

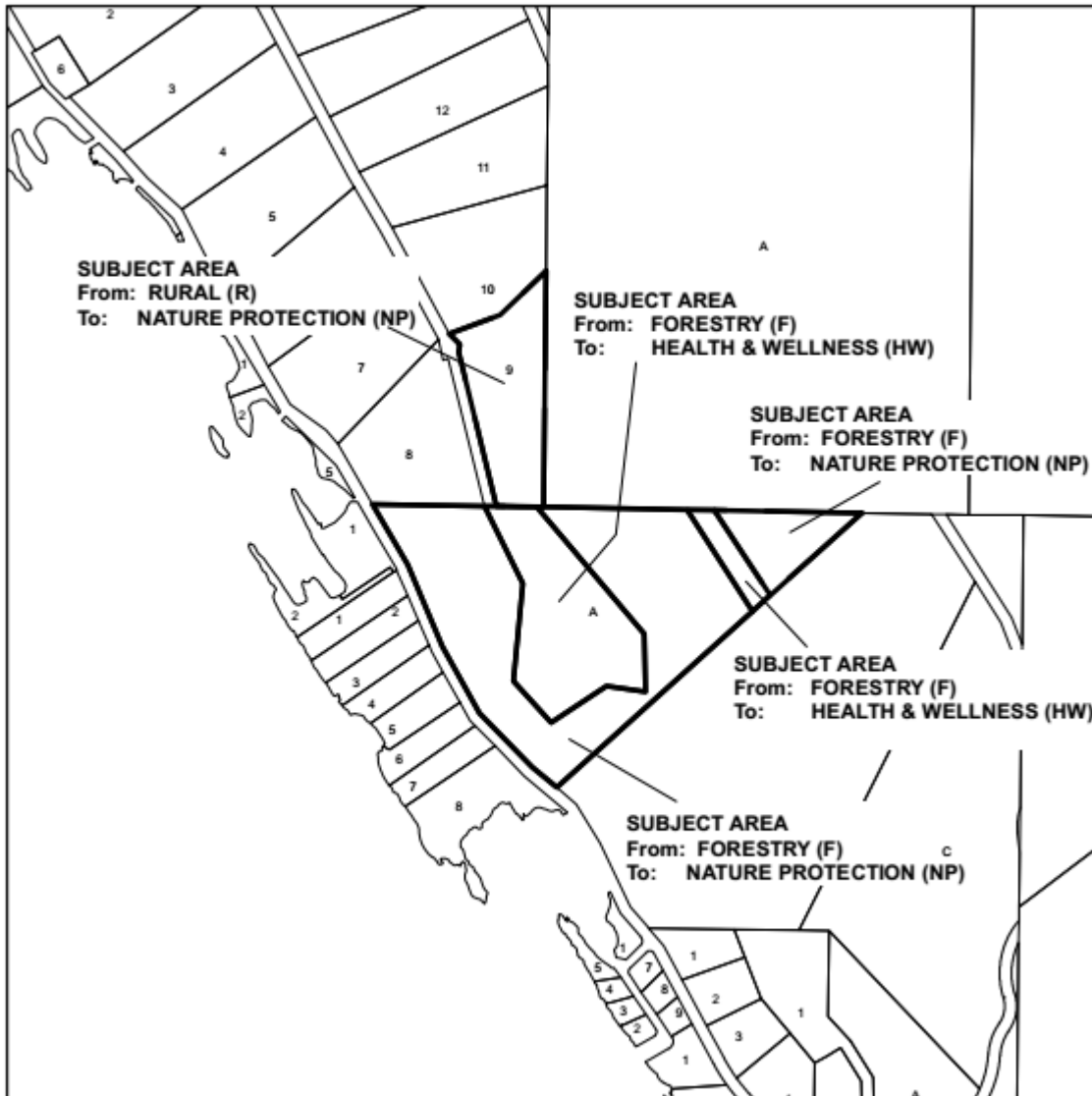
The objective of this subsection is:

1) to encourage health and wellness facilities that enhance the health of residents and visitors and that do not adversely affect the natural environment.

Health and Wellness Policies

- a) The principal use shall be health and wellness including comprehensive spiritual retreat use.
- b) Zoning for any health and wellness use, including comprehensive spiritual retreat, shall be considered on a site specific basis.
- c) Zoning for comprehensive spiritual retreat use:
  - i) shall only be permitted for non-profit organizations.
  - ii) shall not support, provide, or permit, at any time, commercial use including nature related tourism or visitor accommodation.
  - iii) shall restrict the number of buildings and structures and maximum floor area.
  - iv) Shall regulate the location of buildings and structures to minimize their impact on sensitive ecosystems.

2) Schedule B (Land Use Designation) is amended for the lands legally described as Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 and Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079 as depicted in the map below.



# DRAFT

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

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### A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

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The Green Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Green Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Local Trust Committee Bylaw No. 257, cited as “Galiano Island Land Use Bylaw 127, 1999,” is amended as follows:

2.1 Inserting the following as a new Section 8.6 following Section 8.5:

“8.6 Crystal Mountain Comprehensive Development One (CD1) Zone

Permitted Uses

8.6.1 In the Crystal Mountain Comprehensive Development One Zone (CD1), the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited:

8.6.1.1 comprehensive spiritual retreat

8.6.1.2 sleeping huts

8.6.1.3 dwelling unit accessory to the comprehensive spiritual retreat use for the use of a caretaker:

Permitted Density

8.6.2 The following are only permitted to be located in the area designated as Area A on Schedule D – Plan 6:

8.6.2.1 26 sleeping huts with a maximum floor area of 15 square metres;

8.6.2.2 one meditation hall restricted to meditation use only with a maximum floor area of 125 square metres;

8.6.2.3 one dining/kitchen building with a maximum floor area of 125 square metres;

8.6.2.4 one bathing and laundry building not exceeding a floor area of 70 square metres;

8.6.2.5 accessory structures not exceeding a total maximum floor area of 20 square metres;

8.6.2.6 one workshop not exceeding a floor area of 130 square metres;

8.6.2.7 one accessory storage structure with a maximum floor area 70 square metres; and

8.6.2.8 one accessory dwelling unit with a maximum floor area of 100 square metres.

8.6.3 The following are only permitted to be located in the area designated as Area B on Schedule D – Plan 6:

8.6.3.1 4 sleeping huts with a maximum floor area of 15 square metres;

8.6.3.2 one dining/kitchen building with a maximum floor area of 35 square metres; and

8.6.3.3 accessory structures not exceeding a total maximum floor area of 10 square metres.

#### Permitted Height

8.6.4 No building or structure for a use permitted in this section may exceed 9 metres in height.

8.6.5 No sleeping hut, or accessory building or structures may exceed 5 metres in height or one-storey, except an accessory dwelling unit must not exceed 9 metres.

#### Minimum Setbacks

8.6.6 All buildings and structures must be sited

8.6.6.1 at least 7.5 metres from front and rear lot lines; and

8.6.6.2 at least 6.0 metres from an interior and exterior side lot lines.

#### Minimum Lot Size

8.6.7 No lot having an area less than 20 hectares may be created by subdivision.

#### Parking

8.6.8 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:

8.6.8.1 1 parking space per 3 sleeping huts. “

2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and subsequent subsections are re-numbered accordingly:

“comprehensive spiritual retreat” means a facility that provides contemplative, spiritual or meditative opportunities for visitors and accommodation solely for participants in the retreat in the form of sleeping huts. For certainty a comprehensive spiritual retreat shall not be used as a comprehensive resort, resort, inn, visitor accommodation cottage, visitor accommodation room, visitor accommodation unit, short term vacation rentals, bed and breakfast, or any other form of accommodation for the travelling public and shall not provide for restaurant or other forms of food supply to the general public.



“sleeping hut” means a hut that provides for the sleeping, shelter and contemplative, spiritual or meditative opportunities for a participant in a comprehensive spiritual retreat.

2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 257 as are required to effect this change.

2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to Crystal Mountain Comprehensive Development One (CD1) and to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 257 as are required to effect this change.

2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new “Plan 6”.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

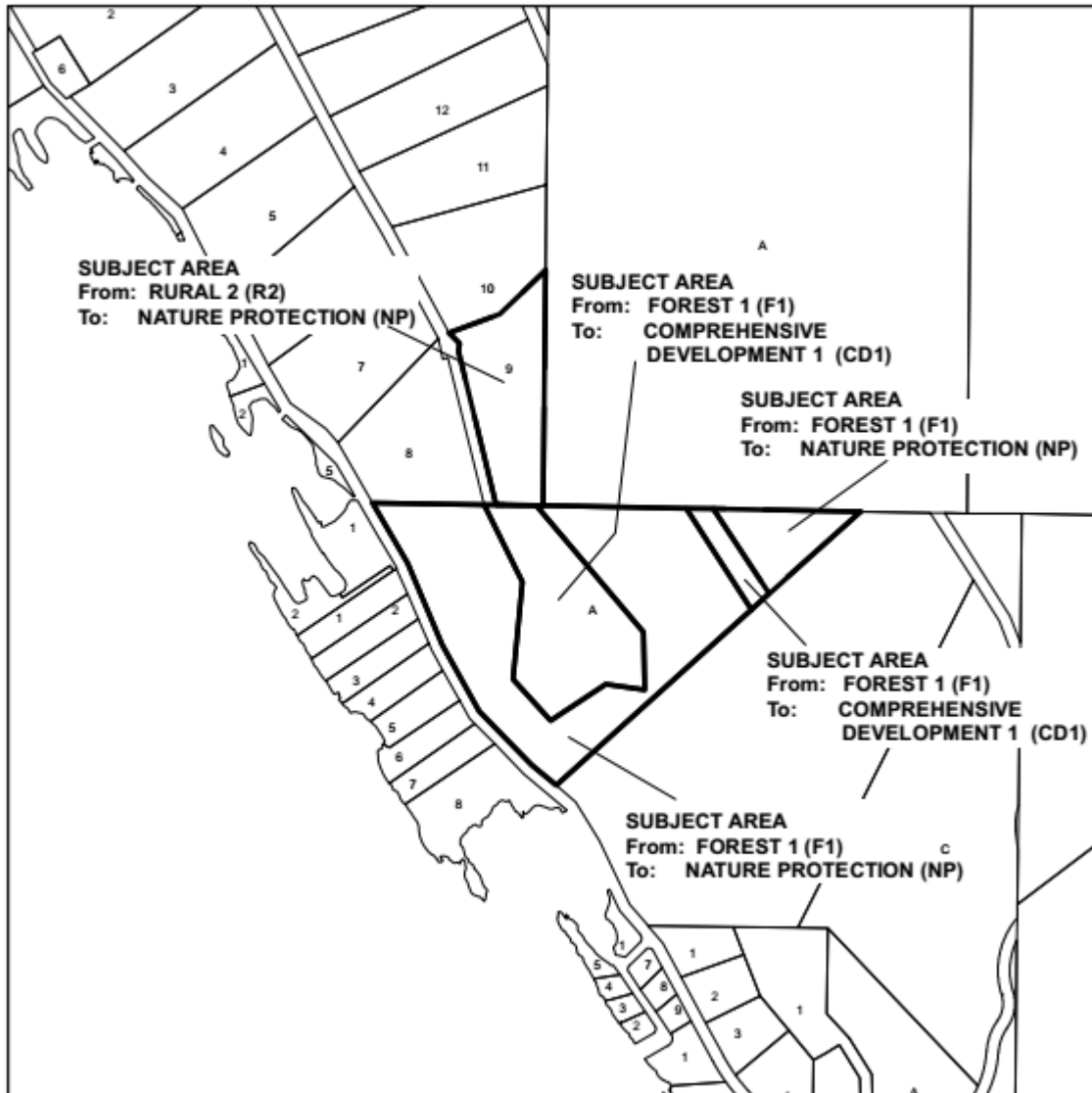
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\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Secretary**

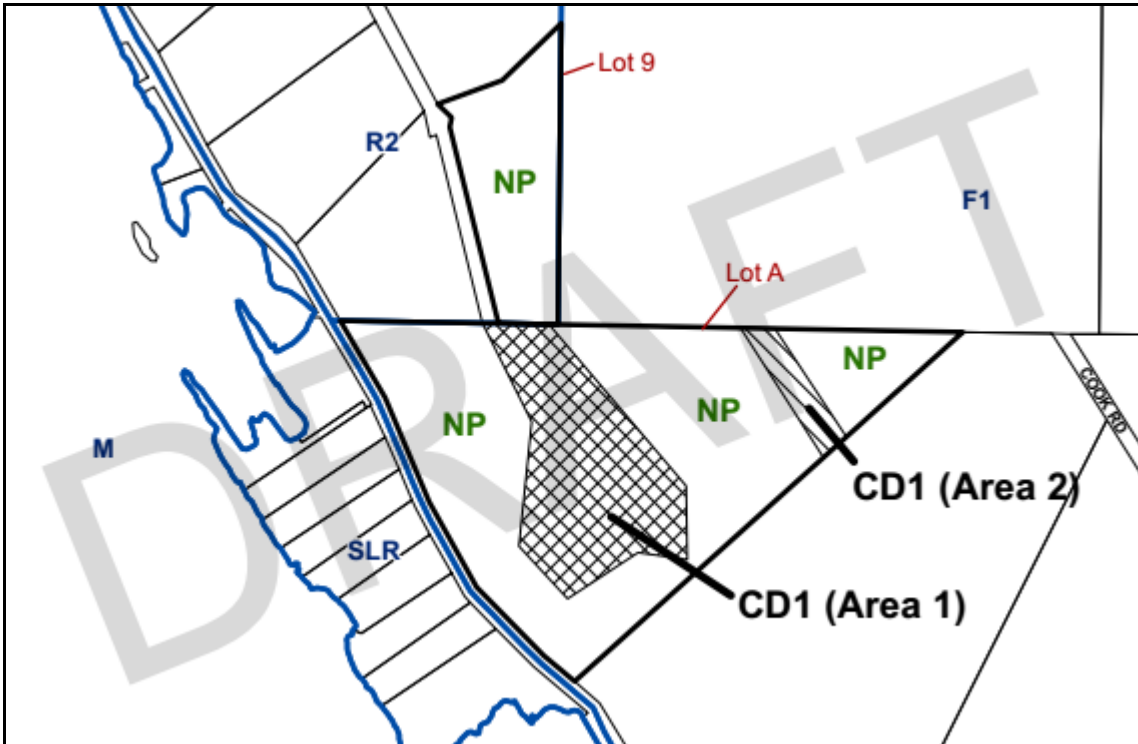
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BYLAW NO. 257

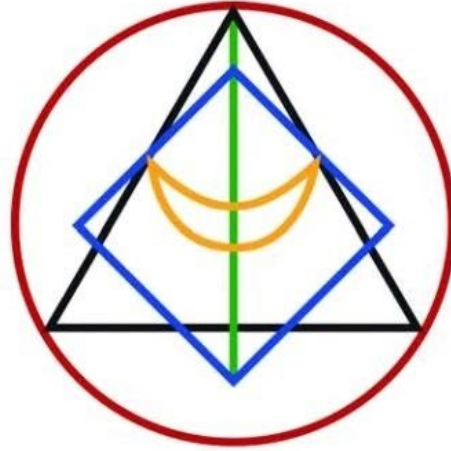
Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 257

Plan No. 2





## **CRYSTAL MOUNTAIN**

**A Society for Eastern and Western Studies**

## **FOREST RETREAT MEDITATION CENTRE PROPOSAL**

**Purposes, Goals and Objectives  
For the Centre on Galiano Island**

**JUNE 2020 REVISION**

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#### Abbreviations:

FRMCP	FOREST RETREAT MEDITATION CENTRE PROPOSAL
EBLUP	ECOSYSTEM-BASED LAND-USE PLAN
ITC	ISLANDS TRUST CONSERVANCY
CMS	CRYSTAL MOUNTAIN SOCIETY

**FORWARD - PURPOSE OF THIS REPORT**

This report provides updated, consolidated information about the Crystal Mountain Society Forest Retreat Meditation Centre Proposal (FRMCP) to the Galiano community, the LTC, and for others potentially interested in the activities of the Society.

Crystal Mountain Society is applying for rezoning of its 2 lots within the Galiano Island Land Use Bylaws. One lot of 10 acres is zoned Rural Residential and the other is 50 acres, zoned Forest 1. The goal is to combine the 2 acreages and create a not-for-profit meditation retreat centre. Through subdivision two lots will be created. Proposed Lot 1 (18.4 hectares) will go to the Islands Trust Conservancy through a transfer of title. The proposed Remainder Lot A (6.14 hectares) becomes the Forest Retreat Meditation Centre. See BC Land Surveyors Plan of Proposed Subdivision.

We fully support the community values as expressed in the Galiano Island OCP and LUB, in particular concerning protection of the intrinsic values of the forest ecosystems that form the dominant physical environment of the island.

This document is respectfully submitted by the Rezoning Committee of CMS. To contact us please email [crystalmountainsociety@yahoo.ca](mailto:crystalmountainsociety@yahoo.ca).

**EXECUTIVE SUMMARY**

Crystal Mountain – A Society for Eastern and Western Studies (CMS) is a registered charitable, non-profit, educational organization incorporated in 1976. A non-profit Society may be registered as a Canadian charity only if its purposes are exclusively for the public benefit.

The purpose of the Society is to promote the development of the wholesome, clear, interested mind through study, meditation, and compassionate work. Programs are designed to support retreat practice in a natural environment removed from the associated patterns of daily life.

CMS is proposing land use for the establishment of an all-season Forest Retreat Meditation Centre while preserving 75% of the land base through the transfer of title to the Islands Trust Conservancy.

The goal of the Centre is to provide public access to appropriately scaled retreat facilities that will allow retreatants to abide in a forest environment, meeting their most basic needs in simple, low-cost structures with minimal infrastructure.

The intention is to provide suitable facilities for up to 22 participants year-round plus up to camping in the summer. The site is located in the north of Galiano Island at the end of Devina Drive, on Lot 9 and Lot A, both of which are owned outright by the Society.

The proposal relocates the residential density of Lot 9 to adjoining Lot A, and combines it with the proposed density all sited on Proposed Remainder Lot A. The amalgamation of Lots 9 and A provides increased protected forest contiguous with DL 87 which is protected by the Ministry of the Environment.

The proposal also secures a Statutory Right of Way road for public emergency access through Lot A as identified in the Galiano Land Use Bylaw Schedule C.

There is currently no existing zone in the Land Use Bylaw (LUB) that fits this proposal. Therefore, a new zone would need to be created.

The Forest Retreat Meditation Centre facilities located on 6.14 hectares (15 acres) of land will consist of:

- Meditation hall
- Kitchen/ dining hall
- Bath house / laundry
- Workshop/Storage
- Kitchen/ dining hut
- Services hut
- Meditation huts for up to 22 participants

Total footprint of above buildings: 870 square metres

Total footprint of caretaker's building: 93 square metres

The proposed infrastructure and building design features clustered structures, low impact 'green' buildings, alternative water saving measures, effective environmentally safe waste recycling and disposal. The facilities will be appropriate to support all weather use and developed in stages.

Sustainability and respect for the Galiano OCP and Islands Trust Policy is key to the creation of the Crystal Mountain Society Forest Retreat Meditation Centre.

### **3. INTRODUCTION**

Crystal Mountain - A Society for Eastern and Western Studies (CMS), is a registered charitable, non-profit, educational organization incorporated in 1976. The purpose of the Society



is to promote the development of the wholesome, clear, interested mind through study, meditation, and compassionate work.

The CMS members recognize the vital importance of meditation instruction and practice, situated within simple facilities located in a quiet and natural environment removed from urban distraction. The vibrant ecosystems and community values of Galiano Island offer an ideal setting.

CMS is proposing land use for the establishment of an all-season Forest Retreat Meditation Centre (FRMC) to support these activities while the ITC maintains and protects the forest and associated ecosystems. The site is located in the north of Galiano Island at the end of Devina Drive. The two properties are owned by the Society outright through the generous donations of numerous individual supporters.

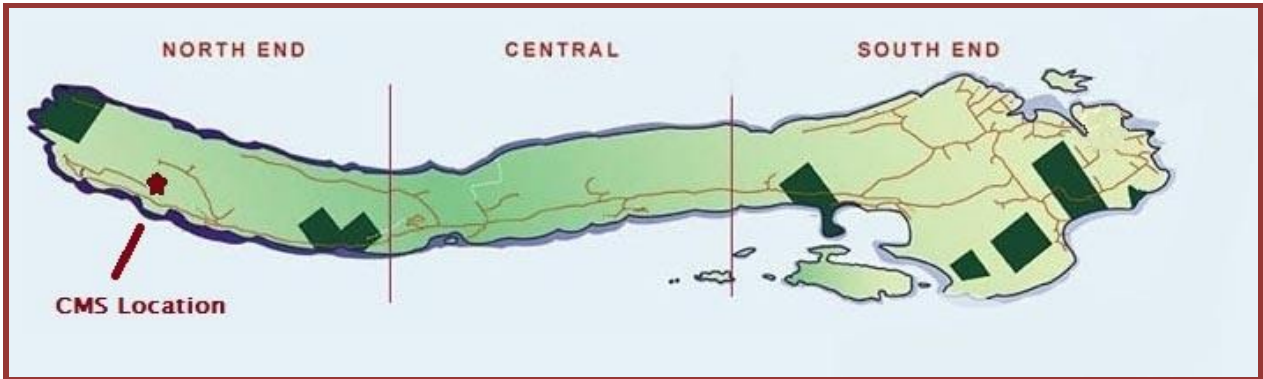


Figure 1 GENERAL LOCATION ON GALIANO ISLAND

**3.1 REPORT OVERVIEW**

Crystal Mountain Society purchased land on north Galiano Island for the purposes of establishing a forest-based meditation retreat centre. In 1980, two 10 acre lots, Lot 9 and 10, were purchased. In 1999, Lot 10 was sold to help finance the purchase of Lot A.

The properties are currently zoned Rural 2 (Lot 9) and Forest 1 (Lot A) in the Galiano Land Use Bylaw (No. 127). CMS has submitted an application to rezone the lands to Forest Retreat Meditation Centre and to amend the Official Community Plan.

CMS would like to state its commitment to sustaining the forest by transferring title of 75% of the land to ITC for preserving the forest .

This updated proposal has been prepared by CMS Rezoning Committee in response to Local Trust Committee and community questions and incorporates suggested changes regarding the original proposal.

### **3.2 FOREST RETREAT MEDITATION CENTRE VISION**

Members of CMS recognize and support the natural, aesthetic, and social values of the island's rural landscape. The proposal is designed to maintain and enhance these values and to support passive contemplation, spiritual connection, and educational access to the forest.

*“A human being is part of the whole, which we call the “Universe”: a part limited in time and space. He experiences himself, his thoughts and feelings as something separated from the rest, a kind of optical delusion of his consciousness. This delusion is a kind of prison for us, restricting us to our personal desires and affection for a few persons closest to us. Our task must be to free ourselves from this prison by widening our circle of compassion to embrace all living creatures and the whole of nature in it's astonishing beauty” - Albert Einstein, 1954*

The aforementioned quote from Albert Einstein is a statement of values not commonly recognized in Land Use Bylaws. CMS would like to propose a use of forest land that is not based on the extraction of resources. It is the belief of CMS that this proposal is in harmony with the values of the community, the preservation of forest land, and the growth and development of human beings in their search for harmony with the natural world.

### **3.3 PRINCIPLE GUIDELINES AND OBJECTIVES**

Sustainability in all aspects will be guided by the Ecosystem-based Land-use Plan (Appendix A) and other studies. In terms of the proposed infrastructure and building design this means clustered, modest structures, low impact, 'green' buildings will be located in the areas most impacted by previous logging practices. Approval of waste management is required by the Vancouver Island Health Authority . Water management will follow the hydrological report prepared by Al Kohut Hy-Geo Consulting. It means appropriate facilities to support all weather use and a plan developed in stages, that is responsive to changing technology and to meet fluctuations in financial and human resources

## **4. WHAT IS A FOREST RETREAT MEDITATION CENTRE?**

The principle goal of the Forest Retreat Meditation Centre (FRMC) is to support the study and practice of meditation and to nurture contemplative life. This is often easiest to do when one is in a natural environment removed from the patterns of busy-ness in daily life.

The FRMC plan is inspired by the long tradition of forest-based retreat centers built throughout Southeast Asia, offering small huts set in a quiet forest environment. For thousands

of years meditators have been called to settle at the base of a tree, establish calm and then meditate with a clear mind. Good instruction helps to accomplish this goal.

There is cultural support for meditation in Asia. Meditators stay in these centres for no cost, with meals provided, and are only asked to help maintain the facility. Crystal Mountain raises funds to provide meditator support and to keep retreat costs as low as possible. Simple structures and basic services are typically suitable for the requirements of the meditator. As well, Crystal Mountain depends on the goodwill and generosity of volunteers, to cook, shop and support those in retreat. CMS has relied on this tradition of volunteerism throughout its 40-year history.

CMS retreats combine study sessions with meditation practice and require minimal interaction between participants. A typical day includes a morning and evening talk, presented by the teacher, focusing on the study topic. Classes offer a chance to ask questions and further develop the practice. Retreatants meditate, contemplate, walk individually throughout the day and night, with short breaks for meals or personal interviews. Meditators practice while sitting cross legged or in a chair, walking, standing and lying down.

Crystal Mountain Retreatants are in silent retreat at all times. Individual retreatants conduct themselves in relative isolation at all times. The design of this retreat centre facilitates these principles.

Crystal Mountain's resident teacher, Lama Mark Webber, has spent much of his life in study and practice with some of the greatest meditation teachers in the world. His lineage is rooted in Tibetan and Southeast Asian Buddhist tradition, and he also teaches from classic Western traditions and science.

Teaching will vary from teacher to teacher. Over the years Crystal Mountain has invited a variety of teachers to Galiano, several from established centres in North America and some from as far away as Burma and Nepal.

The FRMC site plan shows that all structures will be built in 2 polygon areas. The polygon on the lower portion of the property houses the main facilities of the centre and includes huts for short term retreats, that is, for people attending for up to a few weeks. However, CMS also receives requests from people wanting to commit to long-term retreat practice, from 3-6 months, and who are looking for more private accommodation. On the FRMC site plan, a second polygon area is designated on the uppermost bench of the property and is meant specifically for retreatants with those requirements. In all cases, CMS has the responsibility to provide security and protection to all meditators, as they undertake the courageous and vulnerable work, to journey deep within and examine the very nature of being.



**FIGURE 2 WORLD PEACE PAGODA**

## **5. FOREST RETREAT MEDITATION CENTRE, ISLAND TRUST MANDATES, AND GALIANO ISLAND OCP POLICY**

With respect to directives in the Islands Trust Policy Statement and Galiano Island Official Community Plan principles and objectives, we wish to present the development proposal for the Crystal Mountain Forest Retreat Meditation Centre and identify the inherent opportunities and diverse community benefits in the proposal that are in harmony with these values.

The following are value statements from applicable bylaws that have guided the design of the Forest Retreat Meditation Centre Proposal:

The Galiano Island OCP advances the Object of the Islands Trust to ‘preserve and protect the Trust area and its unique amenities and environment and supports the limitations’ ‘for the type and scale of development in the Galiano Island Local Trust Area.’ Reference – OCP 2.a

The Islands Trust Policy Statement upholds the vital importance of ‘identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms’ through ‘planning, establishment and maintenance of a network of protected areas that preserve the representative ecosystems and maintain their ecological integrity including plants, animals and humans and their environment’. The policies ensure ‘protection of

unfragmented forest ecosystems’ and ‘prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones to protect aquatic wildlife’ from ‘potentially adverse impacts of growth, development and land use’. Reference – ITPS 3.1.3, 3.1.4, 3.2.2, 3.3.2

There is an expressed need to establish ‘forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity’. Reference – ITPS 4.2.8

Policies state ‘neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, that ‘water quality is maintained’, ‘that ‘existing, anticipated and seasonal demands for water are considered and allowed for’ and that ‘water use is not to the detriment of in stream uses’. Reference – ITPS 4.4.2, 4.4.3

The bylaws speak to protecting ‘views, scenic areas and distinctive features contributing to the overall visual quality and scenic value’. They address ‘aesthetic, environmental and social impacts of development’ and ‘potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character’. They are the ‘means for achieving efficient use of the land base without exceeding any density limits defined in’ the OCP. Reference – ITPS 5.1.3, 5.2.3, 5.2.4, 5.2.5

Bylaws must ‘address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards. ‘Impacts of road location, design, construction and systems’ must be addressed. ‘Innovative technologies and safe alternatives for disposal of sewage effluent’ are encouraged. Reference – ITPS 5.1.4, 5.2.6, 5.3.5, 5.4.5

‘Economic opportunities’ should be ‘compatible with the conservation of resources and protection of community character’. Bylaws shall address the ‘community’s current and projected’ ‘long term needs for educational, institutional, community and health related facilities and services as well as the cultural and recreational facilities and services’. Reference – ITPS 5.7.2, 5.8.6

The Galiano Island OCP was created to deal with ‘the pressures from a growing West Coast population and a demonstrated desire of many to find relief from urban congestion and associated tension through a rural atmosphere’ and ‘the physical limitations of Galiano Island to accept uncontrolled population increase without degradation of the rural way of life and damage to the ecological systems’. The preamble mandates preservation of ‘rural character’, ‘groundwater supplies’, ‘ground cover and trees to the extent necessary to maintain the natural beauty of the island’, the ability of the soil to retain moisture and to prevent erosion of soil and soft rocks’, and ‘sufficient land and water in their natural state to enable wildlife, plant life and marine life of the island to continue to exist and flourish’. Reference – OCP Preamble

The OCP ‘supports the preservation and protection of Galiano’s’ ‘vulnerable Coastal Douglas fir bio geoclimatic zone’, the smallest and rarest bio geoclimatic zone in BC with the highest density of species that are of both provincial and global conservation concern of any BC bio geoclimatic zone’. ‘These ecosystems provide key services that sustain human health and well-being, including timber and non-timber resources, clean air and water, nutrient cycling, carbon dioxide absorption and carbon storage.’ ‘The forested landscape is integral to Galiano’s character’ and ‘maintaining and restoring Galiano’s forest ecosystem is critical for ecosystem based sustainable forest management.’ Reference – OCP 2.b., c.

Islanders value ‘space, privacy and aesthetic qualities over urban conveniences’ and want ‘a resident centred rural island community’. ‘The social and economic diversity and creativity of the island community and the important role of volunteer-based groups in community life are fundamental to our identity.’ Reference – OCP 2.e

‘A sustainable community requires a viable local economy.’ There is a recognized ‘need for local economic development and viable small enterprises supporting a diversity of livelihoods.’ Reference – OCP 2.f

‘Diversity is integral to a sustainable and healthy community. Good health care facilities are essential for residents and visitors of all ages. An island community depends on the activities and services of its volunteers.’ Reference – OCP 2.g

‘Galiano’s natural beauty and tranquility are valued by residents and visitors alike. The Island provides opportunities for renewal of body, mind and spirit. This includes experiencing the community’s vibrant artistic and cultural life, participating in low impact outdoor pursuits and enjoying the many trails, beaches, parks and nature preserves. However, groundwater, fire hazards, and the fragility of island ecosystems pose limits for visitors and residents. Visitor services should be appropriately scaled for a small rural community to ensure protection of the natural environment.’ Reference – OCP 2.i

The OCP ‘supports the passive contemplation, spiritual connection and low impact recreational and educational access to the forest.’ Reference – OCP 2.m

OCP forest objectives are ‘to preserve a forest land base’; to ‘protect the forest, its biodiversity, integrity and ecological services’; to encourage ecosystem based sustainable forest management for all forested lots’ and ‘economic opportunities through this forest management practice’; ‘to encourage ecological restoration of degraded forest stands’ and ‘to maintain or enhance carbon storage and sequestration.’ Reference – OCP 3.1, 2, 3, 4, 5

Forest policies ‘encourage the protection of biodiversity’ ‘and the protection of riparian zones and other sensitive ecosystems’ ‘through appropriate forestry practices.’ Owners are encouraged to ‘use silviculture methods that promote healthy forests and minimize fire hazards.’ Reference – OCP 3.d, f

‘Landowners are encouraged to protect sensitive ecosystems, endangered habitat, soils, watersheds, biodiversity, old or large individual trees and old growth stands.’  
Reference – OCP 3.o

## 6. PROPOSED LAND USE MODEL EQUIVALENCY COMPARISON

- Lot 9 is zoned Rural in the OCP. In this zone, one dwelling, one cottage and unlimited area of accessory buildings are permitted. There is no restriction on the size of a dwelling and a cottage size is limited by the LUB.
- The proposal relocates residential density of Lot 9 to adjoining Lot A and combines it with the density model of the former RR/HF. For discussion, the land use model of the former Heritage Forest zoning is often held up as a desirable mechanism to support an intensification of use on an F1 zoned lot. To achieve this model requires subdivision and the transfer of title in a 25% to 75% ratio with the 25% remainder becoming the Retreat Centre. Title to the 75% is transferred to the Islands Trust Conservancy which is the government agency mandated to preserve and protect in accordance with The Islands Trust Policies. Although the retreat centre zoning will be unique, for clarity one can make a comparison to a typical use of an HF model rezoning on an F1 lot for a private residential subdivision. In that model comparison, development allowance would include on each of two, 2 ha lots a dwelling of unlimited sq footage, a cottage of 79 m2 and unlimited accessory buildings square footage. Consideration of the Retreat Centre request for rezoning for up to 22 retreatants all year round and up to 30 in the summer is congruent with the numbers of people that could utilize the two designated 2 ha RR/FH zoned Lots plus the consolidated density of Lot 9.
- Accessory structures are limited in the Galiano Land Use Bylaw by restrictions on lot coverage. The allowed total lot area development in the LUB is 25%. To compare, our total lot coverage is 4.6%.
- Development in the designated retreat area is regulated by the CRD requirements for proof of potable water quantity and quality and sewage treatment facilities must comply with Island Health requirements.
- Provincial residential density averages and home occupation use as permitted in the Galiano OCP indicate a capacity of 27 or more people may be accommodated in these two zones:
  - CRD definitions of dwellings and conditions of occupancy permits identify the self-contained caretaker’s residence as the only dwelling in the FRMCP.

- In comparing the Galiano LUB general land use: “lot coverage restriction of 25%”, the FRMCP will cover 4.6% of the remainder of Lot A

LOT COVERAGE			
Development- Dwelling	93 metre <sup>2</sup>	0.096 ha	1.6%
Accessory Bldgs	870 metre <sup>2</sup>		
Parking and Emergency Access		0.190 ha	3.0%
Green Space		5.855 ha	95.4%
Proposed Retreat Area Lot A		6.141ha	

## 7. BENEFITS TO THE COMMUNITY

Crystal Mountain was registered as a society in the province of British Columbia on December 17th, 1976, and as a Charity April 1st, 1981, (S12799). A non-profit Society may be registered as a Canadian charity only if its purposes are exclusively for the public benefit.

CMS, through the Canada Revenue Agency (CRA) application process and annual reporting procedure, has maintained status as a registered charity for 35 years.

In the CRA guidelines, an intangible benefit is described as ‘purposes directed to the mental and moral improvement of mankind or promoting the moral or spiritual welfare of the community.’

CMS offers programs to everyone. Membership is not required nor does membership confer any special privileges or program discounts. The public side of CMS can be compared to a Public Library. It exists for a specific purpose and is used in a specific way.

We seek to keep fees as low as possible and flexible. Bursaries are distributed. CMS programs are not run to generate profit for the Society. Separate fundraising has been done to purchase and maintain the retreat site. The operation and maintenance of the Society, the Centre, and the programs are supported entirely by volunteers.

(For more information see Appendix E-Definition of a Charity as a Public Benefit)



## **7.1 OTHER PUBLIC BENEFITS**

- The subdivision and the subsequent transfer of title of 75 % (18.42 ha) of our (24.56ha) property is considered to be the ultimate community benefit in the rezoning of a Forest Land F1 zoned lot
- CMS is committed to protecting our forest, wetlands and steep slopes especially on Lot 9 currently zoned residential as well as those found on Lot A. We are confident that the ITC who will receive 75% of our land will be responsible in their conservation role.
- The amalgamation of Lots 9 and A provides increased protected forest contiguous with DL 87.
- The FRMCP secures a Statutory Right of Way (SRW) road for Public Emergency Access through Lot A as identified in the Galiano Land Use Bylaw Schedule C.
- The functioning of the centre supports local businesses during the summer, also winter months when there are fewer visitors to the island. The 2019 Winter Retreat (4.5 months) brought approximately \$25,000 a month into the island economy, through local house rental accommodation costs, propane, food and supplies.
- For a few days before every retreat, those attending are asked to work on the land to help improve and better understand the landscape. The society can regularly mobilize retreatants and volunteers from on and off the island to contribute work to manage and improve the ecosystems within our development area.
- The road through Lot 9 will be closed
- Possible standpipe installation for fire mitigation

## **8. PROJECT DEFINITION**

The intention is to provide suitable all-season forest retreat meditation facilities for up to 22 participants plus providing 8 tent platforms in the summer.

Guidance of the SFMP will direct activities to the most impacted parts of the landscape and by using a variety of treatments:

- preserve rural character
- remove invasive species

- restore and thin the forest for species health and diversity
- The hydrological report, sanitary wastewater treatment, and the infrastructure area below outlined, have been used to determine a sustainable capacity.

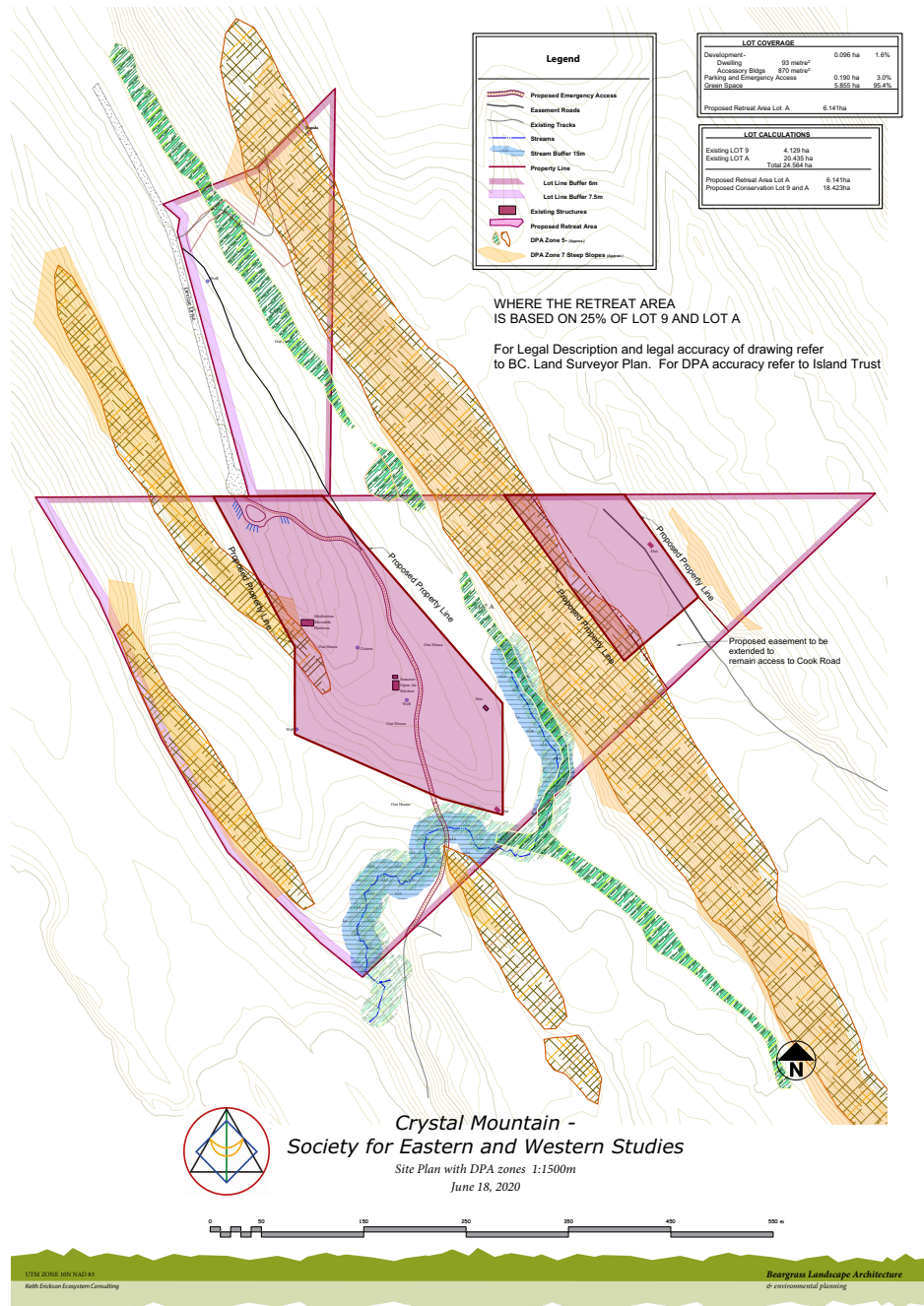


Figure 3-DPA



## 8.1. PROPOSED SITE OVERVIEW

The FRMCP identifies a Facility Area for common infrastructure, Integrated Use Areas for forest management and meditation huts, and the ITC Forest Zone. A site plan has been developed that shows the layout of all areas.

Key aspects of the site plan include:

- The use of land and structures will be divided as follows: strictly nature protection, and responsible forest stewardship by the ITC; and a forest retreat meditation centre by CMS.
- The whole of Lot 9, plus areas of steep slope, wetlands and sensitive ecosystems on Lot A, will be preserved under the protection of the ITC.
- All structures, other than the World Peace Pagoda on the upper ridge, will be removed from Lot 9. See Figure 2.
- FRMC facilities will be located on 6ha / 15ac of the total 24 ha / 60ac.
- Facilities will be located on the areas of Lot A most heavily compacted by previous logging operations.
- A variety of sizes and configurations of meditation huts will be sited to fit the landscape.
- Other than a caretaker dwelling, residential uses are not permitted.
- The map in FIGURE 4 includes the following updates;
- the entrance has been re-oriented to Devina Drive as required by the ITC
- relocation of an Emergency access route
- The road through lot 9 will be closed
- an overall reduction of the number of structures

## 8.2. LOCATION AND NEIGHBOURHOOD CONTEXT

- Crystal Mountain is located at 1915 Devina Drive or 20300 Porlier Pass Road at the north end of Galiano Island.
- To the north is DL 87, zoned Forest, owned by the BC Ministry of the Environment. To the west are 4ha properties zoned Rural. To the south west is a subdivision of 10 1ha properties zoned Small Lot Residential. To the south is Spotlight Cove and Lot B, a 22 ha Forest zoned lot.

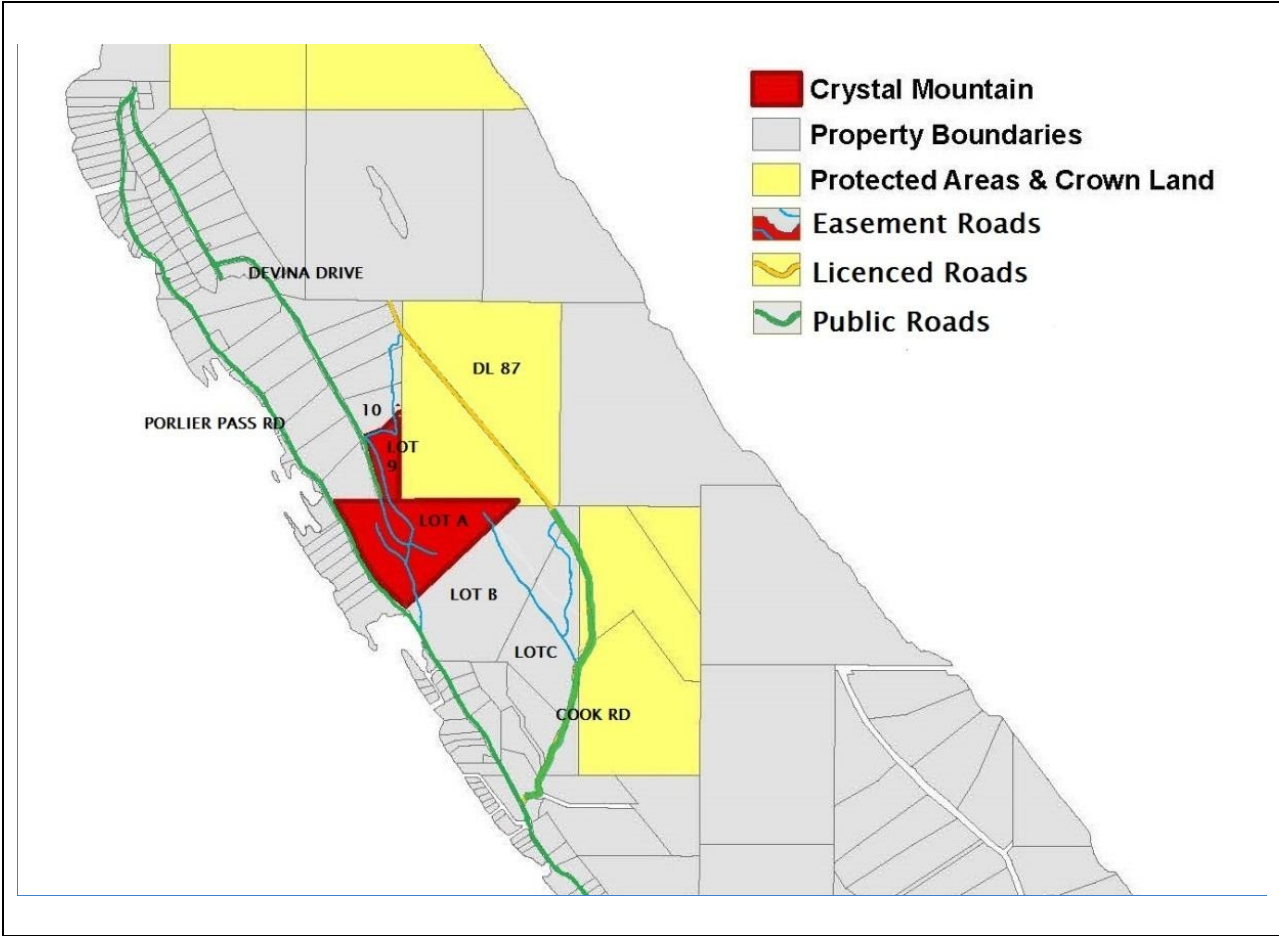


Figure 5 SITE LOCATION

### **8.3. PROPOSED ACCESS AND SITE LAYOUT**

A site plan has been developed that shows the layout of the existing and proposed structures and infrastructure. Key elements include:

- Main access to the centre will be from the end of Devina Drive.
- A 15-metre setback from the riparian area has been established within which no development will occur.
- A Geotechnical study on Lot A ( Appendix C) shows areas safe for development.
- The common facilities will be clustered in the central area of Lot A. Structures will be connected by trails following site topography.
- All parking will be located in peripheral locations with footpath access to meditation huts.

### **8.4. PROPOSED SITE INFRASTRUCTURE AND SERVICING**

- A hydrological engineer's report will establish water quantity and quality to support the intended land use in this proposal, making sure not to impair water supply in neighbouring wells.
- A wastewater treatment system will be designed by a professional sanitary engineer to fit site conditions and flow rates.
- A relocated entrance road for direct access to service the common facilities without impacting the meditation hall and meditation huts.
- BC Hydro power from Devina Drive will serve the caretaker dwelling and the infrastructure area.

#### **8.4.1. ROADS**

- road width of 12 feet with 12 feet of vertical clearing
- no paving is proposed
- a Statutory Right of Way road over Lot A, identified by the Schedule C Road Network Plan as emergency access, will be registered on titl

#### **8.4.2. FIRE PROTECTION**

- reduced fuel loads in the forest to safe levels
- create clearings and promote species diversity to enhance naturally existing fire suppression characteristics
- operations will establish and practice forest fire response procedures

#### **8.4.3. UTILITIES**

- structures will be designed for passive solar gain, and vented and insulated, to reduce heating and cooling requirements
- there will be power supply to a caretaker dwelling near Devina Drive and service to structures containing facilities

#### **8.4.4. WATER**

- A hydrological engineer's report has determined the availability and quality of water supply without impacting neighbouring wells See Appendix D.
- an existing well in use will continue to be the main water source for the facilities
- meditation huts will have limited water supply for drinking and washing provided by rainwater catchment or carry container
- water saving measures will include low-flow fixtures, rainwater storage tanks, and some waterless composting toilets
- water will be stored in cisterns for firefighting purposes
- SEE FIGURE 4-BC LAND SURVEY PG 15

#### **8.4.5. SANITARY WASTEWATER TREATMENT**

- consultation with a qualified engineer for recommendations of a variety of septic systems designed for various flow rates and combined wherever possible. All systems are required to have approval from VIHA.

#### **8.4.6. PARKING**

- parking for a total of 12 vehicles on lot A at the entrance of Devina Drive
- 2 spaces in the upper polygon

### **9. BUILDING LOCATION DESIGN AND CONSTRUCTION**

Structures will be:

- designed for least impact to the natural environment
- shared wall and individual huts will be sited where the landscape permits
- structures will be designed for passive solar gain and solar panels where clearings permit
- landscaped to provide visual and acoustical privacy
- simply designed and constructed for low cost efficiency and low maintenance using local materials wherever possible

#### **9.1 BUILDING LOCATIONS**

- To be determined within the proposed development area impacted by the former owner, a logging company

#### **9.2. BUILDINGS**

Forest Retreat Meditation Centre facilities on 6ha / 15 ac, of land will consist of:



- Meditation hall
- Kitchen/ dining hall
- Bath house / laundry
- Workshop/Storage
- Kitchen/ dining hut
- Service hut
- Meditation huts for up to 22 participants

Total footprint of above buildings: 870 square metres

Total footprint of caretaker's building: 93 square metres

## **10. DEVELOPMENT PLAN**

### **10.1 Development Approvals Required**

- Acceptance of a Title Transfer by Land Title and Survey Authority
- Approval of final subdivision plan
- Acceptance of a site plan identifying infrastructure, integrated management and the ITC conservation areas
- Approval of Statutory Right of Way emergency access agreement
- Approval to rezone the land by the Local Trust Committee from Rural Residential/Forest to Forest Retreat Meditation Centre
- Following the rezoning and OCP amendment
- Approval of building permits for existing and proposed structures

### **10.1.1 OCP AMENDMENT**

In order for the project to proceed an amendment to the OCP is required. The bylaw will amend the OCP designation of the subject property from Forest to Forest Retreat (FR). This is required so that the zoning bylaw is consistent with the OCP.

### **10.1.2 ZONING BYLAW AMENDMENT**

CMS is requesting to have Lot A rezoned from F1 and Lot 9 rezoned from R2 to a Forest Retreat zone. There is no existing zone in the Land use Bylaw (LUB) that fits this proposal therefore a new zone would need to be created. The proposed Forest Retreat zone includes the following provisions:

- Permitted Uses: Structures and facilities to support Forest Retreat Meditation Centre  
Use to accommodate up to 30 participants

### **10.1.3. DEVELOPMENT STANDARDS AND REQUESTED RELAXATIONS**

The Galiano Island LUB specifies development standards for water use and wastewater treatment. CMS is working with certified professionals to address the proposal and achievable means of meeting these standards.

The FRMCP proposal accommodates 12 parking spaces. CMS volunteers pick up retreatants and take them to the site and or people coordinate ride sharing. Retreatants do not require a vehicle as supplies are delivered

## **11. APPENDIX**

### **Appendix A- Ecosystem-based Land-use Plan (Erikson, R.P.Bio, 2014)**

This plan has been previously submitted and is available on the Island Trust website.  
[http://webfiles.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/GL-RZ-2014.1%20\(Crystal%20Mountain\)/3%20-%20Professional%20Reports/2014-04%20-%20Environmental%20Assessment.pdf](http://webfiles.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/GL-RZ-2014.1%20(Crystal%20Mountain)/3%20-%20Professional%20Reports/2014-04%20-%20Environmental%20Assessment.pdf)

### **Appendix B - Geotechnical Survey (C. N. Ryzuk, 1998)**

See the Survey done by Geotechnical Engineers C. N. Ryzuk & Associates  
ATTACHMENT 2

### **Appendix C - Hydrological Report (Al Kohut, P.Eng., 2015)**

This report has been submitted in entirety to Islands Trust and is posted on their website. [http://webfiles.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/GL-RZ-2014.1%20\(Crystal%20Mountain\)/3%20-%20Professional%20Reports/2015-11%20-%20Groundwater%20Assessment.pdf](http://webfiles.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/GL-RZ-2014.1%20(Crystal%20Mountain)/3%20-%20Professional%20Reports/2015-11%20-%20Groundwater%20Assessment.pdf)

#### **Appendix D - Perc Test Report (Fred Stevens, 201?)**

This report is currently under production.

#### **Appendix E - Definition of Charity as a Public Benefit**

##### **What is public benefit?**

*"This notion of public benefit has also been called the "public character" of charity, in that it "seeks the welfare of the public; it is not concerned with the conferment of private advantage."*

A Benefit is *"a socially useful undertaking."*

In the CRA guidelines, an intangible benefit is described as "purposes directed to the mental and moral improvement of mankind or promoting the moral or spiritual welfare of the community." The stated purpose of CMS is to "Promote the development of the wholesome, clear, interested mind through study, meditation and compassionate work."

The Public designation is concerned with who has access to the benefit.

It may not be of interest or benefit to each individual, just as a Library would not directly benefit someone who is not interested in reading, but it is generally perceived as beneficial.

CMS offers public programs to everyone. These programs vary in length, types of training and meditation; to meet the diverse needs of people. No affiliation with the Society or particular religious belief is required. Membership is not required nor does membership confer any special privileges or program discounts.

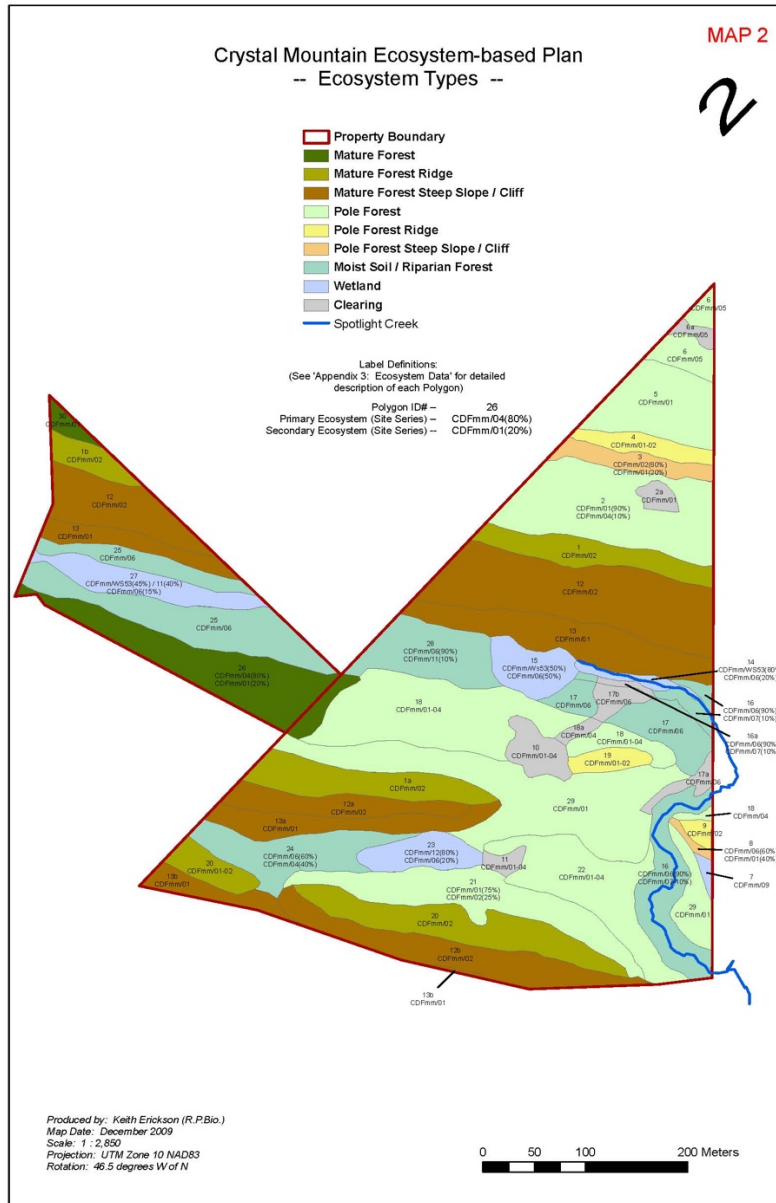
##### **Health benefits of Meditation and Quiet Contemplation**

*"Evidence that meditation, described states and cognitive processes, are effective in health and human growth started to emerge in the 1950's. With the use of fMRI, PET scans, more sophisticated EEG, genetics, better methodology and the rigorous study of meditation, this field has now generated an estimated 1,000 research papers and is a well-respected scientific field" (Lutz et al. 2007)."*

Studies conducted in 2015 on the benefits of meditation show evidence that Mindfulness Based Stress Reduction programs alleviated symptoms of a variety of mental and physical disorders, that multiple negative dimensions of psychological stress are reduced, and that there is a reduction in depression symptoms in youth. Mindfulness meditation is useful for managing anxiety and effective for treating substance use and eating disorders.

*“Evidence from these studies supports the notion that being mindful, being aware of the present moment without grasping onto judgments, does indeed improve immune function, enhance a sense of equanimity and clarity and may even increase empathy and relational satisfaction.” (Davidson et al. 2003)”*

**CMS-Forest Retreat Meditation Centre Proposal-Attachment 1  
(ECOSYSTEMS ZONES page 16 of EBP Report Appendix A)**



**CMS-FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 2  
(Geotechnical Survey Appendix B)**

GLEN MITCHELL, B.C. LAND SURVEY VI EM111659 REGISTERED NOV-10 11:08 E00957 PAGE:8 OF 12

SCHEDULE "A"

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**C.N. RYZUK & ASSOCIATES LTD.**  
Geotechnical Engineering

28 Crease Avenue Victoria, B.C. V8Z 1S3 Tel: (604) 475-3131 Fax: (604) 475-3611

July 16, 1998  
File No: 8-1405-4

5647 Land Corporation  
c/o P.O. Box 219 Station 'E'  
VICTORIA, B.C.  
V8W 2M6

Attn: Mr. Wm.B. Eller, R.P.F.

Dear Sir:

Re: Proposed 3 Lot Subdivision  
District Lots 88 and 89 - Galiano Island, B.C.

As requested, we have carried out a review of available information associated with the geotechnical conditions at the referenced site as related to possible future single family residential development. Such information included visual assessments/ engineering site reconnaissance of District Lot 88 in June 1995, and District Lot 89 in December 1993.

We understand that the proposed subdivision involves the amalgamation of District Lots 88 and 89 and subsequent division of the resulting lot into three new lots, namely Proposed Lots A, B and C as delineated on the attached Location Plan, Dwg. 8-1405-4-2. Identification of safe building areas and/or areas where single family residential development should be restricted as a result of possible geological hazard is required as part of subdivision approval, and the objective of our involvement.

As part of our past work, we carried out a review of the available existing data, including topographic, bedrock and soils mapping, and selected stereo sets of B.C. Government black and white aerial photographs. Our site work included selected traverses, examination of soil and rock exposures, visual examinations of slopes and bedrock outcrops for indications of instability, and measurement of the approximate slope angles using a hand-held inclinometer.

The site consists of a series of wide, generally gentle to moderately northeast sloping benches with intervening cliffs and talus slopes oriented roughly northwest/

Continued ....





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C.N. RYZUK &amp; ASSOCIATES LTD.

July 16, 1998

5647 Land Corporation  
Page 2

southeast. The cliff areas range from 2 to 10 m high near vertical rock faces, to cliff and talus slopes which reach about 120 m in total height, with the upper half a steep to near vertical rock face with some overhanging portions and the lower half of blocky talus apron. Several shallow swales/gullies are present on the site, usually below the cliffs or talus slopes.

At the time of our inspection of District Lot 88 in June 1995, a residence was under construction in the southern part of the lot. Surface vegetation comprised a relatively young forest of up to 200 to 300 mm diameter Douglas Fir, Cedar and deciduous trees with an undergrowth of various bushes and ferns. Drainage was noted to be generally good on bench, cliff and talus apron areas although a shallow swale low land at the northeast area of the lot consisted of a swampy, ponded area in this topographic hollow which could flood.

At the time of our inspection of District Lot 89 in December 1993, the talus slopes and some border areas had a mature forest of fir, Cedar and Arbutus with an understory of salal, vines and various deciduous bushes. Most of the bench and ridge top areas had apparently been recently been logged, although some Cedar and deciduous trees remained. The cliff areas had some dispersed large fir and Arbutus. The talus slopes generally had thick layers of moss, lichens and accumulated organic debris over the rock blocks. Drainage was generally noted to be good with the exception of the swale areas below the cliff and talus areas. The Ministry of Environment, Water Rights Branch has on record that Spotlight Creek, which traverses the western part of the site and leads down to Spotlight Cove, has one water license.

The government geology maps indicate that the site is underlain by Upper Cretaceous-aged Gabriola Formation, consisting of sandstone, conglomerate and minor siltstone and shale. The bedrock on site was noted to range from thickly bedded sandstone with very widely spaced joints oriented generally perpendicular to bedding, to blocky fractured sandstone. Some intervals of more thinly bedded sandstone and occasional units of thinly bedded shale and sandstone were also noted. Overburden soils consist of compact to dense, clayey and silty sand and gravel. Soil thickness is usually thin in the vicinity of bedrock outcrops and talus aprons but is present in thicker layers in localized areas.

Indications of potential rockfall were noted along the front faces of the bedrock bluffs, with occasional rock pieces noted wedged against living Arbutus trees. Some very large boulders were noted to have fallen onto or rolled to the toe of the talus slopes, with individual rock pieces up to 7 m rough cubes.

  
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July 16, 1998

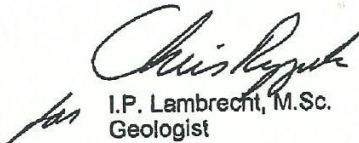
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Page 3

Potential rockfall, rolling rock and toppling from the bedrock cliff appears to constitute the major types of instability or geological hazards, with some shallow seated instability associated with creep evident on the steeper overburden slopes and on some areas of the talus slopes, and possible flooding in the depressed area located in the northeast corner of District Lot 88. No indication of deeply seated slope instabilities was observed during the site assessment or from the perusal of aerial photographs. Instabilities were noted to be generally shallow seated and localized to the cliff edges, cliff bases and talus slopes.

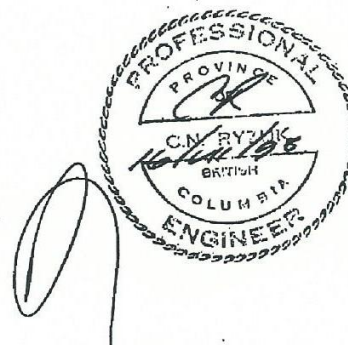
On the basis of our work at the site and considering the B.C. Ministry of Transportation and Highways safety criteria of 10% probability of geotechnical hazard in 50 years, and a possible flooding hazard based on a one in two hundred year flood, we believe that there are many safe building areas at the site. However, it is recommended that single family residential development in the area of the cliffs, the cliff edges, talus slopes, roll-out areas and the flood plains be restricted pending further site/development specific assessment by a geotechnical engineer. These recommended restricted areas which are delineated on the Location Plan as cross hatched areas, were marked in the field with flagging tape at the time of our site attendance and subsequently surveyed by Glen Mitchell, B.C.L.S. It should be noted that the recommended restricted building areas on the Location Plan are located conservatively. Single family residential construction in many of the recommended restricted areas may be possible, particularly if foundations are based on intact bedrock. However, further geotechnical assessment is recommended in such areas once a building site and design details are known.

We hope the preceding information is suitable for your purposes at present. If you have any questions or require additional information, please call us. Thank you for this opportunity to be of service to you.

Yours very truly,  
C.N. Ryzuk & Associates Ltd.

  
I.P. Lambrecht, M.Sc.  
Geologist

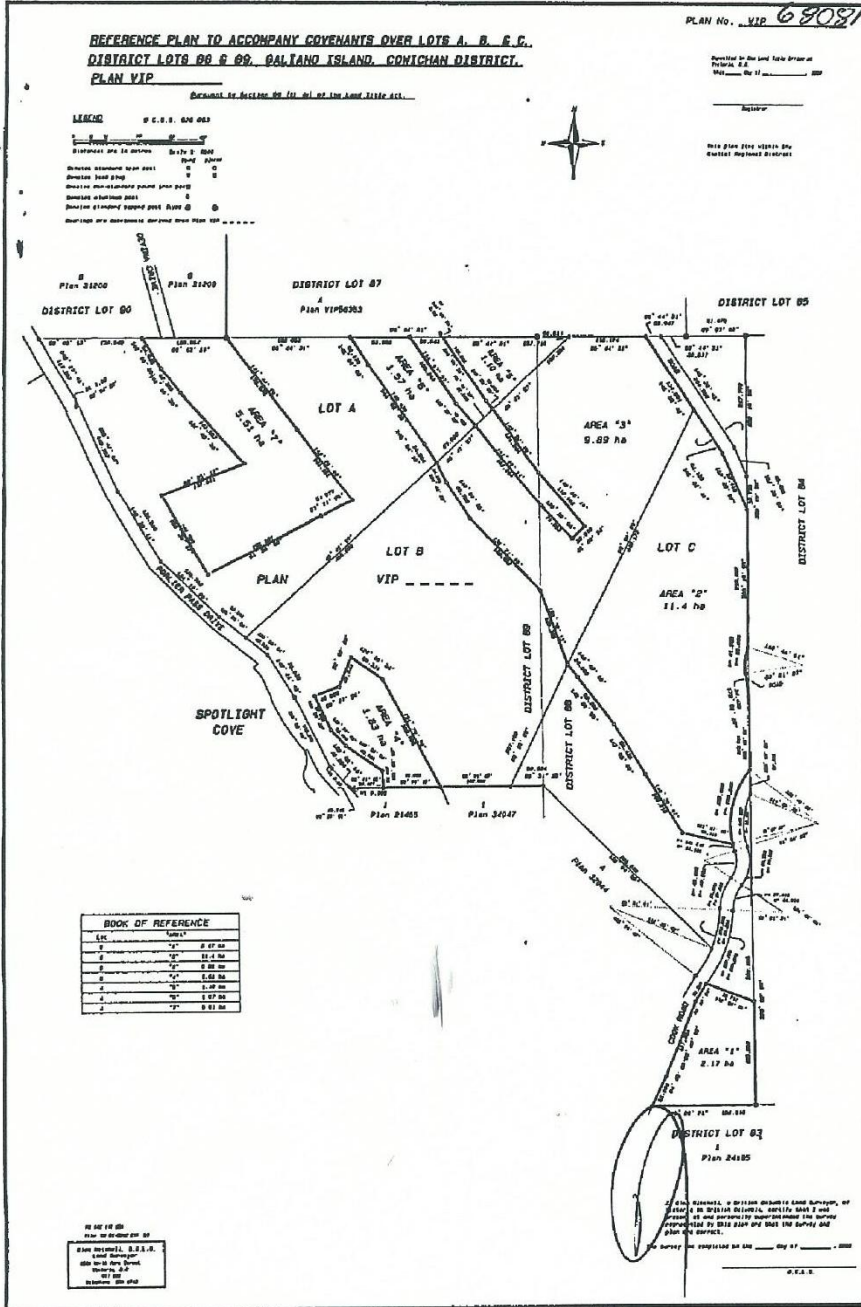
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SCHEDULE "B"



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