

CRYSTAL MOUNTAIN
- A Society for Eastern and Western Studies

FOREST RETREAT MEDITATION CENTRE PROPOSAL

Purposes, Goals and Objectives
For the Centre on Galiano Island

November 2015 DRAFT ONE

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ABBREVIATIONS USED IN THIS DOCUMENT

FRMCP	FOREST RETREAT MEDITATION CENTRE PROPOSAL
SFMP	SUSTAINABLE FOREST MANAGEMENT PLAN
EBP	ECOSYSTEM-BASED LAND-USE PLAN

1. 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 as an accessory use of forest zoned land.

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.

2. 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 maintaining and restoring the forest to a pristine state.

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 thirty participants. 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 density of an F3 zoned lot. No subdivision of the land is proposed; the amalgamation of Lots 9 and A provides increased protected forest contiguous with DL 87.

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.

Three areas comprise the entirety of the Forest Retreat Meditation Centre: a Facility Area for common infrastructure, an Integrated Use Area for forest management and meditation huts, and a Conservation Area for forest restoration.

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 proposed Forest Retreat Zone includes the following provisions:

- A Sustainable Forest Management Plan (SFMP) incorporating recommendations in the Ecosystem-based Land-use Plan (Appendix B) will be registered by covenant on the land base. Implementation of the SFMP will direct development to the most impacted parts of the landscape and, by using a variety of treatments:
 - increase and protect forest contiguity;
 - preserve rural character, sensitive areas, and areas of old growth;
 - remove invasive species;
 - restore the forest for species health and diversity.

The hydrological report, sewage treatment design, and structural equivalencies have been used to determine a sustainable capacity.

The Forest Retreat Meditation Centre facilities located on 6 hectares (15 acres) of land will consist of:

- Accessory dwelling 93 sq. m (1000 sq. ft.)
- Meditation hall 123 sq. m (1324 sq. ft.)
- Kitchen/dining hall 123 sq. m (1324 sq. ft.)
- Bath house/laundry 70 sq. m (753 sq. ft.)
- Storage/workshop 70 sq. m (753 sq. ft.)
- Power shed / office 28 sq. m (300 sq. ft.)
- Kitchen/dining hut 32 sq. m (350 sq. ft.)
- Meditation huts for up to 30 participants 450 sq. m (4843 sq. ft.)

Total footprint 989 sq. m (10,645 sq. ft.)

The proposed infrastructure and building design features clustered structures. Low impact 'green' buildings, alternative water saving measures, and effective environmentally-safe waste recycling and disposal will be incorporated in the plan. 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 maintaining and restoring the forest to a pristine state. 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.

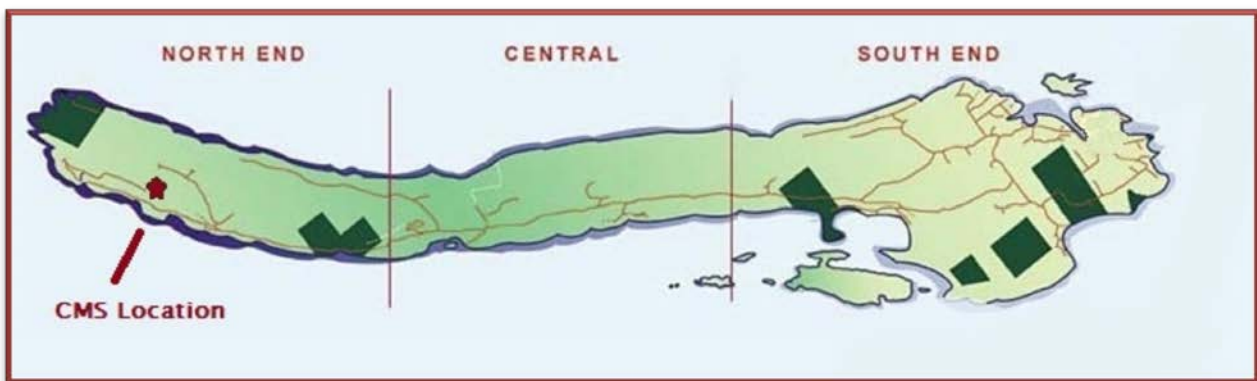


FIGURE 1 GENERAL LOCATION ON GALIANO ISLAND

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.

This updated proposal has been prepared by CMS Rezoning Committee in response to Local Trust Committee 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.

CMS would like to state its commitment to sustaining the forest that will in turn provide the natural setting to support the retreat meditation centre use.

3.3 Principle Guidelines and Objectives

Sustainability in all aspects, is a primary guideline in the establishment of the retreat centre. In terms of the proposed infrastructure and building design this means clustered, modest structures, low impact, 'green' buildings with alternative, water saving measures and environmentally safe, effective waste recycling and disposal. 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. It means implementation of a sustainable forest management plan that will assist forest regeneration, diversity, and health.

A comprehensive Land Management Plan (Appendix A) guided by the Ecosystem-based Land-use Plan (Appendix B) and other studies will provide the basis for accomplishing this goal.

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 the 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 35 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 may find themselves meditating 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'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**

It is directed ‘that sustainable forestry depends on maintaining and where necessary, restoring the ecological integrity of forests’ ‘on a scale of forest stands and landscapes’ through ‘retention of large land holdings and parcel sizes’ and that ‘location and construction of roads, utility and communication corridors’ be sited ‘to minimize the fragmentation of forests’. There is expressed need to establish ‘forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity’. **Reference – ITPS 4.2.2, 4.2.6, 4.2.7, 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 biogeoclimatic zone', the smallest and rarest biogeoclimatic zone in BC with the highest density of species that are of both provincial and global conservation concern of any BC biogeoclimatic 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 values 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

‘Appropriate small scale forest related activities such as the sustainable gathering of greenery products, food crops, hiking, bird watching and wildlife viewing, education and value added industry shall be encouraged.’ **Reference – OCP 3.g**

‘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 EQUIVALENCIES IN R2/F3 ZONING

The FRMC proposal implements an Ecosystem-based Sustainable Forest Management Plan (SMFP) that reflects best-practice forest stewardship policies.

The proposal relocates residential density of Lot 9 to adjoining Lot A and combines it with the density of an F3 zoned lot.

Lot 9 is zoned Rural in the OCP. In this zone, one dwelling and one cottage are permitted. There is no restriction on the size of a dwelling and a cottage size is limited by the LUB.

Lot A is zoned Forest F in the OCP. Forest Policy b) ii) permits one accessory dwelling on 'land whose owner grants to the Silva Forest Foundation and the LTC or any other covenantee, satisfactory to the LTC, a covenant to manage the land in accordance with sustainable forest practices and prohibiting subdivision of the land into lots less than 20 ha if the lot complies with Land Transportation Policy o). The location of the dwelling and any accessory buildings or structures must be selected to minimize their impact and the impact of related services on the forest, and the land use bylaw amendment must specify the location of the buildings.'

Development of accessory structures is limited in the Galiano Land Use Bylaw by restrictions on lot coverage.

Development is regulated by 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:

- 3 dwellings = 9 or more people
- Accommodation (as in Bed and Breakfast) in 2 dwellings = 18 people

CRD definitions of dwellings and conditions of occupancy permits identify the self-contained caretaker's residence as the only dwelling in the FRMCP.

An estimate of a potential combined footprint of permitted structures on one F3 and one RR lot is 975 sq. m (10,495 sq. ft.) The FMRC is proposing a footprint of 989 sq m (10,645 sq. ft.)

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 F

7.1 Other Public Benefits

- CMS is committed to implementing recommendations in the Ecosystem-based Land-use Plan and has drafted a Sustainable Forest Management Plan (SFMP). This plan recognizes the importance of preservation of the mature forest, wetlands and steep slopes found on Lot 9, currently zoned residential, as well as those found on Lot A.
- No subdivision of the land is proposed. 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 2014 Winter Retreat brought

approximately \$20,000 a month into the island economy, through accommodation costs, propane, food and supplies.

- CMS will register a sustainable forest management plan by covenant on the land as required by OCP Forest Policy b)ii).
- 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 forest, streams and watersheds on the Crystal Mountain property.
- The road through Lot 9 will become a footpath.



FIGURE 3 THE ROAD THROUGH LOT 9

7.2 Sustainable Forest Management Plan - SFMP

The FRMCP includes implementation of a sustainable forest management plan. This plan is developed from recommendations in the Ecosystem-based Land-use Plan.

For more information see Appendix A

7.3 Covenants

A Sustainable Forest Management Plan will be registered, by covenant, on the land title. OCP SECTION 2 LAND USE Land Use Policies c) states: All rezonings shall go to a public hearing. Covenants granted to the Local Trust Committee and to third parties in accordance with policies in this plan are not intended to be modified or discharged without a similar public process.

OCP Forest Policy b) permits development in the Forest designation in the following circumstances:

ii) land whose owner grants to the LTC and any other covenantee satisfactory to the LTC a covenant to manage the land in accordance with sustainable forest practices and prohibiting subdivision of the land into lots less than 20 hectares (49.4 acres) if the lot complies with Land Transportation Policy 0). The location of the dwelling and any accessory buildings or structures must be selected to minimize their impact and the impact of related services on the forest, and the land use bylaw amendment must specify the location of the buildings.

For more information see Appendix G

8. PROJECT DEFINITION

The intention is to provide suitable all-season forest retreat meditation facilities for up to thirty participants.

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

- Increase and protect forest contiguity
- preserve rural character, sensitive areas and areas of old growth
- remove invasive species
- restore and thin the forest for species health and diversity

The hydrological report, sanitary waste water treatment, and structural equivalencies outlined below, have been used to determine a sustainable capacity.

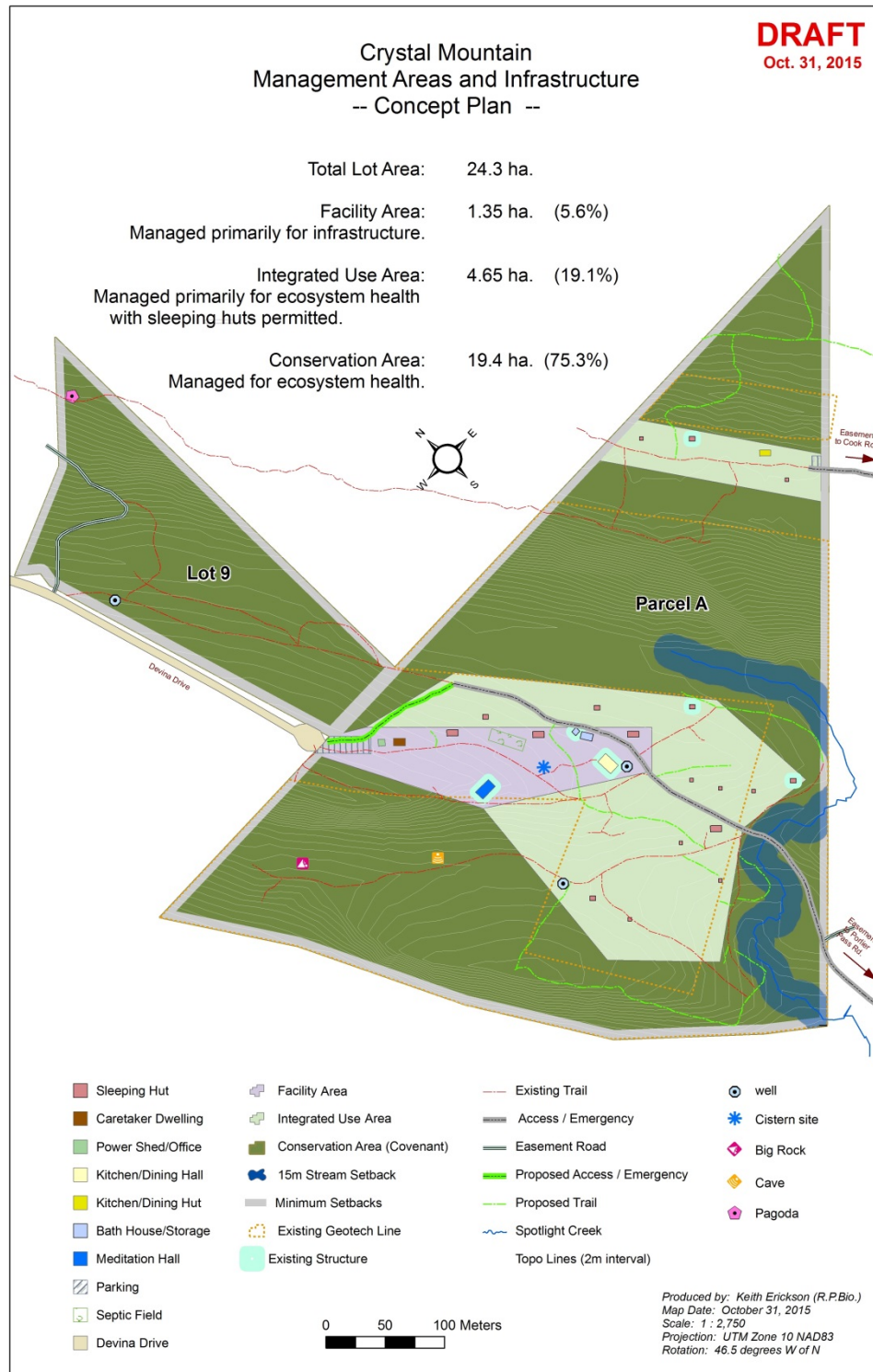


FIGURE 4 PLAN CONCEPT MAP

8.1 Proposed Site Overview

The FRMCP identifies a Facility Area for common infrastructure, an Integrated Use Area for forest management and meditation huts, and a Reserve Area for forest restoration. A site plan has been developed that shows the layout of all areas as well as their uses.

Key aspects of the site plan include:

- The use of all land and structures will be strictly for sustainable forest management, nature protection and a forest retreat meditation centre.
- The whole of Lot 9, plus areas of steep slope, wetlands and sensitive ecosystems on Lot A, will be preserved. The only use will be maintenance of the existing limited trail network, where associated use would not adversely impact sensitive ecosystems.
- 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.
- Structures will be oriented in clusters. A variety of sizes and configurations of meditation huts will be sited to fit the landscape.
- Other than a dwelling for caretaker, residential uses are not permitted.
- The concept plan map FIGURE 4 includes the following notable changes;
 - the entrance has been re-oriented to Devina Drive
 - relocation of an Emergency access route
 - the road has been reduced to a footpath through Lot 9
 - building zones have been reduced to two
 - huts have been clustered
 - the number of kitchens have been reduced
 - 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 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.

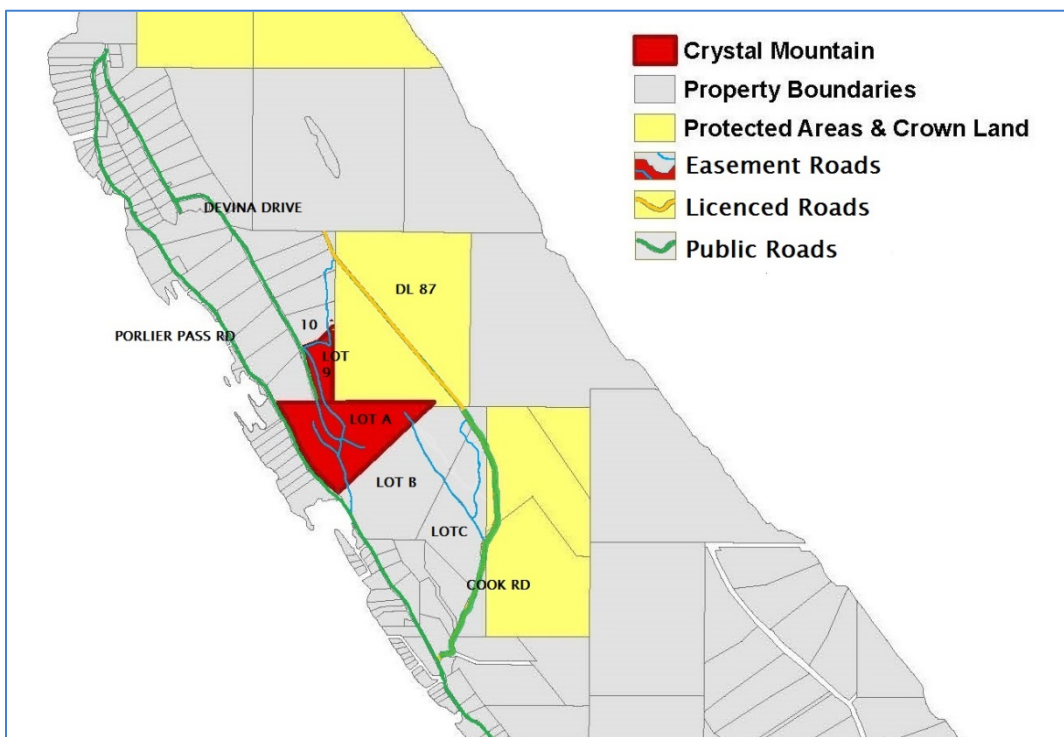


FIGURE 5 SITE LOCATION

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
- existing and proposed roads improved for year round access with culverts and minimal grading where required to enhance existing surface drainage patterns
- roads located where possible on existing road beds and maintained to achieve standards of safety
- 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 title

8.4.2 Fire Protection:

- identify and maintain grades and turnarounds as required for emergency vehicle access
- 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
- accessory huts and meditation huts will have solar panels with battery storage and will be heated by propane heater

8.4.4 Water:

- an hydrological engineer's report will determine 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 waterless composting toilets
- the roofs of the common buildings will have rainwater harvesting systems
- water will be stored in cisterns for firefighting purposes
- See Figure 5 for well locations

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 See Appendix E
- designed for safe, low impact, low maintenance, cost effective solutions that do not adversely impact groundwater supplies
- incorporates dry humanure composting toilets, grey water systems with French drains and standard septic tank with a treatment distribution field.

8.4.6 Parking:

- parking for a total of 12 vehicles on lot A
- 2 spaces in the upper polygon
- new parking for 10 vehicles at the entrance at Devina Drive
- overflow parking during special events will be along Devina Drive, a no through road with its terminus bordering CMS Lots 9 and A

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,
- will incorporate rainwater harvesting systems
- simply designed and constructed for low cost efficiency and low maintenance using local materials wherever possible

9.1 Building Locations

See a large version of the Concept Plan Map – FIGURE 4, as **ATTACHMENT 4**

9.2 Buildings

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

- Accessory dwelling 93 sq. m (1000 sq. ft.)
- Meditation hall 123 sq. m (1324 sq. ft.)
- Kitchen/ dining hall 123 sq. m (1324 sq. ft.)
- Bath house / laundry 70 sq. m (753 sq. ft.)
- Storage / workshop 70 sq. m (753 sq. ft.)
- Power shed / office 28 sq. m (300 sq. ft.)
- Kitchen/ dining hut 32 sq. m (350 sq. ft.)
- Meditation huts for up to 30 participants 450 sq m (4843 sq. ft.)

Total footprint 989 sq. m (10,645 sq. ft.)

10. DEVELOPMENT PLAN

No subdivision or stratification of the land is proposed.

10.1 Development Approvals Required

- Acceptance of a covenant for a sustainable forest management plan,
- Acceptance of a site plan identifying infrastructure, integrated management and conservation areas,
- Approval of Statutory Right Of Way emergency access agreement
- Rezoning of the land by the Local Trust Committee from Rural Residential/Forest to Forest Retreat.

Following the rezoning and OCP amendment

- Approval of site infrastructure for intended use: access, water well, wastewater treatment systems
- Approval of building permits for existing structures,
- Approval of building permits for 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

The proposed bylaw has not yet been drafted by the Island's Trust. Once it is drafted, trustees will give first reading. A public hearing is required prior to final approval of bylaws.

10.1.3 Covenants

A Sustainable Forest Management Plan is being drafted and upon acceptance by a covenant holder will be registered on title prior to final approval of rezoning.

10.1.4 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 offers shuttle service to the site and often people coordinate ride sharing. Retreatants do not require a vehicle as supplies are delivered by a service vehicle owned by an off-site volunteer.

11. APPENDIX

Appendix A - Sustainable Forest Management Plan

A Sustainable Forest Management Plan (SFMP) is currently under development. The basis of the plan is twofold: It incorporates land management and recovery as laid out in the Ecosystem-based Land-use Plan (Appendix B) ; It is a working guide for maintaining Covenant agreements.

See Table of Restoration Recommendations **ATTACHMENT 1**

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

This report has been previously submitted and is available on the Island Trust website.
<http://www.islandstrust.bc.ca/media/301487/crystal-mountain-ecosystem-based-plan-revised-april-2014.pdf>

See Map of Ecosystem zones **ATTACHMENT 2**

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

See the Survey done by Geotechnical Engineers C. N. Ryzuk & Associates as **ATTACHMENT 3**

Appendix D - Hydrological Report (Al Kohut, P.Eng., 2015)

This report has been submitted in entirety to Islands Trust and will be posted on their website. The exact location is not yet available.

Executive Summary, from page 2 of : GROUNDWATER ASSESSMENT REPORT FOR CRYSTAL MOUNTAIN RETREAT CENTRE, GALIANO ISLAND Hy-Geo Consulting, Victoria, British Columbia

This report assesses the overall groundwater supply requirements for the Crystal Mountain Retreat Centre and provides an opinion on meeting the water demands from an existing well on the property. The maximum daily requirements or maximum day demand (MDD) that would likely occur at the retreat centre is estimated at 2839 liters/day or 625 Imperial gallons day which would serve a maximum of 30 persons accommodated on site. An existing well at the centre, designated the central well, was pump tested in October 2015 for a minimum period of 12 hours at a constant rate of 8.07 L/min and evaluated to have a long term yield of 2.826 L/min (4069 L/day) with a 70% safety factor. This calculated yield is 43% more than the estimated water supply requirements of 2839 L/day and would amount to a total potential supply of 1.49 million litres/year. Testing was conducted at the optimal time of the year when water levels are at their seasonal lowest.

No discernable pumping effects were observed in two observation wells at the centre that were monitored during the October testing. Based on these monitoring results, use of the central well at a rate of 1.972 L/min (2839 L/day) would have no measureable effect on any of the neighbouring wells or surface water sources in the region.

Water quality testing of the central well (*WID 23227*) indicates that the water meets or exceeds *Guidelines for Canadian Drinking Water* (Federal-Provincial-Territorial Committee on Drinking Water, 2015) for all parameters tested except for total coliforms. Total coliforms of 3 and 1 CFU/100mL were reported for two samples taken after chlorination of the well. No E.coli was detected. The source of the coliforms is not known and could be due to grey water discharge in the vicinity of the well and /or natural sources such as decaying vegetation in nearby wetland areas. Previous occurrences of coliform bacteria have been effectively reduced by well chlorination. As a precautionary measure against any future potential sources of coliform bacteria, water from the existing well source should be treated with an appropriately designed and maintained ultraviolet irradiation (UV) or chlorination treatment system.

Appendix E - Septic Engineer's Report (Ian Ralston, 2015)

This report is currently under production.

Appendix F - Definition of a 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)”

Appendix G - Covenants

The following is reproduced from the Island Trust Fund website.

How a conservation covenant works

A covenant is a voluntary, legal agreement between a landowner and a conservation organization where you as the landowner promise to use the land only in specific ways, protecting its natural features, and we as the conservation agency promise to monitor future use of the property long into the future, protecting those natural features forever. In the event of a future landowner violating the terms you put on the covenant, the Islands Trust Fund is responsible for enforcing those terms.

A covenant can be placed on all or just some of your property, giving you the flexibility to continue to use and even further develop the unprotected portion of your lot. Conservation covenants allow you to continue to own and use your land and even sell it or pass it on to your heirs.

A conservation covenant is placed on the title of your property, binding future owners to the same terms you agree to. This ensures that the natural features that you value today will continue to be protected forever. Putting a conservation covenant on your property creates a permanent sanctuary for the plants and animals you share your land with.

<http://www.islandstrustfund.bc.ca/initiatives/privateconservation/conservation-covenants.aspx>



CMS - FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 1
Restoration Recommendations Appendix A

ECO SYSTEM	Restoration Recommendations	Purpose	Priority Level
2	Minor thinning over next 20 yrs	maintain & increase diversity	
5	Restoration thinning treatments over next 20 years	goal of maintaining and enhancing structural and compositional diversity while removing small portion of stems for use	
6	Restoration thinning treatments over next 20 years	goal of maintaining and enhancing structural and compositional diversity while removing small portion of stems for use	
15	Targeted thinning of red alder	to encourage growth of western red cedar and grand fir saplings/ to be done in dry summer months-no machinery used	
18	Well planned thinning treatments over next 30-40 years	goal to increase species diversity and general tree growth with limited removal of Douglas-fir and grand fir stems while achieving restoration goal	
29	Thinning treatments over next 20 years	goal to maintain tree diversity in the stand. Remove individual and clusters of Douglas-fir as they begin to shade out other trees and understory vegetation ; This area could provide an ongoing sustainable supply of timber as the forest ages.	
6	Removal of Scotch Broom (cytiscus scoparius) tansy ragwort (senecio jacobaeae) & thistles	Followed by planting of native species ie douglas-fir, western red cedar, grand fir red alder, evergreen huckleberry and red elderberry- de-compact soil around planting sites and protect species susceptible to deer browse.	
9	Removal of Scotch Broom	Pulling will damage shallow, loose soils-cut during flowering season	
19 & 21	Removal of Scotch Broom & Himalayan blackberry		
6	Planting	Planting native species including but not limited to douglas-fir, western red cedar, grand fir, red alder, evergreen around planting sites and protect species susceptible to deer browse	
14	Planting	Plant red alder and western red-cedar in appropriate raised (dryer) micro-sites within the more heavily disturbed (no red alder canopy) areas	
16	Planting	Plant western red cedar and red alder in polygon 16a where soils have been disturbed	
17	Planting	Plant of red alder, western red cedar and grand fir in polygons 17a and 17b to hasten the formation of a tree canopy-de-compact soil around planting sites to provide a more favorable growing condition for the planted trees	



16	Removal of the black ABS pipe and the weir from lower portion of the creek		
25	Removal of the deteriorating hut structures and the old building materials		
26	Removal of the deteriorating hut structures and unused shed structures		
17	Pull apart and spread remaining slash piles	to create a more natural distribution of coarse woody debris and to reduce the risk of high intensity fire getting into adjacent conifer dominated stands	
7	More indepth investigation into hydrological alterations caused by ditch and driveway	help to determine whether restoration is required	



CMS - FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 3
Geotechnical Survey Appendix C

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

SCHEDULE "A"

PAGE 8

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



CMS - FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 3
Geotechnical Survey Appendix C

GLEN MITCHELL, B.C. LAND SURVEY VI EM111659

REGISTERED NOV-10 11:08 E00957

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C.N. RYZUK & 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.

Continued



CMS - FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 3
Geotechnical Survey Appendix C

GLEN MITCHELL, B.C. LAND SURVEY VI EM111659

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C.N. RYZUK & ASSOCIATES LTD.

July 16, 1998

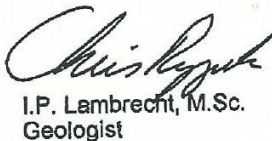
5647 Land Corporation
Page 3

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.

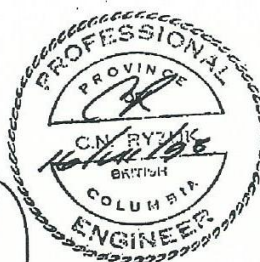
On the basis of our work at the site and considering the B.C. Ministry of Transportation and Highways safety criteria of 10% probability of geotechnical hazard in 50 years, and a possible flooding hazard based on a one in two hundred year flood, we believe that there are many safe building areas at the 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

IPL/ses
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Attachment





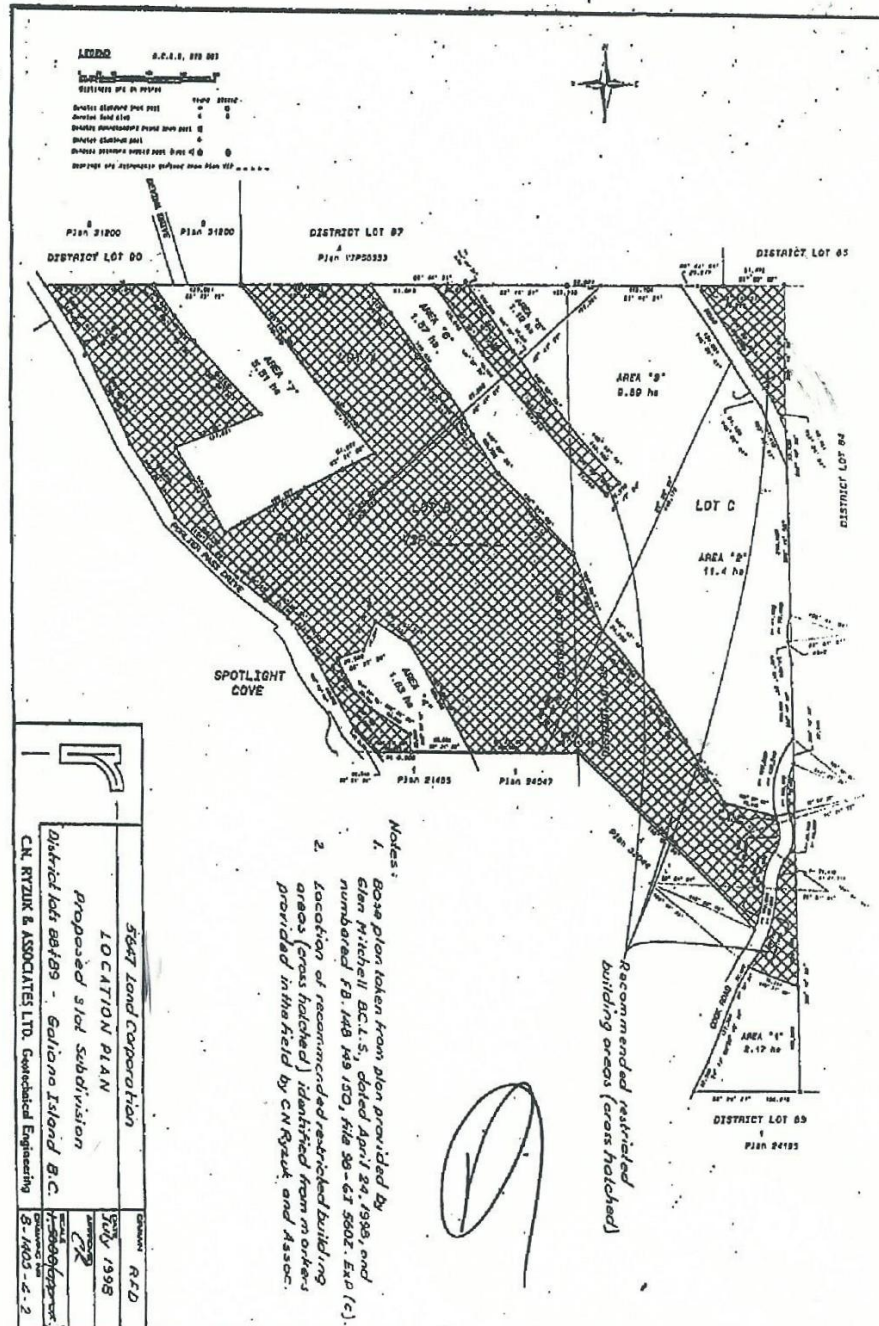
CMS - FOREST RETREAT MEDITATION CENTRE PROPOSAL ATTACHMENT 3
Geotechnical Survey Appendix C

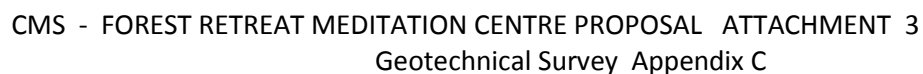
GLEN MITCHELL, B.C. LAND SURVEY VI EM111659

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SCHEDULE "B"



Crystal Mountain
Management Areas and Infrastructure
-- Concept Plan --

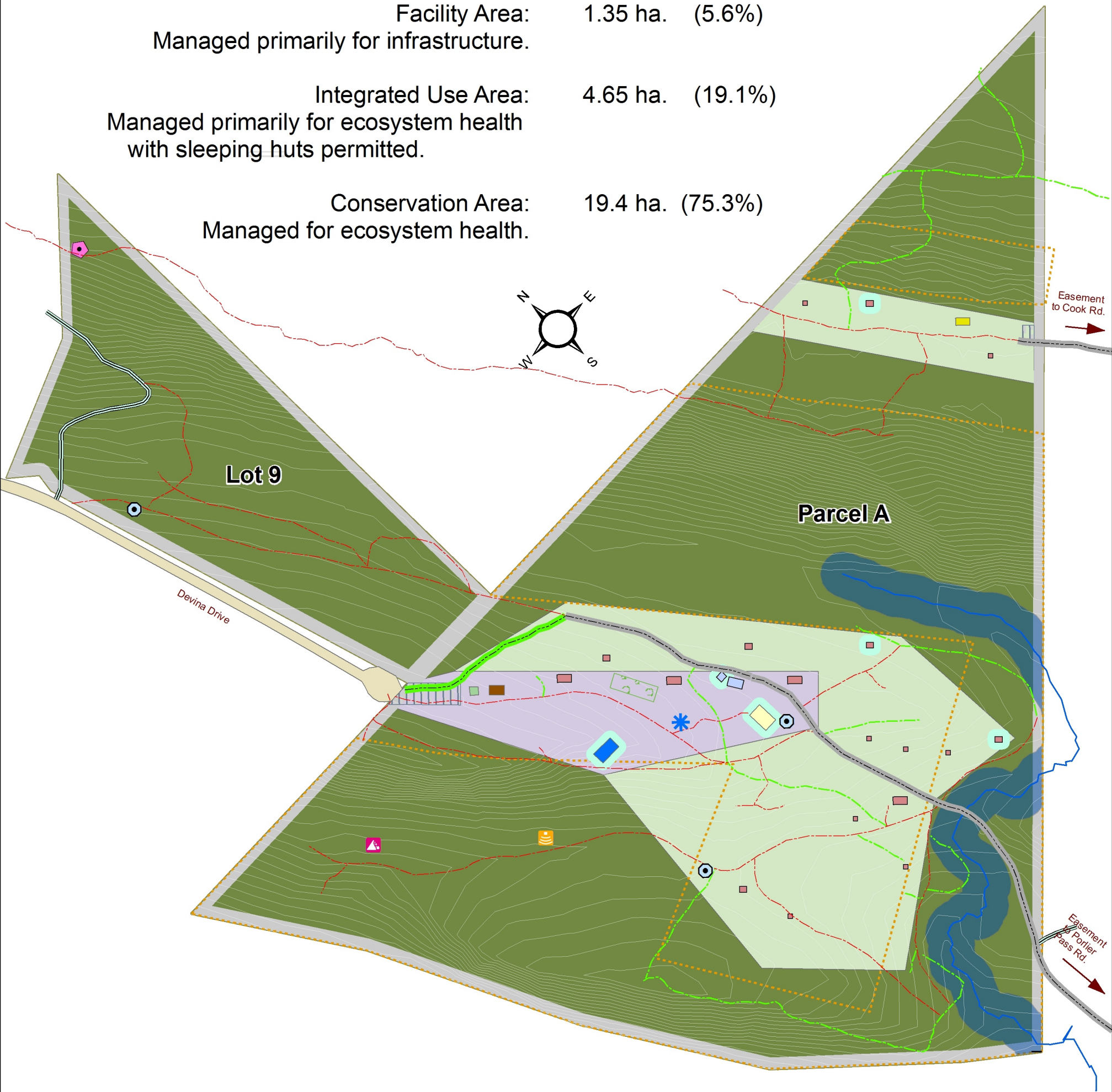
DRAFT
Oct. 31, 2015

Total Lot Area: 24.3 ha.

Facility Area: 1.35 ha. (5.6%)
Managed primarily for infrastructure.

Integrated Use Area: 4.65 ha. (19.1%)
Managed primarily for ecosystem health
with sleeping huts permitted.

Conservation Area: 19.4 ha. (75.3%)
Managed for ecosystem health.



- | | | | |
|---------------------|------------------------------|-----------------------------|--------------|
| Sleeping Hut | Facility Area | Existing Trail | well |
| Caretaker Dwelling | Integrated Use Area | Access / Emergency | Cistern site |
| Power Shed/Office | Conservation Area (Covenant) | Easement Road | Big Rock |
| Kitchen/Dining Hall | 15m Stream Setback | Proposed Access / Emergency | Cave |
| Kitchen/Dining Hut | Minimum Setbacks | Proposed Trail | Pagoda |
| Bath House/Storage | Existing Geotech Line | Spotlight Creek | |
| Meditation Hall | Existing Structure | Topo Lines (2m interval) | |
| Parking | | | |
| Septic Field | | | |
| Devina Drive | | | |

Produced by: Keith Erickson (R.P.Bio.)
Map Date: October 31, 2015
Scale: 1 : 2,750
Projection: UTM Zone 10 NAD83
Rotation: 46.5 degrees W of N