

---

# CRYSTAL MOUNTAIN

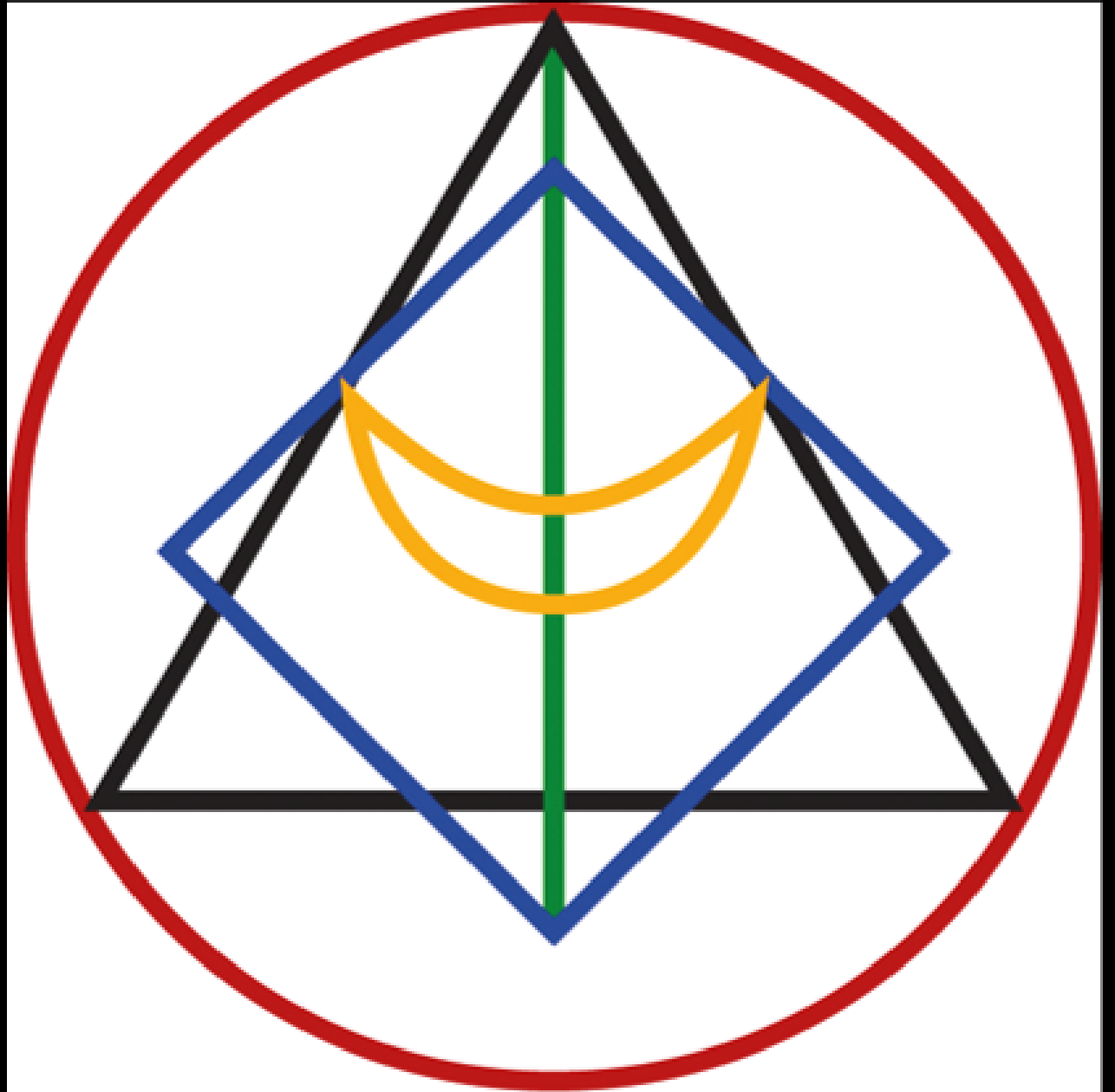
# REZONING PROPOSAL

Libby McClelland

Leslie Cain

Janice Oakley

Keith Erickson





---

# AGENDA

1. Supporting Policy
2. Crystal Mountain History and Context
3. What we do
4. Ecological Considerations
5. Rezoning Vision and Components
6. Closing Remarks





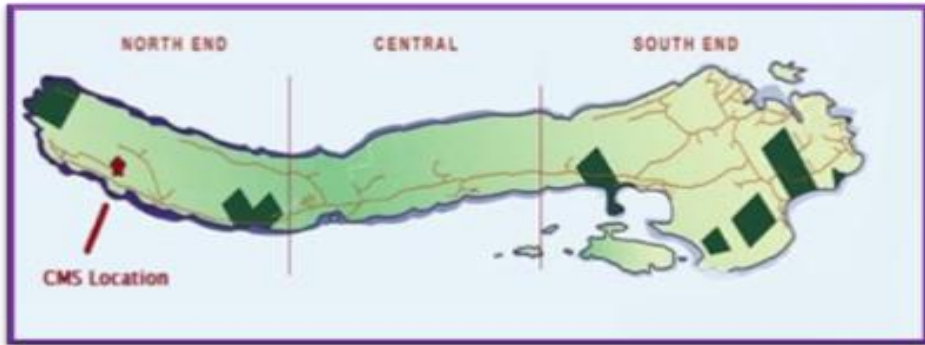
---

# OFFICIAL COMMUNITY PLAN SUPPORTING POLICY

The plan supports:

- **Passive contemplation, spiritual connection, and low-impact recreational and educational access to the forest. (Principle 2.m)**
- Preservation and protection of Galiano's ecosystems. (Principle 2.b)
- Maintaining and restoring Galiano's forest ecosystem. (Principle 2.c)
- Social and economic diversity and creativity of the island community... fundamental to our identity. (Principle 2.e)
- A viable local economy... small enterprises supporting a diversity of livelihoods. (Principle 2.f)
- Preserving a forest land base, its biodiversity, integrity and ecological services
- Maintaining or enhancing carbon storage and sequestration.





---

# HISTORY AND CONTEXT

- 1970's – CM retreat on Salt Spring
- 1980 – purchased Residential Lot 9
- 1982 – World Peace Pagoda est.
- 1999 – purchased Forest Lot A
- 2004 – rezoning application submitted
- 2014 – 2<sup>nd</sup> rezoning application submitted





---

# WHAT WE DO

We teach, learn, and practice meditation, we study the nature of mind and the interconnectedness of all life.

Current facilities to support this:

- Teaching tent / platform
- Open kitchen
- Tent sites
- 3 movable sleeping huts



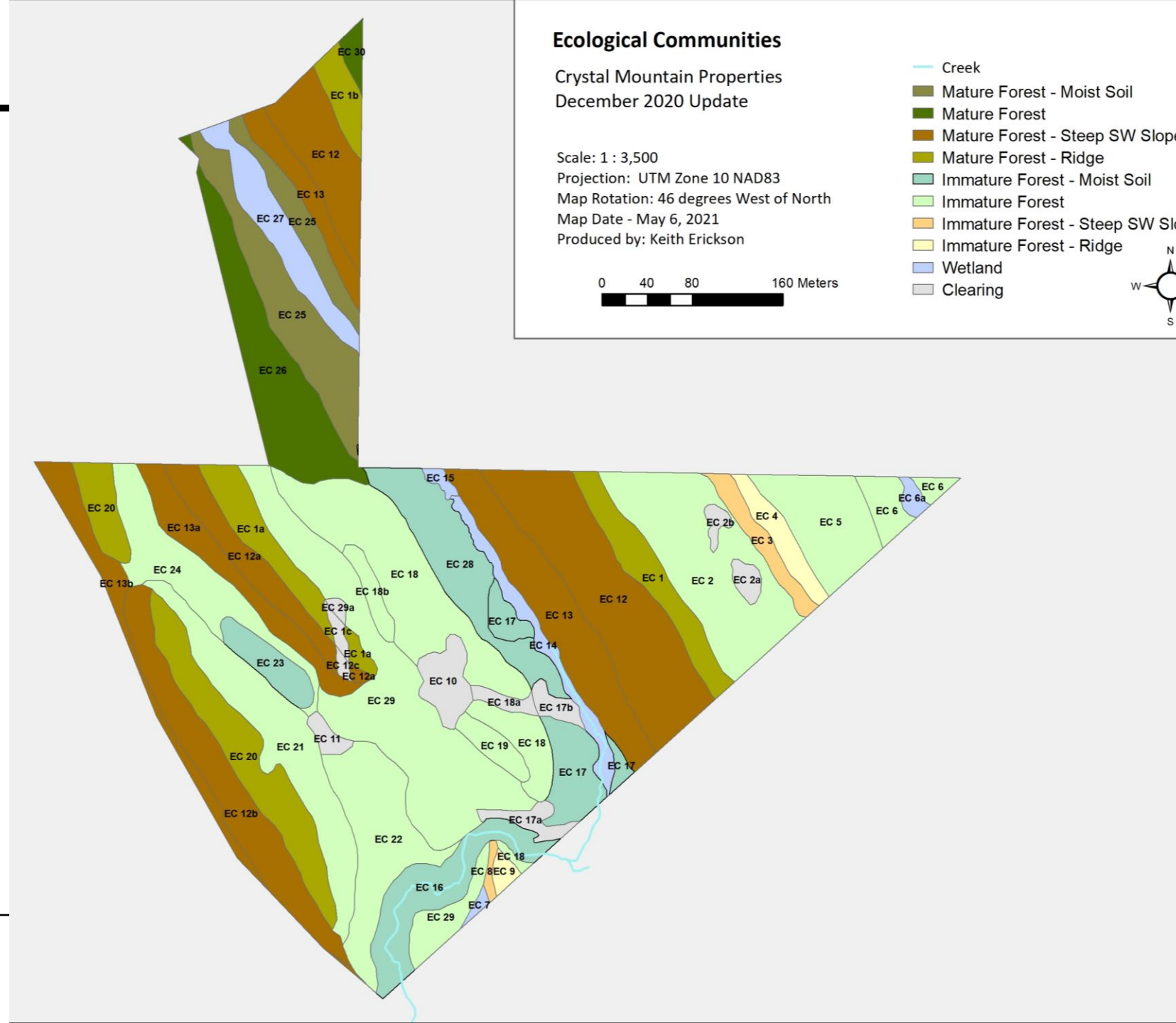


Upper ridge offers deep isolation and long view,  
*critical elements* for long-term retreatants.

---

# ECOLOGICAL DESCRIPTION

| Ecological Community Type | Total Area (ha) |
|---------------------------|-----------------|
| Clearing                  | 0.84            |
| Immature Forest           | 11.93           |
| Mature Forest             | 10.84           |
| Wetland                   | 0.92            |
| <b>Total</b>              | <b>24.52</b>    |



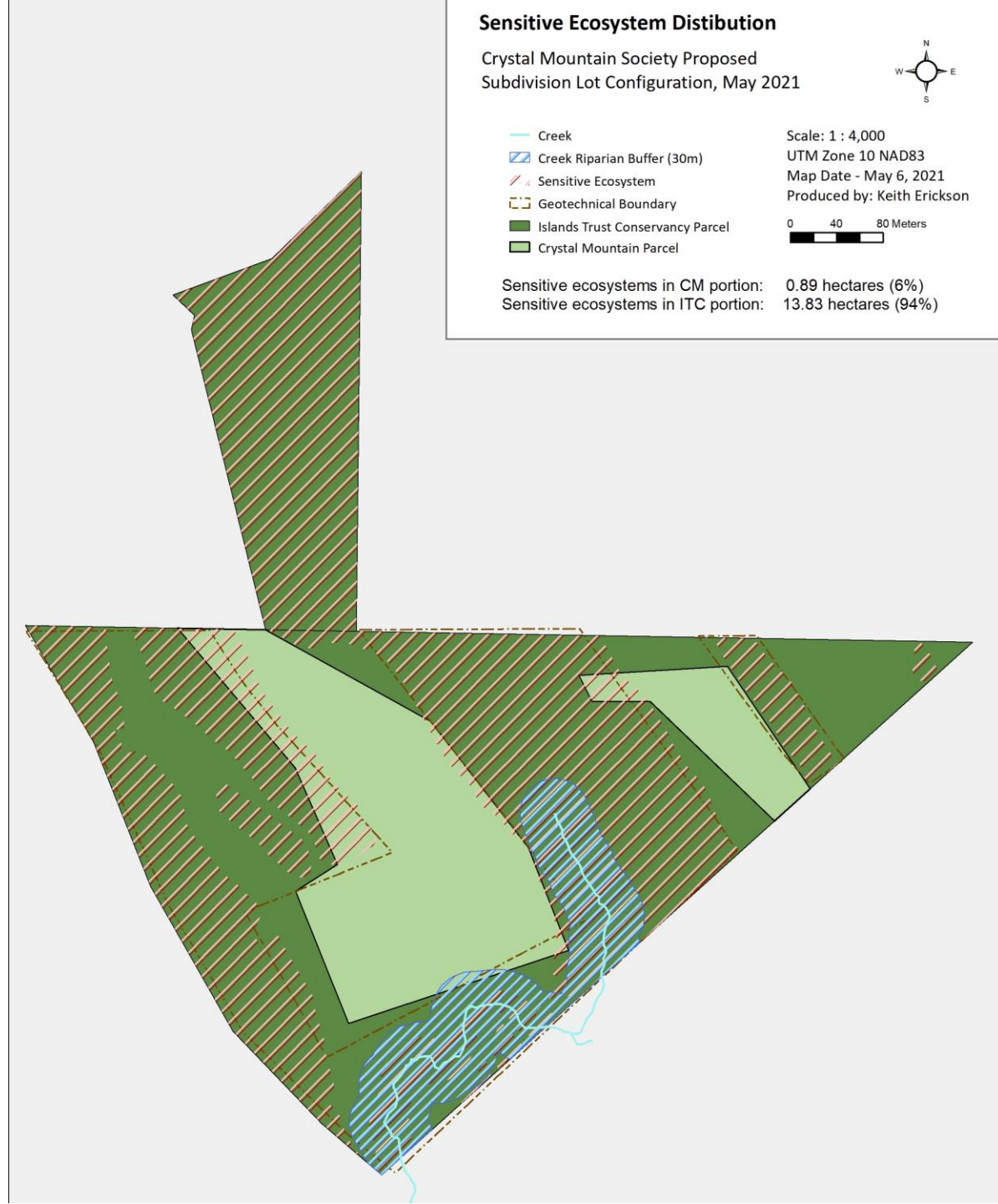


---

# KEY ECOLOGICAL VALUES

Protect sensitive and rare ecosystems:

- Stream and riparian forest
  - Wetlands
  - Mature forest
  - Areas characterized by moist soils and high forest productivity
  - Areas characterized by shallow soils
  - Rare ecosystems (e.g.)
    - Douglas-fir / Arbutus
    - Douglas-fir – dull Oregon-grape
    - Red alder – skunk cabbage
- 

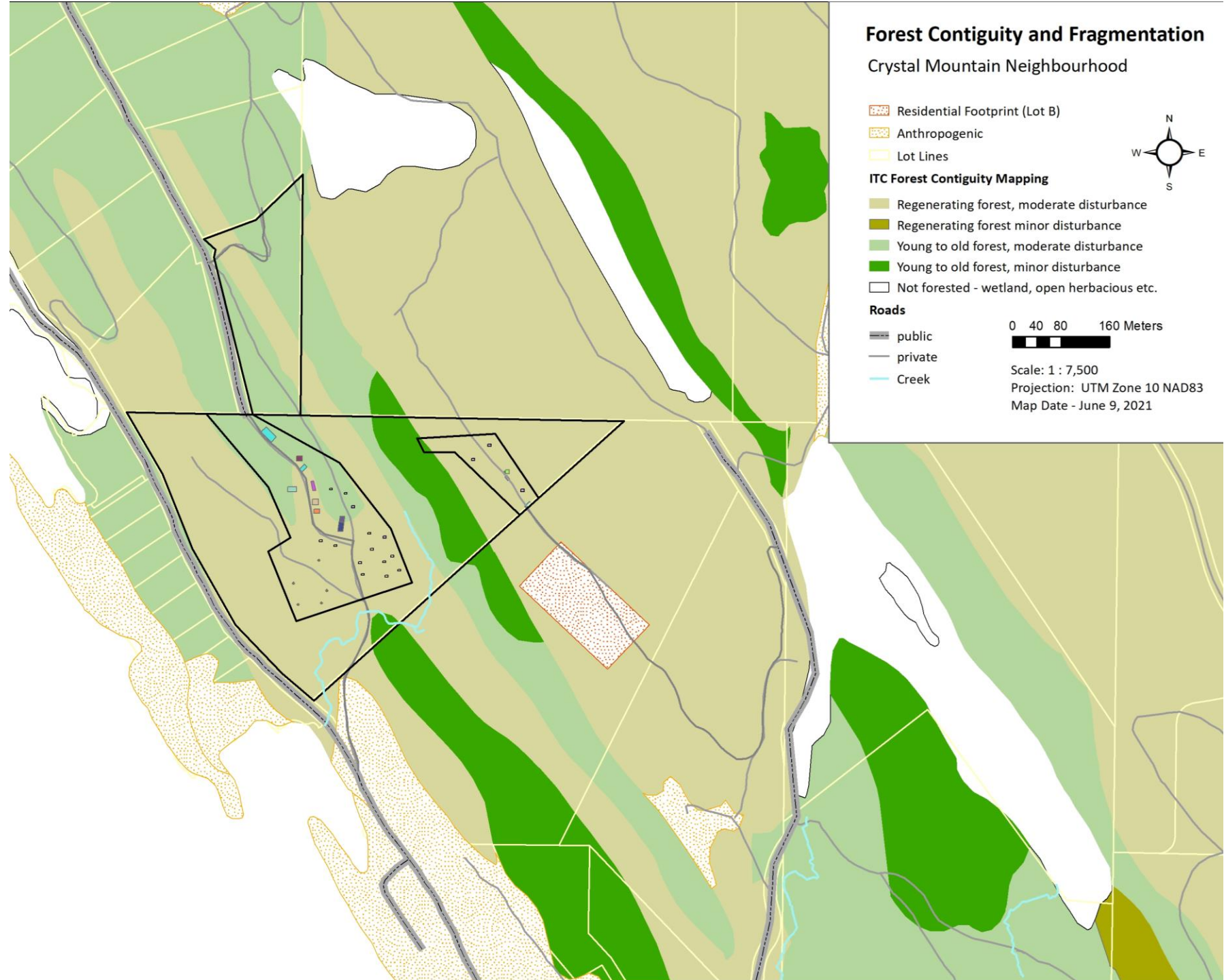


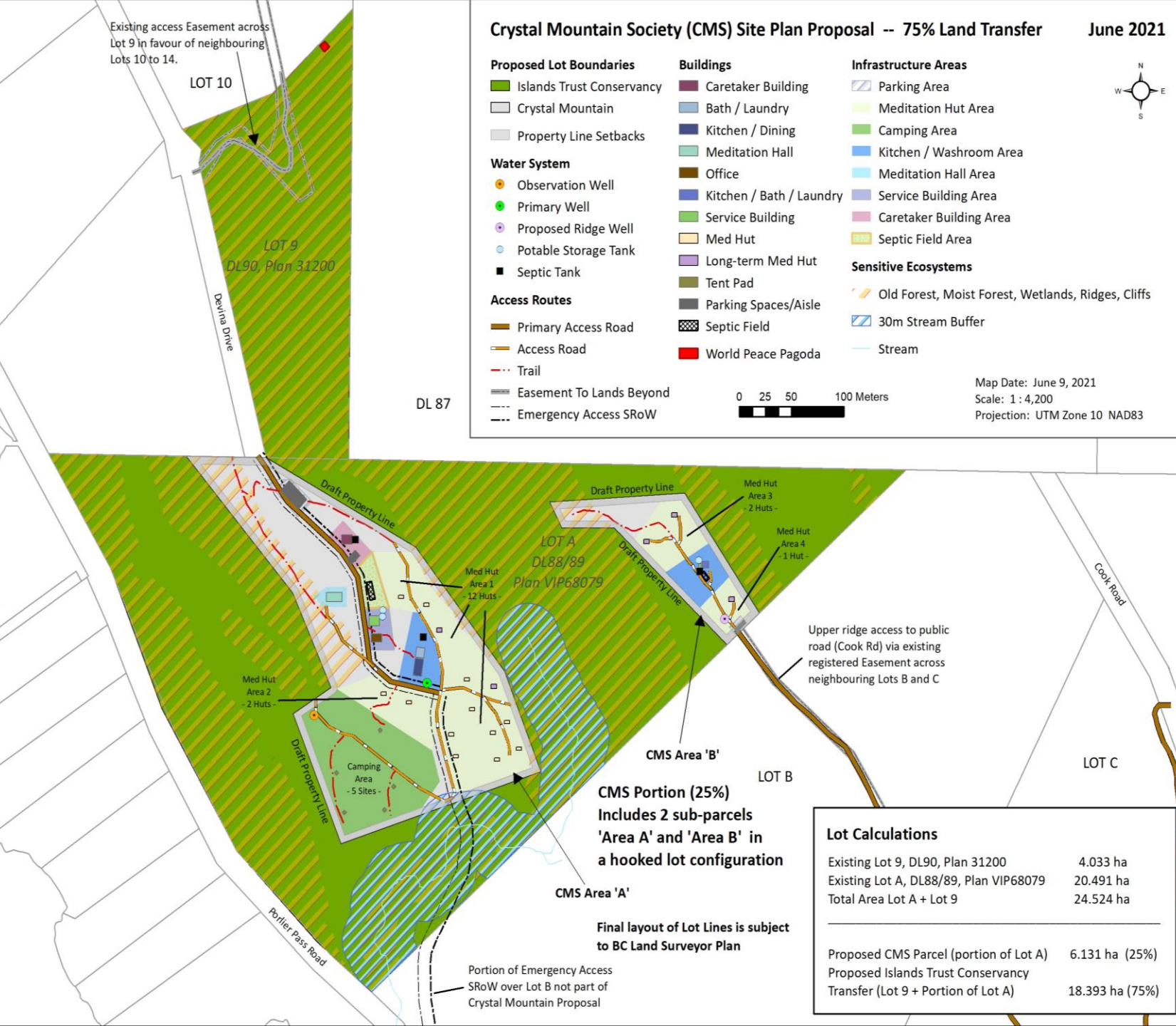


---

# FRAGMENTATION CONSIDERATIONS

- Protect stream, wetland, and riparian forest corridor
- Protect contiguous mature forest ridge and steep slope.
- Protect areas adjacent to DL87
- Focus development in areas that are already fragmented and impacted from logging and road building.
- Keep development compact and minimize footprint of structures





# LOT DESIGN

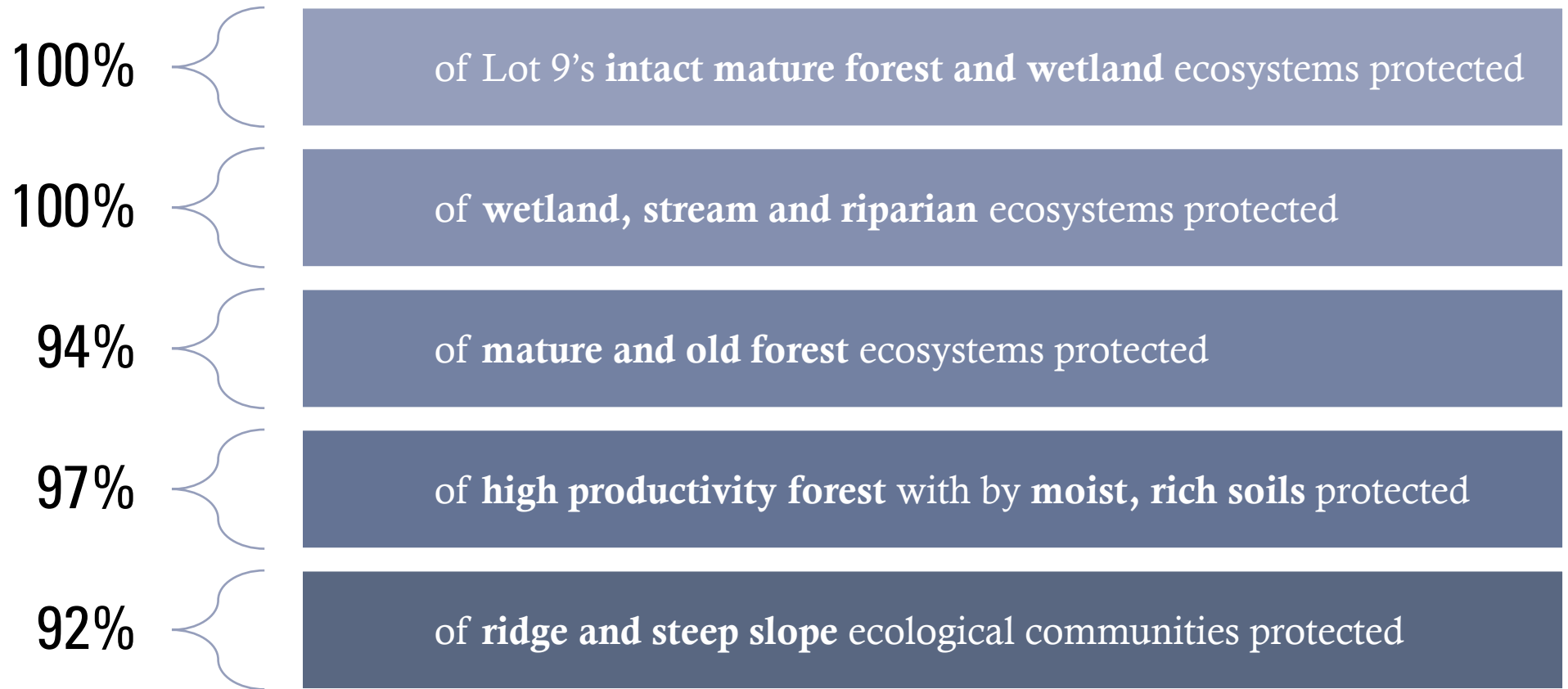
Crystal Mountain goals:

- Limited use of upper ridge area for long-term retreatants
- Foot access to viewpoints
- Adhere to geotechnical constraints for building
- Ensure privacy and degree of isolation for retreatants
- Maintain access to Pagoda



---

# PROTECTION OF ECOLOGICAL VALUES



---

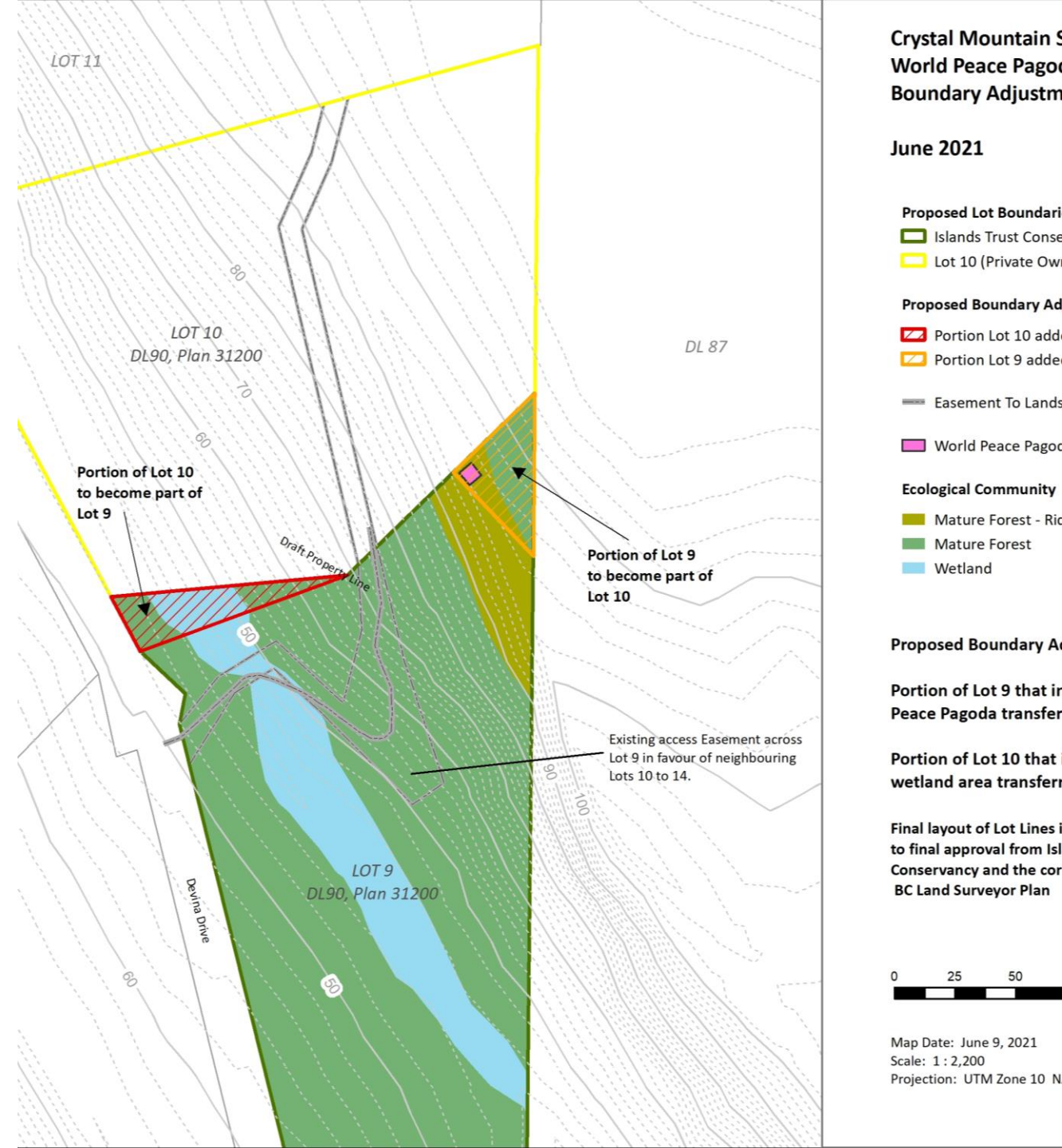
# PAGODA MANAGEMENT

Area of Lot 9 (orange hash) containing the Pagoda becomes part of neighbouring, privately owned, Lot 10.

- Crystal Mountain will continue to care for and have access to Pagoda.

Area of Lot 10 (red hash) containing wetlands and mature forest becomes part of ITC owned Lot 9.

---





---

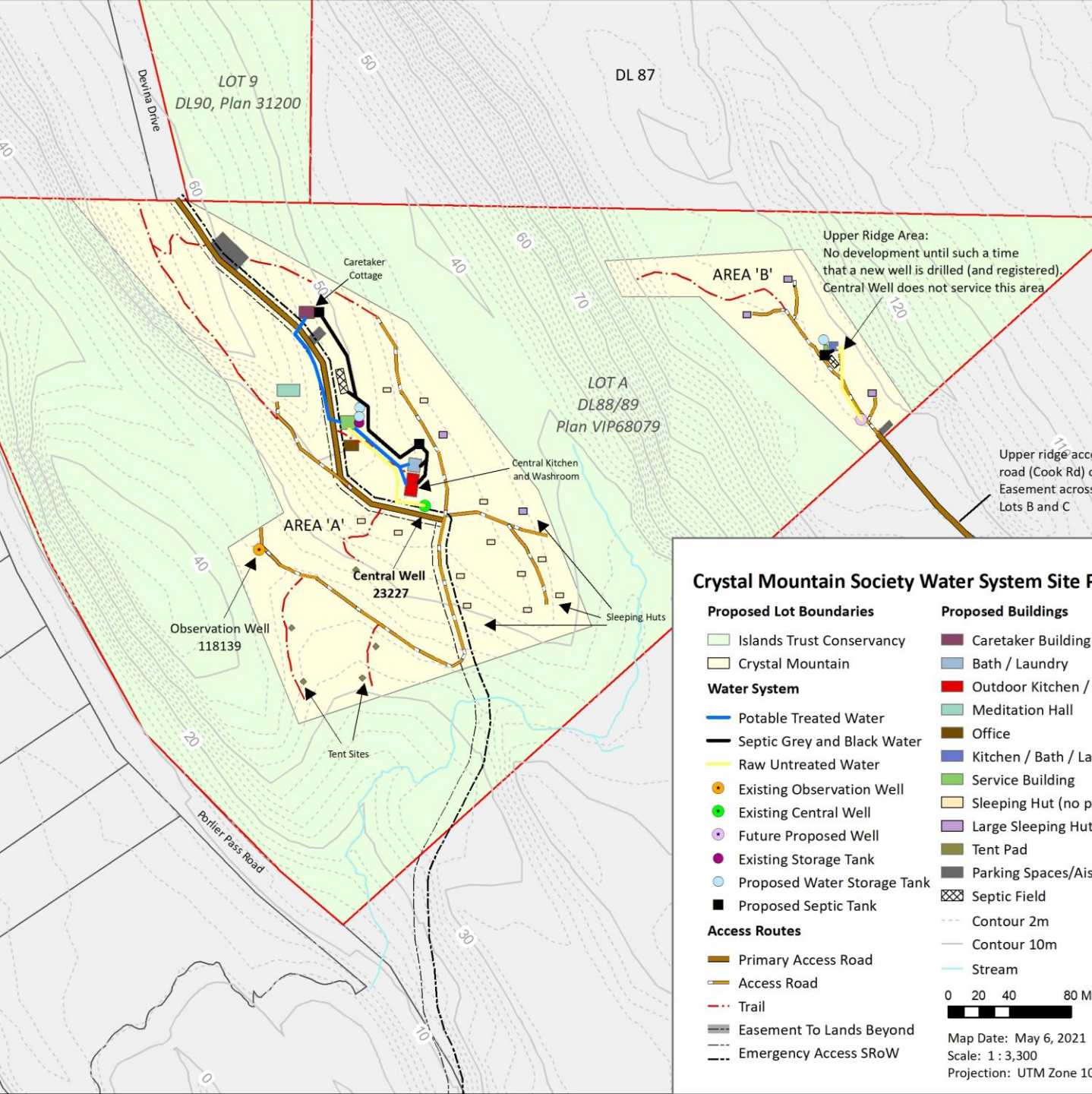
# EMERGENCY ACCESS

Emergency access route connecting the end of Devina Drive with Porlier Pass Road.

- Secured through Statutory right of way registered with CRD.







# WATER

**Wastewater** – Designed and permitted by Island Health. Installation is highest priority after rezoning complete.

**Supply**– Existing central well adequate. No development on upper ridge until adequate well is drilled.

**Storage** – 54,600L storage, integrated rainwater harvesting will reduce pressure on groundwater.

**Conservation** – Rainwater collection, low flow fixtures, no plumbing in huts, no irrigation gardens or lawns.



| <b>LOWER AREA A</b>   | <b>Area (m<sup>2</sup>)</b> | <b>Area (ft<sup>2</sup>)</b> |
|---|-----------------------------|------------------------------|
| Meditation hall (125m <sup>2</sup> )                                | 125                         | 1345                         |
| Kitchen / Dining Hall (125m <sup>2</sup> )                          | 125                         | 1345                         |
| Bath/Laundry (70m <sup>2</sup> )                                    | 70                          | 753                          |
| Storage/Workshop (80m <sup>2</sup> )                                | 80                          | 861                          |
| Office (70m <sup>2</sup> )  | 70                          | 753                          |
| 2 x long-term med hut (21m <sup>2</sup> /226ft <sup>2</sup> )       | 42                          | 452                          |
| 12 x med hut (15m <sup>2</sup> /161ft <sup>2</sup> )                | 180                         | 1932                         |
| Caretaker Bldg (80m <sup>2</sup> )                                  | 80                          | 861                          |
| 5 x seasonal tent platforms (14m <sup>2</sup> /150ft <sup>2</sup> ) | 84                          | 900                          |
| <b>Total Area A</b>   | <b>856</b>                  | <b>9202</b>                  |
|   |                             |                              |
| <b>UPPER RIDGE AREA B</b>   |                             |                              |
| Kitchen/Bath/Laundry (36m <sup>2</sup> )                            | 36                          | 388                          |
| Storage Bldg. (10m <sup>2</sup> )                                   | 10                          | 108                          |
| 3 x long-term med hut (21m <sup>2</sup> )                           | 63                          | 678                          |
| <b>Total Area B</b>   | <b>109</b>                  | <b>1174</b>                  |
|   |                             |                              |
| <b>TOTAL STRUCTURES ENTIRE PARCEL</b>                               | <b>965</b>                  | <b>10,376</b>                |

---

# BUILDINGS

- Net Zero Electricity Use
- Grid-tied Solar pV System
- Energy efficient design
- Super insulated
- No concrete foundation for huts
- Firesmart materials and design
- Ecological criteria for final siting:
  - Outside of sensitive areas
  - No large trees cut
  - Accessed by existing logging roads



---

# ECO POD DESIGN

- Innovative plug and play battery to provide modest electricity
  - Modest personal storage
  - Firesmart design
  - Energy efficient design
  - Small marine propane heater (for winter months)
  - No concrete foundation
  - No kitchen or cooking facilities
  - No plumbing
- 





---

# RESTRICTIVE COVENANT

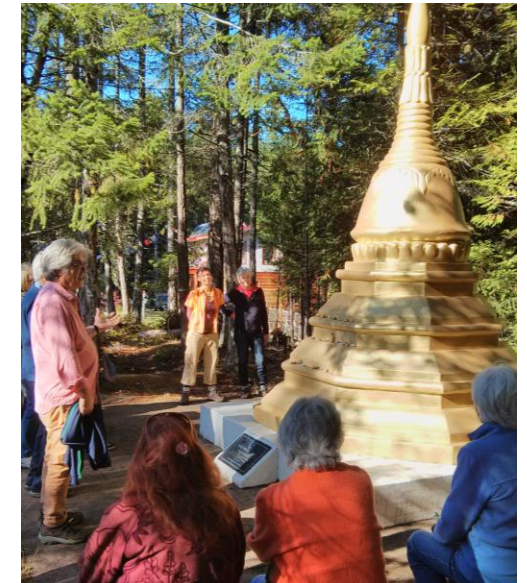
- No development in upper ridge site (Area B) until requirements for potable water supply are met.
- Water storage requirements
- No structures in sensitive ecosystems
- Access via existing logging roads
- Protect old / large trees, wildlife trees



---

# SCALE OF PROPOSAL

- Revising application to reduce maximum overnight accommodation from 30 (original application) to 22 - **over 25% reduction**
- Up to 17 overnight participants in the winter.
- Up to 22 overnight participants in the summer.
- 17 sleeping huts
  - 14 lower Area A
  - 3 upper ridge Area B
- 5 seasonal tent sites (lower Area A)







---

# THANK YOU

Libby McClelland | Janice Oakley | Leslie Cain

Crystal Mountain Society Rezoning Committee

[info@crystalmountain.ca](mailto:info@crystalmountain.ca) | [crystalmountain.org](http://crystalmountain.org)

