

Lori Foster



Subject: FW: Crystal Mountain Rezoning

From: kim lenglet [REDACTED]
Sent: Tuesday, February 03, 2015 8:23 PM
To: Laura Busheikin; Sandy Pottle; George Harris; Robert Kojima; Kim Ferrus
Subject: Crystal Mountain Rezoning

Hello,

I attended the Feb 2 Galiano LTC meeting.

I wish to submit the following comments regarding the proposed Crystal Mountain (CM) rezoning for your consideration.

Based on information provided by planning staff in the preliminary report, I feel recognition of this application's compliance with OCP policies and benefit to the community have been overlooked.

OCP Principals e) f) g) i) and in particular m) which was added after the OCP Forest Land Review and can be seen as endorsement to permit a retreat center. I believe this principal alone makes Crystal Mountain rezoning entirely consistent with the OCP.

The CM society relies mainly on volunteers and donations from the local and global community to support its mission. Retreat programs and visitors rely on and support local businesses year round.

As an example of similar provision in the OCP for Community facilities, policies advise considering rezoning for new community facility use only after a demonstrated need.

I suggest that over 20 years of well attended, year round retreats and teachings offered by CM in various and unusually rustic accommodation is ample evidence of a demonstrated need for a retreat center. Having attended retreats and teachings myself, I strongly contend that there is a profound and long overdue need for a community and nature based educational resource of this kind.

Under existing bylaw the 4 Ha of land zoned residential, on it a significant stand of mature second growth cedar, could be developed with house and cottage. The application recognizes the significance of the forest stand and protects it. This proposal preserves more forest land than the required area for rezoning a small forest lot for residential use as in the F3 option, an option which is achieved through covenant of lands, not transfer of title.

The CM application includes an exhaustive environmental assessment AND approval of a conservation covenant held by the Islands Trust Fund protecting over 75% of the combined forest and residential lots. The application preserves 18 Ha of land contiguous with BC Parks DL 87.

CM has agreed to grant emergency access through the middle of the lot. Despite CM acceptance of the intrusion of a constructed and maintained road through its planned forest retreat center, this benefit to the Galiano community goes uncelebrated in the staff report.

Upon research of other forest land rezonings, I noted applications had similar non compliance issues, existing uses and conditions. Of significant and questionable note in CM rezoning is that bylaw enforcement issues seem central to the favour and discretion of planners and trustees and are holding up the drafting of bylaws. This is evident in the content of the 9 point resolution passed at the LTC meeting. I urge you to set these matters aside as you have in other

applications. These issues will be resolved most effectively by drafting bylaws to permit the CM retreat center and granting rezoning without further delay.

I feel these points specifically merit your consideration. Please contact me if you have any questions.

With thanks,

Kim Lenglet
