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A letter of response to our Island neighbours,

cc Galiano Local Trust Committee

I am writing you on behalf of Crystal Mountain Society (CMS). We appreciate your care and concern for your island home and wish to assure you we share the same respect and intent of good stewardship.

We would like to encourage you to read our 'FOREST RETREAT MEDITATION CENTRE PROPOSAL' Nov 2015, for a full explanation of our application and how we comply with OPC and Islands Trust mandates. Questions raised relating to Forest Use and Density have been addressed in this proposal. It has not yet been posted to the IT website. If you would like to contact us through our website www.crystalmountainsociety.org it can be emailed to you directly.

In 2010 we conducted an extensive study of the ecosystems, wildlife and plant species with local biologist Keith Erickson, (now posted on the Island Trust website as: Environmental Assessment - April 2014).

Quote from page 26; 6.4 Ecological Restoration A large portion of Crystal Mountain has been impacted by intensive forestry and associated road building over the past century. This has created long-term impacts to soil ecosystems, altered the hydrology, destroyed wildlife habitat, caused the spread of invasive exotic species and resulted in an overall reduction in biotic diversity.

As a result of this study we have been able to identify the areas of greatest fragility, those in need of assistance for the natural balance to be restored, areas to leave alone, and where building will have minimal impact. This report indicates Spotlight Creek stream water has been impacted by activities prior to our purchase. As part of our continuing forest management, we plan to restore the lower creek bed by removing an old car, and other debris previously abandoned in the creek. We recognise and will, of course, continue to respect the terms, rights and responsibilities of the Water Licence issued under the Water Act and would like to discuss these plans further with our neighbours. This clean-up in the stream bed will take place when it is seasonally dried up, and we will inform our neighbours before hand.

We have recently conducted a Hydrological report that has been submitted to the Islands Trust. It is a thorough study of the groundwater table on the Crystal Mountain property and surrounding neighbourhood. The study was conducted by Al Kohut, P. Eng, of Hy-Geo consulting, Victoria. This quote from page 2 of the report:

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.

We are currently engaging septic engineer Ian Ralston, with the purpose of ensuring our activities on the land do not impact neighbours of the two or four legged kind. We look forward to sharing with you his recommendations for site specific designed systems.

Regarding road access, we believe you will be pleased to hear, the centre's plan has been reoriented so the main access is via the Devina Drive entrance. Participants in our programs, most often, would not bring cars nor would they travel to and from the land while in retreat. We have a volunteer shopper who makes weekly deliveries to those in retreat.

I would also like to address the shore access to Spotlight Cove, on Porlier Pass, opposite the current CMS driveway. This point is indicated on the 'Galiano Island Parks and Recreation Commission Map' as an unmanaged public water access.

<https://www.crd.bc.ca/docs/default-source/southern-gulf-islands-ea-pdf/galiano-island/galiano-sa-north08.pdf?sfvrsn=2>

It is our understanding that any person may access the shoreline through an unimproved MOT/ R/W.. That said, the first priority of CMS is the safety of anyone based on our land, or active in the area. Respect and the safety of the environment is a close second. Perhaps, as neighbours, we can work together with GIPRC to define and manage this public shore access. At this time we direct people to safer, GIPRC managed access points to the water. As for any littering or individual modification of the area, there is no excuse for that. We offer an assurance that we will clarify these points in our orientation documents for anyone participating in activity on the land .

Respectfully yours,

Libby McClelland
Crystal Mountain Board Member
Rezoning Committee Member
Galiano Island Resident

Lori Foster

From: Kim Farris
Sent: Thursday, December 03, 2015 3:02 PM
To: Lori Foster
Subject: FW: Crystal Mountain Society letter to our neighbours
Attachments: A letter of response to our Island neighbours, (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Correspondence for GL-RZ-2014.1 Crystal Mountain.

From: Elizabeth McClelland [REDACTED]
Sent: Thursday, December 03, 2015 2:59 PM
To: Laura Busheikin; Sandy Pottle; George Harris; Kim Farris
Cc: Helen Foster
Subject: Crystal Mountain Society letter to our neighbours

Hello to our LTC and our IT Planner,

The attached letter is in response to letters to the IT from our neighbours with concerns and questions about Crystal Mountain Society's rezoning application. This has been hand-delivered to [REDACTED] and we will deliver it to the [REDACTED] as soon as possible.
We have had personal contact as well. And we look forward to a closer discussion on several points with them and other neighbours as well as this process continues.

Thank you,
Elizabeth (Libby) McClelland
[REDACTED]