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PLANNER

LTC

GLRZ 2014.1

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July 4, 2016

Re GL-RZ-2014.1 Crystal Mountain Society rezoning.

I have been a landowner and full-time resident on [REDACTED] North Galiano since 1988. For many years I served on the GILTC's Advisory Planning Commission. The Island Trust Act is the magnet that attracted me to this place and holds me here. In fact, belief in its mandate, faith in the values of our Official Community Plan, generosity towards others and respect for diversity is what holds our island together. I wish I could have joined you in person at this meeting.

My neighbours at the north end have made many good points in their letters and presentations that raise serious concerns that should cause planners and decision-makers considerable alarm. I have a question that does not seem to be resolved, although it has been raised in several ways already.

What would happen to the zoning after CMS leaves the property or perhaps dissolves as a legal entity? Who would buy a property of this size with such accommodation and facilities of this nature? How does land use rezoning as proposed provide neighbours and the island with any sense of certainty about predictable activity and impact?

It simply isn't possible to provide certainty at this scale and density with unconventional (and unenforceable) provisions. Parking for 70 under present bylaw standards says a great deal about the scale of this intensity of use, as compared with the usual Galiano expectation. It is child's play to see how some new sort of non-retreat activity could create steady in-and-out, noise, landscape alterations, damage to the environment, etc etc. without recourse.

Once "up-zoned", the land will not be "down-zoned". The threat of destruction and disruption remains. This anxiety takes a toll, not only in quality of life but in faith in local government. It should be that new land uses come into conformity with community values, rather than disrupt and force unpredictable land use upon a neighbourhood.

We know from sad experience all over this island that we cannot prevent road building, wetland damage, building construction, cliff and tree destruction, irreversible disturbance of all kinds that takes place contrary to the rules. The larger the property size, the greater the potential for destructive alterations happening out of sight.

The decades long rule that is easily documented is that property owners commit terrible acts causing permanent damage and then expect to be forgiven because no repair is possible and bylaw enforcement comes too late with no deterrence capacity.

Where are examples of un-graded internal roads, un-blasted steep slopes, returned topsoil that's run back uphill from the sea, gravel un-excavated, non-conforming houses un-built and

re-appearing stands of towering fir and the returned lushness of dark cedar wetlands? Once gone, it is gone. No amount of exasperation with bylaw enforcement puts it back. And with that shrug and knowing glance, the incentive is strengthened to follow suit elsewhere. There is no deterrent to violation on Galiano. We are a forgiving community that has been abused. This abuse must not be invited, confirmed and extended by bylaw.

If zoning is to provide opportunity for enterprise and change within an envelope of certainty, the Crystal Mountain zoning fails. What has been happening on the land for a decade is not in conformity with zoning. If the neighbourhood wanted that land use confirmed, you would hear it to be so. It is not. Please delay until the neighbours' needs for certainty are satisfied and there is a collective advantage in a change to permitted land use.

We want to welcome everyone who sustains long-standing community values of peace and tranquility into our neighbourhood. We already have a Community Plan with Land Use Bylaws full of compromises in favour of landowners at community expense. Any new re-zoning must offers the Galiano community assurance of "preserve and protect", not certainty of further erosion.

Regards,  
Carolyn Canfield

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