

Nov. 6, 2016

Galiano Island Local Trust Committee

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COPIED TO

PLANNER

LTC

LC/web



Dear Trustees,

Re: Crystal Mountain Society development proposal

On two Sunday afternoons this fall I joined many other North End residents at public consultation meetings called by Crystal Mountain Society at the North End Hall.

These meetings gave neighbours something of an opportunity to make our concerns about the development proposal clear to members of Crystal Mountain.

They were told their proposed development is too large, too dense; that it fragments the forest, that in exchange for extra density on a portion of their land they should be transferring title to the majority of their land to an organization dedicated to preservation, sustainable forestry or public access. This is consistent with long-standing Local Trust Committee practice. They were also asked to consider rezoning from F1 to F3, with fewer and smaller sleeping houses clustered on a "home plate" area. During the meetings it also became unclear whether access to the development will be from Devina Drive or Porlier Pass, given several technical issues. At the same time, neighbours expressed willingness to work with Crystal Mountain to help them revise the proposal to make it acceptable.

So far we have no indication whether Crystal Mountain are willing to accommodate our concerns. But the process is not over. Crystal Mountain have committed to organize another public meeting to present whatever changes they're prepared to make, get public reaction and work from there.

Unfortunately Crystal Mountain have brought their proposal back to the LTC this week with proposed "community benefits" that are not adequate for a proposal of this nature. They are asking for what amounts to a 30-bedroom retreat resort, with more visitor accommodation than any commercially-zoned facility on the island. And yet, to this point, the LTC has not asked for a transfer of title, which is what all other forest lot owners have had to do to rezone from F-1 for more than 1 house in 50 acres.

For this reason I ask that you not proceed further with the Crystal Mountain application until such time as they have completed consultations with neighbours and revised their proposal to make it acceptable to the community.

Yours truly,

Art Moses

