



**Regina Robinson**

**From:** Tom Mommsen [REDACTED]  
**Sent:** Monday, November 07, 2016 10:58 AM  
**To:** Laura Busheikin  
**Cc:** Kim Stockdill; Risa Smith  
**Subject:** Crystal Mountain Development  
**Attachments:** Crystal Mountain letter 2016.07.01.pdf

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To the Galiano Island Local Trust Committee

re: Crystal Mountain Development

Dear Trustees Busheikin, Harris and Pottle,

We are writing to encourage you to put a hold on proceedings concerning the planned Crystal Mountain resort development, specifically on their 50 acre forest-zoned land.

As outlined in an earlier letter to you (July 1, attached), we expressed our serious concerns about the scale of the development, fragmentation of the forest, water and sewage, and lack of community benefits. In spite of meetings with the neighbours and a walk-through, Crystal Mountain has yet to address any of the above concerns or put forth a realistic proposal in line with the OCP. The time for vague statements on any of these issues has long passed.

In the absence of a clearly developed proposal on the scale of the future retreat resort (e.g. number of buildings - including support buildings), number of bedrooms, water availability, waste management, forest fragmentation, parking, traffic routing, safeguarding of Spotlight Creek, and transfer of title to comply with the OCP, it would be premature to proceed with any aspect of the current proposal. The current vagueness and haste serves neither the applicant nor the neighbours, nor the Galiano Community at large.

Thank you.

Risa Smith and Tom Mommsen  
[REDACTED]

Galiano, BC V0N 1P0

**Subject:**CRYSTAL MOUNTAIN DEVELOPMENT

**Date:**Fri, 1 Jul 2016 16:38:20 -0700

**From:**Risa Smith [REDACTED]

**To:**[lbusheikin@islandstrust.bc.ca](mailto:lbusheikin@islandstrust.bc.ca), [gharris@islandstrust.bc.ca](mailto:gharris@islandstrust.bc.ca), [spottle@islandstrust.bc.ca](mailto:spottle@islandstrust.bc.ca)

Dear Trustees Busheikin, Harris and Pottle,

We are writing to you as long time residents of the North End of Galiano, [REDACTED] who will be most affected by the proposed development at Crystal Mountain.

First we would like to thank all of you for being Islands Trust trustees. We know the job is difficult and full of unforeseen pressures. You have in the past taken into consideration, above all else, impacts on neighborhoods. We are asking you to follow past practice and send this development back to the developers for real changes that consider the neighborhood they are living in and that follow the process already established in our Official Community Plan.

We are in favour of permitting orderly and responsible development on the Forest Lands. As outlined in our Official Community Plan, Crystal Mountain, like all other Forest Zone owners, has the ability to subdivide their land for clustered development, in exchange for the community benefit most valued by us, as North Enders - access to an unfragmented forest and wetlands for wildlife habitat and walking trails. The only way to secure this benefit is, as has been done by others who have developed their Forest Lots, to provide a plan that leaves most of the land without development, clusters development in smaller lots and passes ownership to the community to ensure the benefit *in perpetuity*. Crystal Mountain, despite their self-perception, is to us at the North End like any other forest land owner. They are not special because they consider themselves a religious community. From our viewpoint they have proven themselves to be a lot less considerate than most other forest zone owners - blocking off historical trails to the North End community most of the time, disrespecting water rights of those downstream from Spotlight Creek, and building structures without proper sewage and without consideration of water use.

You will recall the issue of cell phone tower expansion. Although we were initially in favour of the cell tower proposal, as like most North Enders we would like better access to cell phones and internet, when we heard how much our neighbours at the South End cared about this and did not want it we changed our mind. We understood that on this beautiful island community we have to consider the neighbourhood impacts. We ask that you take this same approach in the case of the Crystal Mountain proposal and first and foremost consider how strongly we feel at the North End and how much Crystal Mountain has already negatively impacted us. Contrary to what you have heard the North End community does not support this proposal as it currently stands. We would support a rezoning proposal that is considerate of our concerns, compliant with our Official Community Plan and that balances negative impact with real benefit identified by our neighbourhood.

We have four main concerns:

1. **Fragmentation:** The proposed development identifies a zone for long term retreats that bisects the forest and is separated from the short term cabins. This makes no sense. The OCP clearly identifies unfragmented forest as a key benefit that all of Galiano wants - in fact as the most valued benefit. It would make sense to put all of the structures closer together. The current separated zones are unnecessary and insensitive to the wishes expressed in our community plan. We benefit at the North End from incredible wildlife. We hear owls calling at night, watch up close the fantastic mating ritual of wood ducks at the wetland off Devina Drive, and experience an amazing array of birds and small mammals who use both the forest and wetlands. This is what defines our quality

of life. All of the ecological data tells us that these fantastic experiences do not happen when the forest is fragmented. (One of us is, by training and profession, an ecologist). The placement of the long term retreat zone is completely insensitive to ecological reality and to the requirement of rezoning in Forest Zone 1.

2. Density: The number of 'huts' proposed is vague - which is problematic in itself - but if there are really 30 living structures it will ensure 30 to 60 people driving up and down on Devina Drive - a very quiet street where all of our children have learned to ride their bikes for the first time without fear of traffic; where our children and grandchildren have been able to walk independently, feeling safe from the hazards of traffic and able to experience the joys and safety of country living. Absolutely no community benefit has been offered to offset the disturbance of our peace and quiet and safety at the North End. In fact the community impact on the North End is, at this point, only negative - unfriendly signs telling us to keep out so they can have peace and quiet without any recognition of the peace and quiet they have robbed us of; exclusion from long historical walking trails; fragmented landscape (see point 1); loss of clean water (see point 3). By our calculations, should Crystal Mountain propose a rezoning compliant with our community plan they would be allowed approximately 12 structures, far enough apart for their peace but close enough together to ensure unfragmented forest and more reasonable traffic. This proposal provides none of that.

3. Water and Sewage: The plan for water and sewage is vague. All groundwater and surface water at the North End is connected and without a requirement to build catchments (just a vague promise is not enough) and a requirement to provide proper septic tanks and fields, the quality of our groundwater and surface water is at risk. This includes the quality of Spotlight Creek, which runs right through Crystal Mountain, and which a neighbour has the legal rights to. We would argue the impact will be larger because you have a large number of city folks, who in spite of their best intentions, often do not have the experience to understand how to live with limited water resources.

4. Assurances against further development. Rezoning comes with land, not owners. The reason the community has wanted a change of title in exchange for development rights on the Forest Zone is to ensure that future land owners do not come back asking for further subdivision and density. A change in title is the only way to guarantee that. A vague covenant held by the Islands Trust is not enough. At the bare minimum you must have independent covenant holders, with the mandate to protect Galiano's ecosystems, who monitor the covenant and ensure that its provisions are respected.

We implore you to consider us North Enders who have already been negatively impacted by illegal development at Crystal Mountain and who welcome development that is compliant with our Official Community Zone. There can be no logical reason for providing special bylaws for this non-compliant, no-benefit proposal. For some odd reason these proponents do not seem to understand that they have land that is in the Forest 1 zone, and that in order to receive the incredible benefit that rezoning affords them they have to provide a lasting benefit of equal value to their neighbours and to Galiano.

Thank you for considering the views of those living in this neighbourhood.

Risa Smith and Tom Mommsen

  
Galiano