



Regina Robinson

From: Stephanie Cairns [REDACTED]
Sent: Monday, November 07, 2016 11:14 AM
To: George Harris; Sandy Pottle; Laura Busheikin; Kim Stockdill
Cc: Higgs Eric
Subject: Cairns/Higgs submission re: Crystal Mountain proposal

To Members of the Galiano Island Local Trust Committee:



Laura Bushiekin (Chair)
Sandy Pottle (Trustee)
George Harris (Trustee)

RE: Crystal Mountain Proposal

We write you today, as Galiano north end property owners since 2008, to register our concern with the application for rezoning from Crystal Mountain, and to request the Island Trust to reject the proposal as it currently stands.

- Foremost, we are gravely concerned that approval of this proposal could unravel more than a decade of progress on the private forest land zoning policies on Galiano island. The recent framework for approving increased density and subdivision on Galiano Island's private forest lots in exchange for transfer of title on community benefit for community forestry, wilderness preserve or park represents a very hard won, decade long model for moving forward on a very polarized issue. We have noticed a helpful thawing of many tensions on the island as this issue is slowly resolving. Approval of the Crystal Mountain application, which does not follow this community benefit model, would represent a return to 'one-off' deals, and threaten to unravel years of difficult community negotiation.
- The basic principle of limiting fragmentation of the forest, for ecological reasons, is a cornerstone of Galiano's Official Community Plan. This spread out nature of the proposed buildings is not respecting this principle.
- The proposed density—30 small cabins/huts, one residence, and communal kitchen, workshop, dining room and bathhouse — would be larger in scale than any other development on the island, including commercial facilities such as Bodega Ridge and the Galiano Inn, and is simply unsuitable for an area with residential zoning. While Crystal Mountain emphasizes the non-commercial nature of its plans, the commercial or non-commercial nature of the development makes no difference to the concerns raised by North end neighbours: undue density, forest fragmentation, impact on water resources, and increased traffic.
- We are concerned about the traffic impact on Devina Drive. [REDACTED] is transected by a high rock ridge, with no footpath, lane, or road access between the upper and lower levels. Access between the two areas of [REDACTED] requires a long detour via Devina Drive, and we often walk and cycle along the Drive [REDACTED] We also walk, cycle, birdwatch, and often meet up with neighbours along the upper peaceful section of the Drive. The safe and quiet nature of Devina Drive is in itself an important community amenity for young children and seniors on a part of the island which has few other recreational resources.

We attended Crystal Mountain's September 25th community consultation, coming over to the Island just for this purpose, and closely followed reports of the October 23rd meeting which we were unable to attend. Significant concerns were raised. We are deeply disappointed to see that Crystal Mountain has made no change in their proposal to reflect the input received from North End neighbours at these meetings. We believe that many of the issues raised are resolvable through a process of true consultation and collaborative problem solving.

Accordingly, we are asking that you not approve the proposal as currently presented.

Stephanie Cairns

Eric Higgs

