

Regina Robinson



From: Amanda [REDACTED]
Sent: Wednesday, November 23, 2016 9:38 AM
To: George Harris; Sandy Pottle; Laura Busheikin; Kim Stockdill
Cc: jim humphry
Subject: Crystal Mountain project

Hello.

I am writing to express my concern about the Crystal Mountain application to undertake an intensive development on forest land.

My husband Jim and I have owned a house at the north end of Galiano Island for [REDACTED] and treasure the quiet and seclusion that we have there. Crystal Mountain's property is [REDACTED] to the north of us and we are concerned about the size of the project and the precedent it will set for other projects on the island. I will include points here that [REDACTED] and [REDACTED] have written that I agree with.

1. It sets a dangerous precedent for rezoning forest lots. By fragmenting the forest the CMS rezoning **violates** the terms of our **Official Community Plan**. It also violates long-standing Local Trust Committee practice, confirmed during our last OCP review, to require a transfer of title to land as a community benefit, in exchange for density greater than one house in 50 acres.
2. It's also an unacceptable precedent to allow one of Galiano's forest lots to be turned over to a **dense permanent village**. Planners and CMS say the 30 "huts" in which some people will live for six months a year aren't a residential use! But these 165-sq.ft. cabins--30 of them in a small swathe of forest--will house some people full-time for up to six months a year--more intense a residency than many longtime Galiano Islanders!
3. Crystal Mountain's proposed community benefits **DO NOT** address north end neighbours' concerns at all. They promise to raise money for affordable housing (for whom, how much and when??). They will provide an emergency access route --that they'd be required to do anyway on rezoning. They promise to establish a demonstration well, but there's no indication what action they'd take if the aquifer is shown to be low or contaminated. They might or might not give us public trails, depending on liability issues, even though they're required under the Nature Protection zone to allow public access.
- 4.. How do we believe they will do what they say, especially once they are allowed a special "health and wellness zone" to set up their little village? Crystal Mountain has been **out of compliance** with Galiano bylaws for **16 years**.
5. Their resort/retreat consists of 30 "sleeping huts." But the huts are much larger than a 10 X 10 outbuilding. **Imagine 30 tiny homes measuring at least 165 square feet**. Their already-built sample "hut" has a separate kitchen plus deck. They want a double-sized cottage and three more cottages on the top of the ridge, 26 in the valley, plus a meditation hall, plus a dining hall/kitchen, a bathing and laundry building, a storage structure/workshop and a permanent caretaker's residence. That adds up to 10,000 square feet, at a minimum, that they want to cram into 14 acres of beautiful north end forest, with a conservation covenant on the rest.

Thank you for considering our concern about this project.
Best regards.

Amanda Harris & Jim Humphry