



16 January 2017

To the Galiano Local Trust Committee

I support this letter and would like my name attached:

[Redacted name]

COPIED TO

PLANNER

LTC

Signature

Keith Holmes

[Redacted address]

Galiano B.C. Y. GURZ 2014.1

Name and address

Acceptance of this proposed development as presently defined in the face of the strong neighbourhood and community opposition that has been registered would in my opinion seriously damage the credibility of the Islands Trust as an institution.

To the Galiano Island Local Trust Committee -- December 4, 2016

We are writing to urge you not to approve the proposed Crystal Mountain Society development proposal at the North End in its present form.

To move ahead with this proposal – with its plan for 30 sleeping huts (each 165 sq. ft.), plus kitchens, bathhouses, a caretaker residence and other infrastructure scattered through a 50 acre forest lot, you would set an extremely dangerous precedent for development of other forest lots throughout the island.

Instead, we request you follow the longstanding practice of the Local Trust Committee which every other forest lot owner has had to follow until now. When owners of lots zoned for forestry seek a rezoning for greater density than one residence to 50 acres, the LTC requires an exchange of land as a community benefit in return for extra density. Title to that land must be transferred to an organization dedicated to using the land for community forestry, wilderness preserve or park and held for that purpose as a community benefit. In addition to transfer of title, the LTC has also required land for affordable housing.

This model has helped the community move forward through a very difficult and often-polarizing issue. This model has strong community support; it was confirmed in our last Official Community Plan review. We expect the LTC to follow the same model with Crystal Mountain. To accept a one-off deal for “community benefits” based on lists of amenities proposed by the developer, but not supported by the community, is not appropriate.

In addition the Crystal Mountain proposal is far too large, involving a level of density and intensity of land use greater than any other commercial or resort facility on the island. As currently structured, it would also contribute to fragmentation of the forest, thereby violating another policy in our Official Community Plan

Through a collaborative process of solving problems and addressing concerns, the concept of a meditation retreat on Crystal Mountain’s land could be made acceptable to the entire Galiano community. We ask the LTC not to move ahead with this proposal until the issues we have raised are addressed and resolved.