

**COPIED TO**

**PLANNER**

**LTC**

Applicant

**From:** AlAnn H <alanne7@hotmail.com>

**Sent:** Thursday, October 8, 2020 1:07 PM

**To:** Maple Hung <mhung@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Dan Rogers <drgers@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>

**Subject:** Crystal Mountain Society Proposal

Hi,

Further to below and from listening in on the October 5, 2020 Islands Trust meeting:

Do Islands Trust Members feel it is wise to continue to engage and progress with regards to the CMS Proposal prior to the Society complying with current rules? As Ms. Wolverton pointed out, they are currently in non-compliance and there is a credibility issue.

Also, if the new bylaw is passed and development proceeds, who will monitor compliance with all rules once the larger, more complex site is in place?

Thank you for your consideration and we would appreciate a response to our emailed concerns.

Ann and Alex

(North end property owners)

Dear Islands Trust Members,

We are property owners along Porlier Pass Rd at the North end of Galiano Island.

We agree with the intent of the CMS of encouraging the wellbeing of all. However, it is our hope that the following are being taken into consideration as this proposal is reviewed:

1) would introducing a new zoning bylaw set a precedent for the rest of the island, and possibly change the unique character we have all grown to cherish on Galiano, including of the North end? Perhaps even a residents' and property owners' vote should be held for something as important as this.

2) with the potential of 30 vehicles departing and 30 vehicles arriving at the same time, increased ferry traffic (potentially making it difficult for residents and property owners to access the ferry) and road traffic (altering the enjoyment by others of walking and cycling, for examples).

3) environmental issues (for examples, increased garbage, sewer, water usage).

Thank you for your consideration of these important issues. Wishing you all well.

Respectfully,  
Ann and Alex

**From:** Dan Rogers <drogers@islandstrust.bc.ca>

**Sent:** Thursday, October 8, 2020 3:01 PM

**To:** AlAnn H <alann67@hotmail.com>; Maple Hung <mhung@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>

**Subject:** RE: Crystal Mountain Society Proposal

Ann and Alex. Thank you for your notes. As you can imagine we receive a lot of correspondence related to various applications before us. As most of it is expressing a point of view we/I do not answer most of it but read it and take it into account.

I can not speak on behalf of the LTC except to say you heard our deliberations and decision. We decided to proceed at this point with a number of considerations.

As for what you call monitoring, it depends on what kind of restrictions are put on the property if we get to that point. Most bylaw infractions are dealt with by Bylaw Enforcement up to and including litigation. We may consider other options if we move forward.

Regards

Dan Rogers  
Chair, Galiano Local Trust Committee

**From:** Louise Bentley <[louise.bentley@shaw.ca](mailto:louise.bentley@shaw.ca)>  
**Sent:** Monday, September 28, 2020 5:48 PM  
**To:** Jane Wolverton <[jwolverton@islandstrust.bc.ca](mailto:jwolverton@islandstrust.bc.ca)>; Tahirih Rockafella <[trockafella@islandstrust.bc.ca](mailto:trockafella@islandstrust.bc.ca)>; Dan Rogers <[drogers@islandstrust.bc.ca](mailto:drogers@islandstrust.bc.ca)>; Brad Smith <[bsmith@islandstrust.bc.ca](mailto:bsmith@islandstrust.bc.ca)>  
**Subject:** Crystal Mountain Rezoning Application

Attached please find a letter in support of the Crystal Mountain Rezoning Application. I am a North End Neighbour who was one of the representatives meeting with CM society to hold them accountable for incorporating neighbour concerns in their application

September 28, 2020

Trustee Jane Wolverton: [jwolverton@islandstrust.bc.ca](mailto:jwolverton@islandstrust.bc.ca) ph 250-529-2427  
Trustee Tahirih Rockafella: [trockafella@islandstrust.bc.ca](mailto:trockafella@islandstrust.bc.ca) ph 250-539-3767  
Chair Dan Rogers: [drogers@islandstrust.bc.ca](mailto:drogers@islandstrust.bc.ca) ph 604-220-1500  
Planner Brad Smith: [bsmith@islandstrust.bc.ca](mailto:bsmith@islandstrust.bc.ca)

Dear Trustees and Planner,

I am writing to you to share a widely held perspective by some North Galiano Island neighbours. I support the rezoning proposal of the Crystal Mountain Society. I have been one of the individuals who has been meeting with Crystal Mountain representatives to ensure the society incorporate the “neighbours” concerns. These concerns were voiced and consolidated at two public meetings held in 2017 between north end residents and Crystal Mountain members; facilitated by Mike Hoebel and Louise DeCarrio. Although there were many items listed, the concerns consolidated into a few large categories. Brad Smith, Island Planner, Southern Team also summarized the issues and concerns very well. The major concerns were as follows:

- 1. Crystal Mountain Society rezoning must follow OCP guidelines as well as not create precedents which could be used to influence future applications by other organizations.** CM rezoning application has met these concerns and they have agreed to transfer 75% of land title to the Island Trust Conservancy. The CM rezoning application requests a specific zoning designation so future development either by CM or a subsequent owner is very limited in scope which was a concern that neighbours had for future development.
- 2. Compliance with all building, health and development agencies.** Although CM has not been in compliance in the past, (eg. Septic) CM has committed to full compliance in the future.
- 3. Water assessment.** CM has had a full hydrology study and the resulting report is available on their website. The report concludes water availability is not an issue.

4. **Emergency Road Access.** CM rezoning application identifies an emergency road access linking Devina Drive to Porlier Pass Road.

5. **Parking** – all parking will be on Crystal Mountain property.

It is my opinion, and that of many north end neighbours, that Crystal Mountain has incorporated all of the “neighbours” requests in their application for rezoning. In addition, CM has suggested they would agree to a Memorandum of Understanding with North End Neighbours to itemize resolutions that are not detailed in the rezoning application.

It is important to note that two areas of controversy have arisen and have not been resolved. One is a request for cooking facilities in five cabins and two, the enlarging of four cabins from 160 sq. feet to 225 sq. Feet. These requests are subsequent to agreements with the neighbours and were not discussed and therefore are not supported.

It is important to know that not all neighbours feel the same way. There are some neighbours who will fight the rezoning application no matter what changes CM has made to their application. There are also some neighbours, like myself, who originally were opposed to the application, but now feel that CM has made the requested changes and are no longer opposed to Crystal Mountain’s application for rezoning.

Thank you for your careful deliberations on this important item.

Louise Bentley

250 Devina Drive

780.660.659

[louise.bentley@shaw.ca](mailto:louise.bentley@shaw.ca)

**From:** harry lipetz <[hlipetz@gmail.com](mailto:hlipetz@gmail.com)>  
**Sent:** Friday, September 4, 2020 11:16 AM  
**To:** Brad Smith <[bsmith@islandstrust.bc.ca](mailto:bsmith@islandstrust.bc.ca)>  
**Subject:** Fwd: GALIANO: Crystal Mountain

To: Galiano Local Trust Committe  
Re: GL-RZ2014.1

Crystal Mountain Society  
Rezoning

I have been a land owner for 45 years on Galiano and while not directly impacted as a neighbour the application may have an immediate as well as future effect on land use issues.

Firstly, the applicant is not entitled to the use and density that they seek. Any accommodation by our community to the applicant is a variance not contemplated by our zoning bylaws. Having said that, if the neighbours and others who are directly impacted have not been placated over the past years and continue to object to the uses and density applied for, that should be the end of the issue. Planners and administrators who are not affected should not advocate or encourage overriding the objections of those who must live with the use sought.

The applicant is seeking density greater than most resorts on Galiano that are zoned for visitor accommodation. The practice on Galiano seems to ignore local land use bylaws, do what you want and then ask for legitimization and more.

Secondly, what is being sought as I understand it has expanded over the years and now includes kitchens in the accommodation. There are other property owners on Galiano of forest lands that have expressed their desire for similar uses and density. I am very concerned if this rezoning is granted over the objection of many that this will be a precedent that will be sure to invite additional applications. Please end this now.

If a rezoning is granted, and it should not be, it must be limited in scope and be finite. If the accommodation is being given because of the nature of the applicant and purported use, it must be restricted to this Society. If limited use is permitted it must be for a “religious retreat and education” with that being further defined for certainty. That is, if the Society is dissolved or the land is sold that uses permitted to the Society must end. Only a temporary use permit will deal with this issue and must be reflected on title including the removal of any and all structures which would not conform to the present zoning. If the applicant and it’s supporters are genuine in their intentions they will have no objection to this.

This application if granted does nothing to further your mandate to preserve and protect our forests and not fragment them. This applicant is not a benefit to our community and should not be allowed to adversely affect the neighbours’ enjoyment of their lands.

Again, I would urge you to go no further than the neighbours are prepared to accept and even then be well aware of what is coming your way after this application.

I would add that the request for kitchens should make it obvious to you where this is going.

Harry Lipetz

[1701 Wise Road](#)

[Galiano](#)

**From:** Susan Allen <[REDACTED]>

**Sent:** Tuesday, September 8, 2020 3:04 PM

**To:** Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Dan Rogers <drogers@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>; Maple Hung <mhung@islandstrust.bc.ca>

**Subject:** Memo in support of Crystal Mountain's rezoning application

September 8, 2020

**To:** Dan Rogers, chair Galiano LTC; Jane Wolverton, Galiano LTC; Tahirih Rockafella, Galiano LTC; Brad Smith, Planner, Islands Trust; Maple Hung, Islands Trust  
**From:** Susan Allen, 2590 Turner Street, Vancouver, B.C.  
**Re:** Crystal Mountain application for rezoning GL-RZ-2014.1

As mentioned during the Town Hall at the LTC meeting earlier this afternoon, I write in support of the Crystal Mountain Society re-zoning application, as I had the good fortune of being at the retreat on Crystal Mountain last month (August 1<sup>st</sup> – 30<sup>th</sup>).

I've been studying with Lama Mark since 2006 and have been on a number of retreats with him over the years.

Lama Mark's Teachings are invaluable to me as is the retreat time because they provide a wonderful opportunity to unfold the ancient traditional texts through study, reflection/contemplation and meditation in a really safe, supportive environment.

I live and traveled from Vancouver as part of a car pool to/from Galiano, as usual. Those of us who did drive were asked to park our cars on the land and we did not drive for the duration of the retreat. In fact, we pretty much stayed on the land for the entire 4 weeks.

Being on the land, completely immersed in nature, among the trees with the wildlife, sleeping on the ground in a tent is so conducive for the important work that goes on there. All of this together with the peace and quiet allows for the vibration of the city to drop away and settle a busy mind.

Having said this, it was challenging for some of us to camp during the retreat; crawling in and out of our tents, sleeping on the ground and staying warm and dry, especially as many of the people who attended, including myself are in our mid 50's or older.

Volunteering in the non-kitchen was also a challenge at times when cooking or cleaning up under the beam of our headlamps/flash lights in the morning for breakfast and in the evening for supper because there's no hydro. Also, since the kitchen platform is not enclosed, we were really exposed to the elements (not forgetting the critters and animals!) and so on a wet, cold day we we're unable to get warm or dry our clothes there.

Fortunately, the weather was very co-operative in August, with just 4 days of really heavy rain and 1 crazy thunder and lightning storm – we were lucky!

Overall, the retreat was wonderful; it was extremely well organized, especially taking the co-vid protocols to seriously; it was a joy to be on the land and the Teachings were outstanding.

Thank you for your time.

Susan Allen

September 8, 2020

To: Dan Rogers, chair Galiano LTC; Jane Wolverton, Galiano LTC; Tahirh Rockafella, Galiano LTC; Brad Smith, Planner, Islands Trust.  
From: Nancy McPhee, 18 Sturdies Bay Road, Galiano Island, BC  
50-539-5764  
RE: Crystal Mountain application for rezoning GL-RZ-2014.1

This comment is directed to the Crystal Mountain application for rezoning GL-RZ-2014.1. This is the second application Crystal Mountain has made for rezoning. It was re-submitted in 2014 to the Galiano LTC, with revisions made in response to input from the Island Trust Planners, the Local Trust Committee and CM neighbours at the north end of Galiano.

Crystal Mountain has been a good neighbour during the 40 years of land ownership, quiet and respectful of those who live nearby. There have been no complaints regarding noise or disturbance during the time CM has owned this property.

CM desires to have this application approved. CM wishes to come into long term compliance. Rezoning approval through transferring title to 75% of the land base gives CM the ability to donate sensitive ecosystem land to be protected in perpetuity by the Islands Trust Conservancy. It gives CM the ability to proceed with the infrastructure such as septic and water systems to support a venue for high quality teachings to those seeking to study the nature of mind, including practice and meditation.

On a personal note, I have been a member of Crystal Mountain for 10 years. During this time, I have serious student of the teachings of Buddhism. I interact with elders (and others) on the island through my work at the GHCS. I believe these studies enhance my ability to serve others, act in a consistently compassionate and sensitive manner with the elders and their families.

In conclusion I believe that this forest retreat centre is scaled to the land base and the community, will not intrude on the quietness of the north end of Galiano and will be an asset to our island's diverse culture through the offering of study and contemplation in a natural setting.