

To: Galiano Local Trust Committee  
From: Art Moses, [REDACTED]  
March 31, 2021

After six months of virtual silence, the Crystal Mountain application for a retreat resort development at the North End is apparently on the agenda for your upcoming meeting.

The lengthy hiatus confirms what neighbours said when this application was last before you on Oct. 1 – that the application had so many unresolved issues and unanswered questions that it was not ready to be codified into draft bylaws.

Among the missing details were:

- No detailed, updated, accurate site plan
- No final survey of land to be retained and land to be transferred to the Islands Trust Conservancy
- No plan for servicing the upper retreat area with water or septic
- No plan for accessing the upper retreat area with service vehicles including pump-out trucks if no septic service is provided
- Discrepancy about how many huts there would be in each area, with the planner's report showing five huts on the upper area and the applicant saying there were only four
- No estimate of water usage for a retreat resort designed to operate year-round
- No environmental assessment of road building planned to bypass the existing access route designated for emergency access in the Official Community Plan
- An outdated, incorrect version of the last draft bylaws submitted to trustees in 2016 after consultation with legal counsel
- No mention of the prohibition against cooking facilities in the huts contained in the correct version of the last draft bylaws
- No acknowledgement that the "hooked lot" configuration represents fragmentation of the forest, contrary to the OCP

Nevertheless, at that Oct. 5 meeting trustees asked the planner to draft amended bylaws for this application. These draft bylaw amendments will presumably be before you April 12.

Unfortunately, contrary to the cause of proper public process and transparency, these draft bylaw amendments and any revisions and clarifications to the application won't be known to the public or to trustees until less than seven days before your meeting.

Therefore. I am requesting that - given the amount of concern in the neighbourhood and public interest in the proposal - the trustees hold off on proceeding further with the application until there is full and widespread information-sharing and discussion about the application with neighbours and with the wider Galiano community.

I also believe it would be incumbent on the trustees to follow what the previous LTC did and request that Crystal Mountain meet with neighbours again to present and discuss the latest version of their proposal. The last meeting, requested by neighbours, was last August when a final site plan and many

details were extremely fluid and CM reps made unanticipated requests for kitchens and larger huts in their proposed upper retreat area.

This application would create the largest resort for visitor accommodation anywhere on the island, on land that is zoned currently for forestry only.

It is far too significant to the future of the island to be steamrolled forward without full and comprehensive public consultation. I hope you will agree that widespread community consultation and involvement before proceeding further is essential.

Thank-you.

Art Moses