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May 22, 2021

Dearly beloved Trustees, we are gathered here today to try and avert another disaster.

### 1. Bylaw enforcement and active applications

Applications should not be looked at or considered if they are under bylaw enforcement, otherwise there is no incentive for applicants to comply.

At the September 8, 2020 Galiano LTC, a motion was approved for GL-2020-041 Item 15.1 that applicants under bylaw enforcement have to cease unlawful land uses until approved or denied. Exceptions can be made to this rule for unlawful land uses that are deemed a community need. Tourists coming to meditate is surely not a community need.

Crystal Mountain is the perfect example of why the Bylaw Enforcement Department should be axed. Instant money savings for the Islands Trust. From now on, the community will be responsible for monitoring forest lands. If you haven't respected our OCP & LUB, owners get nothing until they are in compliance. This current system tends to work in favour of the applicant not following the rules. We have seen this in previous applications. How many times are we going to repeat this scenario?

Crystal Mountain is abusing the fact that they have been operating illegally, under bylaw enforcement, for almost 20 years. We keep hearing from applicants, Crystal Mountain included, "We have been doing this for 20 years". Translation: "please reward us for not respecting our local OCP and LUB – it would be rude of you to make us stop and comply".

The reality is they have been doing this for 20 years illegally in a blatant disregard towards the neighbourhood, the community, and our local bylaws. We don't need any OCP amendments; we need respect for our bylaws. This application should have been outright refused on the grounds that it does not follow our OCP.

Forest lots are for growing trees.  
Huts don't belong in the forest.  
Trees belong in the forest.  
For every hut you build you take away a tree.  
Imagine trees standing together in the forest.

Please protect this rare ecosystem by letting it be. If the land gets sold and clear cut again, so be it! We have seen it before, and eventually the forest will come back. Once you have increased density, it is there forever.

## 2. Conflicts of Interest and Transparency

Mr. Keith Erickson was hired to do an ecological assessment for Crystal Mountain. He was also hired to manage the project and guide the proponent through the rezoning application. This is a conflict of interest all on its own. There is an additional conflict of interest between the hired Crystal Mountain Project Manager/Ecological Consultant and his wife, Kate Emmings, Manager of the Island Trust Conservancy (ITC), which is now positioned to receive 75% these lands. You cannot fully step back given these relationships.

No efforts have been made to proactively communicate and demonstrate to the community that these apparent conflicts of interest are being acknowledged, addressed, and managed to the best of their abilities to ensure a fair and transparent rezoning process.

There are many questions about the process of selecting this land for protection as well.

1. Why has this parcel of land become a priority to the ITC to protect?
2. How does this acquisition align with the Regional Conservation Plan?
3. Does this mean other parcels on Galiano, currently available for protection and with higher ecological values, will be pushed down the list for ITC support?
4. Why is the ITC prioritizing the protection of three fragmented pieces of forest land? It is well known in conservation planning that fragmentation greatly reduces ecological value. Table 7 Biodiversity Priorities in the Regional Conservation Plan identifies "Size, Corridors and Connectivity" as a priority. This priority is not supported by the proposed rezoning.
5. What will the management be of the land if transferred? What public input will be possible?

The Regional Conservation Plan states: "Property management activities are labour intensive and require appropriate funds. Potential land securement opportunities must be carefully screened and evaluated against future management costs and the ratio of conservation value to ongoing cost should be maximized" (pg. 17).

At what cost will the ITC see this fragmented forest land protected? What opportunities will be turned down for the protection of more valuable conservation lands as a result?

Out of respect for the Galiano community – and the taxpayers who fund the Islands Trust Conservancy and its work – addressing these conflicts of interest should have been done months ago. There has been no apparent effort made by the applicant, its hired contractor, or the Islands Trust Conservancy. This is very alarming and reduces the credibility of the applicant and the Islands Trust process greatly. The Local Trust Committee, applicant and Islands Trust Conservancy should address this immediately before proceeding with this application.

Have a heavenly day,  
Brad Lockett