

On Sun, Jun 6, 2021 at 6:19 PM Holly Schofield <[REDACTED]> wrote:
This letter is to express my opposition to the proposed Crystal Mountain development (GL-RZ-2014.1). The pending application should be denied because:

- It does not respect the Islands Trust mandate of Preserve and Protect.
- It does not follow the recommendations in the recent Coastal Douglas-fir Zone & Associated Ecosystems An Islands Trust Toolkit
- The scale of development would have a huge footprint and require much forest fragmentation.
- It has too high density for the area. Indeed, there is no small contained area on Galiano that can support 30+ people in close proximity and have sustainable water and septic operations;
- It infringes upon ecologically sensitive areas. We created DPAs for a reason and should abide by them.
- There has been insufficient study on the impact on wells in neighbouring properties;
- There is no provision for food waste and garbage.
- Fire safety will be difficult due to the number of propane heaters and stoves
- Decades of local history have shown that the applicant does not value the environment nor do they respect the law, as demonstrated by repeated bylaw infractions for residency of guests, the negative impact on Spotlight Creek, the on-going large garbage pit, and the lack of consultation with neighbors. Basically, over the many versions of the application, the applicant has not negotiated in good faith.
- There appears to be no succession plan. The society would be quite free to sell it to a different "spiritual education" society which could be even more abusive to the land and disregard bylaws even more. The same is true if Mark Webber were to step down -- a different leader would have far too wide a latitude.
- This sets a precedent regarding rezoning Forest Lots, one which has many and far-reaching repercussions. It is naive to think otherwise.

Basically, this proposal is far too large for the island. Galiano's carrying capacity needs to be factored into any large development, regardless of whether it's for retreats, affordable housing, or tourism.

This application, in various forms, has gone on far too long and has consumed too many Islands Trust hours and dollars. As demonstrated by the time limit given to Application GL-RZ-2005.1 (Romagnoli-Smith) at the recent LTC, there is a point where an application is ultimately declined. Crystal Mountain has reached that point. It is an ill-conceived and massively overlarge project that needs to be removed from consideration.

Please, Trustees, deny this application in finality.

Thank you,
Holly Schofield