

From: Laurene S <[REDACTED]>
Sent: Tuesday, June 1, 2021 8:33 AM
To: Brad Smith <bsmith@islandstrust.bc.ca>
Cc: Karen Harris <[REDACTED]>
Subject: Fwd: APC sandy's letter Galiano

Dear APC Members:

Please consider the following 2 points in your deliberations regarding the Crystal Mountain Rezoning Proposal:

If this application is approved it will be precedent setting.

For example: if this density of development is permitted upon rezoning of a 50 Acre F1 forest land parcel, a 160 Acre F1 property owner may use this precedent to put forward an application for development 3 times this density for similar forest retreat use and/or nature-based retreats (ex: artists' retreats or professional development retreats).

Evidence for this is extrapolated from the following Statement:

Excerpt from memorandum Brad Smith:

While the circumstances differ in each application, this approach is modelled after **other successful F1 lot rezoning processes** on Galiano Island, where the property owner agreed to give up at least 75% of the land base in exchange for increased density on the remainder.

Planner Smith points to precedents set in other F1 Rezoning and if approved this one will also be used in support of such an application.

The Millard Learning Centre (Galiano Conservancy Association) project is often cited as an equivalent rezoning to Crystal Mountain but this is an inaccurate comparison. The land on which the Millard Learning Centre is located was not Forest Zoned land. It was a residentially zoned lot that already had preliminary lay out approval for 13 houses and 13 cottages mostly along prime and spectacular waterfront before the land was purchased by GCA in 2012.

The Millard Learning Centre is 188 acres and features over 2 kilometers of undeveloped waterfront as well as old growth Douglas Fir and Arbutus.

The site was chosen for the fact that it was NOT a forest lot and that it was unlikely to affect neighbours peace and privacy.

Thank you for serving on the Galiano Island APC.

Yours Sincerely
Sandy Pottle

[REDACTED]
Galiano Island BC [REDACTED]