

**From:** Jan Fenby [REDACTED]  
**Sent:** Sunday, June 13, 2021 9:27 AM  
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**Subject:** Crystal Mountain development application

I am expressing my opposition to the proposed Crystal Mountain development (GL-RZ-2014)  
My reasons are as follows:

- It does not respect Islands Trust mandate to ' Preserve and Protect'
- It does not follow the recommendations of the recent Coastal Douglas-fir Zone and Associated Ecosystems An Islands Trust Toolkit
- The scale of the development would have a huge footprint and require a lot of forest fragmentation.
- The density is too high for the area and further, there is no small contained area on Galiano which can support 30+ people in close proximity and have sustainable water and septic operations
- There would be infringement on ecologically sensitive areas. The DPAs were created for a reason.
- There has not been sufficient study on the impact on the wells in neighbouring properties
- There is no provision for food waste and garbage
- Fire safety is an enormous concern given both the location and the number of propane heaters and stoves.
- Decades of local history indicate that the applicant does not value the environment or respect the law, as demonstrated with repeated infractions for residency and guests, the negative impact on Spotlight Creek, the ongoing garbage pit, and lack of consultation with neighbours. This indicates a lack of good faith with negotiations.
- There appears to be no succession plan. The society would be quite free to sell to a different 'spiritual education' society which could be even more abusive to the land and disregard bylaws even more. This also holds true if Mark Webber should step down; a different leader would have far too wide a latitude.
- And this sets a precedent regarding rezoning Forest Lots, a precedent with many and far-reaching repercussions. Thinking otherwise is naive.

This proposal is far too large for the island. Galiano's carrying capacity needs to be included into any large development whether for retreats, affordable housing, or tourism.

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

Please deny this application in finality.

Thank you,  
Jan Fenby