

From: Carol Guin <[REDACTED]>
Sent: Wednesday, September 1, 2021 10:10 AM
To: Brad Smith; Dan Rogers; Tahirih Rockafella; Jane Wolverton
Subject: GL-RZ-2014.1(Crystal Mountain) Draft Bylaws 256 and 257

Re: Crystal Mountain Application

I would like to reaffirm my support of this application.

The Crystal Mountain Society has over the years consulted with the community and made changes when required by the Trust, I myself have responded to their outreach to talk to them about any questions I had and also joined with other community members to their invitation to tour their site to further acquaint myself to their vision, in practical terms.

I fully support giving first reading to; CMS's Draft bylaws for rezoning and scheduling a Public Hearing.

To me having Crystal Mountain here on Galiano is a real asset to the Galiano community.

Sincerely ,

Carol Guin

[REDACTED]

From: Dan Rogers
Sent: Wednesday, September 1, 2021 1:03 PM
To: Risa Smith; Jane Wolverton; Tahirih Rockafella
Cc: Tom Mommsen; Brad Smith; Robert Kojima
Subject: RE: Crystal Mountain Application and LTC

Hello Ms. Smith. As this correspondence was sent to all Trustees it will be part of the public record and I have copied staff with it.

Regards

Dan Rogers

Sent from my Galaxy

----- Original message -----

From: Risa Smith
Date: 2021-09-01 12:56 p.m. (GMT-08:00)
To: Dan Rogers , Jane Wolverton , Tahirih Rockafella
Cc: Tom Mommsen
Subject: Fwd: Crystal Mountain Application and LTC

Dear Trustees and Chair

We have been waiting patiently for responses to our questions at the CIM for Crystal Mountain and also to hear the recording of the meeting as we were not both able to attend the whole meeting. Yet the recording is not posted. This is very disappointing to say the least. You have all told the community time and time again that the CIM would provide an opportunity for questions and that those questions would be addressed satisfactorily before this project goes ahead. Yet that has not happened and you are recommended to go to first reading. It makes us feel that the whole process has been a colossal waste of time and that we have lost our community's ability to determine it's own destiny and certainly we do not have the 'ears' of our trustees and the chair.

The responses to our questions in the staff report are contradictory and inaccurate. For example, we raised the issue of community facility vs economic activity. **A community facility has to be open to everyone and has to be only created if there is an identified need. This is in the OCP very clearly. None of these conditions have been met by Crystal Mountain nor answered in the staff report. In fact these basic requirements of community facility are ignored completely in the staff report, although they were raised in the CIM.**

As well, contrary to the legal opinion obtained by the Trust itself, the staff report still dwells on the non-profit status of Crystal Mountain to justify 'community facility' although the Trust's legal opinion clearly said that you cannot dictate the type of ownership for zoning. You can zone land - not ownership. This is by no stretch of the imagination a community facility and yes if you called it what it is - a commercial operation - it would not

be allowed to go ahead because it doesn't meet any of the requirements of commercial visitor accommodation (consolidation, minimizing infrastructure, limited density etc).

The number of people allowed at any one time is way beyond what the water resources the North End can handle. Do you not realize how many water systems right across the road from Crystal Mountain have salt-water intrusion. Do you do realize that we are in a climate change crisis and water shortages are here to stay? Do you not realize protecting the water resources of our community are part of any rationale climate change adaptation plan? Or do you just not care?

We were quite surprised to hear a CM representative in the CIM say that they thought this type of development was what should be done on the other forest lots. And yet the staff report says this is not precedent setting because they feel they have limited further development? And limited it to non-profits - which you know is not legal. It is fairly outrageous that a developer would propose to override the community plan and impose their own vision on the whole community, a vision that has no basis in concerns for the environment, climate change, forest integrity or biodiversity.

We are also very disappointed by the development on the ridge. Besides the obvious issues with fragmentation - which have been pointed out by many people to be incompatible with the community plan and development on the forest lots - there are so many other issue related to septic, fossil fuel based cooking facilities and other infrastructure on a ridge. How is this compatible with requirements to concentrate development in one area to minimize infrastructure. A basic premise of maintaining ecological resilience for both biodiversity and climate change is to concentrate and minimize infrastructure - also highlighted in the community plan. Climate change is not a joke - your trust policy statement revisions try to make this paramount yet for Galiano this is irrelevant?

The hooked configuration which CM assured us at the CIM was no longer part of the plan is back again. But the whole upper ridge development is so contrary to any rationale land use planning and planning for climate change adaptation that it's hard to pick out one of the many problems with the ridge development.

The questions we have asked have been used as a rationalization to go ahead 'as is' rather than address the significant issues- for example the section on Occupancy Limits and the definition of 6-month retreat users as residents. On the one hand the staff report says this is a non-profit and on the other hand retreat users are claimed not to be permanent residents because they are paying a program fee that includes food, lodging and program participation for a set period. So is this a commercial operation (which we think it is) as that is exactly what people pay for in commercial visitor accommodation or is it a community facility which anyone in the community can use at any time (which it is definitely not because only those who pay for the retreats can go as the staff report highlights) or are they permanent residents (who are staying there for 6 months like so many on the island who have temporary residences). The staff report wants it all ways at the same time.

We feel we have spoken to all of you and tried to present evidence based rationale for this development. We feel completely ignored and wonder what you think the Islands Trust is about if not to make evidence-based rational decisions based on concerns such as climate change, biodiversity loss and community will.

Sincerely,
Risa Smith and Tom Mommsen

[REDACTED]

[REDACTED]

[REDACTED]

From: Nancy McPhee <[REDACTED]>
Sent: Thursday, September 2, 2021 8:38 AM
To: Jane Wolverton; Tahirih Rockafella; Dan Rogers; Brad Smith
Cc: Maple Hung
Subject: Crystal Mountain Society rezoning application

Hello Galiano Local Trust Committee members,

I am writing to you regarding the Crystal Mountain application for rezoning. I am in support of you, the Trustees, to give first reading to the Crystal Mountain Society's Draft Bylaws for rezoning and scheduling a Public Hearing

This rezoning will guarantee the protection of valuable ecosystems with the transfer of title of 75% of lands currently owned by Crystal Mountain. The new title holder, the Islands Trust Conservancy, will ensure the protection of this natural habitat for generations to come.

There has been a slow and thoughtful process of engaging with the neighbours as well as responding specifically to their various concerns including the reduction of overnight retreat participants, ground water studies, decommissioning of outhouses etc.

Crystal Mountain Society has been on Galiano for 40 years, always a good environmental steward, protecting the forests and wetlands under their ownership. It has long been a priority to protect the varied and sensitive ecosystems of the mature forests, wetlands, ridge and cliff. Crystal Mountain Society holds retreats which are quiet and non-intrusive to the neighbouring community. The seclusion of the forested area enables retreat participants to study the nature of mind in a quiet, peaceful location.

Most recently, the Advisory Planning Committee has toured the land, discussed our application thoroughly and recommended moving forward with this rezoning application.

The points in this letter confirm our intention to be responsive, responsible neighbours and members of the larger community of Galiano. I encourage the LTC to give first reading to the Draft Bylaws and schedule a Public Hearing.

sincerely,

Nancy McPhee
[REDACTED]
Galiano Island, BC
[REDACTED]

[REDACTED]

From: Colleen Doty <[REDACTED]>
Sent: Thursday, September 2, 2021 9:05 AM
To: Brad Smith; Dan Rogers; Tahirih Rockafella; Maple Hung; Jane Wolverton
Cc: Elizabeth McClelland; [REDACTED]
Subject: GL-RZ-2014.1 (Crystal Mountain): Support for 1st & 2nd Readings, and scheduling of PH

I am writing in support of the LTC moving forward with rezoning application GL-RZ-2014.1 (Crystal Mountain), requesting the LTC to give 1st and 2nd readings to the draft bylaws, and to direct staff to schedule a Public Hearing (and second CIM) as soon as possible.

The applicant's proposal is an asset to the community, with 75% of the land being transferred to the Islands Trust Conservancy. CMS' proposal is respectful and thoughtful of conservation principles and has reduced its density and overall footprint. Over several years, I have witnessed the applicants working tirelessly with the community and stakeholders to arrive at the current proposal. They have given a lot.

In addition to CMS being an asset to the community, approving this rezoning application will bring them into compliance, and allow the community to move on.

Colleen Doty

[REDACTED]

From: Sandra Dolph <[REDACTED]>
Sent: Friday, September 3, 2021 12:54 PM
To: Brad Smith; Dan Rogers; Jane Wolverton; Tahirih Rockafella
Cc: Libby McClelland; Janice Oakley
Subject: Crystal Mountain rezoning application

Hello,

I'm writing in support of the Trustees giving first reading to CMS's Draft Bylaws for rezoning and scheduling a Public Hearing. This is a thoughtful application with much prior community input. The rezoning will result in protection of ecosystems and set a new precedent of transferring 75% of land title to the Galiano Conservancy.

CMS has shown itself to be good environmental stewards for over 40 years. I encourage the Trustees' continuing support of Crystal Mountain's application.

Thank you,
Sandra Dolph

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Sandra Dolph,
Cedar Grove Pottery
Galiano Island, BC Canada
www.sandradolph.com

[REDACTED]

From: Christine Wilson <[REDACTED]>
Sent: Sunday, September 5, 2021 2:49 PM
To: Jane Wolverton; Tahirih Rockafella; Dan Rogers; Brad Smith
Cc: Neil Friedenberg; Richard Biggs
Subject: Letter of Support for CMS rezoning
Attachments: CMS support letter September 5, 2021 final.docx

Hi all

Please find our letter of support attached.

Thanks

Christine Wilson, Neil Friedenberg and Richard Biggs

September 5th, 2021

Dear Members of the Local Trust Committee and Planner Mr. Smith,

We are pleased to support Crystal Mountain Society's rezoning application for a Forest Retreat Meditation Centre and the first reading of CMS's draft bylaws for rezoning and scheduling a public hearing.

We have been following the developments of the application for several years and have observed a significant advancement and response to the neighbors' interests and concerns to the application. We have attended meetings, toured the land, and asked the proponents of the application detailed questions concerning the steps they have taken to ensure their objectives will not compromise the environmental and conservancy standards and interests of the neighbors and residents. We note the applicants have been forthcoming in responding and believe these matters have been sufficiently addressed. We are aware that CMS has hired a project development manager with extensive experience in conservancy matters and significant steps have been taken to move forward in a professional and comprehensive manner.

We recognize that changes in land use that come into effect with rezoning could potentially set a precedent for future rezoning applications that would not be in keeping with current regulations overseen by the Local Galiano Trust. This would be one of the worst outcomes of a successful application for rezoning. We strongly urge the Local Trust committee to put in regulations that would guard against this.

We especially value the transfer of title of 75% to Islands Trust Conservancy and protection of up 60% of land within the development area. We are aware applicants have taken steps in adhering to various regulations including issues such as water supply and sanitation. In our experience over the years, CMS has been respectful of the neighbors and as a mostly silent retreat center, are hardly noticeable. While we are aware not all neighbors are support of this application, we believe the steps taken thus far will serve the interests of most of the residents and neighbors.

Respectfully,

Neil Friedenber and Christine Wilson

Richard Biggs

From: mike.sheila Lencoe <[REDACTED]>

Sent: Monday, September 6, 2021 12:12 PM

To: Brad Smith <bsmith@islandstrust.bc.ca>

Cc: Art Moses <[REDACTED]>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Dan Rogers <drogers@islandstrust.bc.ca>; [REDACTED]

Subject: CMS Re-Zoning

Dear Mr. Smith

My wife and I are property owners on [REDACTED]. We have recently read the letters from Sandy Pottle, Akasha Forest, and Art Moses, and the responses from the planning commission to those letters. We have been following the CMS request for re-zoning for several years and feel that the application as proposed is not suitable for reasons described in the letters by the above. We whole heartily agree with the letters sent to you and also agree that the application should Not be sent for first reading. The application has too many discrepancies and unanswered questions.

Respectfully, Mike & Sheila Lencoe.CMS

[REDACTED]

From: Geoffrey Inverarity <[REDACTED]>
Sent: Monday, September 6, 2021 10:36 PM
To: Tahirih Rockafella; Jane Wolverton; Dan Rogers
Cc: Brad Smith
Subject: Crystal Mountain rezoning application GL-RZ-2014.1

[REDACTED]
Galiano Island, [REDACTED]
September 8, 2021

To the Local Trust Committee of Galiano Island:

A letter has been circulated via email asking Galiano residents to bring certain talking point questions to the LTC at the next meeting, when the Crystal Mountain rezoning application is going to be discussed. One of the suggestions is that the LTC postpone a Public Meeting regarding the Crystal Mountain Application until it can be held in-person.

This demand is wholly unacceptable given the current health situation. We may not be able to return to a full public meeting for some considerable time – if ever – and to use this excuse to further delay a process that has already taken decades, thousands of hours of Trust officials' taxpayer funded time, as well as the outrageous amount of time spent by the Galiano community, is a clear abuse of process.

There are complaints that the retreat will be a commercial enterprise because money will change hands. This is hardly unusual in a not-for-profit situation. Necessary expenses will have to be paid; this is normal. The email uses quotation marks (the So-Called use of quotation marks, clearly) around the word “Teacher,” clearly intending to question not simply the integrity of the operation of the retreat, but also the honesty of the individual retreat leaders. The implication seems to be that there is a secret plan to use a Buddhist Meditation Retreat as a money-making scam, because the Teachers have nothing to teach.

I would like to think that the LTC will not be taken in by this sort innuendo and personal attacks of this nature.

I urge the LTC to move to a First Reading and a Public Meeting for the Crystal Mountain rezoning application, whether or not the PM can be held in-person. If community members do not have access to the internet, I'm sure they can find a friend who does. They will not be “disenfranchised.”

Sincerely,

Geoff Inverarity

[REDACTED]

From: Guy Mills <[REDACTED]>
Sent: Monday, September 6, 2021 9:00 AM
To: Brad Smith; Dan Rogers; Jane Wolverton; Tahirih Rockafella
Subject: Crystal Mountain
Attachments: Trust Committee let.docx

Good Morning Mr. Smith and Trustees,

Please find attached my letter of support regarding Crystal Mountain.

Regards,

Guy Mills

Dear Trust Committee,

Going forward, you will have some hard decisions to face. Development on the islands will happen. It is inevitable that interests with larger financial and political clout than we currently experience will turn their gaze upon green environs and welcoming views and resource and strategic placement and decide that their priorities should take precedent. We are, after all, on an island that has a history of fishing and forestry. "Paradise" is not forever.

Coming from northeastern BC, I know whereof I speak. My parents were actual pioneers and I grew up in the forest. It is all gone now. We carved fields out of the forest for ourselves. Then the government decided we should have neighbours and suddenly we had roads and a school bus and electricity. And then came Coal bed Methane, and then sour gas. When governments and oil companies tell you that you are sitting on their property and they are taking it they really mean it. And they will give you as little as possible and pit neighbor against neighbor in order to pay even less to put gas wells on your property and destroy the years of community making that a mutual struggle to survive -50C brings about. And when they tell you that a major national pipeline is going through your property and you should be happy about it, well, for me, that was one of the last straws.

So I was disappointed to find myself in a place where much community and neighbourhood division seems... unnecessary. I will not reiterate what Crystal Mountain is offering in exchange for what they propose, you have the facts in front of you. Development, if you can actually call it that, which is so very green in its vision, that is the sort of thing I could have never even imagined in the north. In most parts of the world, you still can't.

Still, there is a belief that one can stop the world and hold it in some ideal state in perpetuity. Of course you can't, and you, the Trustees of our future, have some hard decisions to make going forward, to guide us as best you can to at least a fairly sustainable future by allowing projects which can best fulfill that mandate in the face of the larger more powerful interests who will eventually turn their gaze to our little world.

Precedent, based on prescience, is everything.

Guy Mills

From: Deblekha Guin <[REDACTED]>
Sent: Monday, September 6, 2021 11:47 AM
To: Brad Smith; Dan Rogers; Jane Wolverton; Tahirih Rockafella
Subject: Crystal Mountain's Rezoning Application

Dear Planners and Trustees,

Please accept this letter as confirmation of my recommendation that the Trust give first reading to Crystal Mountain's Draft Bylaws for rezoning, and schedule a Public Hearing ASAP.

I support the specificity of this zoning application for the following reasons:

- This file has been a slow and thoughtful process that has involved extensive community consultation, several tours of the land, and thorough discussion over the course of 17+ years
- Crystal Mountain has consistently negotiated in good faith, and honoured all of the amendments suggested by the Trust (including the reduction in #s of overnight participants from 30 year round to 17 year round + 5 camping in the summer), resulting in a lighter building footprint.
- By transferring the title of 75% of their land to the Islands Trust Conservancy, and setting a new and positive precedent for future Galiano F1 zoned land (protecting 60% of the forest within their development) CM is essentially helping to steward (and not threaten) local ecosystems,
- Despite the blaring and imperious complaints of the NIMBY minority, it's hard to imagine more quiet (silent meditation is their bread and butter), thoughtful, and environmentally sensitive neighbours than the Crystal Mountain community.

At a more general level, I support this application because I believe people's faith in the Island Trust's capacity to demonstrate common-sense governance (that is reasonable, flexible, and contextually grounded) hangs in the balance.

If the Islands Trust doesn't prove its ability to bend, it is only a matter of time before it breaks. And if the proverbial "baby" (a zoning system designed to protect unique ecosystems through the establishment of reasonable limits on growth/private rights) gets thrown out with the "bathwater" (a bloated and rigid bureaucracy that keeps people stranded in the infinite purgatory 'zone' of "*maybe*", yet only seems to operate according to the simplistic language of "NO), that is essentially on YOU.

Holding my breath, and hoping for the best,

Deblekha

[REDACTED]

From: Annette Shaw <[REDACTED]>
Sent: Monday, September 6, 2021 1:58 PM
To: Tahirih Rockafella; Jane Wolverton; Dan Rogers; Brad Smith
Subject: In Support of CRYSTAL MOUNTAIN

September 6, 2021

In support of Rezoning Application GL-RZ-2014.1 (Crystal Mountain).

Dear Galiano Island Local Trust Committee and Planner Smith,

I'm writing to express my support for the Galiano Island LTC to move forward and give First Reading of the Bylaws for the Forest Meditation Retreat Centre, Crystal Mountain Society and setting a date for a Public Hearing to follow.

Over time, awareness of the rezoning challenges for F1 zoned lands has shown wide community support for the secure environmental protection provided by the accepted community benefit of transferring title of 75% of the land to a conservation organization, in this case the Islands Trust Conservancy. This would provide the desired strong protection of our forested lands and ecosystems.

The *spiritual education* activity allowed on the land by this rezoning will be guided by these strong bylaws, which are far more restrictive for Crystal Mountain than would be for the comparable potential of a full residential 3 lot subdivision -- with houses of unlimited size, cottages and accessory buildings. Plus the emergency access will be secured by the road network plan for the far north end of our island.

I believe that Crystal Mountain will be a very beneficial presence on our island. Please move this project forward.
Thank you.

Yours sincerely,

Annette Shaw

[REDACTED]
Galiano Island
[REDACTED]
[REDACTED]

[REDACTED]

From: Paula Uyenaka <[REDACTED]>
Sent: Monday, September 6, 2021 1:50 PM
To: Brad Smith; Dan Rogers; Jane Wolverton; Tahirih Rockafella
Cc: j oakley (via Google Docs); [REDACTED]
Subject: Letter of Support for Crystal Mountain rezoning

Dear Galiano Island Local Trust Committee

I am writing to respectfully urge you to give First Reading to Crystal Mountain Society's Draft Bylaws for rezoning and to schedule a Public Hearing.

Nurturing a Forest Retreat Meditation Centre is a tremendously suitable enterprise for an island such as Galiano with its distinctive community and incredibly precious ecology. I wholeheartedly support Crystal Mountain Society as worthy stewards for such an undertaking. Their long history on Galiano has shown them to be peaceful, mindful, and genuinely dedicated to betterment. Full stop. Their practices have helped sustain the economy, ecology, and spirit of Galiano in an unintrusive and sustainable way. And their actions throughout this extremely protracted application process has demonstrated a sincere commitment to harmony, compliance, and diligence in raising the bar for environmental stewardship. I am confident that they have the conscientious wherewithal, intention, and resources to see this collaborative process through.

Please take the next steps to help this excellent endeavour move forward.

Thank you so much

Paula Uyenaka
23 year full-time resident.

[REDACTED]

From: Joanne Randle <[REDACTED]>
Sent: Tuesday, September 7, 2021 12:12 AM
To: Tahirih Rockafella; Jane Wolverton; Dan Rogers
Cc: Brad Smith; Maple Hung
Subject: Support for GL-RZ-2014.1
Attachments: CMS - Support for GL-RZ-2014.1.pdf

Dear Trustees Rockafella, Wolverton and Rogers,

Please find my letter of support for Crystal Mountain Society's rezoning application GL-RZ-2014.1 attached.

Thank you,
Joanne Randle

September, 7, 2021

Re: GL-RZ-2014.1

Dear Trustees Rockafella, Wolverton, and Rogers,

I am writing to express my support for the Crystal Mountain Society's rezoning application.

From what I can see, CMS have worked in good faith to move through the application process, address concerns and make reasonable adjustments and compromises along the way.

Having attended other residential meditation retreats myself, in both Washington state and BC, I know these retreats to be quiet events held with the deepest respect for others and reverence for the environment.

I know the applicants to be thoughtful, respectful community members, as well as being actively engaged in environmental initiatives. I am confident they will be good neighbours and responsible stewards of the land.

I urge you to give first reading to CMS's Draft Bylaws, and to schedule a Public Hearing.

Warmly,
Joanne Randle

From: Susan van Asselt <[REDACTED]>
Sent: Saturday, September 11, 2021 9:19 AM
To: Brad Smith <bsmith@islandstrust.bc.ca>; Dan Rogers <drogers@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>
Subject: Support of Crystal Mountain Society's Rezoning application

Dear Trustees Rogers, Wolverton and Rockafella and Planner Smith,

My husband and I are writing to you today to express our support for moving forward with the rezoning application submitted by Crystal Mountain Society regarding the land located at 20300 Porlier Pass Road, Galiano Island. We moved to Galiano Island two years ago and currently live in the North End. We have experienced all activities happening on the Crystal Mountain land to be respectful, both in terms of taking care of the land, as well as, of honouring the neighbours. We support the Trustees giving first reading to Crystal Mountain Society's Draft Bylaws for rezoning and to schedule a Public Hearing.

We thank you for your commitment to Galiano Island and urge you to support this important endeavour.

Best wishes, Susan and Arjan van Asselt

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Susan van Asselt, BSc, MA
Individual, Family and Marriage Therapist
www.susanvanasseltcounselling.com
[REDACTED]

I acknowledge my respect for and deep gratitude to the First Nations of the Coast Salish Sea regions: the ceded and unceded territories of the Penelakut, Lamalcha, the Hwlittsum, the Tsawassen, Tsartlip, Tswaout, Tseycum and Pauquachin, peoples, and all those who hold rights and responsibilities in and around the island known as Galiano on whose traditional territories we are honoured to operate.

From: Susan van Asselt <[REDACTED]>
Sent: Tuesday, September 8, 2020 5:52 PM
To: Jane Wolverton <jwolverton@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Dan Rogers <drogers@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>
Subject: Susan van Asselt comments regarding Crystal Mountain Rezoning application

September 8, 2020

Dear Chair Rogers, Trustees Wolverton and Rockafella, and Planner Smith,

Thank you for the opportunity to speak during today's Town Hall. I am a resident of North Galiano Island, having resided here for 1 year. I moved with my husband from Rossland, BC, where we retired from our jobs as Therapist/College Instructor and High School Teacher. Since 2003, we have spent a lot of time on Galiano Island, attending silent meditation retreats at Crystal Mountain, under the direction of Lama Mark Webber. We have chosen to spend our retirement years studying and practicing Dharma, fostering greater compassion for the world. We support the rezoning application of Crystal Mountain, and wish to see it completed.

My comments today are regarding why silence, privacy/isolation, and access to a spacious/expansive view are important while being in retreat. There is extensive research studying meditation and how it works. What the Buddha discovered 2500 years ago, is now being corroborated by science!

In a nutshell, in life, we have a set of default thoughts, called a "default mode network (Farb, Segal, Mayberg, Bean, McKeon, Fatima & Anderson, 2007)." Often, these default thoughts can cause discomfort.

In order to bypass this default mode network, and to access more immediate, accurate processing of the experience, reducing the sense of suffering, we need to calm our central nervous system, and become more aware of our body sensations. We do this by becoming silent, having little or no interaction with people, and having access to wide open spaces. When

these 3 conditions are present and our central nervous system is calmed and slowed down, we can enter into something called “flow”. Wlodkowski & Ginsberg (2017) state that when *flow*, or “total absorption” and complete “merging with the activity and the environment” happens, there is “subjective significance” regarding the information and “vital engagement” with it, enhancing the transfer to long-term memory. Therefore, being in long-term retreats, in a rustic setting with little to no distraction, combined with silence, privacy/isolation and an expansive/spacious view supports changes in habit/thinking patterns, paving the way for a more compassionate view of life to emerge.

Thank you for your attention to the well-being of those living on Galiano Island.

Best wishes, Susan van Asselt

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Susan van Asselt, BSc, MA
Individual, Family and Marriage Therapist
www.susavanasseltcounselling.com
(250) 921-4463

To: Galiano Island Local Trust Committee

From: Art Moses, [REDACTED]

Re: GL-RZ-2014 (Crystal Mountain)

September 5, 2021

Dear trustees,

I am a neighbour of this proposed development, and also served as vice chair of the Forest Policy Advisory Committee during the last comprehensive review of Galiano's Official Community Plan in 2009-10. I am writing in opposition to GL-RZ-2014 (Crystal Mountain), and I encourage trustees not to accept the staff recommendation to give it First Reading and send it to a Public Hearing.

There are too many unanswered questions and troublesome issues that trustees must resolve first. And as you are aware, a Public Hearing would be the last opportunity for trustees to receive public input, no matter how long it takes the applicant and LTC to complete the rezoning process after that. To gag public input before important information is available (for example, staff comments and a final version of the applicant's Water Management Plan, especially in the context of the Trust's freshwater specialist reporting water supplies in the area to be of "high vulnerability") would be a betrayal of public process.

The application sets a dangerous precedent

If approved, this application would set a dangerous precedent for rezoning land in Galiano's forest zone for non-forestry purposes. The forest policies in our Official Community Plan were clear to the applicant when they purchased their F-1 land in 1999. They restrict F-1 land to forestry uses only and prohibit the construction any enclosed buildings.

The OCP does provide options for forest land owners which involve rezoning to achieve a dwelling accessory to forest use. Long standing LTC practice – since removed from the OCP – also provides the rural residential/heritage forest option. Nowhere do OCP forest policies contemplate a large non-forestry facility with multiple buildings for various activities for visitors staying on site for up to six months spread throughout a rezoned forest lot. Citizens at the Community Information Meeting June 14 asked in writing "what are the guarantees it will not be used as a template or precedent for other retreat-type developments on F-1 land?" The staff reply sent just Sept. 2 is no answer and provides little comfort: "this is up to LTC to decide", it says.

While I realize certain echelons within Trust staff may not like the forest policies in Galiano's OCP, and would prefer to see much more development on F-1 lands than there has been, staff and trustees should not be actively working to undermine those policies with exotic bylaw- writing designed to get around them, and create new uses where none were contemplated. If trustees wish to do this they should organize a new comprehensive public review of our OCP so the community can determine the future shape of land use decisions on our island, which is what our OCP is supposed to do. This is what our trustees promised to do when they were campaigning for election in 2018.

This facility represents visitor accommodation and should be designated in bylaws as such

Trustees should require staff to re-examine the decision to place the proposed retreat centre under Community Facilities and Utilities, rather than in an Economic Activity Zone. Over the course of this application staff have done cartwheels to avoid classifying the proposed retreat centre as visitor accommodation, which it so manifestly would be.

The entire Community Facilities and Utilities sections of the Land Use bylaw and OCP are clearly designed for facilities serving a public purpose, providing a public benefit, and meeting a demonstrated public need. Instead, the proposed Crystal Mountain retreat centre would be a private facility attracting only those individuals with a niche interest in its spiritual programs, for which – according to the staff report - they would pay fees for food, lodging and programs. In addition, they would also pay fees to the organization's spiritual leader who lives nearby, for whom this "non-profit" facility is designed to draw more participants to use and pay for his services.

This would be manifestly an economic activity. On page 47 of his staff report the planner admits as much in his check list of how the proposal complies with objectives in the Islands Trust Policy Statement.

"5.7 Economic Opportunities 5.7.2 "Local Trust Committees and Island Municipalities shall in the official community plans

and regulatory bylaws address economic opportunities that are compatible with conservation of resources and protection of community character". The planner has checked this off. Indeed, if a 17 bedroom, 5 tent site facility designed to be open 24/7, 365 days a year to serve the unique private interests of its customers is not an economic opportunity, and therefore an economic activity, it's hard to know what would be.

Furthermore, for the staff to double-down and insert more words like "non-profit" and "non-commercial" in the latest version of the draft bylaws defies legal advice provided the Local Trust Committee in 2016.

Conflation with the Galiano Conservancy rezoning (Environmental Education/Nature Protection) is Spurious

Clearly staff and the applicant have gone out of their way to conflate the rezoning of the Galiano Conservancy's Millard Learning Centre with this application. To make the application more palatable, they are treating the two as equivalent – proposing to insert this "spiritual education" retreat in the same sections of the OCP and LUB, and comparing the densities allowed under each. In fact the two rezonings are in no way comparable. The Conservancy Learning Centre land was zoned residential. At the time of purchase the previous owner had achieved Preliminary Layout Approval for a subdivision of 16 houses (and presumably 16 cottages) along the waterfront. The Learning Centre was, in effect, downzoned for its Environmental Education/Nature Protection purposes. By contrast, the CMS purchased its forest lot as F-1 – forestry use only, no buildings allowed. To compare and model the two rezonings gives zoning no meaning and no value. The comparison and conflation is spurious and dishonest.

Draft bylaws fail to protect the neighbourhood by failing to establish a limit on the number of daily users

In discussions with the planner and CMS representatives, neighbours of this proposed development expressed concern about the number of retreat participants who could be attracted to the facility and housed in the neighbourhood, quite apart from those who would be housed on site.

"We don't want this to become some kind of conference centre", was how one neighbour put it, referring to the number of Crystal Mountain Society members and adherents who have purchased properties in the neighbourhood in recent years and are capable of providing overnight accommodation off-site for retreat participants. Neighbours were assured that the planner would work to establish an upper limit for day use, with limited exceptions for special events. CMS seemed to agree. Yet the staff report categorically rejects day use limits on the grounds no other facility on island has them and says such limits would be hard to enforce. The report does say trustees could decide otherwise.

I remind the trustees and the planner two things: If approved, this would be an unprecedented development for the island, the first one on land zoned F-1 for purposes other than directed by the OCP. So while there is no precedent for a day use limit, this should be of no consequence when this development, itself, would be unprecedented. On the contrary, there are ample reasons that day use limits could be set and should be set to enhance the peace and quiet of the surrounding rural residential neighbourhood.

Second, while the planner also says enforcement of a day use limit would be "impractical and difficult to administer", so too would be the limit on overnight accommodation that the staff report seems to believe would be enforceable. This makes no sense whatsoever. Does bylaw enforcement feel more comfortable looking in on retreat users to check on their numbers in the middle of the night, than they do paying a visit during the day? I ask trustees to take up the planner's invitation and direct staff to revisit the issue and include limits in the bylaws on the number of day users.

Referrals to APC and CIM were misleading, erroneous

I am also concerned about erroneous information given in the referral to the Advisory Planning Commission and to the Community Information Meeting, information which is still up on the Islands Trust web site.

The staff presentation to the CIM states (page 8):

"If adopted as written draft bylaw No. 256 would result in:

The creation of a new health and wellness section of the OCP with policies specific to spiritual education

A 6.14 hectare portion of the two subject properties that are currently designated Rural (Lot 9) and Forestry (Lot A) in the OCP to be re-designated as Spiritual Education

The remainder of the two subject parcels to be designated as Nature Protection"

I believe a similar description was given in the referral to the APC. Of course neither of these statements is correct. The creation of a new health and wellness section of the OCP with policies specific to spiritual education may have been what planning staff attempted to do with this application in 2016. It is certainly not what they are trying to do now by writing a new section under Community Facilities and Utilities. So why the misleading and erroneous description to the public and to the APC?

The second statement is also wrong. In fact, none of the property "currently designated Rural (Lot 9)" will be "re-designated as Spiritual Education", only part of the portion designated "Forestry (Lot A)". Again, why this misleading description?

The staff presentation also asserts that the applicant's residential lot has a permitted density of two dwellings and two cottages. As was pointed out at the CIM, the permitted density is actually only one house and one cottage. While the planner agreed he was mistaken, the error still appears in the staff presentation on the Trust website.

Fragmentation of the forest inherent in the upper ridge development is not compliant with Trust Policy Statement objectives

Sections 3.2.2 and 4.2.7 speak of "unfragmented forest ecosystems" and "minimiz(ing) the fragmentation of forests". They are checked off as compliant, yet the addition of the upper ridge unconnected to the lower area of development represents a blatant violation of objectives to avoid fragmenting of the forest. To allow this fragmented "hooked lot" scheme would pose a dangerous precedent in what already is a dangerous precedent.

Please review the points I have raised seriously, please show some respect for the North End neighbourhood and for our Official Community Plan, and do not send this application to First Reading and Public Hearing.

Thank-you.

Art Moses