

## Maple Hung

---

**From:** Jan Fenby <[REDACTED]>  
**Sent:** Sunday, October 31, 2021 1:43 PM  
**To:** Dan Rogers; Tahirih Rockafella; Jane Wolverton; glltcwebmail  
**Subject:** Against Crystal Mountain Application File # GL-RZ-2014.1

To Trustees Rockafella, Wolverton, and Chair Rogers

I am dismayed and frustrated at the Crystal Mountain proposal. This proposal is completely contrary to the OCP. And yet it has been given hours upon hours, years, actually, of Trust time.

- Community Facility or economic activity ? This distinction is clearly stated in the OCP and this proposal does not meet the conditions for 'community facility' and there has not been, to date, any satisfactory answers about this in the staff report. Does the OCP mean nothing here?
- It does not respect the Islands Trust mandate to Preserve and Protect.
- It does not follow the recommendations in the recent Coastal Douglas-fir Zone & Associated Ecosystems An Islands Trust Toolkit.
- There has not been enough study on the impact of neighbouring wells and properties. There is no provision for food waste and garbage.
- Many years of local history has shown that the applicant does not value the environment, nor respected the law, as demonstrated with repeated bylaw infractions for residency of guests, the negative impact on Spotlight Creek, the ongoing large garbage pit, and the lack of consultation with neighbours. These are not actions of an applicant negotiating in good faith.
- The scale of the proposed development would have a huge footprint with a great deal of forest fragmentation. Is this even something to consider with climate chaos in the time of ' CODE RED' for all of us?
- And especially considering the above statement, the density is far too high for the area. there is really no small contained area that can support 30+ people and have sustainable water and septic operations.
- Fire safety is problematic due to the number of propane heaters and stoves
- This would set a precedent regarding rezoning Forest Lots. There are enormous and far reaching repercussions with this and thinking otherwise is naive.
- This is not a local initiative; it is international.
- There is a DPA within the area. What is the point of having these if they are disregarded?
- The number of potential people staying on the property will impact the whole area, not just the hut area. (people do that!)
- You can zone land, not ownership. Please pay close attention to these words.

Galiano's carrying capacity needs to be factored into any large development, regardless of the intended use whether it is for retreats, affordable housing, or tourism. Crystal Mountain is too large for the island. This application is ill conceived and has gone on for far too long and consumed too many Islands Trust hours and dollars.

Please, Trustees, do not move forward with this application.

Thank you, Jan Fenby