

November 4, 2021

Dear Galiano Island Local Trust Committee and Planner Brad Smith,

The Crystal Mountain Society, through our Rezoning committee, is writing to you today on a recent notice we have received from our supportive north end neighbours as well as from the wider Galiano community. They informed us that there is a petition circulating against Crystal Mountain Rezoning Proposal (that they have refused to sign).

Are you aware of this petition circulating against Crystal Mountain Society's Rezoning proposal? It contains a lot of disinformation and, as importantly, it omits a lot of facts that would give an accurate and true picture of the proposal. For example, there is no mention of the inclusion of the ecologically rich Residential Lot 9 that is so important in the big picture of our rezoning application.

We have attached a copy of the opposing petition.

As you can imagine we are deeply concerned about the effect that this misleading information could have on the public and the LTC. However, we do trust that the LTC has a solid understanding of the actual factors of the proposal upon which your decisions are based and would ask us questions if needed.

We do not know how or when this petition will be presented to you? Very soon we expect. How much weight do you give to a document such as this? Would it be posted with our IT public Correspondence? With or without a notice that it is opinion only?

We are aware that our application is not on the November Agenda but if we recall accurately, people can speak on various topics in the Town Hall segments. Is it possible that the handful of folks insistently voicing repetitive points of opposition to our application will have a "Delegation" in Town Hall as they did once before, or approval to have them all speak in succession as they did in a previous meeting? As you can imagine, it is a challenge to be able to respond effectively in a Town Hall to a long presentation like that.

We have been told that people with the petition have canvassed at both the recycling centre and the ferry terminal. This caused the staff (and in the case of GIRR, its Board) of both public facilities to give notice that soliciting is not allowed and will be monitored now.

Most recently we have received copies of the "five briefs" and that the people who wrote them have scheduled discussions with the Trustees. From our preliminary readings we once again see several instances of inaccurate statements and misleading assumptions. We will be following through with you on what we have to say on the content of these briefs.

We are always happily available via zoom, telephone conference call, and or email to clarify points or answer questions.

Elizabeth McClelland, Leslie Cain, Janice Oakley  
CMS Rezoning Committee

# Petition against the Crystal Mountain Society rezoning proposal

## Fact sheet

The proposed rezoning for Crystal Mountain Society's (CMS) scattered retreat complex at the North End would set many dangerous precedents for development on forest land throughout Galiano.

### What the rezoning would do

The proposal would rezone land from F-1 (forestry only, no enclosed buildings) to a zone that allowed 17 sleeping cabins, 5 tent platforms and separate buildings for kitchens, bathhouses/laundry, storage, meditation hall, parking spaces and a caretaker residence, spread throughout the site. The goal is for a facility that would operate year-round.

### Forest fragmentation & duplication of infrastructure

In exchange for this level of density and intensity of use on 25 percent of their land, CMS is proposing to transfer the other 75 percent to the Islands Trust Conservancy (ITC). However, this exchange is badly compromised by a second swath of land CMS insists it must develop cutting through the land to be transferred to the ITC. As a result, the development would create two separate retreat areas, with duplicate infrastructure, with no possibility of moving from one area to the other, except by nearby public roads and an easement. The plan would badly fragment the forest and forest ecosystem.

### Contrary to Galiano's Official Community Plan (OCP)

This disjointed development is completely outside what the community contemplated when we developed Galiano's OCP. Forest fragmentation is also explicitly prohibited by the OCP and by directives in the Islands Trust Policy Statement. Neither does the OCP envisage converting forest land into accommodation for visitors. The OCP requires residential development on forest land to be clustered: it does not allow the extensive sprawl described in the proposal. The proposed extensive use of fossil fuels is in contravention to the Climate Change Mandates of Islands Trust Policy Statement.

### Putting groundwater at risk

The proposed rezoning could also jeopardize groundwater resources. The Islands Trust Freshwater Specialist calls the area "highly vulnerable", and "an area in need of critical attention". However, CMS water testing has been inadequate, the amount of water required to run a year-round retreat has been seriously underestimated, and no testing has been done on neighbouring wells.

### Indigenous consultation inadequate

Consultation with indigenous people went no further than a routine 30-day opportunity to comment sent to area First Nations. However, significant indigenous interests are at stake: the proposed development is adjacent to Crown Land District Lot 87 which may be the basis of a treaty settlement. This calls for meaningful face-to-face discussions to discuss indigenous interests.

### Improper zoning designation

Despite this proposal being a type of wellness tourism, accommodating guests who will pay fees for their stay, staff are not placing it under commercial zoning like all other facilities for visitor accommodation on the island. Instead it is being placed in a section called *Community Facilities and Utilities*, designated for uses such as seniors' and community housing, schools, libraries, health and emergency services.

**Please sign the petition asking the Galiano Local Trust Committee to proceed no further with this plan.**

*This fact sheet was prepared by Galiano residents and landowners who are concerned about the Crystal Mountain application: Sheila Anderson, Serena Coutts, Jenna Falk, Akasha Forest, Suzanne Fournier, Dan Gaucher, Bob Grist, Diana Lilly, Brad Lockett, Pat Mayhill, Ian Mayhill, Tom Mommsen, Art Moses, Sandy Pottle, John Ronsley, Risa Smith*