

From: John Ronsley <[REDACTED]>
Sent: Wednesday, November 10, 2021 10:48 PM
To: Dan Rogers <drogers@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Brad Smith <bsmith@islandstrust.bc.ca>
Subject: Crystal Mountain

Dear Trustees and Mr. Smith,

I am forwarding my submission to the LTC at the Town Hall on Nov. 8th to each of you attached to this email. I would like to request that this be posted on the Islands Trust Web site as well.

Although I provided printed copies to each of the three trustees at the LTC Town Hall, I have since found it necessary to add an addendum following my meeting with Trustee Wolverton earlier today. Therefore, I am providing you with the updated version.

Thank-you for your public service and for your consideration.

Sincerely,

John Ronsley

[REDACTED]

Galiano

Presentation to the Galiano LTC Town Hall, Nov. 8, 2021

Good Afternoon!

For those here who I haven't met, my name is John Ronsley and I live at 40 Spotlight Drive at the north end. I live adjacent to the Crystal Mountain Society Forestry zoned lot which as many of you know currently has an application for re-zoning before our Local Trust Committee. That re-zoning application is to allow multi-unit construction on the property for their retreats.

Our local community in and around Spotlight Cove is opposed to the Crystal Mountain Society's application to re-zone. Nine of ten households say that they don't want the application to be approved. They have signed their names to a petition to oppose it. But this is not why our LTC must reject Crystal Mountain's application.

The reason why our LTC must reject the Crystal Mountain Society's application to re-zone its forestry zoned lot is because the application is not supported by Galiano's Official Community Plan. When I read the Official Community Plan for the first time a few weeks ago, I was impressed by the amount of thought and consideration that was in there. But I am concerned that our Local Trust Committee is not giving it the attention that it deserves.

"Section 949(2) of the Municipal Act requires all bylaws enacted, permits issued, and works undertaken by the Galiano Island Local Trust Committee be consistent with the Official Community Plan." So the OCP is a policy document with legal teeth.

I wonder if the Crystal Mountain applicants already know that their proposal is at odds with the OCP. They seem to have twisted themselves into pretzels trying to make their proposal fit, particularly Section 2, the section on Land Use. They say that their application falls under

heading 4 of Section 2 which means that it is a “Community Facility or Utility”. This is a huge stretch!

If you get a chance to look at that part of the OCP, scroll down to “Policies”. This states clearly that to qualify as a “community facility”, this must be the principal use. If, on the other hand, you want your property to be for commercial purposes, there is a different part of the land use section for you, Part 5. Part 5 is where the Crystal Mountain Society’s application really belongs.

Community facilities are things like the recycling centre, fire halls, ambulance station, health care centre, church, school, cemetery and the community halls. That is what the Official Community Plan says they are. These are things that we all benefit from and they are responsive to us because we are the users of the services. For example, when the community said that it would be good to have free WIFI at the library, it was done. All

these services serve the local community principally and primarily. By contrast, the Crystal Mountain Society does not serve or respond to its local community. Similar to other resorts on the island, Crystal Mountain serves people from all over the world as far as their retreats are concerned. They advertise on their web site that people come from Europe, South and Central America, the United States and New Zealand for their retreats on Galiano Island. A one week retreat costs \$445 all the way up to a 4 weeks retreat for \$1780. For 2020, the Crystal Mountain Society lists 91% of its revenue as from “the sale of goods and services.”

I fully appreciate the value of our commercial operations on Galiano. I want to see them increased.

The Crystal Mountain Society may very well benefit its retreat goers in the same way that a corner store benefits the people who shop at the store. But that’s not the point. The point is that the way Crystal Mountain operates and who it serves makes it a Commercial operation under the OCP, not a Community Facility.

So it is time to tell the Crystal Mountain Society that their application isn't in line with the OCP and it cannot be approved.

I would like to conclude on a historical note. It is my understanding that at the time that the OCP for Galiano was written, retreats on forest lots were discussed. The community decided to not endorse forest lots for retreats. They opted instead for a process for residential use of forest lots. That is what the forest zone owners wanted and what the community wanted. The OCP can be amended or changed. It's for the community to decide as part of a future OCP review.

But for today, I am respectfully asking that our Local Trust Committee respect the Galiano OCP by not allowing commercial retreats on Forestry zoned lots. They must reject the re-zoning application by Crystal Mountain.

I thank you for listening.

Addendum (Nov. 10th, 2021)

Recently, there has been a proposal without public consultation for a special land use designation whose purpose is to bring the OCP more in line with the Crystal Mountain rezone application. This proposal is for a new “Spiritual Education” land use designation.

The practice by our LTC of making changes to the OCP without public consultation is problematic and needs to stop. It undermines the mandate of the OCP to be an enduring policy document for all of Galiano. By allowing changes to be made for just a small but often vocal group of residents, wide community engagement and interest in writing and periodically reviewing the OCP is discouraged. Rather than promoting core values, the practice works to advance special interest individuals or groups. In short it undermines the integrity of our system of government to uphold our community’s

shared values. Our LTC should not amend the OCP to accommodate Crystal Mountain without first seeking broad public approval for the amendment first.