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**Sent:** Sunday, December 5, 2021 10:25 PM

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**Subject:** Planner report on Crystal Mountain

Good morning Trustees Wolverton and Rockafella,  
and to LTC Chair Dan Rogers:

Crystal Mountain appears again on the LTC agenda today, Dec. 6, 2021, with a report from Planner Brad Smith.

The report by Planner Smith raises more questions than it attempts to answer. It identifies key gaps in the LTC's information base as well as a worrisome lack of regulatory capacity.

More than 180 Galiano residents, from both the north and south ends of the island, have signed a petition asking the Galiano trustees not to proceed with the Crystal Mountain application.

There has been no substantive response to either the petition or the five research papers presented to the Galiano trustees.

No wonder people say they do not feel heard by the Galiano trustees.

To address just a few concerns that Planner Smith's latest report raises:

1. Residents have serious concerns about Crystal Mountain's potential water use and impact on neighbours' wells and groundwater. Planner Smith reports "**A revised water management plan dated August 4, 2021 was submitted by the applicant. This latest draft WMP reflects comments provided by staff on a previous draft version. Staff have not had time yet to provide detailed comments on this draft version.**"

Despite initial caution advised by Chair Dan Rogers, the Galiano trustees proceeded in Sept 2021 with first reading of the CM bylaws--without seeing a final Water Management Plan. In this era of intense climatic changes, with a year of a "heat dome" followed by an "atmospheric river" and record-setting rainfall, it would appear to be a failure in due diligence to allow an application to proceed to CIM and first reading with such inadequate and incomplete data.

By contrast, other applications before the LTC, such as those for affordable housing, have been required to provide detailed WMPs and all-seasons data on groundwater use and recharge. The public has never seen a Crystal Mountain WMP for either its main development site or on its duplicate development site above.

2. Planner Smith further advises that although "**the LTC likely does have the authority to establish and enforce day limits,**" he concludes: "**Bylaw enforcement of day use would be impractical and difficult to administer.**"

Neighbours have accurately cited Crystal Mountain's intensive buildout of North Galiano and CM use of various houses made available to them either for rent or by owners. Correspondence to the LTC has indicated negative experiences of CMS as a tenant. In the past, CMS has held winter retreats of more than 20 people, without even using the CMS property. With zero enforcement, at least 22 people on-site and more visitors packed into homes around Crystal Mountain, intensive over-use of an isolated rural neighbourhood is inevitable.

We all are painfully aware that there has been little bylaw or public health enforcement of Crystal Mountain, which has had 21 years of north Galiano retreats with no zoning permission and continued use

of illegal outhouses (except for 2021). If there is no enforcement possible or probable, the Galiano LTC should close the CM application. Everyone should be required to follow the same rules. Homeowners know they can't build a woodshed or a deck without proper permission.

3. Planner Smith is **not sure whether the LTC can legally use the term "non-profit" in the proposed bylaws**. But the real issue is that Crystal Mountain is running a costly international wellness tourism business on a site that should be zoned commercial. CMS boasts that its users come from all over the world: Canada, the US, Central and South America, Europe, New Zealand and Australia. Fees, rent and compulsory daily "dana" donations put Crystal Mountain courses beyond the reach of most Galiano islanders, who typically have to volunteer for CMS to attend. Crystal Mountain is not a community facility. It provides no tangible benefit to the larger Galiano community and caters to a small subsection of the enormous international business that wellness tourism has become.

These comments on Planner Smith's report are in no way intended to impugn his professional due diligence. Indeed, he has spent an inordinate amount of taxpayers' money and the Galiano LTC's planning budget on this still incomplete and problematic CMS application. As Trustee Rockafella cited when voting to close the Romagnoli/Smith application, there has to be limits to how much money from the public purse should be spent on an application when it still lacks adequate information. This should be a strong incentive for trustees to finally close this application, in the face of Crystal Mountain's decades of de facto operation, in the absence of proper bylaw permission or enforcement, as well as its ongoing violation of Galiano's Official Community Plan.

Yours sincerely;

Suzanne Fournier

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