

From: John Ronsley <[REDACTED]>

Sent: Sunday, July 3, 2022 10:08 AM

To: Dan Rogers <drogers@islandstrust.bc.ca>; Jane Wolverton <jwolverton@islandstrust.bc.ca>; Tahirih Rockafella <trockafella@islandstrust.bc.ca>

Cc: Art Moses <[REDACTED]>; Audrey Thomas <[REDACTED]>; Brad Smith <bsmith@islandstrust.bc.ca>; Pat & Ian Mayhill <[REDACTED]>; Risa Smith <[REDACTED]>; Serena Coutts <[REDACTED]>; Suzanne Fournier <[REDACTED]>; Tom Mommsen <[REDACTED]>

Subject: Crystal Mountain

Dear Trustees,

Please find attached a letter from north Galiano residents pertaining to the application by Crystal Mountain to rezone their F1 forestry lot. This letter outlines ongoing concerns regarding the impact to groundwater of the Crystal Mountain proposal and our view that it is inappropriate to proceed to a Community Information meeting for multiple reasons at this time.

Thank-you for your consideration.

Sincerely,

J Ronsley

[REDACTED]
Galiano

July 2, 2022

Dear Trustees Rogers, Rockafella, Wolverton,

We are writing to express concerns pertaining to a letter dated June 15th, 2022 by the Crystal Mountain Rezoning Committee (CMRC) in respect of their application to rezone their Forestry lot (Application GL-RZ-2014.1) and staff recommendation for a CIM on Sept. 15, 2022

The CMRC letter purports to address concerns identified by the LTC at the June 6th, 2022 Galiano Local Trust Committee meeting pertaining to the impact on ground water of Crystal Mountain's proposed visitor accommodation facility at the north end of Galiano.

The minor adjustments of removing two tent platforms and reducing the daily use limit of the main retreat area from 35 to 27 people do not address the community's concerns regarding ground water. These concerns remain:

1. The sustainable yield of the central well is still unknown. The 12-hour pump test did not demonstrate stabilization, as is required by provincial guidelines to determine sustainable yield, and as indicated in the 2015 study by Mr. Kohut.
2. At the June 6 LTC meeting, when asked why he thought a 12-hr pump test was satisfactory, the freshwater specialist did not provide a direct response, but rather said that the provincial water authority might require additional information before approving a commercial water license; it should be noted that the provincial guidelines stipulate 24-72 h pump tests¹.
3. The estimated low daily use has never been addressed, although it is continued in the staff report of June 21¹. The two caretakers are allocated 158.8 L/day/person (317 total L/day), when in fact they are occupying a residential building, for which the Galiano LUB states 2000 L/day/residence. Overnight visitor use is entered as 190.8 L/day/person, while the provincial standard is 225 L/day/person. There is no evidence that CMS uses significantly less water than provincial standards. As well, the LTC is **zoning land not people**. Therefore, there is no justification for water use to be presumed to be lower than provincial standards for this or any land use application.
4. The allowance of 60 people 4 times a year far exceeds the capacity of the groundwater and stored water¹. The water management plan already shows a water shortage from August to October at 35 people per day – allowing 60 would demonstrate an extreme disregard for the North End community and their concerns about water. It also exceeds available parking areas; the number of days with excessive occupancy seems to vary with each iteration, first it was 1 day, then it was six, the water management plan lists 1-2, and the most recent request is 4.

Staff are recommending moving ahead to a CIM when there are still serious issues that have not been resolved, including:

¹ At the March 7, 2022 meeting, the LTC passed a motion asking staff to review the water management plan and, in particular, provide feedback on: a) whether the water usage estimates are reasonable; b) recommendations on alternative pump tests, and; c) recommendations on the impacts of water use on days when the numbers of people on the property exceed 35. This new plan does not address any of these. On June 6 no explanation was given to justify the low water usage estimates – only that the staff thought it was OK; the freshwater specialist was not willing to say that the 12 hour pump test was adequate, only that the province might require more; and impact of water use on days when the numbers of people exceed 35 is not addressed in the current plan, including the request for 4 occasions where 60 would be allowed with no impacts identified on the water use.

- No commercial water license issued and inadequate testing to support a commercial water license
- No updated sewage plan that reflects the proposed water use
- Approval of the upper ridge development although issues related to no proven water, forest fragmentation, additional infrastructure, or road access have not been addressed
- Clearly a commercial development (verified by the advertisements for the August 2022 retreat and previous years) placed under Community Facilities with no proven community need, and considerable opposition, is in contravention of the OCP and Trust Policies 5.2.3, 5.2.4, 5.8.6²
- Clear forest fragmentation, and no explanation given for why it is not in contravention of Trust Policy
- Sprawling development in contravention of Trust Policy on clustered developments
- Effects of climate change (extended drought, flash floods, heat domes) on water availability not addressed
- Continued use of fossil fuel for cooking, hot water and heating, at a time when the Islands Trust has acknowledged a climate change emergency.

This application has taken so much time because the proposal has changed frequently and is inconsistent with the Official Community Plan and Trust Policy. We wish to emphasize that the community's concerns regarding groundwater are just one of many pertinent objections pertaining to the CMS application which are well documented. For example, when the CMS project manager was asked if the plan results in forest fragmentation, he did not answer directly, but rather pondered the theoretical fragmentation that could result from other land uses. As well, the number of people allowed on this property would make it the largest commercial development on Galiano, and it is still not required to meet commercial standards.

We suggest that the LTC take no further action, including scheduling a CIM and Public Hearing , unless all of the outstanding issues are satisfactorily resolved.

We thank you for your consideration.

John Ronsley

Audrey Thomas

Serena Jo Coutts

Risa Smith

Art Moses

Suzanne Fournier

Ian Mayhill

Pat Mayhill

Tom Mommsen

² No explanation is given on how this development is compliant with policies:

5.2.3. which relates to the social impacts of development, considering the social impacts on neighbours has not been addressed; 5.2.4 that requires land use that is compatible with preservation of "...natural amenities" considering that the water availability has not been adequately addressed; 5.2.8, that the Galiano "community's current and projected housing requirements and long-term needs for education, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services" considering the considerable opposition from the neighbours and no demonstrated community need.