



File No.: GL-RZ-2014.1 (Crystal Mountain)

DATE OF MEETING: August 25, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Brad Smith, A/Regional Planning Manager
Wendy Tyrrell, Manager, Islands Trust Conservancy
Warren Dingman, Bylaw Compliance & Enforcement Manager

SUBJECT: Crystal Mountain Rezoning Application – File Closure

Applicant: Crystal Mountain Society (CMS)

Location: District Lot (DL) Lot 90 Lot 9 and DL 88 & 89 Lot A, North Galiano Island

RECOMMENDATIONS

1. That the Galiano Island Local Trust Committee proceed no further with rezoning application file GL-RZ-2014.1 (Crystal Mountain) and requests staff to close the application file.
2. That the Galiano Island Local Trust Committee request staff to notify Penelakut Tribe of the file closure for rezoning application GL-RZ-2014.1 (Crystal Mountain).

REPORT SUMMARY

The purpose of this report is for the Galiano Island Local Trust Committee (LTC) to consider proceeding no further with rezoning application GL-RZ-2014.1 (Crystal Mountain) due to lack of progress from the applicant.

BACKGROUND

This application is to rezone two subject properties (DL Lot 90 Lot 9 and DL 88 & 89 Lot A) on the north end of Galiano Island in order to permit a *spiritual education* land use. Lot 9 is currently zoned Rural 2 (R2) and Lot A is zoned Forest 1 (F1). The rezoning application has been ongoing since 2014.

The LTC held a public hearing for proposed bylaw No. 256 and 257 on May 6, 2023. After the public hearing, the LTC passed the following resolution:

GL-2023-031

That the Galiano Island Local Trust Committee directs staff to conduct further consultation with the Penelakut Tribe on rezoning application GL-RZ-2014.1 (Crystal Mountain).

At the December 10, 2024 Galiano Island LTC meeting, the LTC passed the following resolutions in regards to the rezoning application:

GL-2024-044**It was Moved and Seconded,**

that Galiano Island Local Trust Committee is supportive of an alternative 75% land transfer to the Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-045**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the Crystal Mountain Society consider an alternative 75% land transfer to Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-046**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the applicant engage directly with Penelakut Tribe to determine feasibility of a 75% land transfer of Crystal Mountain Society lands to Penelakut Tribe as part of rezoning application GL-RZ-2014.1, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the Local Trust Committee.

CARRIED

Further background to this application, including previous staff reports, proposed bylaws, professional reports and correspondence, is available on the Islands Trust website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/current-application-documents/>

APPLICATION STATUS

Since December 2025, staff have received limited communication or updates from the applicant. In April 2025, staff received correspondence from the applicant's legal representative providing an update on the status of the applicant's Rezoning Committee. The correspondence advised that the Crystal Mountain Society Board intended to dissolve the existing Rezoning Committee and establish a new committee. No further substantive updates or communication regarding the application have been received since that time.

On July 22, 2026, staff sent a letter to the applicant (attached) requesting an update on the status of the application. The letter provided the applicant with an opportunity to provide information regarding the applicant's intentions and anticipated next steps. To date, staff have not received any communication or correspondence from the applicant in response to the letter.

Given the lack of recent activity and the absence of communication from the applicant, staff consider the application to be dormant. Considerable staff resources have already been expended on this application, well beyond what would be recovered through the original application fee paid in 2014. Continuing to retain the application as an active file would require further staff resources to be allocated to an application for which there is currently no indication of when, or if, the applicant intends to proceed.

Staff recommend that the Galiano Island LTC consider proceeding no further with the rezoning application and formally close the application. Staff have provided a draft motion under Recommendation No. 1 for the LTC's consideration.

In addition, staff have provided a second recommendation requesting that staff notify the Penelakut Tribe of the LTC's decision to close the application. This notification would ensure that the Penelakut Tribe is advised of the application's status and the LTC's decision.

Should the LTC resolve to close the application, staff would proceed with the necessary file closure procedures. Following closure of the application, bylaw enforcement would commence as required to cease the ongoing non-permitted use on the two lots for the hosting of spiritual education retreats by CMS.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Hold the application in abeyance

The LTC may choose to hold the application in abeyance until the applicant provides an update.

2. Receive for information

The LTC may receive the report for information

NEXT STEPS

If the LTC decides to proceed no further with the application, staff will close the file. Islands Trust Bylaw Enforcement, Islands Trust Conservancy, Capital Regional District Building Department, and the Penelakut Tribe will be notified of the file closure.

Submitted By:	Kim Stockdill, Island Planner	August 17, 2026
Concurrence:	Brad Smith, A/RPM	August, 17, 2026

ATTACHMENT

Attachment 1 - Letter to applicant dated July 22, 2026



200 – 1627 Fort Street, Victoria BC V8R 1H8

Telephone **(250) 405-5151** Fax (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email information@islandstrust.bc.ca

Web www.islandstrust.bc.ca

July 22, 2026

File Number: GL-RZ-2014.1 (Crystal Mountain)

Crystal Mountain Society

Galiano Islands

Delivered by email to:

info@crystallmountain.org

helen@crystallmountain.org

sands@morningbeach.com

Attn: Helen Foster & Elizabeth McClelland

Islands Trust staff will be requesting the Galiano Island Local Trust Committee (LTC) consider closing File Number GL-RZ-2014.1 (Crystal Mountain) at the August 25, 2026 regular LTC meeting, due to lack of activity on the rezoning application.

At the December 10, 2024 Galiano Island LTC meeting, the LTC passed the following resolutions in regards to the rezoning application:

GL-2024-044

It was Moved and Seconded,

that Galiano Island Local Trust Committee is supportive of an alternative 75% land transfer to the Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-045

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests that the Crystal Mountain Society consider an alternative 75% land transfer to Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-046

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests that the applicant engage directly with Penelakut Tribe to determine feasibility of a 75% land transfer of Crystal Mountain Society lands to Penelakut Tribe as part of rezoning application GL-RZ-2014.1, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the Local Trust Committee.

CARRIED

The last correspondence received was from Mr. Peter Senkpiel on April 14, 2025 (attached), stating that the Crystal Mountain Society Board would dissolve its Rezoning Committee and that a new committee would be established over the following weeks or months.

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

As no further correspondence or action has been received in over a year, staff are recommending that your rezoning application be closed. If the application is closed, bylaw compliance will be required, and a bylaw enforcement file will be reopened.

Any request to keep the application file open must be submitted to the Galiano Island LTC and include a strong rationale explaining why the application should remain open. In addition, substantial information outlining the proposed next steps for the application, including a timeline, will be required.

Following the Galiano Island LTC's consideration of this matter at its August 25, 2026 regular meeting, a subsequent letter will be sent advising you of the LTC's decision to either close the application file or keep it open.

Sincerely,

A handwritten signature in black ink that reads "Kim Stockdill". The signature is written in a cursive, flowing style.

Kim Stockdill
Island Planner, Galiano Island Local Trust Area

Attachment: Letter from P. Senkpiel dated April 14, 2025

*pc: Galiano Island Local Trust Committee
Mary Storzer, Regional Planning Manager
Warren Dingman, Bylaw Enforcement Manager*

To Brad Smith (bsmith@islandstrust.bc.ca):

I write as legal counsel for the board of Crystal Mountain Society in order to convey some recent decisions of the Board.

The LTC and Islands Trust's process to date has resulted in considerable delays and financial expense (approximately \$100,000) to CMS. These delays (and the estimated 2-4 years to go to completion) have fundamentally changed the economic viability/feasibility of the proposed retreat centre (nearly quintupling the anticipated costs), and, with the economic uncertainty as a result of the trade wars with the US, created an unstable and uncertain environment for moving forward.

As a result, the CMS board is no longer confident that this rezoning, as spearheaded by the previous committee, is viable, and it is no longer able to justify demanding so much time and hassle from the current committee members.

As such, the board of CMS had decided, effective immediately, to dissolve its current Rezoning Committee. A new committee will be constituted in the coming weeks/months, and it will be tasked with looking—with fresh eyes and energy—at the various options available for Lot A moving forward. It will, in part, keep an eye on the economic factors given the current political climate.

Independent of what the new committee decides in relation to the rezoning application for Lot A, the CMS board will direct the new committee to continue with the plan to create an emergency access route for the North End of Galiano Island.

The board of CMS wishes to thank the previous committee members for their tireless work over the past years. The outgoing committee members were unpaid volunteers who devoted considerable time from their personal lives to the goal of seeking to create a community based non-profit spiritual education retreat facility on 25% of CMS' land while also trying to find ways to ensure that the remaining 75% received Nature Protection zoning, regardless of which entity or group received those lands, for the benefit of the environment and everyone on Galiano.

Any inquiries about this letter or matters relating to CMS and its application should be directed to the Board of CMS, which will, once it is constituted, advise as to the members of the new CMS committee. To avoid issues arising amongst the Galiano community, the Board has recommended that the outgoing committee members address any inquiries by simply directing people to this letter and to the board of CMS. This will ensure that any inquiries are answered consistently to avoid the communication problems that have arisen in this matter in the past.

Yours very truly,

✓
Peter Senkpiel, K.C.
Crabtree + Senkpiel Litigation
peter@cslitigation.ca