



CRYSTAL MOUNTAIN
A Society for Eastern and Western Studies

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FOREST RETREAT MEDITATION CENTRE PROPOSAL

SUMMARY

Crystal Mountain – A Society for Eastern and Western Studies (CMS) is a registered charitable, non-profit, educational organization incorporated in 1976. A non-profit Society may be registered as a Canadian charity only if its purposes are exclusively for the public benefit.

The purpose of the Society is to promote the development of the wholesome, clear, interested mind through study, meditation, and compassionate work.

CMS is proposing land use for the establishment of an all-season Forest Retreat Meditation Centre to support meditative activities while maintaining and restoring the forest back to its pristine state.

The goal of the Centre is to provide public access to appropriately scaled retreat facilities that will allow retreatants to abide in a forest environment, meeting only their most basic needs in simple, low-cost structures with minimal infrastructure.

The intention is to provide suitable facilities for up to thirty participants. The site is located in the north of Galiano Island at the end of Devina Drive, on Lot 9 and Lot A.

The proposal relocates the residential density of Lot 9 to adjoining Lot A, and combines it with the density of an F3 zoned lot. No subdivision of the land is proposed; the amalgamation of Lots 9 and A provides increased protected forest contiguous with BC Parks DL 87.

The proposal also secures a Statutory Right of Way road for Public Emergency Access through Lot A as identified in the Galiano Land Use Bylaw Schedule C.

Three areas comprise the entirety of the Forest Retreat Centre: a Facility area for common infrastructure, an Integrated area for Forest Management, and a Reserve area for protection.

There is currently no existing zone in the Land Use Bylaw (LUB) that fits this proposal. Therefore, a new zone would need to be created. The proposed Forest Retreat Meditation Centre includes the following provisions:

- A Sustainable Forest Management Plan (SFMP) incorporating recommendations in the Ecosystem-based Land-use Plan (Appendix B) will be registered by covenant on the land base. Implementation of the SFMP will direct development to the most impacted parts of the landscape and by using a variety of treatments:



- **increase and protect forest contiguity;**
- **preserve rural character, sensitive areas, and areas of old growth;**
- **remove invasive species and**
- **restore the forest for species health and diversity.**

The hydrological report, sewage treatment design, and structural equivalencies have been used to determine a sustainable capacity.

The Forest Retreat Meditation Centre facilities located on 6 hectares (15 acres) of land will consist of:

- **Accessory dwelling 93 sq. m (1000 sq. ft.)**
- **Meditation hall 123 sq. m (1324 sq. ft.)**
- **Kitchen/dining hall 123 sq. m (1324 sq. ft.)**
- **Bath house/laundry 70 sq. m (753 sq. ft.)**
- **Storage/workshop 70 sq. m (753 sq. ft.)**
- **Power shed / office 28 sq. m (300 sq. ft.)**
- **Kitchen/dining hut 32 sq. m (350 sq. ft.)**
- **Oriented in clusters, meditation huts for up to 30 participants = 450sq. m (4,843 sq. ft.)**
- **Total Footprint 989 sq.m (10,645 sq. ft)**

The proposed infrastructure and building design features clustered structures, low impact 'green' buildings, alternative water saving measures, and effective environmentally safe waste recycling and disposal will be incorporated in the plan. The facilities will be appropriate to support all weather use and developed in stages.

Sustainability and respect for the Galiano Island and Islands Trust policy is key to the creation of the Crystal Mountain Society Forest Retreat Meditation Centre.

Crystal Mountain Management Areas and Infrastructure -- Concept Plan --

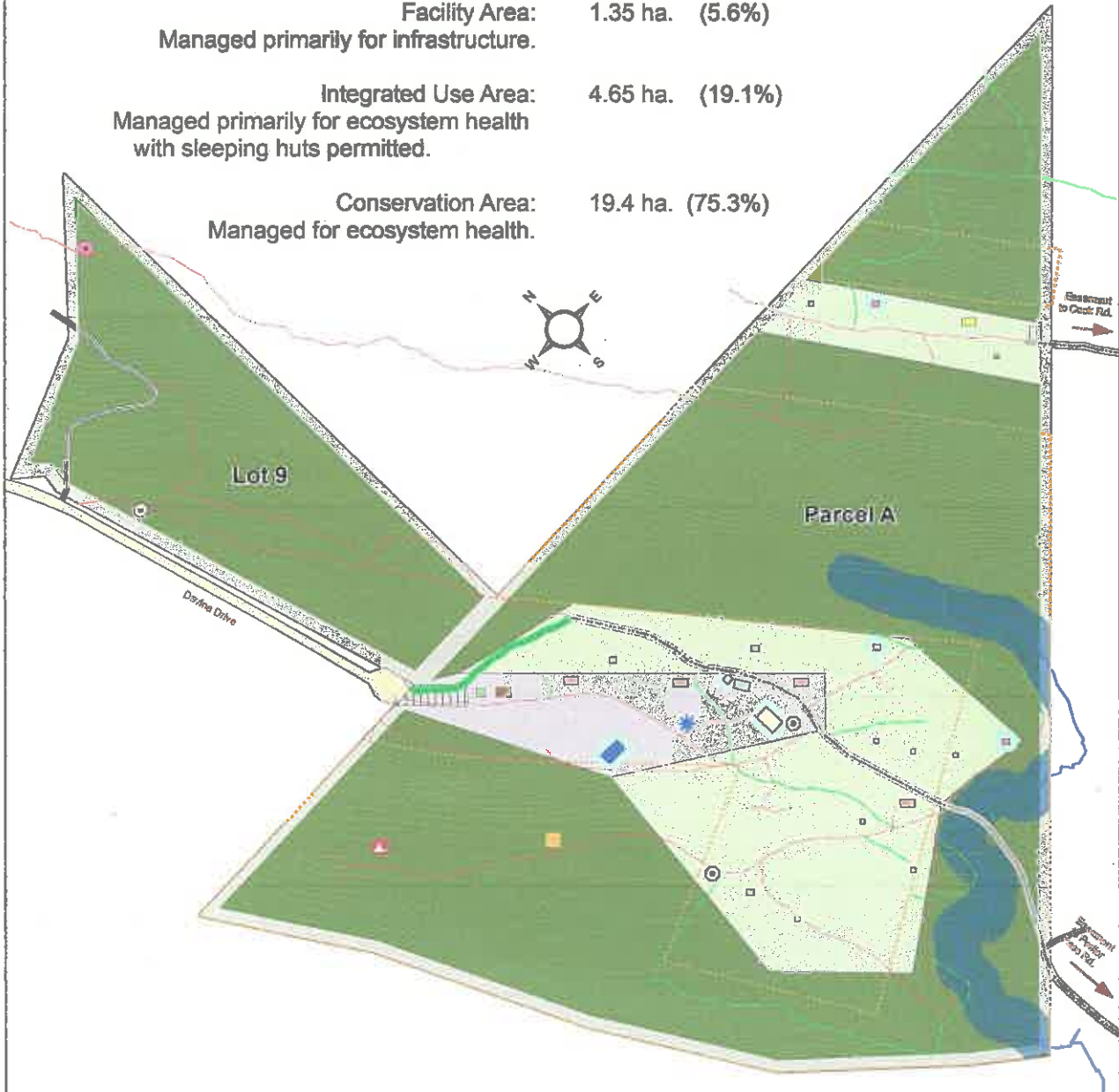
DRAFT
Oct. 31, 2015

Total Lot Area: 24.3 ha.

Facility Area: 1.35 ha. (5.6%)
Managed primarily for infrastructure.

Integrated Use Area: 4.65 ha. (19.1%)
Managed primarily for ecosystem health
with sleeping huts permitted.

Conservation Area: 19.4 ha. (75.3%)
Managed for ecosystem health.



- | | | | |
|---------------------|------------------------------|-----------------------------|--------------|
| Sleeping Hut | Facility Zone | Existing Trail | well |
| Caretaker Dwelling | Integrated Use Zone | Access / Emergency | Cistern site |
| Power Shed/Office | Conservation Area (Covenant) | Easement Road | Big Rock |
| Kitchen/Dining Hall | 15m Stream Setback | Proposed Access / Emergency | Cave |
| Kitchen/Dining Hut | Minimum Setbacks | Proposed Trail | Pagoda |
| Bath House/Storage | Existing Geotech Line | Spotlight Creek | |
| Meditation Hall | Existing Structure | Topo Lines (2m interval) | |
| Parking | | | |
| Septic Field | | | |
| Devina Drive | | | |



Produced by: Keith Erickson (R.P.Bio.)
Map Date: October 31, 2015
Scale: 1 : 2,750
Projection: UTM Zone 10 NAD83
Rotation: 46.5 degrees W of N

