



Crystal Mountain Society –
A Society for Eastern and Western Studies
c/o 300B - 2555 Cook Rd,
Galiano Island, BC V0N 1P0

Galiano Island Local Trust Committee
c/o Brad Smith
Island Planner, Southern Team
200 – 1627 Fort Street
Victoria, BC, V8R 1H8

Re: Update for Crystal Mountain Society Rezoning Application (GL-RZ-2014.1)

Dear Trustees,

Crystal Mountain would like to provide you with two important updates to our rezoning application prior the Community Information Meeting scheduled for June 14th, 2021.

1. Scale of development - a reduction in the capacity for overnight accommodation resulting in fewer sleeping huts and tent sites.
2. World Peace Pagoda – introduction to the concept of a boundary adjustment with neighbouring Lot 10 to achieve Crystal Mountain’s goal of continued management and use of the pagoda while simplifying Islands Trust Conservancy management implications by removing the need for any complicated agreements or arrangements between the two organizations.

Scale of Development

Crystal Mountain Society is very aware of the concerns regarding the scale of our proposed use and development of the land. This consideration has consistently been at the forefront of our discussions. Crystal Mountain is fully aware of, and in agreement with, community concerns regarding scale of development and setting precedent for future rezoning of Forest Zoned lands. We are confident that our proposal addresses this issue meaningfully and effectively.

Our rezoning has a couple of unique features to it,

- It is a hybrid rezoning that includes both residentially zoned and forest zoned lands, and
- It is site specific zoning that is extremely limiting. As the proposed name implies, only Crystal Mountain Spiritual Education Retreat use will be permitted on the land, contrary to much broader more widely applicable zones such as residential or commercial.

Despite these unique features, we recognize that the scale of development can still come to bear in the consideration or perception of other future unique rezoning’s. We have listened to your concerns, we have listened to concerns expressed by members of the APC, and we have listened to the concerns of our neighbours in the North End.

We are amending our application to reduce the scale of development permitted on the land. Our original proposal was to permit overnight accommodations for up to 30 participants - a number that would serve our current needs and allow for modest growth over time.

With careful consideration, we have adjusted our model to favour smaller, more intimate groups and are now proposing to accommodate up to 22 summer participants and 17 winter participants for overnight stays. Participants will be accommodated with 17 sleeping huts (reduced from 22) and 5 seasonal tent sites (reduced from 8).

This represents over a 25% reduction in ongoing participant footprint. We feel this reduction in scale, along with the transfer of 75% of the land (with the most valuable ecological areas to be protected in perpetuity) sets a positive precedent for future land-use on Galiano.

Crystal Mountain feels this amended number of people places our proposal within the scope of what might be realized if we exorcised our current residential rights on Lot 9 and elected to rezone Lot A to a 'Heritage Forest' style residential use. All together this option would allow for 3 houses and 3 guest cabins along with other clearings, accessory buildings, and related permitted uses.

We feel Crystal Mountain's amended proposal will be less impactful to the environment and to the neighbourhood than an analogous residential rezoning approach, from the amount of land protected to the amount of ongoing water and power consumption. Our proposal clearly demonstrates:

- A comprehensive, ecosystem-based approach to development,
- Includes additional site-specific protections within a registered covenant,
- Results in low impact, silent, forest-based meditation use that is consistent with objectives set out in the Galiano OCP.

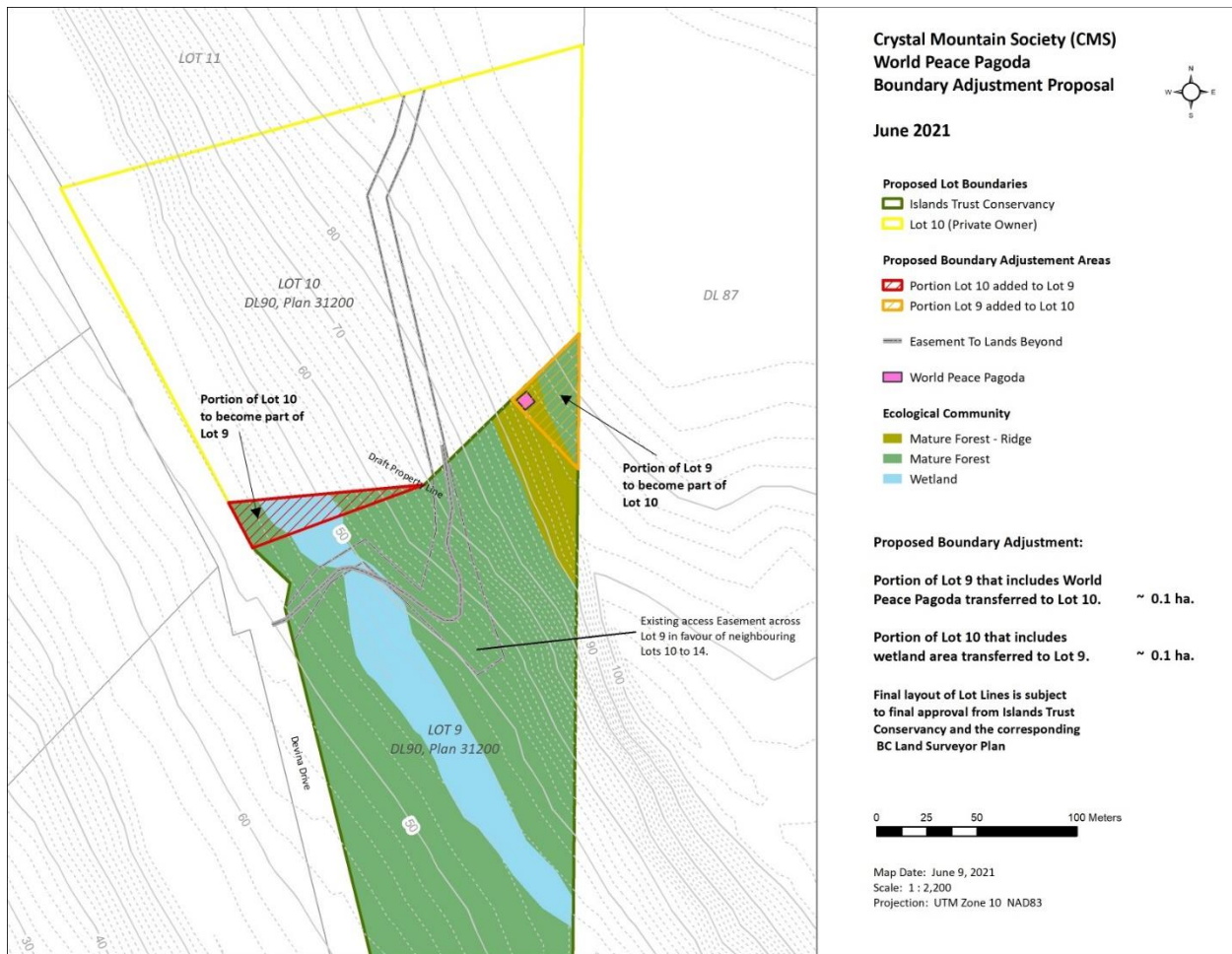


The Site Plan Proposal map has been updated to reflect the reduced number of huts and campsites.

World Peace Pagoda

Crystal Mountain is pursuing a boundary adjustment that conveys a small area of Lot 9 that includes the Pagoda to neighbouring Lot 10 (private owner), and conveys an equal area of Lot 10 that includes wetland ecosystems, to Lot 9 (to be owned by Islands Trust Conservancy). This will relieve ITC responsibility for managing the Pagoda and will protect additional ecologically valuable lands. The owner of Lot 10, Mark Webber, has agreed in principle. Islands Trust Conservancy has resolved that this is their preferred solution. Crystal Mountain is currently consulting with a registered surveyor and our legal council to determine the correct mechanism to achieve the boundary adjustment.

The map below shows the proposed boundary adjustment – the orange hash area, currently part of Lot 9, contains the Pagoda and will become part of lot 10. The red hash area, currently part of Lot 10, would become part of the ITC protected area on Lot 9. Each area is the same size, roughly 1/10th of a hectare. Final layout of lot lines is subject to final approval from ITC.



Sincerely,

Libby McClelland, Janice Oakley, Leslie Cain
Crystal Mountain Society Rezoning Committee