# CRYSTAL MOUNTAIN

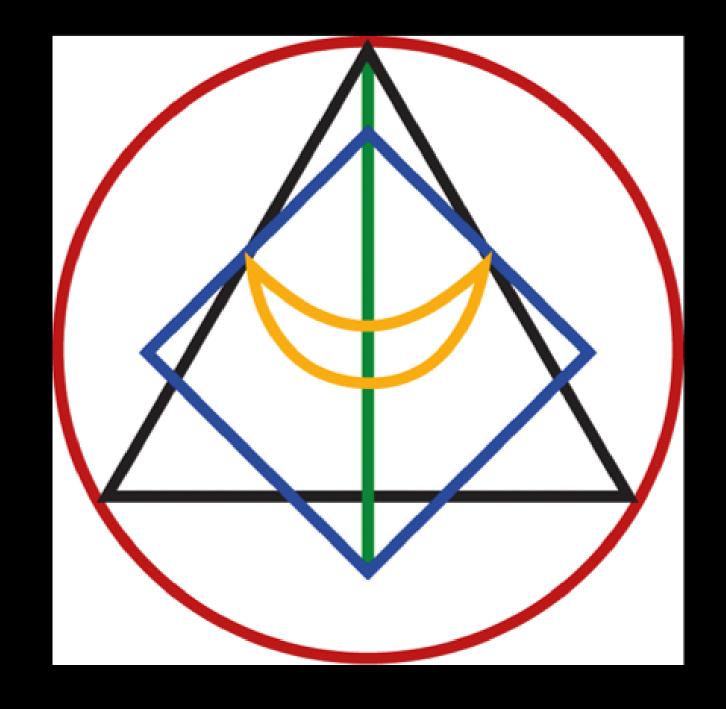
# REZONING PROPOSAL

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Janice Oakley

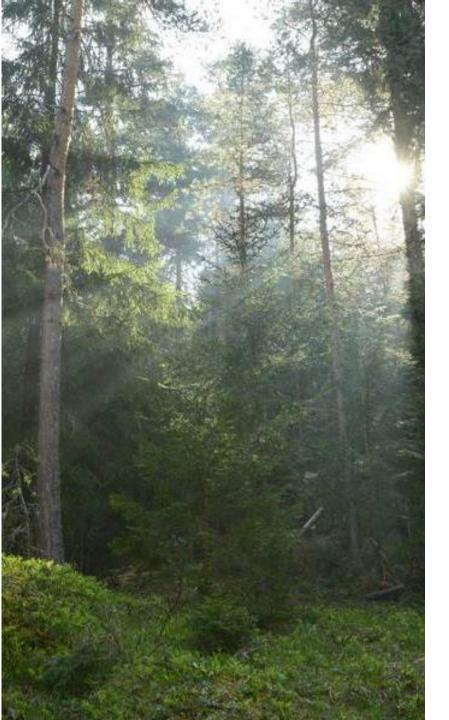
Keith Erickson





## **AGENDA**

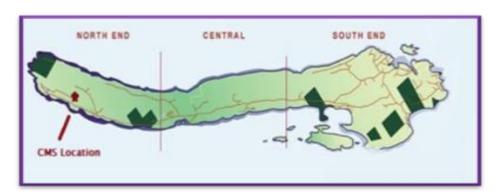
- 1. Supporting Policy
- 2. Crystal Mountain History and Context
- 3. What we do
- 4. Ecological Considerations
- 5. Rezoning Vision and Components
- 6. Closing Remarks



# OFFICIAL COMMUNITY PLAN SUPPORTING POLICY

#### The plan supports:

- Passive contemplation, spiritual connection, and low-impact recreational and educational access to the forest. (Principle 2.m)
- Preservation and protection of Galiano's ecosystems. (Principle 2.b)
- Maintaining and restoring Galiano's forest ecosystem. (Principle 2.c)
- Social and economic diversity and creativity of the island community... fundamental to our identity. (Principle 2.e)
- A viable local economy... small enterprises supporting a diversity of livelihoods. (Principle 2.f)
- Preserving a forest land base, its biodiversity, integrity and ecological services
- Maintaining or enhancing carbon storage and sequestration.









# HISTORY AND CONTEXT

1970's – CM retreat on Salt Spring

1980 – purchased Residential Lot 9

1982 – World Peace Pagoda est.

1999 – purchased Forest Lot A

2004 – rezoning application submitted

 $2014 - 2^{nd}$  rezoning application submitted











## WHAT WE DO

We teach, learn, and practice meditation, we study the nature of mind and the interconnectedness of all life.

#### Current facilities to support this:

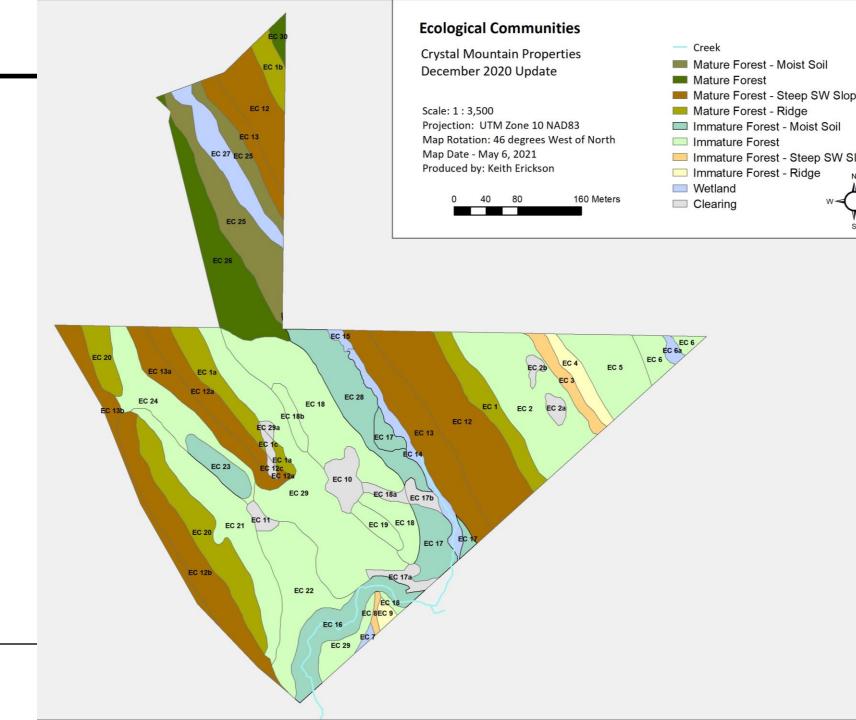
- Teaching tent / platform
- Open kitchen
- Tent sites
- 3 movable sleeping huts



critical elements for long-term retreatants.

# ECOLOGICAL DESCRIPTION

Ecological Community Type	Total Area (ha)
Clearing	0.84
<b>Immature Forest</b>	11.93
Mature Forest	10.84
Wetland	0.92
Total	24.52



### KEY ECOLOGICAL VALUES

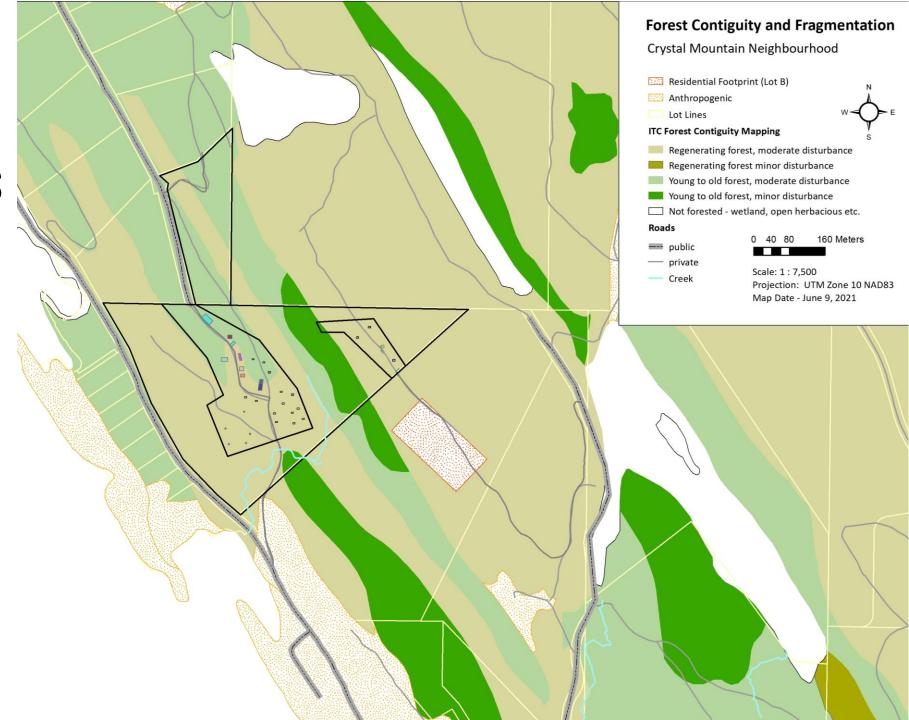
#### Protect sensitive and rare ecosystems:

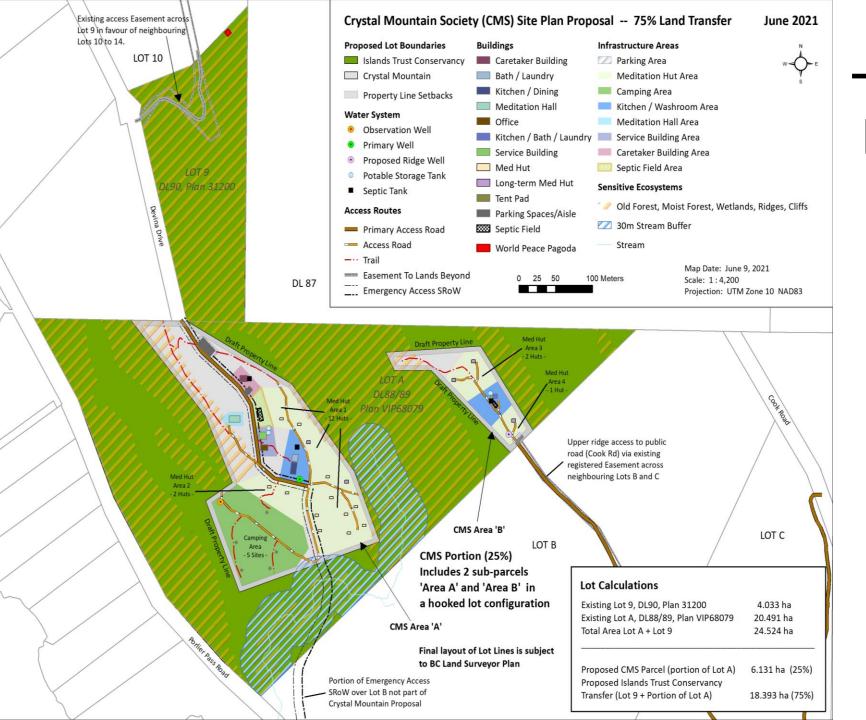
- Stream and riparian forest
- Wetlands
- Mature forest
- Areas characterized by moist soils and high forest productivity
- Areas characterized by shallow soils
- Rare ecosystems (e.g.)
  - Douglas-fir / Arbutus
  - Douglas-fir dull Oregon-grape
  - Red alder skunk cabbage



# FRAGMENTATION CONSIDERATIONS

- Protect stream, wetland, and riparian forest corridor
- Protect contiguous mature forest ridge and steep slope.
- Protect areas adjacent to DL87
- Focus development in areas that are already fragmented and impacted from logging and road building.
- Keep development compact and minimize footprint of structures



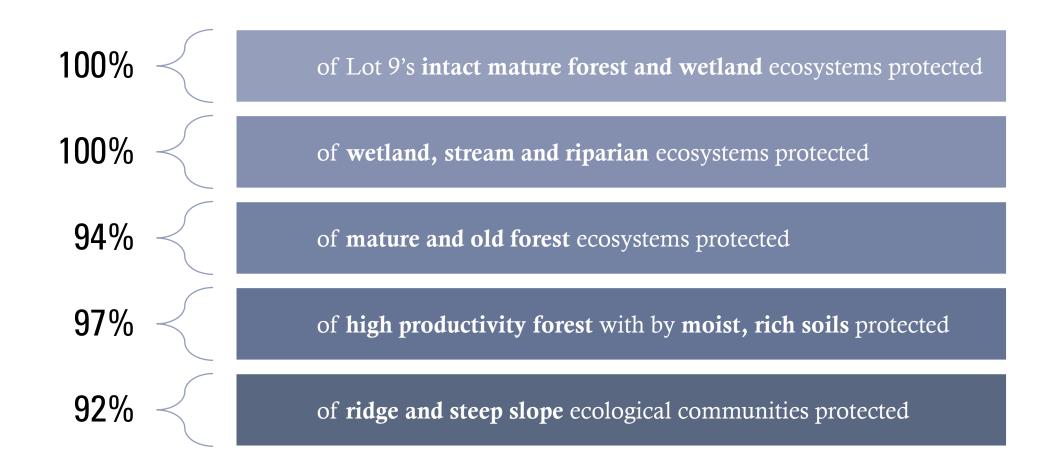


### LOT DESIGN

#### Crystal Mountain goals:

- Limited use of upper ridge area for long-term retreatants
- Foot access to viewpoints
- Adhere to geotechnical constraints for building
- Ensure privacy and degree of isolation for retreatants
- Maintain access to Pagoda

## PROTECTION OF ECOLOGICAL VALUES



### PAGODA MANAGEMENT

Area of Lot 9 (orange hash) containing the Pagoda becomes part of neighbouring, privately owned, Lot 10.

• Crystal Mountain will continue to care for and have access to Pagoda.

Area of Lot 10 (red hash) containing wetlands and mature forest becomes part of ITC owned Lot 9.



Crystal Mountain S **World Peace Pago Boundary Adjustm** 

June 2021

Proposed Lot Boundari Islands Trust Conse Lot 10 (Private Ow **Proposed Boundary Ac** Portion Lot 10 add

== Easement To Land World Peace Pago

Portion Lot 9 adde

**Ecological Community** 

Mature Forest - Rie Mature Forest

Wetland

**Proposed Boundary A** 

Portion of Lot 9 that in Peace Pagoda transfer

Portion of Lot 10 that wetland area transfer

Final layout of Lot Lines to final approval from Is Conservancy and the cor **BC Land Surveyor Plan** 

Map Date: June 9, 2021

Projection: UTM Zone 10 N

### **EMERGENCY ACCESS**

Emergency access route connecting the end of Devina Drive with Porlier Pass Road.

 Secured through Statutory right of way registered with CRD.



#### **DL 87** LOT 9 DL90, Plan 31200 Upper Ridge Area: No development until such a time that a new well is drilled (and registered). AREA 'B' LOTA DL88/89 Plan VIP68079 Upper ridge acces road (Cook Rd) ov and Washroom Easement across AREA 'A' Crystal Mountain Society Water System Site Pl **Proposed Lot Boundaries Proposed Buildings** Observation Wel Islands Trust Conservancy Caretaker Building 118139 Crystal Mountain Bath / Laundry Outdoor Kitchen / D Water System Meditation Hall Potable Treated Water Office Septic Grey and Black Water Kitchen / Bath / Lau Raw Untreated Water Service Building **Existing Observation Well** Sleeping Hut (no plu Existing Central Well Large Sleeping Hut ( Future Proposed Well Tent Pad **Existing Storage Tank** Parking Spaces/Aisle Proposed Water Storage Tan Septic Field Proposed Septic Tank Contour 2m **Access Routes** Contour 10m Primary Access Road Stream Access Road Easement To Lands Beyond Map Date: May 6, 2021 **Emergency Access SRoW** Scale: 1:3,300 Projection: UTM Zone 10

### **WATER**

**Wastewater** – Designed and permitted by Island Health. Installation is highest priority after rezoning complete.

**Supply**– Existing central well adequate. No development on upper ridge until adequate well is drilled.

**Storage** – 54,600L storage, integrated rainwater harvesting will reduce pressure on groundwater.

**Conservation** – Rainwater collection, low flow fixtures, no plumbing in huts, no irrigation gardens or lawns.

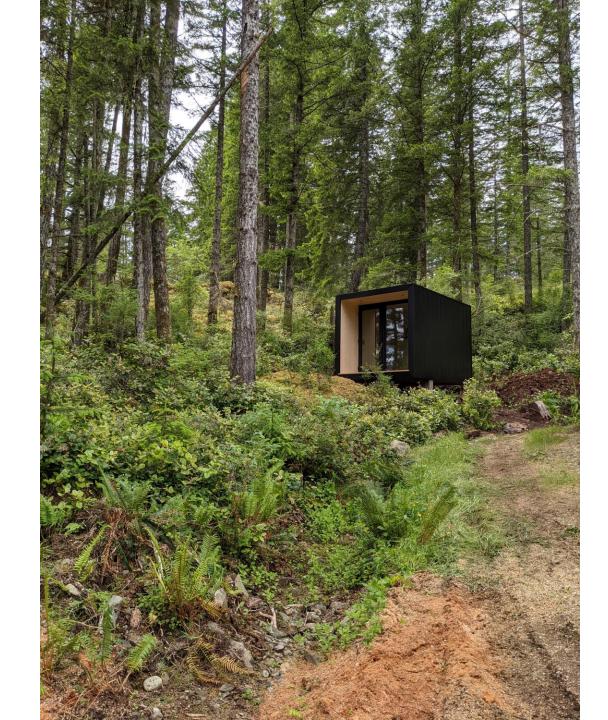
LOWER AREA A	Area (m <sup>2</sup> )	Area (ft²)
Meditation hall (125m <sup>2</sup> )	125	1345
Kitchen / Dining Hall (125m²)	125	1345
Bath/Laundry (70m <sup>2</sup> )	70	753
Storage/Workshop (80m²)	80	861
Office (70m <sup>2</sup> )	70	753
$2 \times 1$ nong-term med hut $(21 \text{m}^2/226 \text{ft}^2)$	42	452
$12 \text{ x med hut } (15\text{m}^2/161\text{ft}^2)$	180	1932
Caretaker Bldg (80m²)	80	861
5 x seasonal tent platforms (14m <sup>2</sup> /150ft <sup>2</sup> )	84	900
Total Area A	856	9202
UPPER RIDGE AREA B		
Kitchen/Bath/Laundry (36m²)	36	388
Storage Bldg. (10m <sup>2</sup> )	10	108
3 x long-term med hut (21m²)	63	678
Total Area B	109	1174
TOTAL STRUCTURES ENTIRE PARCEL	965	10,376

## BUILDINGS

- Net Zero Electricity Use
- Grid-tied Solar pV System
- Energy efficient design
- Super insulated
- No concrete foundation for huts
- Firesmart materials and design
- Ecological criteria for final siting:
  - Outside of sensitive areas
  - No large trees cut
  - Accessed by existing logging roads

## ECO POD DESIGN

- Innovative plug and play battery to provide modest electricity
- Modest personal storage
- Firesmart design
- Energy efficient design
- Small marine propane heater (for winter months)
- No concrete foundation
- No kitchen or cooking facilities
- No plumbing



# RESTRICTIVE COVENANT

- No development in upper ridge site (Area B) until requirements for potable water supply are met.
- Water storage requirements
- No structures in sensitive ecosystems
- Access via existing logging roads
- Protect old / large trees, wildlife trees



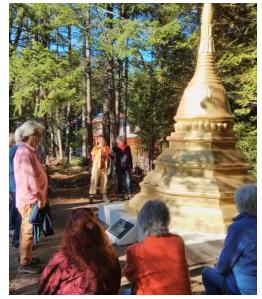
## SCALE OF PROPOSAL

- Revising application to reduce maximum overnight accommodation from 30 (original application) to 22 over 25% reduction
- Up to 17 overnight participants in the winter.
- Up to 22 overnight participants in the summer.
- 17 sleeping huts
  - 14 lower Area A
  - 3 upper ridge Area B
- 5 seasonal tent sites (lower Area A)











# THANK YOU

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