

Crystal Mountain Society Spiritual Education Forest Retreat Centre Rezoning Information Update

A unique, site specific rezoning that

- **preserves** Galiano's rare Coastal Douglas-fir ecosystem and **protects** a forest carbon sink
- *creates a rustic, spiritual education centre to facilitate study and silent contemplation in a natural, forested setting*

Who is Crystal Mountain Society (CMS) and what do we do?

CMS is a registered non-profit charity with a mandate to promote the development of the wholesome, clear, interested mind through study, meditation and compassionate work. Our members and participants are primarily from Galiano, the mainland, and Vancouver Island; and occasionally from farther away. Anyone with interest in our programs is welcome.

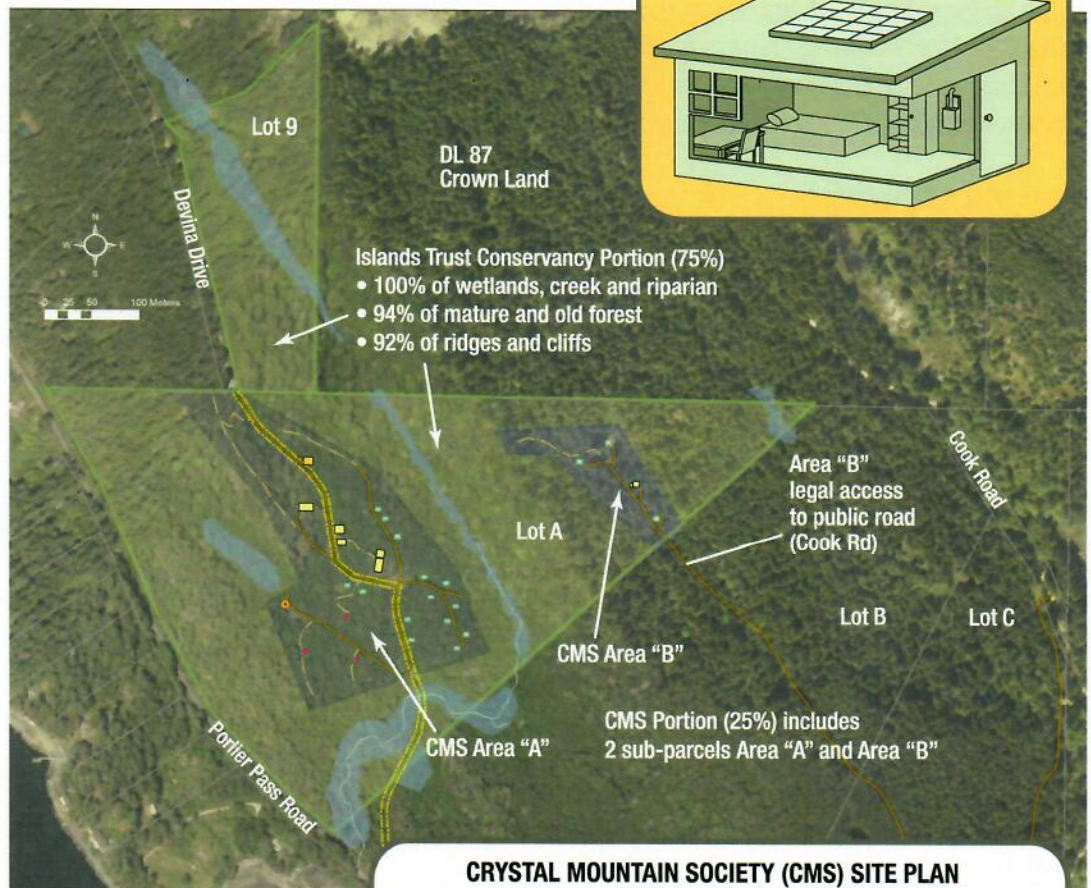
We pursue our study and practice through spiritual teachings and retreats.

CMS has been part of the Galiano Community since 1980 with the purchase of Lot 9. Forest Lot A was purchased in December 1999.

What land are we talking about?

Two North-Galiano properties located at the end of Devina Drive. **Lot 9** is a 10-acre residentially zoned property. **Lot A** is a 50-acre Forest 1 zoned property.

Currently, under existing bylaws, CMS could build a residence of any size, a guest cottage, run a business (e.g. B&B) and clear as much land as desired on Lot 9. CMS could log, run a tree nursery, and process timber products on Lot A.



What is CMS proposing?

Rezone both properties to create a spiritual education retreat centre in a forest setting on 25% of the total area or roughly 15 acres. The remaining 75%, or 45 acres, containing the most important ecological values will be transferred to the Islands Trust Conservancy for environmental protection in perpetuity.

CRYSTAL MOUNTAIN SOCIETY (CMS) SITE PLAN

Proposed Lot Boundaries

- Islands Trust Conservancy (ITC)
- Crystal Mountain Society (CMS)

Proposed Structures

- Caretaker Cottage
- Service Building
- Sleeping Hut
- Tent Pad

Wetland, Riparian

- Stream
- Observation Well

Access Routes

- Access Driveway
- Trail
- Emergency Access Route

How does the community stand to benefit?

Environmental Protection: Along with securing 45 acres for conservation through transfer of title, CMS will register a third party covenant on the remaining 15-acre portion, requiring that a minimum of 60% of the natural forest cover be retained, and that all large, older trees be protected. The rezoning will result in the legal protection of at least 90% of the original forest and carbon sink.

Emergency Route for Northenders: As required by our OCP, an emergency access route will connect the end of Devina Drive to Porlier Pass Road.

Better information about our groundwater supply: A dedicated and maintained observation well connected to the Provincial Network will be invaluable for understanding shifts in groundwater over time and is of utmost importance for future land use decisions.

Access to local spiritual teaching and guided meditation: Many Galiano community members already rely on CMS for spiritual study and guidance. CMS is open to all, warmly welcoming the general public.

What type of facilities are being proposed?

The maximum building footprint is less than 0.5% of the land.

At full build-out, it could include centralized and shared kitchen, dining and washroom facilities, a teaching/meditation hall, an office and workshop, a caretaker cottage, 3 tent sites, and 17 small sleeping huts (with no plumbing or kitchen). Services will include solar power, certified waste treatment, and rainwater catchment for non-potable needs. The Retreat Centre could serve up to 20 overnight participants and would limit the total number of people on the land to 30. Facilities will be located in 2 geographically distinct areas separated by a large, protected cliff, ridge and wetland system.

1. Lower Area (A): accessed from Devina Drive (max 17 overnight students).
2. Upper Area (B): accessed from Cook Road, for long-term retreats (max 3 students), includes service building.

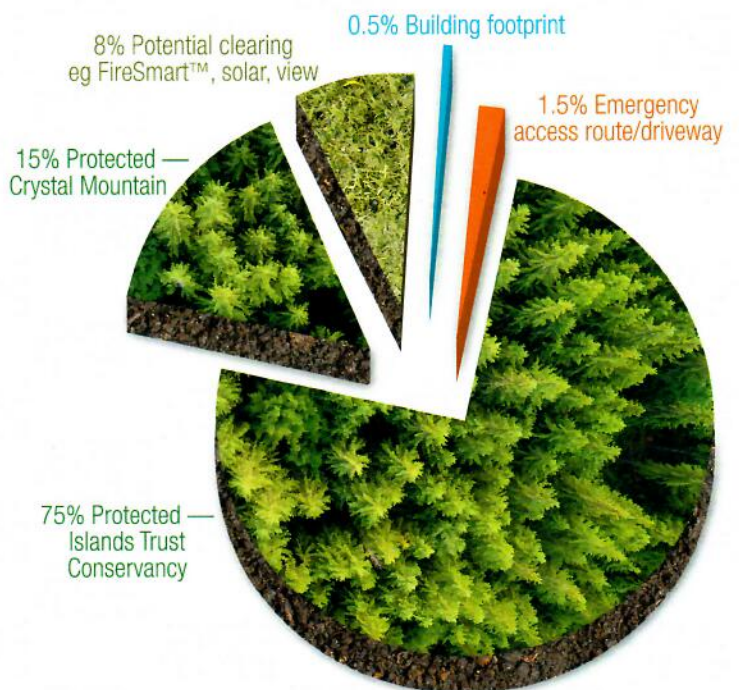
The Galiano Island Local Trust Committee has affirmed that the Crystal Mountain Society proposal meets the Islands Trust Policy Statement Directive Policies Checklist

How is CMS addressing groundwater concerns?

Three independent water professionals confirm that CMS water use will be securely within the well's capacity including a 40% safety factor, with no significant impact to the neighbourhood.

The rainwater catchment system will reduce dependence on groundwater by 30%.

All water use will be metered and reported to the appropriate authorities, including the Islands Trust. Maximum daily groundwater use calculated for the Retreat Centre is less than the maximum domestic allowance if CMS was to develop its two permitted dwellings on Lot 9 (*BC Water Sustainability Act*).



Proportionate Land Use and Preservation

Have questions or want to learn more?

Join us at our **Community Information Meeting** — September 24th at 1pm (South Community Hall)

Contact us at info@crystalmountain.org

Visit our website at <https://crystalmountain.org/index.php/rezoning/>

Rezoning Committee: Janice Oakley, Leslie Cain, Libby McClelland

Having gone to the forest, to the foot of a tree or to an empty hut, a student sits down and watches the breath. — Buddha