

From: leif palmberg <[REDACTED]>
Sent: Sunday, February 9, 2025 3:00 PM
To: Lisa Gauvreau; Ben Maberley; Timothy Peterson; Emily Bryant; Kim Stockdill; Robert Kojima
Subject: Responses to Complaints regarding rezoning
Attachments: Palmberg Rezoning Responses .pdf

Hello Trustees Gauvreau, Maberly, Peterson and islands trust staff. In advance of Tuesday's meeting I would like an opportunity to address the complaints towards my rezoning application. I've Compiled a response table in an attempt to address each complaint from every complainant individually. I would greatly appreciate it if you could find a few minutes to review it. Thanks for your consideration.

Leif Palmberg

Sent from my iPhone

Leif Palmberg Galiano Way Rezoning			
Commenter Name	Category	Comment #	Response
D Jewell	Noise	1	Neighbours on either side of complainant have said they barely hear any noise coming from the lot, and that greater noise is created from their own neighbourhood and the BC hydro substation. Added noise will be limited and every effort to mitigate noise will be made; including the location of added activities and intentionally placed sound barriers in the form of trees and or fencing. There are multiple neighbours closer to the property than complainants who are in support of this application.
	Noise related to logging	2	<i>Complainant states "the logging of this site continued for over a year, and was continuously audible to me on my property".</i> This is not factual as logging did not continue for a year. It was carried out sporadically over short periods. It would be virtually impossible to log the small area that has been cleared continuously for a year.
	Tree Cutting	3	The lot is currently zoned for agricultural use, and I have the right to clear land for farming under the Right To Farm Act, as these are "normal farming practices". Therefore, this is unrelated to the rezoning request. Tree cutting related to the added uses will be limited to an approximately 2.5 acre area identified on the site map. This area is a relatively young, poorly managed forest with heavily diseased trees (laminated root rot etc.)
	Water	4	<i>Complainant states that "the lot is in a "water recharge area" which needs to be carefully managed and protected."</i> See comment #5
M Carmita de Menyhart	Water	5	<i>Complaint "Cideries require vast amounts of water".</i> Based on data available on small scale cideries, a cidery of the proposed scale is likely to use between 1/3 to 1/2 of the water which is used in one average Canadian household annually. It is also important to note that this water use is largely throughout the winter months while water is most abundant, since apples are harvested in the fall and processed throughout the winter. Much of this water used will be from rain water catchment. This lot is already zoned for agriculture, thus agricultural use of water is unrelated to the rezoning application. The farming practices used will minimize water use. Water licence will be required by the provincial government. This further step should ensure safe aquifer use. Water uses for all additional uses related to this rezoning is likely to be far less than the equivalent of one added residence. A water licence from the Provincial Government will be required - this will involve an in-depth analysis carried out by qualified specialist. This lot is approximately 600 m from the nearest elevated ground water catchment area as defined on the Islands Trust DPA map. This lot is NOT within a defined water catchment or recharge area.
	Water	6	<i>Complaint "facilities and sewage treatment will be upslope from the Sticks Allison well".</i> This is not factual. The facility and wastewater treatment proposed are not located directly upslope from the neighbourhood well and are significantly across slope. Any wastewater will be treated to a very high quality. Any water treatment tanks or dispersal field will be roughly 13x greater than 30m horizontal separation required from a dispersal system or sealed tanks, to a domestic water supply well, as per the Sewerage System Standard Practice Manual-Version 3. If the Complainant has issues with the current standard of practice, this should be taken up with the provincial government.
	Water	7	<i>Complaint "a new orchard will require great amounts of water".</i> See comment #5
	Water	8	<i>Complaint: site is located between recharge area and community well.</i> The document page "41" referenced is not available on the trust website. The referenced document is a proposed working document. Further, based on the fact that recharge areas defined in the referenced proposed document run even with existing lot lines on the majority of Forest Zoned lands and not on adjacent Residential or otherwise zoned lands, these recharge areas seem to have been defined in an arbitrary manner. Even within this draft document this property is not within the recharge area, it is adjacent to a property listed. This site is approximately 600m from any Island Trust identified elevated groundwater catchment areas.
	Noise	9	See comment #1
D Jewell #2	Noise	10	See comment #1
	Zoning exists elsewhere	11	<i>Complaint "There are already several work sites on Galiano providing gravel and milling services".</i> There is only one property zoned correctly for storing gravel where there is a gravel storage operation being run from. There is a second operating under a TUP - which could very well be shut down after this current TUP expires. There is only one mill site operating on Galiano with correct zoning.
	Wetland	12	"Wetland bordering DL 14 is significantly drier this year". The complainant is not qualified to make this assessment. They also do not define parameters being used in their assessment or location of the wetland being referred to. Stating one year of water level opinion has zero relevance as trends need to be properly measured over an extended period of time.
	Water	13	"Seeks to increase use of groundwater". See comment #5

T Rockafella	Zoning exists elsewhere	14	<p>Complaint "there are currently 3 properties zoned for aggregate - the site previously known as "Stevens", the TUP at the Emcon yard, and a site by DL 86. Our rezoning - DL 14, the adjacent property - is also rezoning for aggregate use (already permitted within the proposed FI Industrial zone)".</p> <p>Complainant is in direct conflict of interest. It is important to note; the application on district lot 14 which the complainant is referring to is submitted by her and is regarding land owned by her and her family. It is highly likely that she see's my rezoning as devaluing her ability to gain passive income by renting gravel storage space & saw-milling space as she does not operate an excavating, milling or gravel business herself and would seek financial gain by renting to small business owners like myself.</p> <p>Of the three lots mentioned only two of them have correct zoning for gravel storage, the third is a TUP and will expire in a short period of time. Both of these other sites are operated by one company, which is problematic for heathy competition on a small island.</p>
D Knight	Water	15	<p>Complaint "To add a small industry to the already taxed aquifer could add to a very difficult situation" "potential of seawater being drawn in".</p> <p>see comment #5</p>
K Minitor	Water	16	See comments #5,6,8
	Traffic	17	Increased traffic is expected to be limited. Access on Galiano Way does not pass through any residential areas. Access to the lot has good visibility. Wood processing is going to be limited to the equivalent of 10 logging truck loads per year. Only a relatively small amount of gravel will be stored. Gravel trucks coming and going will be limited by a relatively small local market.
	Noise	18	See comments #1
	Seek location close to supporters (vs complainant)	19	This lot is adjacent to several of my supporters.
H Schofield	Noise	20	See comments #1
	Destruction of forest habitat	21	This lot is zoned as R2 which is a rural zoning, not 'forest habitat". See comment #3
	Water	22	"High water usage". See comment #15
	Water	23	Complainant suggests plans for multiple wells. This is incorrect, as more wells are cost prohibitive and unnecessary. Also, increasing number of wells does not equate to more water use.
	Traffic	24	See comment #17 regarding traffic.
J Dusting	Noise	25	See comments #1
	Water	26	See comments #5,6,8
M Carmita de Menyhart #2	Perils of Alcohol	27	Producing cider locally does not necessarily affect consumption of alcohol but rather gives people options to obtain a local product, and reduce carbon footprint, rather than purchase from imported sources. If the complainant has issues with Canadian laws regarding alcohol, I suggest she take it up with our Federal Government.
D Senra	Noise	28	See comment #1
	Traffic	29	See comment #17
	Fire	30	All necessary requirement for fire suppression will be met. Removing down logs from properties where development is taking place is likely a benefit to local fire danger mitigation.
	Water	31	See comments #5,6,8
S Pankratz	Water	32	See comments #5,6,8
S Goldman	Water	33	See comments #5,6,8
	Noise	34	See comment #1
	Traffic	35	See comment #17