

Lori Foster

From: vicphsub
Subject: FW: Galiano Public Hearing.



-----Original Message-----

From: [REDACTED]
Sent: Monday, October 26, 2015 7:33 PM
To: vicphsub
Subject: Galiano Public Hearing.

COPIED TO

- PLANNER**
- LTC**
- DEPUTY SECRETARY**

Islands Trust
Ste. 200-1627 Fort Street
Victoria, B.C.
V8R 1H8

Dear Sirs, I am writing to express my concerns about the proposal by the Crystal Mountain Society to apply for re-zoning of their forest lot on Lot 89, Galiano Island.

My property is also part of Lot 89, being designated as Lot:1 PL:VIP83994 DL:89, on the Trincomali Channel side of Porlier Pass Road. I have lived here for 51 years, and am very familiar with the movement of water from the upland property on the east side of Porlier Pass Road (Crystal Mountain Society's land), to the downhill lots across the road on the Channel-side. The upland rock is fractured, and allows water to percolate down to the roadside, where there is a ditch along the road, from which some of the water is directed to a culvert into Saltery Bay.

Not all the run-off is captured by the shallow ditch - it also percolates under the roadbed onto my property, which resulted in our installing a curtain drain about twenty years ago, in order to give some protection to our septic field.

My well is situated approximately 20 feet from Porlier Pass Road, and is relatively shallow, at 75-80 ft. deep. It produces beautiful quality drinking water at about 3 gallons per minute. Nothing should be allowed which would possibly harm this precious amenity.

I believe the proponents of the application are planning to host "up to 30 people" at a time on their lot, housed in small huts with sleeping and cooking facilities, which leads me to three questions:

- (a) Why 30, and
- (b) What will happen to the effluent these people create every day. A sewage treatment plant on site has been suggested, but this leaves the question of whether the applicants will comply with this suggestion. In recent times the effect of prescription and non-prescription drugs on present-day septic treatment fields has also been a matter of concern, as some installations have been badly damaged and corroded by such effluent, and
- (c) How will the overall water supply for our area be affected by providing water for feeding, washing and flushing for an additional 30 people every day.

There are 10 residential lots on the Channel-side, across the road from the Forest Lot in question, 8 of which have drilled wells supplying their requirements, and one which relies on a stream running through Lot 89 for their water supply, one lot is undeveloped. Any leaching of effluent would also contaminate these water sources.

My other concern is the zoning of the subject lot. It is zoned "Forest Lot", and the application appears to ask for zoning it as a camp-ground to accommodate the "30 or so" people in the small huts. This is not a suitable use of our forest lots. Over the years there has been an almost imperceptible wearing away of the protection afforded to our forest. I am in favour of granting each forest lot owner on the island the right to build a home and an ancillary building on their lot, but I cannot imagine a camp-ground as a suitable use.

The owners of Lot 89 are already paying taxes - I assume their tax bill will be increased in order to pay for, amongst other things, the extra wear and tear on our narrow, winding, hilly two-lane access road from the ferry.

One last consideration is the matter of the entry to the lot in question from Porlier Pass Road. Other property owners who have wanted to develop their land have had to provide access by means of a "right-angle" entrance off the road. The present access from Porlier Pass Road is a dirt trail coming off at an angle, and does not conform to local standards.

Yours truly,

Phyllis M. R. Stafford

Please acknowledge receipt of this message.