

From: Jorge and Maria Carmita Menyhart [REDACTED]
Sent: Friday, July 19, 2024 7:47 PM
To: Lisa Gauvreau; Ben Mabberley; Timothy Peterson
Cc: Kim Stockdill; scermac@islandstrust.bc.ca; Robert Kojima; Emily Bryant
Subject: Application PLRZ2024003 (Palmberg)
Attachments: Distance from Sticks Allison Water System well to Palmberg proposed industry site.pdf

Dear Chair Peterson, and Trustee Gauvreau and Trustee Mabberley,

I thought I had sent you a letter on July 8th, 2024 concerning the Palmberg application, but maybe I did not send it correctly, the letter in question is not under correspondence in the application file.

I am writing it now as a body of this email, adding comments and also I am attaching a map of the area, and cc this email to Islands Trust Staff.

I am requesting that you consider carefully one of the many zones and uses in this application rezoning from Rural 2 zoning to allow Light Industrial Uses: **Production and sales of cider, beer and wine.**

You are probably aware that cideries and especially breweries require vast amounts of water. The Sunshine Coast Regional District had to close Sechelt cideries and distilleries in October 2022 due to drought.

The intended location of these many facilities would be just upslope of the Sticks Allison Water System well (1254 Galiano Way, Lot 7, Plan VIP 35698, DL15), as would be a large septic system for the treatment of the cidery and brewery waste. The Sticks Allison Water System provides water to 37 homes.

This application includes "to prepare and plant the orchard, maturity of the plants..." To plant and maintain a new orchard will also require great amounts of water. I heard at the LTC June meeting the applicant mentioning having a pond and adding another to water the orchard. It would be very important that the Staff learn and provide to the LTC information about the capacity of the pond/s, if the ponds would be able to maintain enough water during the spring and summer months, and where the water comes to fill these ponds. There is a DP1 Riparian area in this property and in the neighbouring property.

Furthermore, there is a Groundwater Recharge Protection Area adjacent to the proposed facilities identified on page 41 of the proposed Groundwater Sustainability Project bylaw. The application property seats between this Groundwater Recharge

Protection Area and the property where the Sticks Allison Water System well is located.

For all this reason I am very concerned about the possible reduction of available water for our water system and neighboring wells if this rezoning application were to be approved.

In my opinion, Galiano doesn't have a surplus of water to maintain non-essential commercial uses of these characteristics.

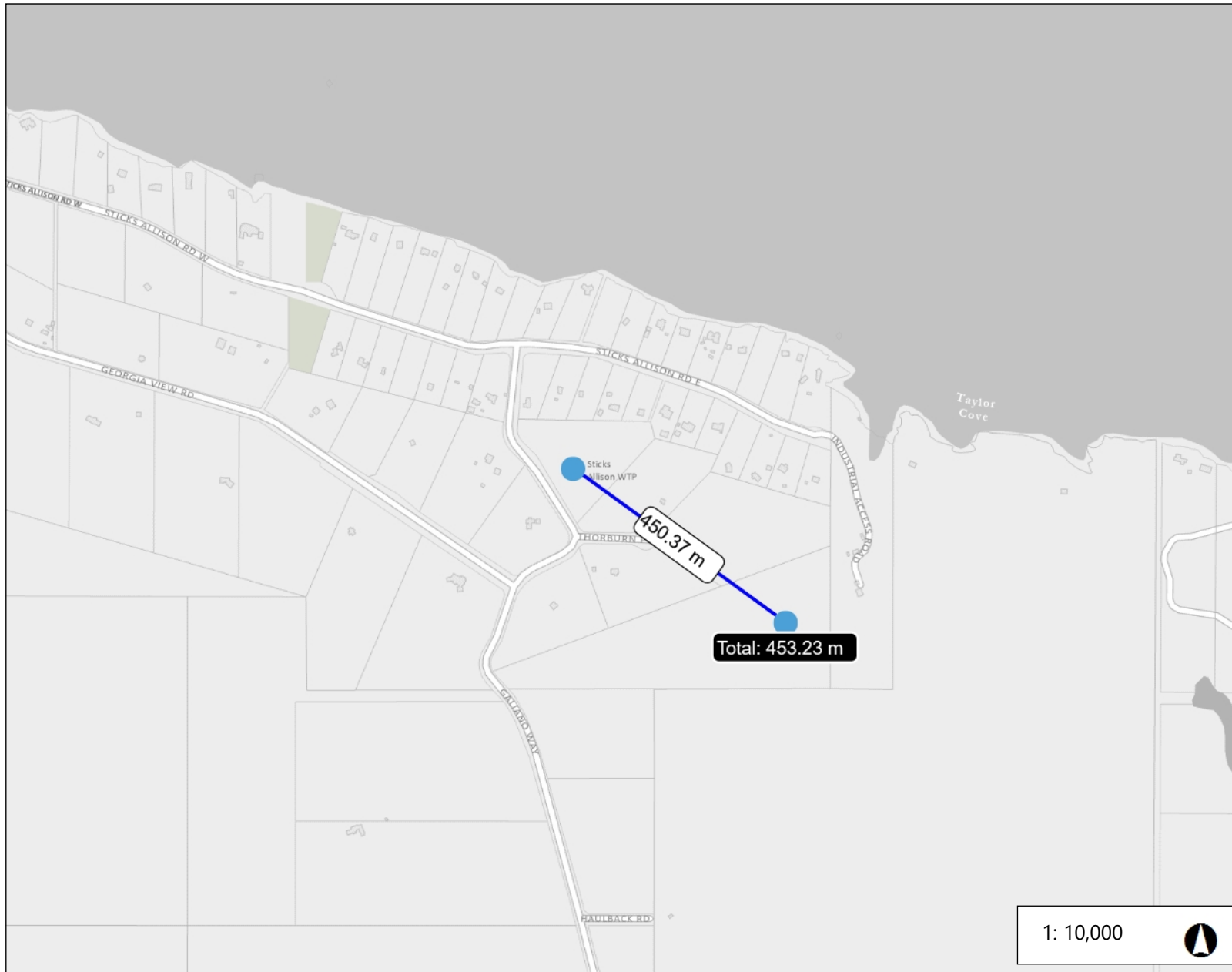
I hope the Staff would provide to the Galiano LTC more relevant information about the well water capacity in the property, water use for new orchards, cideries, breweries and the demand on the island for gravel, soil and aggregates. Galiano already has two businesses of this kind. It would be interesting to know how many businesses of this type the other Gulf Islands have, and consider this number in relation to the quantity of residents of each island.

The different uses would add considerable noise to a residential neighbourhood. I disagree that "due to the geographical location, impact to neighbours would be minimal". It is correct to say that neighbours are exposed to noises from the BC Hydro Station, but adding more noise due to the application proposed uses will not help the neighbourhood at all.

Kind Regards,
Maria Carmita de Menyhart



DISTANCE FROM STICKS ALLISON WATER SYSTEM WELL TO Palmera proposed industry site



Legend

1: 10,000



508.0 0 254.0 508.0 Meters

NAD_1983_UTM_Zone_10N
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Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes