

From: [REDACTED] >

Sent: Tuesday, July 23, 2024 6:13 PM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>

Subject: Re File: PLRZ20240003 (Palmberg)

Hi there,

As a neighbour to this property, I thought I would note a couple things while early discussions are taking place.

The wetland bordering DL 14 is significantly drier this year, I am not sure if that is due to the pond that has been dug adjacent to the border of DL 14 or if it's because its a dry spring, but regardless, water use is a huge concern on the gulf islands, and this proposal seeks to significantly increase the use of groundwater in a particularly sensitive area.

This proposal seems much more suited to a commercial rezoning as the intent is to operate a 'small scale commercial sawmill', 'a cidery', and provide 'new economic opportunities'. Rather than amend R2 zone (which is listed under **residential zones** in the Galiano LUB) to *include* a cidery operation *and* a commercial sawmill *and* aggregate sales, wouldn't a commercial zoning be more appropriate? Perhaps I am missing something, and I apologize if so!

Lastly, there are currently three 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 F1 Industrial zone).

Anyways, these are just some considerations as the LTC proceeds with discussions.

Respectfully yours,

Tahirih Rockafella

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