

**From:** Sandy Goldman <[REDACTED]>

**Sent:** Sunday, July 28, 2024 4:10 PM

**To:** Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>

**Cc:** Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

**Subject:** Application GL-PLRZ20240003 (Palmberg)

Dear Islands Trust Trustees for Galiano,

I am very appreciative of the work you do to ensure Galiano is a pro-active community looking out for each other and our wonderful natural surroundings, including our air, water and lands, especially now with heightened concern about wildfires and ongoing drought.

That is why I am writing today in relation to Application GL-PLRZ20240003 (Palmberg) - a rezoning application for a current residential property to one that is zoned commercial and industrial.

The proposed application would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning to permit the following uses:

- Works yard
- Contractor's workshop and yard
- Storage and sale of gravel, soil and aggregates
- Sawmilling, planing and manufacturing of wood products
- Production and sales of cider, beer and wine

The property in question, District Lot 15, is just above the **Sticks Allison Water System** water storage tank right, ~300m to ~450m from the well and is in the **same groundwater recharge area**.

I am one of the residents who depends on the Sticks Allison Water System, which provides exceptional water to our neighbourhood; water that is safe, tested and tastes very good, especially in contrast to well water, heavy with minerals, on other parts of Galiano.

In addition, the rezoning proposals **to allow both industrial and commercial businesses** would be very big changes to Sticks Allison residents with increased noise from sawmill equipment and gravel

loading/unloading, as well as increased traffic on Galiano Way. (a twisty, curved roadway with several blind spots that must be driven cautiously.)

Furthermore, the proposed work site within the property is located at the east end, adjacent to **areas zoned as DPAs for both Riparian Area and Sensitive Ecosystem areas**. This is a **marked contrast in usage** to what has already been deemed delicate and needing of care for the long term.

Of equal or greater importance, since such industrial and commercial enterprises tend to use **extremely large amounts of water**, approval of this application may affect the Sticks Allison Water System well's ability to maintain the current water which serves **37 households** in the neighbourhood.

While I understand the applicant's desire to create a business and perhaps additional employment opportunities, I cannot support doing so at the expense of an entire, established neighbourhood made up of people who care about each other, Galiano at large and the very sensitive and scarce resources such as groundwater and the accompanying natural habitat that we steward each and every day.

Surely there are other areas on Galiano **already zoned** for commercial and industrial uses where the proponent could create and grow a business without impacting precious natural resources and other residents with such magnitude? Has this been investigated or researched as an alternative?

I call on Islands Trust trustees in whom I have **trust**, to allow for a full and complete investigation of the potential impact of this rezoning application, in a transparent manner, with all concerns being addressed, to ensure that the care and faith we have put in your and your staff, will result in a solution that is beneficial to all parties that have an interest in this matter.

Thank you for your consideration.

Sandy Goldman - [REDACTED] concerned resident