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Sent: Tuesday, July 30, 2024 10:12 AM

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Subject: Application GL PLRZ20240003 (Palmberg)

To Galiano LTC,

This letter is in opposition to Application GL-PLRZ20240003. This application should be denied for many reasons. I have walked through the property with the applicant.

Some of the reasons to deny this application are as follows:

MAJOR REZONING: The application proposes that this residentially-zoned property remain as Residential (R2) but add in many site-specific Industrial/ Commercial uses. This would change the intent of the OCP for this area of Galiano. The application's main reasons seem to be to provide an alternative to Galiano's existing sawmill businesses, gravel sales companies, and alcohol outlets.

This application's proposed changes to the land use go against many OCP principles, including "Islanders have chosen space, privacy and aesthetic qualities over urban conveniences, and want Galiano to continue to function as a resident-centred rural island community".

Additionally, the Sticks Allison/Georgia View area was originally designed to accommodate a certain number of houses and cottages, as calculated by many many factors. The homes and cottages are currently less than 50% built out, so the population of this area will eventually more than double. This needs to be factored into any land use decisions.

Major rezoning should only be done with careful consideration of all factors and only in the case of high need for essential services that are not currently available.

NOISE: The subject property is on a ridge above Sticks Allison Road East and Thorburn Place . Noise travels down the ridge. I am a full-time resident on Sticks Allison East. I would be highly impacted by the noise of heavy trucks dumping gravel, scooping gravel, loading and unloading logs and lumber, with the resulting back-up beeping. The sawmill noise might also be audible. When the applicant was chainsawing to clear the wetter area of his property for fruit tree growing a few years ago, I could clearly hear the chainsaws.

This high noise level would be heard by everyone on Sticks Allison East, continually affecting about 40 residents.

SAFETY: Galiano Way is used daily by the ~160 residents of Sticks Allison, Galiano Way, and Georgia View since it is the only entry point to this area. Within a few years, the Community Forest affordable housing project will be built, with ~30 new residents. Many residents cycle and e-bike nowadays and that will only increase. The entrance to the application property is on the steep winding section of Galiano Way. The application proposes both logging trucks and gravel trucks travel along Galiano Way and make a sharp turn into that driveway. Additionally, having a commercial cider stand at the entrance would increase traffic and require customers to be slowing and turning on a blind curve.

All these factors would lead to definite safety hazards for almost 200 people.

This location is inappropriate for large vehicles and increased traffic. A desire for economic growth cannot be prioritized over the safety of our community.

DESTRUCTION OF FOREST HABITAT:

The initial Staff Report does not include a site plan of proposed activities and buildings, however it is clear that a large area of forest would have to be cleared to accommodate all of:

- A house and cottage (as already permitted under R2 zoning and would still be allowed if the application were approved)
- Works yard
- Contractor's workshop and yard
- Storage site for gravel, soil and aggregates
- Sawmill, including areas for log and lumber storage areas and waste piles and chipper and planer
- Building for cidery, brewery, and winery
- Commercial stand at the entrance for alcohol sales and possibly a customer washroom
- Septic fields for all of above

This proposal does not coincide with the OCP's principles of environmental sustainability.

HIGH WATER USAGE:

Orchard: The applicant has dug a 15-foot deep pond in the corner of the property. This pond is currently being used to water the small amount of fruit trees previously planted and would be used to water a much larger orchard/vineyard if the cidery/brewery/winery are approved. The pond is adjacent to the neighbouring marsh which is a DPA and Environmentally Sensitive area (see map on page 16 of July 9, 2024 LTC Agenda).

Wells: The Sticks Allison Water System well serves 37 homes, over 100 people, and is nearby, as are 5 other residential wells in the near vicinity. The application seems to propose digging several wells, for house and cottage and industrial use and commercial use. The zoning of R2 was never intended to support that much water extraction on a single property, nor within this aquifer recharge area.

The application proposes to use water for all of:

- House and Cottage: Since this application is to add additional purposes, not to remove any, the applicant would still be allowed to build a house and cottage, using water for household needs of several people.
- Industrial uses for manufacture of wood products
- Cidery: A cidery uses approximately 8 gallons of water for each gallon of cider.
- Brewery: A brewery uses approximately 10 gallons of water to produce one gallon of beer. I sincerely hope the applicant does rescind this portion of the application as they verbally stated at the July LTC.
- Winery: A winery uses approximately 8 gallons of water for each gallon of wine.
- Washroom: A washroom for customers may be required to enable the proposed retail outlet at the property entrance.

- Orchard (and vineyard): A large orchard is unlikely to be sustainable by pond water in the summer months (and a larger pond could affect the neighbouring wetlands). Well water may have to be used to keep this agricultural activity going. This land was not zoned as Agricultural for a reason.

The combined water consumption of all the many uses listed above would be very high. This property is in a water recharge area which needs to be carefully managed and protected for the wellbeing of the entire community.

These are only some of the reasons this application is not appropriate to the OCP's mandates.

In summary, the proposed application with its many industrial/commercial industries would come at the cost of the health and safety of many many people, at the cost of major forest degradation, and at high water usage in an area that helps recharge a large aquifer.

Some recent letters in support of the application mention the wait time for trades and materials and stress the slight inconveniences this causes. They do not balance this against the huge and detrimental effects of the application's proposals.

This letter is not personal toward the applicant. Any rezoning is always toward the land, not the owner. I think we all need to keep that in mind as we consider this application.

I request that this application be denied.

Regards,
Holly Schofield