

From: [REDACTED]

Sent: Tuesday, September 10, 2024 12:49 AM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Ben Maberley <bhaberley@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>

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Subject: Concerns about Application GL PLRZ20240003 (Palmberg)

To Galiano LTC,

I ask the Trustees to act with caution and to limit approval of the multi-pronged rezoning request PLRZ20240003 (Palmberg). There are potential benefits to the island and the applicant with his business goals, but there are also significant factors that could adversely affect his neighbours – potentially permanently. In this letter I focus specifically on noise and water concerns.

Is it possible to be more measured with any rezoning ? Industrial and commercial ventures in a residential area will undoubtedly increase noise. I can attest that noise really does travel in this otherwise quiet area. Some temporary, intermittent noise is unavoidable with regular maintenance of properties and construction of new structures, etc. But larger scale, ongoing industrial/commercial operations are far more open-ended. Is there a compelling enough need for each of these businesses on the island, and on this lot?

The Official Community Plan states: *“The Local Trust Committee should consider implementing regulations that would limit noise impacts generated by industrial uses and activities.”*

This property is directly adjacent to a community water system. Despite the pond created on the property a cidery would use significant amounts of water. And that’s just one of the three business resource demands. This lot is not the only one undergoing contemplated change. As the neighbourhood population increases with more people moving onto their properties and building homes there will be increased demand on the common aquifer. This aquifer and the wells dependent on it are already taxed by the trend of decreasing annual rainfall.

I cite a couple provisions from the Official Community Plan:

“An assessment will be required to determine the impact on local water flow patterns, groundwater and waste water disposal and shall show evidence of adequate water supply and waste disposal.”

“Any rezoning application involving an increase in density or intensity of use should be required to provide an assessment of the availability of sustainable, long-term groundwater. Any additional density or intensity of use that would negatively affect the quality or quantity of groundwater should not be permitted in critical groundwater areas.”

Of course, the opportunity for a livelihood and community services are so important. I'm just concerned the extensive plans for this lot – three businesses, expanding over time - so close to a groundwater recharge protection area and beside a residential neighbourhood might be too much, and might have irreversible, unintended consequences. In considering this rezoning application please seek amendments and public consultation where recommended.

Sincerely, Jennifer Dusing, [REDACTED], Galiano Island, [REDACTED]