
Fw: CVRD zoning bylaws

From legislativeservices <legislativeservices@cvrld.bc.ca>

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To legislativeservices <legislativeservices@cvrld.bc.ca>

From: Julia Balabanowicz [REDACTED]

Sent: March 26, 2026 7:55 AM

To: Hilary Abbott <Hilary.Abbott@cvrld.bc.ca>

Subject: CVRD zoning bylaws

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Hello: I am a property owner and resident in Cowichan Bay. I am writing to inform you of my concern about the zoning bylaws that have been presented by the CVRD. Some of the initial restrictions I have read are over reaching and it isn't clear what problem they solve. I also take issue with how many are being proposed all at the same time. The document takes a serious commitment of time and energy to read, digest and provide meaning full feedback on. The average person, the very person who these impact, does not have the time to commit to understanding the impacts of these proposed changes to their property. While I appreciate the open houses, and will attend one, I have a hard time believing that they will be designed in such a way that property owners can learn about every single bylaw change in that 300+ page document by attending. It is going to require us to read every page, take notes, formulate written responses and attend council meetings (that take place while most of us work).

For most of us, our property is the biggest investment we have ever made in your lives. We work for decades to pay our mortgages off, and it isn't right that sweeping changes that we don't have the bandwidth to fully process can adversely impact the quality of life we can enjoy on our own properties. The unreasonably high penalties for non compliance are also unacceptable. With ever increasing property taxes and overall high cost of living, we should not also face ever increasing limitations on how we live our lives on our private property.

Zoning changes should be minimal and each one should carry the burden of proof that the restriction to the use of our property is solving a real problem that actually needs to be addressed and the upside clearly outweighs the adverse impact on private property owners. The adverse impact should be publicly identified and weighed against the benefits of the problem that it solves. The burden shouldn't be on property owners to find the time, money and energy to organize opposition and prove overreach.

Thank you,
Julia