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## Proposed CVRD Zoning Bylaw Changes

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From Antonia Smith [REDACTED]  
Date Fri 3/27/2026 4:51 PM  
To legislativeservices <legislativeservices@cverd.bc.ca>  
Cc crowbournefarm2 [REDACTED]

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Dear Area Directors,

I am writing with concern about the proposed zoning bylaw changes that will affect our property and current hobby farm, Crowbourne Farm on Braithwaite Dr, in Cobble Hill.

Our family moved to this address and neighbourhood in 2016, after a 2 year search for an appropriate property on which we could develop a hobby farm business to serve our community and contribute to food security for ourselves and beyond. The current Limited Agriculture zoning on our 2.02 acre property enabled us to fulfill a dream of tending to and breeding a flock of heritage poultry, which fluctuated between 15 and 60 or so birds of mixed ages and sexes. We supplied eggs to more than 20 families locally, including neighbours, year round, as we were able to manage a steady pace of hatching chicks and maintaining vigour in our flock.

With 3 medium-sized coops (9x10) and about 1/4 acre of run space for the birds to be managed in good health, this aspect of our farm has been set well back from neighbours and sight lines. The composted manure has fed significant gardens and food crops, including a small commercial garlic farm and nursery plants for sale. We have also put in 30+ fruit trees on another 1/4 acre, with a hope to one day keeping a small flock of mini-sheep (3-5) to keep down grass and maintain the health of the orchard.

All of this has been enthusiastically received by our neighbourhood and community. During the Covid lockdowns, we were able to meet demand not only for eggs, but also processed hens and roosters for eating, chicks for the many families interested in raising chickens themselves, plant starts, seeds, fruits and vegetables and more. Most importantly, we provided education and training to our community on gardening and backyard hen keeping.

The eggs, poultry products, and garlic combined enabled us to gain farm status through BC Assessment, due to earning proceeds of \$10,000/year.

You can imagine my dismay, then, to see that under the new CVRD zoning proposal, much of this would now be prohibited. If I understand the proposed R-1 zoning proposed for my street, we would be able to keep a small farmstand and sell some produce and horticulture products. But we would be limited to 6 hens on our 2 acres! This seems absurd. Surely on a property of this size, which abuts ALR land on Rolmar Dr, and in a neighbourhood with a minimum lot size of 1 acre, applying the standard of 6 hens and no roosters—which is a standard limit for a CITY lot—is out of proportion?

If the CVRD values food security, local agriculture, and supporting a strong network of small farmers—as it says that it does—I hope that Directors will reconsider applying urban and suburban limits to rural neighbourhoods. There is simply not enough affordable ALR land in the Cowichan Valley for those of us who want to provide food for our communities. 1-2 acre parcels are ideal for high cost of living areas to provide viable access to those who want to contribute to the local food supply, and that agricultural use opportunity needs to be preserved.

We have worked with Young Agrarians and other groups of small farmers, as well as sold products at the Cobble Hill Fair and at the Duncan Farmers Market over the years, and we would be so sad to face a choice of either shutting down our farm or moving because of this change of zoning. We sincerely hope that you reconsider this restriction on backyard hens on properties over .4 hectares. Considerably more birds can exist peacefully, quietly, and cleanly on parcels of this size, and they contribute greatly to the diversity and food security of rural neighbourhoods.

I am happy to follow up or answer any questions, if that would be of interest.  
Sincerely,

Toni Smith and Steven Hodder  
Crowbourne Farm  
[REDACTED] Braithwaite Dr  
Cobble Hill, BC  
[REDACTED]