
FW: Officially opposed to CVRD zoning changes

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To legislativeservices <legislativeservices@cverd.bc.ca>

From: Alanna Dumonceaux [REDACTED]
Sent: Friday, March 27, 2026 11:09 PM
To: Zoning <zoning@cverd.bc.ca>; TimMcGonigle <trlm@lakecowichan.ca>
Subject: Officially opposed to CVRD zoning changes

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March 27, 2026

To the planners of the CVRD OCP.

Did you use an AI robot to create your new OCP and quietly roll out a gigantic life-changing document with little announcement to the community you are supposed to support? From the farms I am connected with it seems like everyone is only finding out this week about these dramatic life-altering impacts.

Did you actually talk to a single resident owner of a farm, airbnb host or small business before you made this or did you just copy and paste something from the feds to make your housing target happen? This entire plan is so out of touch with where you live, it couldn't possibly have been written by anyone who lives and works in the CVRD.

On one hand, you say we support local agriculture and rural business.

On the other hand,

- 1) You need 10+ acres just to run an equestrian operation
- 2) You're capped on how big you can grow it
- 3) Everything has to be set way back from property lines
- 4) Farm retail is only allowed as a side hustle not a real business!
- 5) You're limited in size, location, and even how people access it

How do you think this works for a farming community? stop attacking farm businesses!

This new blanket CVRD plan is devastating and I am opposed to it on so many key points. It is an overreach of your powers and your role as community liaisons in building up a community for future potential.

You are going to devastate our economy, our tourism and our rural business community, along with our real estate market with these changes. You cannot throw a blanket over a rural thriving

farm community that largely operates on a micro-economy of food sustainability, neighbourhood agri-tourism and being a key destination for wedding and event tourism on the island among other things. Your changes will ruin ALL of these industries and livelihoods.

The most alarming point is the potential loss of the ability to keep horses and livestock on properties that are essential to life and the heart of the rural properties that make up your region. Your entire CVRD is rural businesses focused on farming and agritourism. I personally drive down from Nanaimo every couple weeks to go to farm stands like Sweetmeadows Farm and Old Farm Market in CVRD because there are no farm markets and little farm stands that operate in the greater Nanaimo area where we live.

In 2018 we wanted to buy a home in the CVRD to start a hobby farm, airbnb and wedding venue.

The zoning at that time was already restrictive in ways that made us search, and find property in a better community that was more supportive of the need for these types of businesses and services.

We specifically would not buy anywhere within the CVRD in 2018 because your rules were already so out of touch with the changing needs of businesses in your rural community, these new changes completely destroy your rural farmlife. I am a small business owner who relies on airbnb rental income and my business to keep myself out of having to live on long term disability from the government. Every step I take towards finding ways to support myself without government disability assistance, seems to be attacked by ever changing rules.

We personally just spent 5 years building our dream cabin on Gabriola Island, to exponentially rising costs, only to have the island trust ban airbnb by choice when we were 80% finished construction, and must sell it as we cannot personally use it part time and still be able to pay our bills and are currently renting it for a significant net loss to a 6 month rental person. We will not break even on the sale of this cabin, we will take a loss after 5 years building up to what we hoped would be a long term place for our family memories, shared as a tourism airbnb for a local community that desperately needs accommodation especially with the loss of one of its only 3 motels recently.

Think about what your airbnb ban will do to your tourism, your wine region. Look at what already happened in Kelowna. The real estate market has tanked, 30% of wineries are for sale or bankrupt, you are aiming the same direction for wineries and farms and our housing market if you make these changes. Your changes will be devastating for the region and the island as a whole. The amount of wedding and event cancellations alone will look like covid all over again.

You as council are responsible for your COMMUNITY members, the life & lifestyle, financial stability and sustainability, not just making buildings happen for some NDP dude who hasn't done a damn thing for the island.

Your role is to help everyone thrive. I have seen the complete opposite from the CVRD specifically since moving to the island in 2018. I am well versed in what horrific impact you had to one local vendor who is just finally crawling out of your awful, ill-thought anti-business impacts that you enforce on the community already. I am devastated to think of how much harm you are doing if you let these zoning changes happen as outlined.

The farms and businesses here are barely bouncing back after covid. Your rezoning will tank the farming and food sustainability we desperately need to grow on Vancouver Island.

I am writing not just as a resident, but as devastated neighbours who feel our way of life is being stripped away by the CVRD's proposed zoning changes.

Across our rural communities, people are shocked to learn that practices we have always relied on—raising backyard chickens, hosting small-scale Airbnb accommodations to make ends meet, and having a hobby farm will be restricted or effectively pushed out. In a region known for its agricultural roots, the idea that families could lose the ability to keep a few hens, generate supplemental income from their homes, or live sustainably as your council keeps preaching.

These are not luxuries—they are how many of us survive, support our families, and you are going to devastate the entire region. You need to take a step back and cut the crap. You cannot move forward on this plan.

Give your heads a shake. Do not do this without a proper community engagement to alter your directives.

Vancouver Island Small business owner and Airbnb Co-Host,

Alanna Dumonceaux