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## OPPOSITION to Bylaw 4710 - Formal Record

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From Ken Neal <[REDACTED]>

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I am writing to register my formal opposition to the proposed Comprehensive Zoning Bylaw No. 4710. This 329-page document is an unacceptable overreach that ignores the basic realities of rural life, specifically regarding livestock restrictions and fence height limits that invite wildlife damage. Please record my objection to these predatory fines and administrative policies before any further steps are taken to finalize this bylaw.

In Particular:

### 1. THE ROOSTER BAN (Section 4.1.3 & 11.2)

- The Quote: "The keeping of roosters is prohibited on all lots less than 2.0 hectares (5 acres)."
- The Overreach: This effectively kills heritage farming and natural flock sustainability for thousands of rural properties in the Valley that are 2, 3, or 4 acres.

### 2. THE "ELK BUFFET" FENCE RULE (Section 5.8.2)

- The Quote: "Fences in a front yard shall not exceed 1.2 metres (4 feet) in height."
- The Overreach: This is a direct invitation for 800lb Roosevelt Elk to jump into your garden. Calling a 4-foot fence a "barrier" in this area is a slap in the face to anyone trying to grow their own food.

### 3. THE BEDROOM LIMITS (Section 6.2.1)

- The Quote: "A secondary suite shall contain no more than two bedrooms."

- The Overreach: They are literally counting the beds in your own home. In a housing crisis, the CVRD is making it illegal for a family with three kids to live in a secondary suite on your property.

#### 4. THE \$50,000 "DE FACTO EXPROPRIATION" (Section 1.9.1)

- The Quote: "Every person who violates... is liable on summary conviction to a fine not exceeding \$50,000."

- The Overreach: Combined with the "Daily Offence" clause (Section 1.9.2), which states every single day the "infraction" exists counts as a new fine, they can bankrupt a local landowner in a single week.

#### 5. THE "EVERYTHING IS FORBIDDEN" RULE (Section 3.1.2)

- The Quote: "Uses not specifically permitted in a zone are prohibited."

- The Overreach: This is the ultimate "Permission-Based" system. If the bureaucrats didn't think of it and write it down in this book, you aren't allowed to do it on your own soil.

#### 6. THE "RIGHT OF ENTRY" (Section 1.8.1)

- The Quote: "Bylaw Enforcement Officers are hereby authorized to enter, at all reasonable times, upon any property... to ascertain whether the regulations are being observed."


- The Overreach: They want the power to walk onto your private land to "inspect" your chickens and fences without a warrant or your presence.

#### 7. Docks section 4.10

#### **4.10. Docks**

Where a dock is permitted in a zone under this Bylaw, the following conditions of use apply:

1. All docks and boat lifts shall be located within a zone boundary and/or within the boundaries of a lawful water lease area or license of occupation area, as approved by the Province of B.C. and by other designated approving agencies, if applicable.
2. A maximum of 1 dock and 1 boat lift are permitted per upland parcel.
3. Stand-alone boat lifts are not permitted.
4. The owner of the dock and boat lift shall be the owner or Crown lessee of the upland parcel.
5. Boat ramps are not permitted.
6. No commercial or industrial activities are permitted on a dock or boat lift.
7. Non-moorage uses such as, but not limited to, beach houses, boat houses, storage sheds, roofs, covered structures, patios, sundecks, hot tubs, or other similar improvements are not permitted on a dock or boat lift.
8. The placement of fill or the dredging of riparian or marine areas is not permitted for the placement of a dock or boat lift. Natural habitat and shoreline processes shall not be altered.

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9. Public access along the foreshore shall not be impeded. In cases where any part of a dock is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means. The public access points shall include highly visible signage directing the public to the location where dock crossing is possible.