
Very Concerned for all people not living in a city. Please help us ! Urgent: Rural Property Rights and Bylaw 4710 Concerns

From Elyena Lundh [REDACTED]
Date Sat 3/28/2026 3:14 PM
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BYLAW 4710 I need clarification on having elk everyday that eat everything even my Rhododendrons!

I spent \$3000 when I moved into the property of 3.8 acres and had a professional company build an elk proof fence. I need to fence additional areas for growing food that we eat.

We live here because we believe in sustainability. We have solar power, we are doing fire mitigation right now. We are in our mid seventies.

I don't wish to have others coming onto my property for inspecting how many people and bedrooms. I have guests regularly that stay in my holiday camper. They help me in the garden and yard. Some just come visit the old folks! Many of my friends and family bring their own RV's and stay awhile for a month or a weekend. The 329-page zoning bylaw (No. 4710) is a total overreach into our rural lives.

I read the following on Facebook and agree to take action against this bylaw.

It is time to wake up Cowichan. The CVRD is pushing a 329-page zoning bylaw (No. 4710) that is a total overreach into our rural lives. They want to ban roosters on multi-acre lots and limit front yard fences to 4 feet in prime elk territory!

This plan shifts us to a permission-based system where if a bureaucrat hasn't explicitly allowed it, it is illegal. And asking for the power to levy fines up to 50,000 dollars per day. That isn't a fine; it is a predatory mechanism to strip one of our land and equity.

We pay the salaries of these directors and planners. They are public servants, not our landlords. If we wait until the October election to hold them accountable, the concrete will already be dry on these rules and our property rights will be gone.

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.

Thanks for your help.

Ellen Lundh

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