
FW: Comprehensive Zoning Bylaws No 4710 Concern

From Ben Maartman <ben.maartman@cvrld.bc.ca>
Date Sun 3/29/2026 8:06 PM
To legislativeservices <legislativeservices@cvrld.bc.ca>

From: [REDACTED]
Sent: Sunday, March 29, 2026 8:52 AM
To: Hilary Abbott <hilary.abbott@cvrld.bc.ca>
Subject: Comprehensive Zoning Bylaws No 4710 Concern

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Hi Hilary,

My name is Mark Greir, I have lived in the valley for 40 years and own 4 acres of ALR land in Cowichan Bay. I am very concerned about the recent Comprehensive Zoning Bylaws No. 4710. The CRVD has completely ignored public input. This is not right on so many levels. Where do you stand on this issue?

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.