

**From:** [Ashlee Wilson](#)  
**To:** [legislativeservices](#)  
**Subject:** Concern over CVRD Comprehensive Zoning Bylaw  
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To Whom it May Concern,

I am writing to convey my concerns about the proposed Zoning Document from the Plan my Cowichan website. I have spent many hours reading it and trying to understand the parts of it that may impact my property. I have also noticed sections that will impact neighbours, friends, colleagues and businesses that I frequent. I understand the need for planning for the future and the need to have some guardrails for developing ecologically sensitive areas. However, this document often reads as something one would expect from a strict Strata of a gated community. There are so many parts that will throw many land owners into non-compliance. The proposed maximum fines per day, create feelings of anxiety.

We moved to the countryside of Mill Bay to experience a rural lifestyle that many large lot owners are currently enjoying. We do not qualify for ALR and working full-time only allows us to produce food for our family. On large lots in my area, I see chickens with roosters, sheep, beehives and tall fences to keep gardens safe from deer and elk. These are beautiful properties, well maintained and animals living in humane conditions. All of a sudden, this way of life is not only at risk, but creating a pattern of law abiding tax-payers, becoming non-compliant and facing fines.

I am very concerned with the response from the Regional District staff that was sent to other community members. Their dismissive commentary does not appear grounded in the document itself. I and many other people more educated than myself have read the document and come to the same conclusions about what it lays out. It is enshrining many changes to peoples property rights through subtle changes to their zoning. It is clear that there is either a missing piece to the puzzle or the people are misrepresenting the scope of change or they do not understand the document that they have before them. Full documented public consultation with transparent clear answers would be the only way to clear up the intent of the document and make it inline with the wishes of the people.

There is a major disconnect between those who wrote the document and the realities of rural life or even in some cases, urban life, unless you want the hyper-controlled life-style of a strata. It would take me too long to criticize all the parts of the document, but I hope that those with the power, remember the tax-payers who pay their wages are not happy. I have seen so much opposition from so many people, whether they are hobby-farmers, lake front, living on a float-home, food truck owners, horse facilities, home-based businesses, the average gardener with a good fence, land owners hoping to build a home or anyone feeling that they are about to lose so many rights that landowners have enjoyed over the years.

I also feel frustrated that this has been pushed through to this point, despite strong opposition. There is something very unsettling about the process. For something that could impact everything from how a family lives, or how current thriving businesses could be negatively impacted, I hope going forward, there can be more transparency.

Unfortunately, if this passes, we will be seriously considering voting with our feet and leaving the community. My spouse works for the Federal government and I am a French Immersion teacher with over 20 years experience and almost 10 years in the Cowichan Valley. We hope that someone will still want to purchase our place, which look like an ideal plot of land to hobby farm. If all of that is removed, it will undoubtedly impact our investment. Perhaps our voices will be heard and we will continue to enjoy our rural life and the community we joined.

Sincerely,

Ashlee Wilson  
Mill Bay, BC  
Area A