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Cc: [Sierra Acton](#)
Subject: CVRD zoning bylaw
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Dear Directors

I am writing to express my concern with the current bylaw consolidation process and the broader direction of land use regulation in the CVRD.

While bylaw consolidation across electoral areas may be a reasonable administrative goal for the municipality, it should not be used as an opportunity to introduce drastic changes to existing regulations under the guise of consolidation.

This process lacks transparency, and that is a serious concern. If new rules are being proposed, they should be introduced, reviewed, and debated individually so the public can clearly understand the actual net change.

As it stands, important changes appear to be embedded within a broader consolidation exercise, including matters such as parking requirements, home-based business regulations, zoning, and waterfront-related controls. That is not a transparent or fair way to make policy.

I have been involved in the housing development industry on Vancouver Island, including within the CVRD and North Cowichan, where I have worked on projects providing affordable housing options for the community, as well as commercial development. From that perspective, I can say clearly that this approach is not simplifying things for the development community. It creates more uncertainty, makes housing more expensive, and slows down the building process.

The growing onslaught of regulations from all levels of government, including added property taxation DCCs, new seismic requirements, and accessible design standards, and the lack of a clear, equitable, and expedited pathway for development are making housing less affordable, not more.

The layers of cost and uncertainty are not only affecting project viability, they are also dramatically impacting the local employment base of this community. It's time we should be searching for solutions and opening opportunities to grow the local economy and assist families. We need to create housing that is affordable , and support jobs. These further restrictions are pushing in the opposite direction.

I am also concerned that bylaw consolidation and rezoning appear to be occurring at the same time. There has been years of work in the local community that created the existing bylaws

If existing parcels are being reassigned into different zones through this exercise, those changes should be clearly identified and debated separately, rather than embedded within a broader consolidation process.

In Area B, the existing waterfront zoning framework has been developed over many years and should not be substantively altered through a broad consolidation exercise without clear, parcel-specific explanation and separate public review.

More broadly, the CVRD should recognize that different communities and waterfront areas have distinct histories, land use patterns, and planning realities. Issues affecting Shawnigan Lake are not the same as those affecting Lake Cowichan or other areas within the municipality, and they should not be treated as though a one-size-fits-all approach will work. Local context matters, and regulations should reflect those differences rather than overriding them through blanket consolidation.

Please ensure that any substantive bylaw or zoning changes are brought forward separately, with clear explanation, full public

debate, and proper consideration of the real-world impact on housing costs, economic growth, local employment, and the unique circumstances of individual communities.

Regards

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