

**From:** [Alison Nicholson](#)  
**To:** [legislativeservices](#)  
**Subject:** FW: URGENT: OPPOSITION to Bylaw 4710 & 4373 - Formal Record  
**Date:** Sunday, March 29, 2026 12:41:21 PM  
**Importance:** High

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Alison Nicholson  
CVRD Director,  
Cowichan Station/Sahtlam/Glenora  
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**From:** K Frost [REDACTED]  
**Sent:** Sunday, March 29, 2026 10:45 AM  
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**Cc:** [REDACTED]  
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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I am a property owner and resident in Electoral Area E in the CVRD and 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 a rural 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 a person's home. In a housing crisis, the CVRD is making it illegal for a family with three kids to live in a secondary suite on ones 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. This is absurd.

### 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.

Also, To the Board of Directors,  
Cowichan Valley Regional District,

I am writing to express serious concern regarding the recent adoption and implementation of Official Community Plan Bylaw No. 4373 and the associated zoning and enforcement bylaws now being applied across the Cowichan Valley.

While I understand the need for long-term planning and environmental stewardship, the current direction represents a significant shift in how residents are able to use and manage their own property. Many residents feel these changes have been introduced with insufficient public awareness and limited meaningful consultation.

Of particular concern are the enforcement provisions associated with these bylaws. The allowance for penalties of up to \$50,000 per offence, compounded daily, creates an environment of substantial legal and financial risk for ordinary residents. Even if such penalties are not commonly applied at their maximum, their existence has a chilling effect on

individuals' ability to use their land with confidence.

Additionally, the increasingly restrictive nature of zoning - where uses not explicitly permitted are prohibited - raises concerns about the loss of flexibility for rural living. This includes impacts on small-scale food production, home-based income activities, storage of personal equipment such as trailers or recreational vehicles, and the ability to protect property from wildlife.

The cumulative effect of these changes is a perception that residents are losing autonomy over their land, while facing increasing regulatory complexity and potential penalties.

I respectfully request that the CVRD:

Pause further implementation of new zoning restrictions until broader public engagement is conducted.

Provide clear, accessible summaries of how these bylaws affect everyday property use.

Reconsider enforcement frameworks to ensure they are proportionate and not punitive in nature.

Engage directly with residents in open forums to rebuild trust and transparency.

The Cowichan Valley has long been valued for its rural character, self-sufficiency, and community independence. It is essential that future planning respects these values while balancing broader regional goals.

Kevin Frost

██████ Don's Rd

Electoral Area E Sahtlam