

From: [Debbie Smith](#)
To: [Kate Segall](#); [Sierra Acton](#); [Mike Wilson](#); [Hilary Abbott](#); [Alison Nicholson](#); [Ian Morrison](#); [Jesse McClinton](#); [Ben Maartman](#); [Karen Deck](#); tmcqonigle@lakecowichan.ca; mstaples@duncan.ca; [Deena Beeston](#); [Bruce Findlay](#); [Tek Manhas](#); [Christopher Justice](#); [Mike Caljouw](#); [Development Services](#); [legislativeservices](#)
Subject: Immediate Concerns – Bylaw No. 4710
Date: Sunday, March 29, 2026 5:30:29 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Immediate Concerns – Bylaw No. 4710

Dear CVRD Directors,

I am writing to you as a resident who cares deeply about this community, and I need to be very clear—Bylaw No. 4710 deeply concerns me.

This does not feel like a reasonable update to zoning. It feels like a significant overreach into how I am allowed to live on my own property. And that is not something I can ignore.

This Affects My Everyday Life

When I read this bylaw, I don't see policy—I see my daily life being regulated in ways that feel excessive and disconnected from reality.

Working on a vehicle, growing food, putting up a structure, having an RV on my property for personal or family use—these are normal, responsible activities. They are part of the lifestyle that drew me to this area and that I value deeply.

Restricting the ability to have or use an RV on my own property feels unnecessary and intrusive. For many people, RVs are not luxuries—they are practical tools for family, travel, temporary housing, or supporting guests.

I should not have to question whether these everyday actions could put me in violation of a bylaw.

Food, Independence, and Common Sense

I am especially troubled by the idea that I could be restricted from selling or sharing what I grow in my own garden.

At a time when people are trying to be more self-sufficient, reduce costs, and support one another, this feels completely backwards.

Growing and sharing food is not a problem—it is part of the solution.

Short-Term Rentals, Tourism, and Housing Reality

I am also concerned about restrictions on short-term rentals such as Airbnb.

We live in a region that depends on tourism. Visitors support our local economy, our small businesses, and our community as a whole.

At the same time, we are facing a housing crisis, with more people struggling to find stable housing.

Restricting options across the board—whether it is RV use, short-term rentals, or flexible living arrangements—does not solve these problems. It risks making them worse.

We need thoughtful, balanced solutions that reflect the realities we are facing—not blanket restrictions that limit flexibility for residents and visitors alike.

Uncertainty and Overreach

What concerns me most is the lack of clarity.

Terms like “reasonable grounds,” “nuisance,” and “excessive” are not clearly defined, yet they appear to be the basis for enforcement. That leaves me uncertain about what is actually allowed and what is not.

I should not have to live with the feeling that I could unknowingly be in violation simply for living a normal life on my own property.

Penalties That Feel Frightening

The level of fines being discussed is alarming.

The possibility of facing extremely high daily penalties for issues that may be minor or unclear is not just concerning—it is frightening.

This does not feel proportionate. It does not feel fair.

Concerns About Community Inclusion

I am also concerned about the impact this bylaw may have on where supportive housing can be located.

A strong, healthy community makes space for everyone. Policies that risk limiting that inclusion—especially at a time when homelessness is a growing reality—are deeply troubling to me.

Feeling Left Out of the Process

Perhaps most disappointing is that I do not feel adequately informed or included in this process.

I want to understand what is being proposed. I want to have a voice. I want to feel confident that decisions like this reflect the needs and realities of the people who live here.

Right now, I don’t feel that.

This Is About Trust

This is bigger than one bylaw.

For me, this is about trust—trust that the CVRD understands how people actually live, and trust that decisions are being made with fairness, transparency, and respect.

Right now, that trust feels shaken.

My Request

I am asking you—respectfully, but firmly—to pause.

Pause the implementation of Bylaw No. 4710.

Take the time to truly listen to residents.

Clarify the language.

Reconsider the provisions that overreach into everyday life.

I attended the OCP meeting in November, where the majority of people clearly asked for this to be paused. Despite that, it was moved forward, giving residents only a very short window—roughly two weeks—to read and try to understand a document of this size and complexity.

That did not feel like meaningful consultation.

Please listen to what your community is asking.

We elected you to represent us, to consider our voices, and to make decisions that reflect the needs of the people who live here.

Right now, many of us do not feel heard.

At a time when people are trying to become more self-reliant, support one another, welcome visitors, and respond to real housing challenges, we need policies that empower—not restrict.

I believe this community deserves better.

I believe we can do better.

Please take the time to get this right.

Sincerely,

Debbie Smith

