
Re: Subject: OPPOSITION to Bylaw 4710 - Formal Record

From Mike Wilson <mike.wilson@cvrd.bc.ca>

Date Sun 3/29/2026 11:02 PM

To [REDACTED] legislativeservices <legislativeservices@cvrd.bc.ca>;
Zoning <Zoning@cvrd.bc.ca>

Thanks Cordelia, I am copying this to the CVRD personnel so that it becomes part of the official files

With Best Regards

Mike

mike.wilson@cvrd.bc.ca
(250) 715 6874

From: [REDACTED]
Sent: Sunday, March 29, 2026 9:02 PM
To: Mike Wilson <mike.wilson@cvrd.bc.ca>
Subject: Subject: OPPOSITION to Bylaw 4710 - Formal Record

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

Dear Mike,

I am writing to formally oppose Comprehensive Zoning Bylaw No. 4710. This bylaw represents a significant and troubling shift in land use regulation that does not reflect the realities of rural life in the Cowichan Valley. Our region has long been defined by self-sufficiency, small-scale agriculture, and flexible land use - values that are essential to both community resilience and food security on Vancouver Island.

The bylaw introduces unnecessary and restrictive measures that undermine local food systems including introducing restrictions on livestock, roosters and hens, and effectively preventing residents from sharing or selling surplus produce, eggs, or honey within their community. This conflicts with the spirit of food security initiatives and long-standing rural practices. At a time of rising food and housing costs, rezoning changes are deeply concerning and out of touch with community needs. Community leaders should be encouraging, not punishing, sustainable living, food sovereignty and creative and non-traditional housing options.

Equally concerning are the enforcement provisions. Fines of up to \$50,000 per day, with each day considered a separate offence, are excessive and disproportionate. Such penalties could bankrupt residents for activities that have traditionally been part of normal rural living. It turns bylaw officers into "land-use police" with the power to ruin you financially.

The clause stating that any use not explicitly permitted is prohibited (Section 3.1.2) further shifts the bylaw into a rigid, permission-based system. This removes flexibility, discourages innovation, and places an unreasonable burden on property owners. It fundamentally changes the relationship residents have with their land - from one of reasonable freedom to one requiring constant approval.

Many residents purchased properties based on established zoning. Now without consent or true public consultation, the CVRD is pushing ahead with sweeping changes. I respectfully request that the CVRD:

- Pause 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; and,
- Engage directly with residents in open forums to rebuild trust and transparency.

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

Respectfully,
Cordelia Horsburgh