

From: [Linda Young](#)
To: [legislativeservices](#); [Kate Segall](#)
Cc: [Linda Young](#)
Subject: Written Submission – Bylaw 4710 (Electoral Area A)
Date: Sunday, March 29, 2026 8:17:12 AM

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Please include this submission in the official record for consideration of Bylaw 4710.

Hello Director Segall,

I am writing as a resident of Electoral Area A (Mill Bay) regarding the proposed Comprehensive Zoning Bylaw 4710.

I am not opposed to modernization or alignment with provincial housing direction. However, I have concerns regarding both the process and the practical implications of this bylaw in rural areas such as Area A.

While I understand that Bill 44 removes the requirement for a public hearing where zoning is consistent with the OCP, that exemption depends on true consistency. Bylaw 4710 introduces new zoning structures, expanded permissions, and site-specific development frameworks that appear to extend beyond straightforward consolidation. Where new permissions or embedded development potential exceed what was reasonably contemplated in the OCP, reliance on the no-hearing provision warrants careful reconsideration.

In Area A, servicing constraints are a material factor that should be directly addressed. Many properties, including my own, rely on septic systems, and development in Mill Bay is already influenced by water availability limitations. Existing water systems in the area are fragmented, rely heavily on groundwater, and are managed through monitoring and seasonal restrictions rather than demonstrated surplus capacity. Planning work at the watershed level is ongoing, but this does not equate to confirmed infrastructure capacity to support cumulative increases in density or intensity of use.

In addition, available provincial and regional information identifies that land use—including septic systems—can influence water quality within the Mill Bay watershed. Expanding zoning permissions without a corresponding assessment of cumulative servicing impacts risks creating a disconnect between land use policy and the physical limits of the environment.

It is also important to recognize that groundwater systems and watershed conditions are shared across the region. Sustainable management of these resources is a common interest for all communities in the area, including neighbouring jurisdictions such as the Malahat Nation, and requires a coordinated and cautious approach.

Finally, the introduction of detailed, site-specific zoning frameworks within a comprehensive bylaw reduces future opportunities for parcel-level scrutiny. Embedding development permissions at this stage shifts decision-making forward without the benefit of future public processes tied to specific proposals.

Given these considerations, I am requesting that the Board support deferral of Bylaw 4710 to allow for:

- Clear confirmation of consistency with the OCP at a detailed level
- A transparent assessment of servicing capacity in rural areas, including groundwater, septic loading, and fire protection implications
- Consideration of whether elements of the bylaw warrant separate processes with greater public input

This request is not about opposing growth or regulatory updates. It is about ensuring that changes of this scale are implemented in a manner that is infrastructure-aware, environmentally grounded, and appropriate for rural communities.

I would appreciate your position on whether you will support deferral or additional review prior to adoption.

Sincerely,

Linda Young

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