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## Formal registration of opposition

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From JOELLE BELANGER <[REDACTED]>

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Cc chief smith <[REDACTED]>; stephanie <[REDACTED]>

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We are writing to formally register our opposition to the proposed Comprehensive Zoning Bylaw No. 4710. This 329-page document represents an unacceptable overreach and does not reflect the practical realities of rural life. It is particularly concerning that it follows so soon after the adoption of the Official Community Plan (OCP), which proceeded despite significant public feedback.

Please record our objection to the proposed fine structure and related administrative policies before any further steps are taken (first reading) to move this bylaw along. In our view, the proposed changes would significantly and negatively affect rural residents and established rural practices.

Summary of Key Concerns (just to name a few)

- **Waterfront and watercourse rules:** Dock provisions and expanded “watercourse” definitions may introduce duplicative requirements beyond provincial frameworks (including RAPR), leading to added permitting, setbacks, and delays.
- **Wildlife and property protection:** The proposed 1.2-metre front-yard fence height limit is insufficient in areas, such as Youbou which has a significant elk population
- **Housing flexibility:** The two-bedroom cap for secondary suites is overly prescriptive and may reduce lawful housing options during a housing shortage for larger families
- **Enforcement and penalties:** The proposed maximum fine (up to \$50,000), combined with daily offences, may be disproportionate and create undue hardship.
- **Regulatory clarity:** Prohibiting any use not expressly listed may create uncertainty and unintentionally restrict reasonable rural activities.
- **Right of entry:** Broad entry authority raises concerns about privacy and due process if exercised without notice, consent, or a warrant.
- **Rural uses and small-scale agriculture:** Proposed restrictions (including the rooster prohibition on lots under 2.0 hectares) may undermine customary rural and farming practices on many established properties

## “Watercourses” Definition and Duplicative Regulation

The proposed approach to “watercourses” warrants careful review. As drafted, the term may be interpreted broadly—potentially capturing features beyond rivers and creeks, such as roadside ditches, seasonal drainage pathways, and low-lying areas that convey water for part of the year. If properties are deemed to be “near” a watercourse, owners may face additional requirements, including permitting, environmental reporting, setbacks, and project delays.

We note that provincial rules (including the Riparian Areas Protection Regulation (RAPR)) already apply to defined environmental features and rely on qualified professional assessment. Where provincial legislation already applies and takes precedence, adding a broader local layer risks creating duplicative and potentially more restrictive regulation without clear benefit. We request clear, objective definitions and mapping/interpretive guidance to avoid unintended regulation of commonplace drainage features on rural properties.

Thank you,

Joelle Belanger  
Doug Smith