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**FW: Opposition to Comprehensive Zoning Bylaw Project - F1**

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**From** Zoning <Zoning@cvrd.bc.ca>  
**Date** Mon 3/30/2026 11:15 AM  
**To** legislativeservices <legislativeservices@cvrd.bc.ca>

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**From:** Development Services <ds@cvrd.bc.ca>  
**Sent:** Monday, March 30, 2026 8:58 AM  
**To:** Zoning <Zoning@cvrd.bc.ca>  
**Subject:** FW: Opposition to Comprehensive Zoning Bylaw Project - F1

Syd Bergeron (they/them)  
Planning Technician  
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**From:** Stephanie Queen [REDACTED]  
**Sent:** Sunday, March 29, 2026 7:08 AM  
**To:** Development Services <[ds@cvrd.bc.ca](mailto:ds@cvrd.bc.ca)>  
**Subject:** Opposition to Comprehensive Zoning Bylaw Project - F1

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

Dear CVRD Board and Planning Staff,

I am writing as a resident of the Cowichan Valley to express my serious concerns regarding the proposed changes to bylaws that would restrict or eliminate the ability to have detached suites on rural properties.

My family lives on a rural property zoned F-1, and we made the decision to purchase our home with a long-term vision in mind—one that included the ability to have a detached suite. This was not a casual assumption, but a plan based on the existing bylaw framework at the time of purchase. Changing these rules now has a direct and significant financial impact on our family, as it alters the viability and intended use of the property we invested in.

A key part of our plan has been to bring my mother to live on our property in a detached suite as she ages. This would allow us to care for her while preserving her independence and dignity. Without the option of a detached suite, we are faced with much more difficult and costly alternatives that do not reflect the kind of family-centered living we value.

We also have two young children, ages 4 and 2, and we have always envisioned our property as a place where they could grow up with strong family connections and, one day, potentially have a place of their own nearby. The ability to create a small, separate living space is essential to that vision of a multi-generational home.

For us, this is about more than buildings—it is about maintaining a way of life. Rural living in the Cowichan Valley has always been rooted in self-sufficiency, family support, and making thoughtful use of land. That is exactly why we chose to live here. Policies that restrict detached suites risk undermining those values and limiting the ability of families to stay connected and support one another.

In addition, flexible housing options like detached suites help address broader housing challenges by allowing families to create modest, contained living spaces without placing additional strain on infrastructure or requiring large-scale development.

We respectfully ask that the Cowichan Valley Regional District consider the real-life impacts these proposed changes would have on families like ours. At a minimum, we urge you to consider grandfathering provisions for properties purchased under the current rules, or maintaining allowances for detached suites in rural zones where they can be accommodated responsibly.

### Closing Thought

If these changes move forward as proposed, families like ours will be forced to reconsider not only our long-term plans, but whether we can realistically continue building our future here at all. We chose to invest in this community because it supported rural, family-oriented living. Removing that flexibility after the fact

places an unfair burden on responsible homeowners and risks pushing families away from the very communities they are trying to grow in.

We strongly urge you to protect the ability for multi-generational living and ensure that the values that have long defined rural life in the Cowichan Valley are not lost.

Thank you for your time and thoughtful consideration.

Sincerely,

Stephanie Queen

██████████ Renfrew Road, Shawnigan Lake

Sent from my iPhone