From: Carly Christie

Sent: Monday, September 1, 2025 8:43 PM

To: legislativeservices < legislativeservices@cvrd.bc.ca

Subject: Bylaw 4373

Hello,

We are farmers in electoral area F. We live on a rural acreage. We have a nursery and we are currently producing a lot of food for the people in the valley who want to buy Canadian. We would encourage you to please support director Ian Morrison and his motion regarding our electoral area and his objection to bylaw 4373 and our rights as homeowners/landowners in area F. The cutting down of a tree or the burning of wood on acreages is going to cause very little overall pollution compared to the automobile, forest fires, industry emissions ect in the grand scheme of things. I don't think that the per capita result justifies this motion. Per capita very little. We find it concerning this motion is being held on a work day at 1:30pm. When it is inconvenient/inconciderate for most people who are working. We will be in attendance despite the inconvenience.

Thank you for your consideration,

Keith Christie

Sent from my iPhone Sent from my iPhone From: mike oliwa

Sent: Monday, September 1, 2025 5:20 PM

To: legislativeservices < legislativeservices@cvrd.bc.ca>

Subject: Fw: Proposed bylaw area e

Begin forwarded message:

On Monday, September 1, 2025, 5:18 PM, mike oliwa wrote:

Good day. My names Michael oliwa I'd like my voice added to the against and rejection of this proposed change bylaw. It makes no sence in our rural area. With thanks. Mike

Sent: Monday, September 1, 2025 3:16 PM

To: legislativeservices

Subject: OCP

Dear CVRD - As someone who has lived in CVRD for 31 years and kept and ridden my horses in the area for that time length, I feel that I need to just speak up for those of us who have enjoyed riding horses on the trails. In the past couple of years the population here has grown. I've noticed more and more motorbikes with young unlicensed riders and quads passing me more often at unconscionable speeds - I, and my friends have been seriously injured a few times. We can ride the Trans Canada Trail but the E bikes now are coming up on us at incredible speeds - most of them are nice and go slow... but some are a danger to us and others who are not on horses. We found a nice place to ride in Fuller Lake which is now being turned into frisbee golf. I don't believe e-bikers, joggers, motorbikes or quads feel the need to yield to horses, in fact some start yelling "get out of our way" - is there a chance that you could dedicate about a 3 hour riding area to us horse people? somewhere near Lake Cowichan which could also be shared with hikers and dog walkers? My last serious injury was from a motorbike ripping by me as I unloaded my horse near Youbou - the horse slammed into the side of me breaking my rib, knocking me to the ground, and then proceeded to jump on me. The motorcycle passed me at about 140K with a young boy on it doing a wheely. If there would be any chance of a horse/dog walking area, I'm sure I could find a horse group to help maintain it - I just thought I'd ask at this time. Your consideration would be very greatly appreciated.

Patricia Thomson

From:

Sent: Tuesday, September 2, 2025 1:52 PM

To: legislativeservices < legislativeservices@cvrd.bc.ca>

Subject: CVRD Draft OCP

To Whom it may concern

As a general contractor, I do not agree with some of the draft OCP. We need more housing as our Government claims, every new proposal costs more, but yet we forever keep hearing affordable housing is required.

Also, the water course claims even if it is a drainage ditch (I do understand that is necessary if it's a stream, river, lake, wetlands, ocean etc), it will trigger a Development Permit which costs homeowners time and money for expensive reports.

It also affects General Contractors unable to start projects in a timely manner because of the length of time it takes to get a Development Permit approved, which sometimes causes loss of employees and difficulties in trying to find new employees.

CVRD cramming policies down our throats is not right, people need to have a vote and a say in what is done with our communities.

Cheers,

Berry

JBL Custom Homes

From: Leah Bowen

Sent: Tuesday, September 2, 2025 3:55 PM

To: legislativeservices; Karen Deck **Subject:** Proposed OCP - CVRD

To whom it may concern,

I do not agree with the proposed OCP. I particularly don't like the restrictions regarding tree removal on private property and discouraging use of fireplaces. I live in a rural area and use a wood stove throughout the winter, as hydro goes out often in this area. I also do not want to ask for permission if I want to cut down a tree on my property. That is way too restrictive for rural living on acreage. These rules should only apply to city living, not country living.

I would appreciate you taking this into consideration. Thank you.

Leah Rabey Resident of Area I From: Lynne Smith

Sent: Tuesday, September 2, 2025 8:50 PM

To: Ian Morrison <ian.morrison@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Mike Wilson

<mike.wilson@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Hilary Abbott

street-single-

< karen.deck@cvrd.bc.ca>; Ben Maartman < ben.maartman@cvrd.bc.ca>; jessie.mclinton@cvrd.bc.ca

<jessie.mclinton@cvrd.bc.ca>

Cc: legislativeservices < legislativeservices@cvrd.bc.ca>

Subject: 3 Sep 2025 EASC Meeting



Good day Electoral Area Directors,

Re:6.3 Official Community Plan (OCP) for the Electoral Area Bylaw No. 4373

What makes a Complete Community?

Multiple Residential Land Use Designations create flexibility within communities For example:

Area A - 8 Residential Land Use Designations

Area B - 8 Residential Land Use Designations

Area C - 7 Residential Land Use Designations

Area D - 8 Residential Land Use Designations

Area E - 8 Residential Land Use Designations

Area F - 9 Residential Land Use Designations

Area H - 6 Residential Land Use Designations

Area I - 8 Residential Land Use Designations

Why does Area G have 1 Residential Land Use Designation for 99.9999% of our residential land use parcels? This does not provide flexible residential land use for the Area G Saltair community.

Electoral Areas A,B,C,D,E,F & H all have parcels under the Residential Land Use Designation of Small Lot Rural (1H)

Why have you removed the Small Lot Rural land use designation from Area G Saltair but retained this parcel size (1 H) in your own communities? The Small Lot Rural parcels continue to Protect the Natural Environment. "The health of ecological systems underpins the economic, recreation and cultural well-being of the CVRD. Simply put, nature in the Cowichan Valley is too valuable an asset to risk losing. Resilience is a primary focus of the OCP, and protection of our natural environment is a top priority."

Prior to the HOCP the majority of the Electoral Areas had reviewed and created updated OCP's. At that time Area G was next in line for an OCP review by the community and for the community with the Area G Saltair OCP dating back to 2005. The Saltair community was forced into the HOCP without an opportunity to work as a community on updating our OCP.

Why are you authorizing all of Saltair in the Saltair Growth Containment Boundary? This only creates urban sprawl for 10km along the Chemainus Rd. with heavy traffic as the main route between Chemainus, Saltair and Ladysmith.

Over time all Electoral Areas have had shifts in their OCP land use designations and parcel sizes. All Electoral Areas have Residential Land Use Designations that fall below the draft residential land use designation parcel sizes. All grandfathered.

Residents in Saltair were last included in multiple Town Hall meetings, surveys, surveys mailed to each home, Town Hall meetings with CVRD staff, etc. in 2004/2005. This was the creation of an OCP for the Saltair community by the community.

Who exactly has sat down in person with the Saltair community residents to talk about changes to Residential Land Use Designations? Where was the communication from the CVRD staff, consultants, etc. to advise the community that 1/2 of the parcels in Saltair would have their land use designation removed? We received multiple mail outs with regards to the 3 Stream but none on the MOCP.

OCP

- Build upon the vision, objectives and policy in the OCP
- Shape more place-specific, well-designed and livable complete communities
- Preserve and enhance the qualities that people love and cherish about their community

I ask that you press pause and allow the Saltair residents to review these changes and take a hard look at possible other residential land use designations in Saltair that include the Small Lot Rural designation.

Thank you for your time.

Best regards, Lynne Smith CVRD Area G Saltair/Gulf Islands



September 2, 2025

Director Morrison – Chair Electoral Area Services Committee Cowichan Valley Regional District 175 Ingram St. Duncan BC V9L 1N8 legislativeservices@cvrd.bc.ca ian.morrison@cvrd.bc.ca

Dear Chair Morrison,

We have recently become aware through several private managed forest landowners that belong to the Private Forest Landowners Association (PFLA), that the draft CVRD OCP Bylaw 4373 is in its final stages of review. We feel it is necessary to contact the Cowichan Valley Regional District to advocate for better representation in this process and to request more time to thoroughly review the draft Official Community Plan.

We kindly ask why the Managed Forestry Council (MFC) and the PFLA were excluded from the formal consultation process over the past few years while this OCP was being formulated. We note that the agriculture community and the Agricultural Land Commission (ALC), which holds jurisdictional authority, were included. We ask that in addition to an extension of time to the process, that PFLA be included in relevant future consultations.

Given that private managed forestry parcels make up a significant portion of the land base—and a remarkable 78%, or 262,586 hectares is designated forestry, across the CVRD—it is imperative that the forestry industry, which has a major economic, ecosystem and land-holding impact on the region, be included in this critical process.

The PFLA represents Managed Forest owners across British Columbia, with a significant amount of its members and lands located right here in the CVRD. These landowners maintain healthy, forested lands that are vital to ecosystem health, carbon sequestration and wildfire resiliency of the Cowichan Valley. Managed Forest is a BC Assessment property classification (Class 7), created in 1988 to encourage private landowners to manage their lands for long-term forest production and resilient forest cover and ecosystems. The province's Ministry of Forests oversees this program under the Private Managed Forest Land Act. Landowners with private managed forests are subject to strict regulations. Besides the Private Managed Forest Land Act, they must also comply with an additional 35 acts and regulations. These include the:

Water Sustainability Act	Wildfire Act
Drinking Water Protection Act	Assessment Act
Environmental Management Act	Federal Migratory Birds Convention Act
Wildlife Act	Federal Fisheries Act
Federal Species at Risk Act	

PFLA's primary concern with the CVRD's draft OCP is that Part 1.2, Jurisdiction, fails to recognize the authority and expertise of the Ministry of Forests. This ministry with robust resources and staff oversees the provincially regulated Managed Forest Program and Managed Forest Lands, which are located throughout British Columbia, including the CVRD.

Additionally, 3.8 (Improve Governance and Implementation) of the Draft New Planning Policy does not acknowledge the provincial Managed Forest Program's role in governing private Managed Forest Lands. This is a missed opportunity, as sustainable forest management is highly compatible with the CVRD's important goals of reconciliation and climate action.

We urge the CVRD to collaborate with the Ministry of Forests on issues related to Managed Forest Lands. This partnership would help ensure the long-term viability and health of these vital forests in the Cowichan Valley.

Proactive and sustainable forest management on private Managed Forest lands, especially in consideration of changing climate impacts, is essential for the health of both forest stands and ecosystems. This approach also plays a critical role in mitigating the negative impacts of a changing climate, which includes drought, disease, pests, and wildfire risk, all of which pose potential threats to the CVRD.

Upon our initial review of the draft Official Community Plan policies, the PFLA has identified a clear tendency toward jurisdictional overreach. This is largely due to a lack of understanding of the Private Managed Forest Land Act, a key piece of legislation that governs the consistent and comprehensive management of private forest lands throughout British Columbia.

This oversight not only risks creating conflicting regulations but also undermines the important work already being done under provincial law to ensure sustainable forest management. We believe that a more collaborative approach, one that respects existing legal frameworks, is essential for the long-term health of our forests and our communities.

The PFLA asks that the CVRD update the OCP to formally recognize the Ministry of Forests' jurisdiction under the Private Managed Forest Land Act regarding Managed Forest Lands within the CVRD. Additionally, we request more time for a comprehensive review of this key planning document, which will impact the future of 78% of the land holdings in the CVRD.

We are committed to working with you to ensure the updated Official Community Plan policies represent a balanced approach to land planning. It is crucial that the CVRD recognizes the important role Managed Forest lands play in balancing economic realities, community interests, and environmental values.

250-642-4300

We would appreciate a response to confirm receipt of this letter.

Sincerely,

Megan Hanacek, RPF, RPBio

CEO Private Forest Landowners Association



From: Francis Hall

Sent: Wednesday, September 3, 2025 9:01 AM

To: legislativeservices <

Cc: lan Morrison

Subject: Message to CVRD Council regarding the proposed OCP



Dear Council,

I am writing to express my concern with advancing the OCP in its current form. While it contains valuable content, it also raises serious issues. Even in the limited hours I've been able to review it, I see areas that would require significant rework before approval.

- The plan gestures toward sustainability and environmental protection, yet vast swathes
 of Area F are designated "Resource/Natural." In practice, this means intensive tree
 farming under current logging practices clearcuts harvested as quickly as possible.
 Calling these areas "natural" is misleading, undermines public trust, and leaves our
 community vulnerable to ecological damage and profit extraction that flows away from
 the region.
- There is no clear strategy for how rural areas like Honeymoon Bay will support substantial population growth. Without focused measures to stimulate economic prosperity, create local jobs, and build resilience in a declining economy, growth risks burdening existing residents. Honeymoon Bay no longer has forestry as a local employer; it depends heavily on seasonal tourism and remote work, and I see no new tourism areas designated. How will growth actually be supported, and who benefits?
- The OCP emphasizes equity, but without reference to meritocracy or clear enforcement.
 This vagueness leaves the concept open to manipulation or abuse, rather than building a fair and accountable framework.

We should be adopting **low-carbon building methods**, such as hempcrete and other available technologies, which both lower emissions and create new local industry. We should be showing how population growth in rural communities will be supported through **focused economic prosperity and resilience strategies**, not just vague language. And we should be advocating for **meritocracy**, not an undefined version of equity that lacks accountability.

Yours sincerely,

Francis Hall

Honeymoon Bay Resident

From: Ian Graeme

Sent: Tuesday, September 2, 2025 12:48 PM

To: Karen Deck <karen.deck@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton

<sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott

<<u>hilary.abbott@cvrd.bc.ca</u>>; Alison Nicholson <<u>alison.nicholson@cvrd.bc.ca</u>>; Ian Morrison

<ian.morrison@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Ben Maartman

<ben.maartman@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>

Cc: PlanYourCowichan <<u>planyourcowichan@cvrd.bc.ca</u>>; Coralie Breen <<u>coralie.breen@cvrd.bc.ca</u>>;

Mike Tippett < mike.tippett@cvrd.bc.ca >

Subject: Sept 3, 2025 EASC Meeting - Agenda Item 6.4 (OCP for the Electoral Areas Bylaw 4373)

Dear Electoral Areas Services Committee:

I am writing to express my strong support for maintaining clear and firm Urban Containment Boundaries (UCBs) within the CVRD, including the Cowichan Lake communities within Areas I and F. Well-defined UCBs are essential for guiding growth in a way that protects both the natural environment and the qualities that make our rural communities unique.

By limiting sprawl and encouraging new development within existing settlement areas, UCBs can help to:

- Support efficient delivery of municipal services and infrastructure, reducing longterm costs to taxpayers
- Maintain resource lands, farms, and natural areas that are vital to our local ecology, economy and food security
- Encourage walkable neighbourhoods and compact development that fosters a better sense of community
- Reduce greenhouse gas emissions by limiting car-dependent growth patterns

Equally important, a strong UCB can help maintain the rural character that most residents value. It ensures that growth does not gradually erode the open landscapes, small-town character, and resource lands that give the lake communities their distinct identity.

In summary, I encourage the EASC and CVRD Board to continue to uphold and strengthen Urban Containment Boundaries as a cornerstone of long-term community planning. Doing so will help us safeguard what we all treasure about the region, while still providing room for appropriate and sensitive growth.

Sincerely,

Ian Graeme

CELL:

Youbou

From: Robin Clements

Sent: Thursday, September 4, 2025 10:07 AM

To: legislativeservices < legislativeservices@cvrd.bc.ca >

Subject: OCP

I do not agree with the proposed OCP and ask you to stand up for the people and the land by voting against it.

www.breathwave.net

'facilitating unlimited potential' Robin Clements

I respectfully acknowledge that I stand on the territory of the Hul'q'umi'num speaking peoples of Quw'utsun and honour the original seven villages of Kwa'mutsun, Qw'um'yiqun', Xwulqw'selu, S-amuna, Lhumlhumuluts', Xinupsum, and Tl'ulpalus. We are grateful to live, work, learn, and play on this land and commit to understanding and honouring truth and reconciliation.

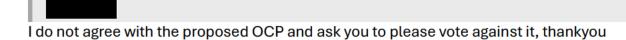
Confidentiality Disclaimer: The information in this email may contain privileged and confidential information of Breathwave International. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

From: Teresa McGougan

Sent: Friday, September 5, 2025 2:45 PM

To: legislativeservices < legislativeservices@cvrd.bc.ca>

Subject: OCP



Teresa McGougan Lake Cowichan BC



September 12, 2025

Electoral Area Services Committee Cowichan Valley Regional District 175 Ingram Street Duncan, BC V9L 1N8

Dear Committee Members:

RE: MOCP Land Use Designation – PID 009.377.191,

Please accept this letter reconfirming the presentation made Frank Limshue (Manager of Planning, Mosaic Forest Management) during the public input session of the September 3, 2025 Electoral Area Services Committee concerning the proposed redesignation of Block 1239, Malahat District Except That Part in Plan VIP88422, PID 009.377.191 (the 'Lands') from 'Rural Residential' in the Harmonized Official Community Plan (HOCP) to 'Forestry and Resources' in the draft Modernized Official Community Plan (MOCP) Bylaw.

Mosaic has submitted a subdivision application for the Lands to the Ministry of Transportation and Transit (MOTT File 2024 - 00808 Shawnigan Lake). The Ministry has referred the application to the CVRD (File No. SA24B06). The application conforms to the parcels current Suburban Residential (R-2) zoning designation (Shawnigan Zoning Bylaw No. 985), as well as its Rural Residential designation in the HOCP.

While we understand that the zoning is a critical element in the identification of the land use, with the new provincial legislation and Bill 44, residential designation in an OCP is also significant in the future development of the land. For this reason, we believe that the proposed down-designation to Forestry and Resources in the MOCP is inconsistent with the proposed subdivision and use of the Lands and will create confusion in the future.

Enclosed for your reference is a copy of the subdivision application, the HOCP map illustrating the Rural Residential designation, the zoning map illustrating the R-2 zoning, as well as the proposed land use designation map in the draft MOCP.



In summary, we request that the Land Use designation for the subject lands remain 'Rural Residential' in the MOCP and that Schedule L, Land Use Designations Map LB1.2 – Electoral Area B, in the draft MOCP be changed accordingly.

Thank you for your consideration on this matter.

Sincerely,

Ross McKeever, Director of Real Estate

Mosaic Forest Management



Harmonised Official Community Plan (OCP)





Shawnigan Zoning Bylaw No. 985

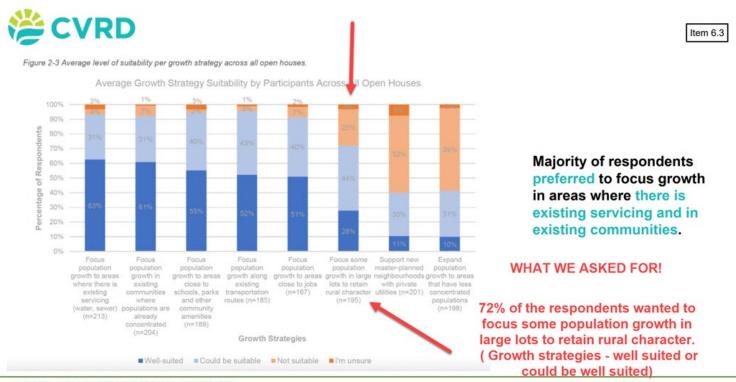




MOCP - Land Use Designations Map LB1.2



What the Community Said



COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street Duncan, BC V9L 1N8 Phone: 250 746 2500

OCP Land Use Designation	A	В	С	D	E	F	G	н	1	CVRD
Large Lot Rural	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Small Lot Rural	0.0	10.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	10.6

WHAT WE GOT 0% OF GROWTH IN LARGE OR SMALL RURAL LOTS

Growth Strategy Preferences (CVRD 2020 Engagement):

Over 70% of respondents supported allowing some growth on large rural lots to retain rural character. The OCP draft, however, allocates **0% of growth inside the GCB to large or small rural lots** — showing a clear disconnect between community input and policy direction.

Furthermore, the OCP layers on many **policies that prevent any growth outside the GCB**, amplifying the imbalance between what residents asked for and what the plan delivers. Instead of balanced growth, the result is a rigid containment model that leaves rural communities behind.

OPEN LETTER - September 14, 2025

From the Chairs of the CVRD Area I and Area F Advisory Planning Commissions

We, the Chairs of the Advisory Planning Commissions for Areas I and F, cannot support the September 3, 2025 draft of Official Community Plan (OCP) Bylaw 4373.

The current draft OCP is out of balance.

It undermines rural lifestyles, worsens affordability, and places additional financial burdens on our communities. Once adopted, an OCP binds the CVRD to its policies — meaning rigid and unbalanced rules will shape 'West Cowichan' AREA I and AREA F for decades.

We call for a more balanced OCP — one that protects farmland and the environment while also supporting rural living, affordability, and the diversity of lifestyles that make our West Cowichan unique.

Key Concerns of Draft OCP Bylaw 4373

Rural Lifestyle & Land Use

- Discourages further subdivision of rural lands outside Growth Containment Boundaries (GCBs).
- Reduces rural residential options and denies expanded opportunities for small hobby farms.
- Forces compact housing into Youbou and Honeymoon Bay, eroding lifestyle choice

Housing & Affordability

- Reduces housing options and affordability, increasing costs for both developers and residents.
- Developers have already warned the OCP will raise prices, create unsustainable parcel values, and worsen inventory shortages.
- Density restrictions and rigid land-use policies on existing rural parcels limit flexibility for families to create
 multigenerational housing, multifamily occupancy, and legacy planning. Instead of supporting extended
 family living and land stewardship, the OCP forces narrow housing formats that don't reflect rural
 traditions or future needs.

Community Impacts

- Restricting rural residential growth accelerates aging demographics, drives youth away, reduces the local workforce, and weakens volunteer bases (e.g., fire/rescue).
- Blocks economic investment and creates equity concerns: while existing rural homes rise in price due to scarcity, raw rural land loses value when subdivision potential is removed.
- Generates social tension by marginalizing rural residents in favor of urban-focused planning.

Taxes & Infrastructure

- Growth limits cap rural land equity while GCB land gains value, shifting a larger relative tax burden onto rural residents.
- If projected development inside GCBs does not occur, taxpayers face higher mill rates, utility fees, and parcel taxes, along with stranded infrastructure costs and inefficiencies.

Local Area Plans (LAPs)

- LAPs in Schedule B fail to capture the unique needs of our areas and do not adopt APC recommendations.
- Rigid and restrictive OCP policies override LAPs aspirations, leaving local planning powerless.

Out of place Municipal Policies

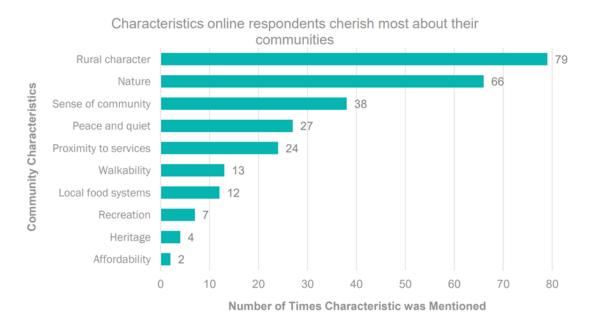
- Municipal Tree Bylaw Policy restricts rural property owners from managing trees on their own land, adding red tape, compliance costs, and undermining stewardship traditions.
- Wood Stove Policy phases out wood stoves, a common and affordable rural heating source, forcing reliance on costly alternatives and undermining rural self-sufficiency.



3.8 Community Mapping

Online respondents strongly cherished the rural quality of their communities, with many speaking to the small town feel and wide-open spaces associated with large, rural lots. Respondents also felt that abundant green space, proximity to the ocean and access to nature was an important part of where they lived. Many spoke to the peace, quiet and tranquility associated with a rural lifestyle and proximity to nature. Some respondents enjoyed the easy, walkable access to services in their communities, all the while being surrounded by nature. There were no major themes that emerged by geographic area, age or income level.

Figure 3-10 Online respondents to the community mapping exercise.



Community Mapping (CVRD 2020 Engagement): Residents most cherished their rural character, nature, and sense of community. This reinforces that rural lifestyle is a top community value — directly contradicting OCP policies that limit rural residential growth and opportunities.

Conclusion

Thanks to the leadership of **Director Morrison (Area F)** and the support of **Directors Abbott (Cowichan Bay)**, **Acton (Shawnigan Lake)**, **McClinton (Saltair)**, **and Maartman (North Oyster)**, the draft OCP has been referred back for further debate. On **September 17**, **2025**, the CVRD Special EASC will consider **231 recommended changes** to this "modernized" OCP — a plan that will guide land use for the next 20 years. Many of these changes reflect APC recommendations from Areas I and F, and we strongly support moving them forward.

We ask the directors, that you approach this debate by considering the OCP as a plan for the entire community. The goal of this document, as set out in provincial legislation, is to create a balanced approach to development. Decisions made for part of the region should not come at the expense of another's long-term well-being. The current draft is **out of balance**: it undermines rural lifestyles, worsens affordability, and places additional financial burdens on our communities. The recent **Victoria Roundhouse legal challenge** demonstrates the consequences of making decisions inconsistent with an OCP. Once adopted, an OCP binds boards decision-making; board members cannot make ad hoc exceptions without exposing the CVRD to potential legal challenges and costly litigation. A rigid, unbalanced OCP removes flexibility, stifles opportunity, and creates uncertainty for residents and investors alike.

Above all, there is **no urgent need to rush adoption** — the only urgency is to **get it right**. The decisions made now will shape our communities for decades and must be made carefully, correctly, and with balance. Adopting first and amending later is not a solution: amendments whether to approve projects or make significant changes require much the same bylaw process as a new OCP, with consultation, notice, and hearings. Major changes are just as costly, time-consuming, and contentious as drafting anew, while frequent amendments erode investor and community confidence. As the saying goes, "Never time to do it right, but lots of time to do it over." Now is the time to do it right.

Finally, it must be acknowledged that the recommendations and concerns of the **Area I and Area F APCs** have been largely denied throughout this process, leaving our communities without meaningful representation in a document that will shape our future for decades. We call for a **balanced**, **practical OCP** — one that protects farmland and the environment while also supporting rural living, the natural progression of communities, supports affordability, and the diversity of lifestyles that make the CVRD regional districts unique.

Signed,

Stephanie Harper - Chair Area F Advisory Planning Commission

Joelle Belanger - Chair Area I Advisory Planning Commission

From: Francis Hall

Sent: Tuesday, September 16, 2025 10:22 AM **To:** Ian Morrison ian.morrison@cvrd.bc.ca

Subject: Concern About OCP Blurring Policy and Regulation

Dear Director Morrison,

I hope this finds you well. I would have liked to bring this to the meeting tomorrow, but it's not easy for rural, working (and parenting) residents to get into Duncan on a weekday morning (perhaps something to bring up?).

I'm writing to share a concern about the new CVRD Official Community Plan (Bylaw 4373). After reviewing it alongside the Provincial <u>Regulatory Best Practices Guide</u>, I believe the OCP may blur the line between broad policy goals and enforceable regulation.

For example, the OCP sets out the vision to "Make Distinct, Complete Communities". In principle, this is a high-level aspiration. But the OCP then translates this vision into binding landuse rules by prescribing Growth Containment Boundaries and minimum density levels (e.g., "below 1 unit per hectare" in rural areas, "above 1 UPH" in growth areas).

The Regulatory Best Practices Guide stresses the importance of:

- Keeping **policy goals** (non-binding guidance) separate from **regulation** (enforceable rules);
- Defining the **specific problem** being solved before regulation is imposed; and
- Considering alternatives to regulation where possible.

By embedding broad visions directly into bylaw text, the OCP seems to diverge from this guidance. This not only risks confusion for residents (what is guidance vs. what is enforceable), but also raises questions about whether local flexibility is being unnecessarily constrained. Could you help clarify with the board:

- 1. Why broad vision statements are being codified into binding bylaw rules, when best practices suggest keeping them distinct?
- 2. What specific problems or evidence were used to justify regulation in these cases, versus alternative approaches?

I believe residents would feel more confident in the OCP if we could see where policy ends and regulation begins. Thank you for considering this concern, and I look forward to your perspective.

Respectfully, Francis Hall Resident of Area F From: Lynne Smith

Sent: Tuesday, September 16, 2025 5:54 PM

To: lan Morrison <<u>ian.morrison@cvrd.bc.ca</u>>; Kate Segall <<u>kate.segall@cvrd.bc.ca</u>>; Mike Wilson

<mike.wilson@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Hilary Abbott

<<u>hilary.abbott@cvrd.bc.ca</u>>; Alison Nicholson <<u>alison.nicholson@cvrd.bc.ca</u>>; Ben Maartman

<<u>ben.maartman@cvrd.bc.ca</u>>; Karen Deck <<u>karen.deck@cvrd.bc.ca</u>>; Jesse McClinton

<jesse.mcclinton@cvrd.bc.ca>

Cc: legislativeservices < legislativeservices@cvrd.bc.ca>; editor@cowichanvalleycitizen.com; editor@ladysmithchronicle.com; editor@chemainusvalleycourier.ca

Subject: Special EASC meeting - 17 Sept. 2025

Good day EA Directors,

Re: 4.1 Referral from the Board meeting of September 10, 2025 - Official Community Plan (OCP) for the Electoral Areas Bylaw No. 4373

It appears that other EA communities along with Saltair are feeling "Left Out In The Cold" when it comes to the OCP Bylaw 4373.

OCP Bylaw 4373 is a harmonized MOCP and each of you are authorizing changes to other Electoral Areas that will be your legacy. Forcing Electoral Area communities into changes that the community is not in favour of falls on your shoulders.

The OCP Bylaw 4373 feels like Directors are heading down a very disconnected road as they are not only making decisions for their own community but forcing other communities into decisions that do not reflect those of that community. The word "Harmonized" has been lost along the way with each Director failing to recognize they are forcing other Electoral Areas into decisions that lack community consultation and support.

Areas A,B.C,D,E,F,H, I and Area G Director are forcing changes under Residential Land Use Designations on Saltair with 99.99999% Residential Land Use designation under Suburban Residential. As Directors you have designated pockets of Small Lot Rural in your areas but are not willing to do the same for Area G Saltair. Why? The CVRD 3 Sep Modus presentation provided misinformation with regards to 1H min parcel size - Small Lot Rural. The CVRD/Modus document moved parcels 1H into a different category. Why did the staff/consultant want to misrepresent actual facts? Why did the presentation not show all the Area G Saltair parcels that fall under the 1ha and 1ha+ parcel size - Small Lot Rural designation? At the bottom is a map of Area G - pockets of Small Lot Rural that should be included under the Area G Residential Land Use Designation. Pockets of Small Lot Rural designations the same as other Electoral Areas.

The CVRD staff can point Directors and residents to all their work to show they have met all the Local Government Act requirements and ticked all those boxes but clearly there has been a total disconnect with communities over this multi year MOCP process.

No other Regional District has taken on a Harmonized Official Community Plan for all their Electoral Areas. CVRD Electoral Areas are the guinea pig on this and one has to question if it is really working when Electoral Areas communities are feeling "Left Out in the Cold" Electoral Areas are content to have their own OCP that was created by the community for the community. Staff indicated in 2017 a Harmonized Official Community Plan for 9 Electoral Areas would make it easier for staff but what about communities' loss of vision, identity, etc?

What is the total dollar amount that has been spent on the MOCP? The cost to bring a 545 page document (Bylaw 4373) + 169 page Local Area Plan Schedule B to each EA community and go over the changes under the 16 different documents would be minimal compared to the massive amount already spent on the creation of the OCP Bylaw 4373 document.

Saltair residents welcome the opportunity to engage with their Director Jesse McClinton, the Area G APC members, and CVRD staff to understand how our 2005 OCP with 88 pages that included 13 maps and 4 pages of definitions is becoming an OCP document of 545 pages + 169 pages (local area Plans) = 714 pages.

How exactly did you expect communities to follow and stay engaged over a 5 year MOCP process? Part of those 5 years we spent (2 years) in a Pandemic that has left our communities stressed and trying to get back on our feet. Totally financially drained for some and working to fit into the new normal. Who has time to actually follow a stop and start process with links that many can't even figure out where to find them? CVRD notices in papers that the majority of EA residents do not even receive.

261 Saltair residents participated in a petition (taken over a short weekend) with regards to the removal of the 1H min parcel size in Saltair under the OPC Bylaw 4373. Why would a Director just ignore this petition? There are pockets of 1H/1H+ parcels in Saltair that, just like the other 8 Electoral Areas, should have a residential land use designation of Small Lot Rural. The Area G APC review of the OCP Bylaw 4373 was an 1hr 45 min discussion on the removal of the Stantec Slope Stability Report that the majority of the commission members appeared to state impacted their personal properties. (I attended this meeting). No review of any of the other OCP Bylaw 4373 documents were discussed.

Bylaw 4373 will require a degree in Planning and GIS to even figure out. Not a document for those in the community. Strange how a document that is supposed to be created by the community for the community is now beyond the community.

Directors can fall under two categories.

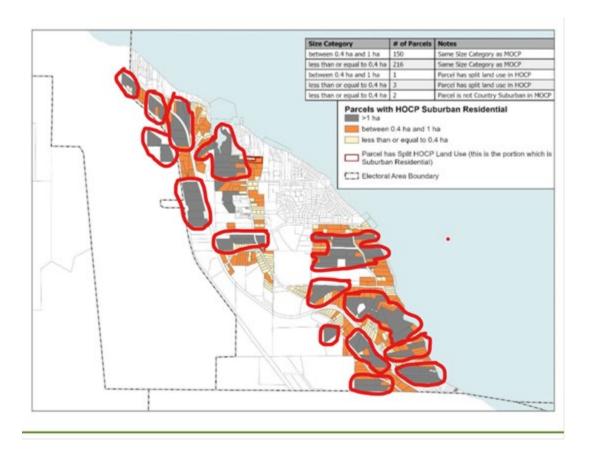
Directors that take direction from their community or Dictators

In 2020 as the former Area G Saltair Director I spent days and a massive amount of hours with the CVRD Area G APC members and CVRD staff - Coralie Breen & Allison Garnet to ensure every line from the 2005 Area G OCP was moved into the HOCP. It was a long time consuming process by the Area G APC and myself. No changes were made at that time as we were told by CVRD staff that changes would be made by the community under the MOCP. I do not feel that the changes that have been made to the Area G Residential Land Use Designation reflect the community vision of Saltair and the priority to protect the natural environment. Changing from a 88 page document to a 714 document brings into question the value of this document to the community vision for the Saltair community.

EA Directors must make a motion to direct staff and Directors to take the OCP Bylaw 4373 to each Electoral Community to provide each community the opportunity to be engaged on massive changes to each of their communities that will fit under Bylaw 4373. EA Directors need to authorize this additional cost that is peanuts compared to the costs that they have already authorized under the MOCP.

As EA Directors you can leave EA communities "Out in the Cold" or step back and ensure there are public face to face engagement with communities with multiple meetings in each community to ensure all residents are able to attend.

Best regards, Lynne Smith CVRD Area G Saltair



From: Ian Graeme

Sent: Wednesday, September 17, 2025 8:48 AM

To: Karen Deck <karen.deck@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton

<sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott

<<u>hilary.abbott@cvrd.bc.ca</u>>; Alison Nicholson <<u>alison.nicholson@cvrd.bc.ca</u>>; Ian Morrison

<ian.morrison@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Ben Maartman

<ben.maartman@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>

Subject: Support for Public Hearing on OCP Bylaw 4373 - September 17 EASC

Dear Electoral Area Services Committee members,

Further to my email of September 2, 2025 (attached), I urge you to reaffirm your resolution of September 3, 2025 and move the Official Community Plan (OCP) forward to a Public Hearing.

I reviewed the 74-page <u>Record of Comments and Recommended Changes</u> and appreciated the detailed summary and responses provided by staff. Overall, I am satisfied with the responses, rationale, and proposed changes listed in the document.

I also read the "Open Letter" from the Area F and Area I APCs and do not share their concerns; I feel many of the issues raised by the APCs lack important context. For example, the APCs appear to advocate for removal of Growth Containment Boundaries (GCBs) and favour subdivision of large rural parcels into low-density development and small-scale hobby farms. At the same time, they express concern about the potential loss of rural character and land use, as well as growth in taxes and infrastructure costs.

Please consider the results of the CVRD's 2017 Innova Report (Water & Wastewater Utilities Review and Assessment). It highlighted the importance of coordinating growth with servicing, focusing infrastructure investments, and containing sprawl. The report warned that unplanned, scattered growth poses significant risks, including escalating costs and liabilities for the CVRD and its ratepayers. Area I's existing GCB provides plenty of opportunity to accommodate growth for the foreseeable future—almost nine times the projected need. Further expanding or eliminating the GCB is unnecessary at this time.

Elsewhere, the letter incorrectly suggests that the OCP proposes to phase out wood stoves, whereas the intent of the policy is to reduce the number of high-polluting wood-burning fireplaces and old woodstoves that don't meet current emission standards. As someone who also burns wood as a heating source, I ask that you consider the recommendations of the recently-updated Cowichan Regional Airshed Protection Strategy and the importance of public health. We all have a role to play in reducing PM2.5 and other pollutants in our airshed.

In summary, the OCP process has been long, with multiple opportunities for public review and detailed analysis by professional staff. I expect each of you will have had many conversations with residents, landowners, and businesses over the past few

years. While there are differences of opinion and ongoing debate, proceeding now to a Public Hearing will give everyone an opportunity to weigh in and express their views.

Sincerely,

lan Graeme
Youbou
Cell:

On Tue, Sep 2, 2025 at 12:48 PM lan Graeme
Dear Electoral Areas Services Committee:

I am writing to express my strong support for maintaining clear and firm Urban Containment Boundaries (UCBs) within the CVRD, including the Cowichan Lake communities within Areas I and F. Well-defined UCBs are essential for guiding growth in a way that protects both the natural environment and the qualities that make our rural communities unique.

By limiting sprawl and encouraging new development within existing settlement areas, UCBs can help to:

- Support efficient delivery of municipal services and infrastructure, reducing longterm costs to taxpayers
- Maintain resource lands, farms, and natural areas that are vital to our local ecology, economy and food security
- Encourage walkable neighbourhoods and compact development that fosters a better sense of community
- Reduce greenhouse gas emissions by limiting car-dependent growth patterns

Equally important, a strong UCB can help maintain the rural character that most residents value. It ensures that growth does not gradually erode the open landscapes, small-town character, and resource lands that give the lake communities their distinct identity.

In summary, I encourage the EASC and CVRD Board to continue to uphold and strengthen Urban Containment Boundaries as a cornerstone of long-term community planning. Doing so will help us safeguard what we all treasure about the region, while still providing room for appropriate and sensitive growth.

Sincerely,	
lan Graeme	
Youbou	
CFII:	

From: Susan Kaufmann

Sent: Wednesday, September 17, 2025 9:18 AM

To: legislativeservices < legislativeservices@cvrd.bc.ca>

Subject: OCP Bylaw 4373 September 17 EASC.

Good morning, I sent the following letter to the directors last evening. I wish to highlight a single word edit to the second to last paragraph where I added the word Director. I was remiss to acknowledge the valuable time our nine electoral area directors contributed to the document.

Warm regards,

Susan Kaufmann

Hello Directors Segall, Acton, Wilson, Abbott, Nicholson, Morrison, McClinton, Maartman and Deck.

I would invite you to take a few minutes to review the September 3rd EASC meeting video:

- -at the 2:31 mark Patrick Ostryk walks the directors through the consultation process to date.
- -at 2:32 Ms. Breen walks through schedule L & G and details the level of engagement that the directors had with planning and technical staff.

What stood out:

- we didn't get here without agreement
- the amount of staff and technical support time offered to directors
- balancing the vision
- embraced by all
- we were not absent on this
- not lightly formed
- to hear we didn't hit the mark with one community, sorry to hear at this stage.

Reviewing the 75 page report of directors comments it is clear:

- that questions were answered

- suggested edits were made when possible
- if declined, justifications were offered citing relevant rationale

Beginning August 31st there has been a concentrated social media campaign to discredit the valuable work and public engagement that has brought the OCP to this point. It is filled with misinformation and items presented without context.

It is important to remember that although the APCs were involved in the OCP process, they provide recommendations to the Board. They are not decision makers. They do not represent the public at large.

The OCP is a living document, that may not satisfy everyone but it is the culmination of 5.5 years of staff and consultants time, Director, APC and extensive public consultation.

I would encourage the directors to uphold your decision of September 3rd and move Bylaw 4373 forward to Public Hearing.

Kind regards,

Susan Kaufmann

Sent from my iPhone

CVRD



Subject:

Legislative Services

Correspondence – Procedural Issues re: OCP Referral Motion (EASC Meeting, Oct 1, 2025)

Dear: Chair Morrison, EASC directors, CAO Daniel Miles Wilson, Board Chair Segall

Please find attached correspondence regarding perceived procedural issues arising from the Sept 17, 2025 Special EASC meeting on the OCP Bylaw No. 4373 referral.

This is submitted as correspondence related to the **Electoral Area Services Committee meeting** scheduled for Wednesday, October 1, 2025.

The purpose is to highlight perceived or potential procedural concerns and to respectfully request corrective action to ensure the referral motion adopted by the Board on Sept 10, 2025 is properly carried out.

Thank you for your attention and for including this correspondence on the record for the Oct 1 meeting.

Sincerely,

Stephanie Harper

To: Electoral Area Services Committee

Date: September 26, 2025

Re: Procedural Issues Arising from September 17th Special EASC Meeting - Referral Motion on OCP Bylaw No. 4373

Background - On September 10, 2025, the CVRD Board adopted the following referral motion:

"That Director specific comments submitted at the end of July, and reviewed by staff at the EASC meeting of September 3, 2025 for the 'OCP for Electoral Areas Bylaw No. 4373', be referred to a special EASC meeting for discussion and debate."

The intent of this motion was clear: to provide a forum for Directors to debate the submitted comments.

At the September 17, 2025 Special EASC meeting, the process diverged significantly from that directive.

Procedural Meeting Concerns

1. Alteration of Intent of Referral Motion

- The meeting opened with a one-hour staff/consultant presentation, displacing the debate the Board had directed.
- Conflict: Alters the scope of business as set by the referral motion.

2. Parsing and Narrowing of Director Input

- Area F Director's changes were singled out; staff did not indicate that some changes and "comments" originated from CVRD, not Directors.
- o Conflict: Misrepresents the source of material, undermining transparency.

3. Substantive Changes Misaligned

- Staff/consultants cited 60 changes had been accepted, but failed to disclose that changes marked as accepted did not capture the request as presented and were out of alignment with Director submissions, especially those from Area F.
- o Conflict: Substitutes staff-driven amendments for Director-submitted requests.

4. Introduction of New Material

- o Material presented was new and not consistent with data in the draft OCP; staff stated "no new information" was included.
- o Conflict: Violates the bylaw requirement that late items be formally introduced by resolution.

5. Cost and Consultant Involvement

- Consultants (MODUS, Licker Geospatial) participated without Board approval of their engagement or associated costs.
- o Conflict: Circumvents Board authority over expenditures and scope of business.

6. Extended Advocacy by Staff and Consultants

- o Staff/consultants presented positions and decisions without debate.
- Conflict: Blurs the distinction between staff advisory roles and elected officials' responsibility for policy debate.

7. Deficient Meeting Record

- o Minutes omitted Director Morrison's objection that "the process was thrown out the window" and his concern for procedural adherence.
- o Conflict: Failure to accurately reflect objections raised during the meeting undermines the integrity of the official record and transparency of proceedings.

8. Misallocation of Staff and Consultant Resources

- o Substantial resources were devoted to advance preparation and day of presentations that the referral motion did not call for.
- o Conflict: Use of resources outside the Board's directive.

9. Sept 10 Board Minutes Not Available in Time

- The official CVRD Board Sept 10 minutes clarifying the referral were not available before the Sept 17 meeting.
- o Conflict: Deprived Directors of the official record required for informed debate.

10. Inaccurate Online Posting of Sept 10 Agenda Notes

- ESCribe notes (Sept 19) incorrectly stated that the referral was "to staff."
- Conflict: Misrepresents the Board's decision in the public record and potentially misdirected staff action.

11. Conflicting Growth Containment Boundary (Area F) Information

- Staff presented GCB new information inconsistent with both the July and September 2025 versions of Bylaw 4373.
- Conflict: Debate must be anchored in the referral content, bylaw documents, not contradictory staff material.

12. Legislative Framework: Staff Role vs. Board Role

- Under the Community Charter (ss.115, 148) and Local Government Act (ss.197–199):
 - o **Elected officials** are responsible for debating and deciding policy.
 - o **Staff** are responsible for advising, supporting, and implementing those decisions.
- Conflict: By directing debate, narrowing submissions, and advancing positions, staff crossed from advisory into directive inconsistent with law and bylaw.

The Sept 17 meeting process resulted in a meeting not being conducted in accordance with legislative requirements:

- Perceived or potential breaches of CVRD Procedure Bylaws, including:
 - New material presented without late item approval,
 - Failure to record objection in meeting
 - o Sept 10 2025 board meeting minutes unavailable prior to the Sept 17 2025 meeting, and
 - o Inaccurate public posting of the Sept 10 referral; and
- Additional governance concerns that may have undermined transparency, fairness, and the proper separation of staff/advisory and elected/policy roles.

Most importantly, aspects of the process appear inconsistent with provincial legislation, which reserves policy debate to elected officials and limits staff to advisory and implementation roles.

Request

I respectfully petition the Board Chair and Directors to convene a **new special EASC meeting** in order to:

- Address the perceived or potential procedural defects of the Sept 17 meeting,
- Ensure the Sept 10 2025 referral motion is carried out as originally intended, and
- Remove any uncertainty about the integrity of the process by providing Directors a clear opportunity to debate their submitted comments directly.

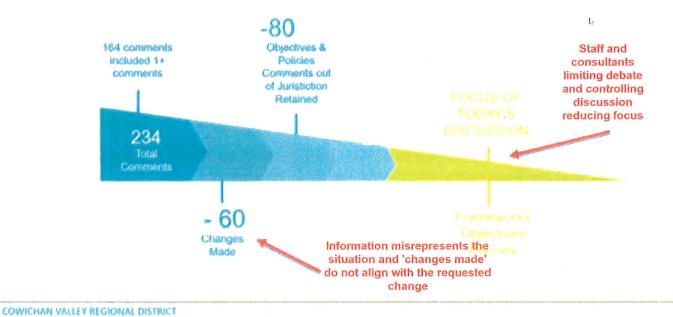
Regards

Stephanie Harper

AREA F APC Chair, AREA I APC Vice Chair

Screen shots from CVRD material; the Sept 17 presentation, CVRD escribe portal, from OCP to support these allegations.





6.2.6 Official Community Plan (OCP) for the Electoral Areas Bylaw No. 4373

Recommendation:

It was moved and seconded that it be recommended to the Board:

- That "CVRD Bylaw No. 4373 Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", recommended changes as outlined in this staff report be accepted;
- That "CVRD Bylaw No. 4373 Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered for 2nd reading, as amended;
- That "CVRD Bylaw No. 4373 Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered in conjunction with the CVRD's Five-Year Financial and Solid Waste Plans;
- 4. That "CVRD Bylaw No. 4373 Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered in conjunction with the CVRD's Housing Needs Reports; and
- That a public hearing be held for "CVRD Bylaw No. 4373 Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024".

Recommendation:

That 6.2.6 be referred to staff for consideration and report and include the Directors' items discussed at the July 23, 2025 meeting as well as up to and including the discussion at the September 3, 2025 meeting

Opposed. Directors Segall, Wilson, Deck and Nicholson

Sept 10th board agenda
Pulled from escribe Sept 19th 2025
Improper representation of the referral

different from 6.2.6 currentry on escribe?



Bylaw 4373 OCP for the EA's All Schedules except for Schedule B Proposed Changes – Area F Director (July 25, 2025)

Presenters:

Staff limiting discussion

Coralie Breen, CVRD Patrick Oystryk, MODUS

Aaron Licker, Licker Geospatial (webex) resource

COWICHAN VALLEY REGIONAL DISTRICT

170 Ingram Steam Duncan, BCV9, that Peace, 256 has 256





Key Tenets – Director Comments

The MOCP framework does not correctly depict the reality of our land, population or lifestyle. It is not the correct tool for our region.

We want GCB to expand to the end of the lake and represent all of AREA F outside of ALR restrictions. The entire region of AREA F.

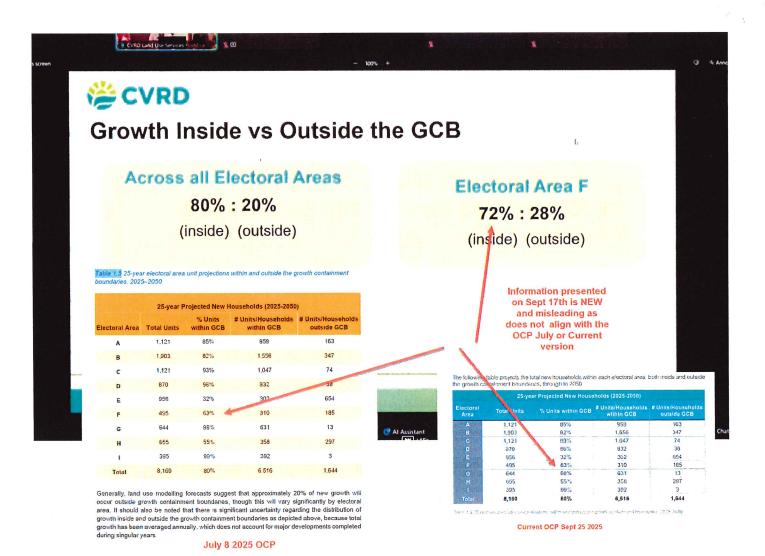
The OCP does not follow 2020 engagement survey/open house policy priorities.

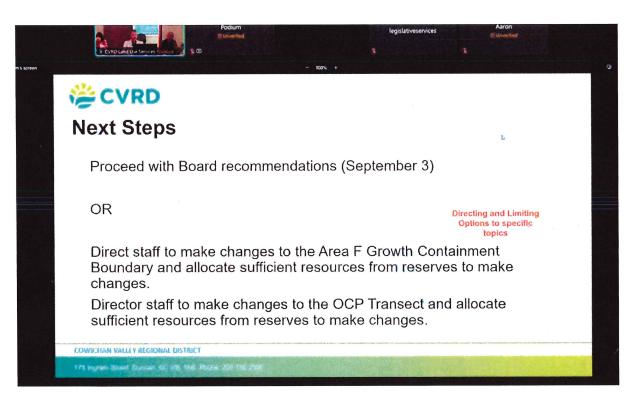
The OCP has several ultra vires objectives and policies.

Staff directing and prioritizing discussion topics

COWICHAN VALLEY REGIONAL DISTRICT

17) Ingram Brest Dominio NO Vin. 1988 Prince Dom Feb. 250





From: Dan Haslam

Sent: Sunday, September 28, 2025 7:41 AM

To: legislativeservices < legislativeservices@cvrd.bc.ca >

Subject: OCP

I am a long time Sahtlam resident. I don't support the proposed OCP. Especially any bylaw regarding the cutting of trees on my own property. I have 7 acres with a small forest that I manage myself. I would like to keep it that way.

Thank you Dan Haslam Sahtlam Sent from my iPhone From: Jane Walton

Sent: Monday, October 6, 2025 3:57 PM

To: Kate.Segal@cvrd.bc.ca < Kate.Segal@cvrd.bc.ca >; Sierra Acton < Sierra.acton@cvrd.bc.ca >; Mike

Wilson < Mike.Wilson@cvrd.bc.ca >; Hilary Abbott < Hilary.Abbott@cvrd.bc.ca >;

<u>Alison.nicolson@cvrd.bc.ca</u> <<u>Alison.nicolson@cvrd.bc.ca</u>>; Ian Morrison <<u>Ian.Morrison@cvrd.bc.ca</u>>; Jesse McClinton <<u>Jesse.McClinton@cvrd.bc.ca</u>>; Ben Maartman <<u>Ben.Maartman@cvrd.bc.ca</u>>; Karen

Deck < Karen. Deck @cvrd.bc.ca >; legislativeservices < Legislativeservices @cvrd.bc.ca >; Patrick Robins

<<u>Patrick.robins@cvrd.bc.ca</u>>

Subject: Request for delay of approval

Dear Directors.

Area G-Saltair residents need more time to consider and respond to the implications of eliminating all Rural Lot categories in our residential areas.

Currently, we have two petitions with just under 300 names opposing the elimination of the Small Lot Rural category in Saltair, while a far smaller number of landowners are pushing for subdivision. We don't know how many landowners of larger plots want to subdivide...are there 20 landowners? 50? Considering that in a democratic process, it's one vote per person, irrespective of possessions, why should a small fraction of the population be given such a disproportionate larger voice?

Also, community meetings are informative but not a good way to learn resident's preferences for this type of issue. Since Covid, it seems people are increasingly busy and many unable to attend meetings. Plus many are uncomfortable with speaking out in public, which is not surprising given the **emotional**, **bullying tactics used to belittle and silence opposition** to the land downsizing at our last meeting. It is a slippery slope, if those who use anger to push their agenda are rewarded, even inadvertently, with preference.

Lastly, we need to think about the many new people moving into Saltair (on my street alone there are 7 new households out of a possible 11), quite a few are young with hectic lives. They are **more able to respond to brief, to-the-point digital surveys**, such as your recent one for Recreation.

We understand that there is now less rush to move the agenda forward as the CVRD has determined that the December provincial deadline does not apply to our regional district. We hope that you will consider this and vote to delay passage of the second reading in order to give our community more time.

Thank you for your consideration. Sincerely, Jane Walton

From: Lynne Smith

Sent: Tuesday, October 7, 2025 7:08 PM

To: Ian Morrison <ian.morrison@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton

<sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott

<<u>hilary.abbott@cvrd.bc.ca</u>>; Alison Nicholson <<u>alison.nicholson@cvrd.bc.ca</u>>; Ben Maartman

<ben.maartman@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Karen Deck

< karen.deck@cvrd.bc.ca >; legislativeservices < legislativeservices@cvrd.bc.ca >

Subject: 8 Sep CVRD Board meeting 9.2.1 OCP for Electoral Areas Bylaw No. 4373

Good day Electoral Area Directors,

Does one Residential Land Use in Saltair - Area G really show a Complete Community?

Creating an opportunity for a limited number of parcel owners to subdivide their land into 1 acre parcels that will be for the very wealthy. The last 1 acre parcel (land only) in Saltair sold for approx. \$650,000.

The OCP seems to have left out Saltair - Area G. What happened to a "Complete Community", Preservations of the Natural Environment and affordability? All Electoral Areas appear to have these in their communities but the Area G Director has only supported creating residential lands for the very wealthy.

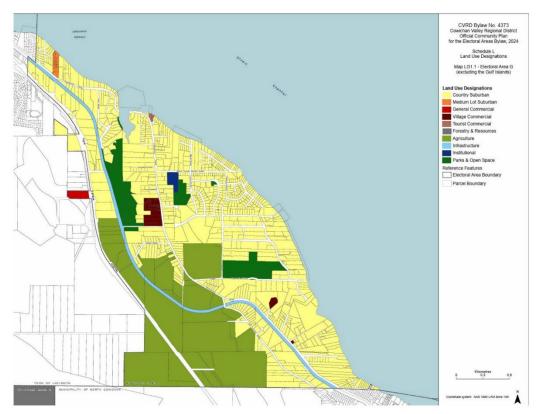
Also as of 2005 any property owner of 1H or 1H+ can apply to the CVRD to Rezone their property into a zone that would allow 1 acre parcels.

Something is wrong with this picture below.

I ask that you press pause and allow Saltair residents time to review this "land for only the wealthy" you are authorizing. Don't leave us Out In The Cold.

Why are you allowing Small Rural Lots in your areas but not wanting to retain pockets of these size parcels in Saltair? Saltair residents also support preservation of the natural environment. What happened to flexibility and affordability?

9.2.1 Referral from the Board meeting of September 10, 2025 - Official Community Plan (OCP) for the Electoral Areas Bylaw No. 4373



Thank you for your time.

Best regards, Lynne Smith CVRD Area G Saltair From: Jane Walton

Sent: Wednesday, October 8, 2025 7:28 AM

To: Kate.Segal@cvrd.bc.ca < Kate.Segal@cvrd.bc.ca >; Sierra Acton < Sierra.acton@cvrd.bc.ca >; Mike

Wilson < Mike.Wilson@cvrd.bc.ca >; Hilary Abbott < Hilary.Abbott@cvrd.bc.ca >;

 $\underline{Alison.nicolson@cvrd.bc.ca} < \underline{Alison.nicolson@cvrd.bc.ca} >; \\ \textbf{lan Morrison} < \underline{lan.Morrison@cvrd.bc.ca} >; \\ \textbf{lan Morrison@cvrd.bc.ca} >; \\ \textbf{lan Morri$

Deck <<u>Karen.Deck@cvrd.bc.ca</u>>; legislativeservices <<u>Legislativeservices@cvrd.bc.ca</u>>; Patrick Robins <<u>Patrick.robins@cvrd.bc.ca</u>>

Subject: Saltair 2 photos illustrating impact of land changes

Dear Directors,

Attached please find two images of Saltair that clarify resident's concerns:

1. A map i<u>llustrating the 112 Small Lot Rural parcels</u> (1 ha or larger) that will be able to subdivide into the new proposed one acre lots (Country Suburban).



2. An aerial view of a <u>one acre subdivision</u> in Saltair. Note all natural vegetation is removed. These lots are not Rural!



Once the zoning allows all of Saltair to be broken down into one acre lots, developers will move in and our Rural community will be destroyed. Saltair residents have never been widely informed or allowed a say in this specific, massive change to our lives. We deserve a voice! Sincerely,

Jane Walton for countless Saltair residents

From: Kate Poirier

Sent: Saturday, October 11, 2025 7:30 PM

To: Development Services < ds@cvrd.bc.ca >; Kate Segall < Kate.segall@cvrd.bc.ca >; legislativeservices

<<u>legislativeservices@cvrd.bc.ca</u>>; Ben Maartman <<u>ben.maartman@cvrd.bc.ca</u>>
Subject: Comment on Draft Modernized OCP – Section 6 Agriculture (Bylaw 4373)

Dear CVRD Board and Planning Staff,

First, I want to recognize and thank you for the significant work that has gone into modernizing the Official Community Plan and for your continued commitment to protecting agricultural lands and strengthening our regional food system.

After reviewing Section 6: Agriculture, I'd like to respectfully draw attention to a critical missing component: the recognition and support of local agricultural marketing channels such as farmers markets, food hubs, and agricultural societies. These are essential parts of the Cowichan Valley's food system — connecting producers directly to residents, supporting small farm viability, and ensuring local food reaches our communities. While the draft references "distribution" within the food system, it does not yet acknowledge these community-scale sales and distribution networks that are fundamental to making local agriculture economically viable and visible to citizens. Farmers markets, including those located in nearby municipalities such as Duncan, are the primary distribution point for many CVRD producers who farm in the region and rely on these markets for their livelihoods.

I would like to propose the following addition under Agricultural Productivity & Security:

> FAO.X Support local agricultural marketing channels, including farmers markets, agricultural co-operatives, community food hubs, and other direct-to-consumer sales opportunities, as vital links between local producers and residents.

Recognize their role in strengthening the regional food economy, reducing supply-chain vulnerabilities, and celebrating Cowichan Valley's agricultural identity.

Farmers markets and community-based sales networks are more than just retail opportunities — they are infrastructure for food resilience. They provide fair access to markets for new and small-scale farmers, circulate dollars locally, and ensure residents have access to healthy, culturally diverse, locally produced food. They also advance the OCP's stated goals of community resilience, climate adaptation, and social equity by reducing supply-chain risk and supporting living rural economies.

I appreciate your attention to this important dimension of our local food system and hope this addition will be considered before final adoption of the OCP.

Sincerely, Kate Poirier

Interim Director, Duncan Farmers' Market
Executive Director, Cedar Farmers Market
Director at Large, Nanaimo-Cedar Farmers Institute
Member, Agricultural Advisory Committee, Regional District of Nanaimo

Kate Poirier (she/her)

From:
To: Public Hearings

 Subject:
 Draft OCP Hearing - October 20, 2025.

 Date:
 October 16, 2025 3:23:33 PM

Below is an e-mail we sent to Alison Nicholson on September 6, 2025 regarding an earlier OCP meeting on September 3, 2025. Much of the same issues still stand.

As property owners for 5 years in Electoral area E (4000 block Cowichan Lake Road), we are concerned about the lack of information regarding the draft OCP report. We did not see or hear anything about it from you. It would have been nice if you could have reached out to all homeowners and businesses in Area E, whether by e-mails, posters at mailboxes, Facebook groups (ie Sahtlam Neighbour to Neighbour or Culverton Corners) in a timely fashion, to allow us to read the draft OCP and attend the meeting held on Wednesday September 3, 2025.

By the time we heard about the meeting, there was little to no time to read the whole report and grasp some of the information.

We have concerns about several areas of the report, both as homeowners and homebuilders. The proposed idea that we would have to apply for a permit to remove trees from our own property is outrageous. We paid for the land, pay property taxes on it, and naturally we are concerned about fire risk to our property and buildings. We do not feel that the CVRD should be able to dictate what we can and can't do to take care of our land.

As homebuilders, we obviously recognize that building permits are required, but the extent of development permits prior to issuing building permits has gone beyond normal. Extensive waiting times for development permits and the extent of information required, is making building a home extremely costly and is creating an unstable employment market for construction workers. General contractors used to be able to rely on starting a project approximately 6 weeks after applying for a building permit, but now with new rules already in place, we have no way of scheduling a housing start. With the new draft OCP, it appears that wait times will be even longer and even more costly to homeowners with all the reports to be done to meet development permit requirements.

Also of concern within the draft OCP is the possible stoppage of growth in certain areas where we need housing and affordable housing, we feel there should be allowances (zoning) for second homes on properties over 1 acre in rural areas, not necessarily subdivided.

We were very disappointed to learn that you voted in favour of the draft OCP without having first contacted the Area E people to learn of our concerns. We hope you will be out and about in the community asking for people's opinion before the next meeting.

Thank you for your attention to this email.

Cheers.

Berry and Jenny Sintnicolaas

From:
To:
Public Hearings
Subject:
4373 OCP Area F

Date: October 16, 2025 8:40:35 PM

Hello,

My name is Carolyn Christie, I live at 6540 Skutz Falls Road, Lake Cowichan, BC, V0R2G0.

Given that the data was collected in 2022, during an active pandemic shut down. Possibly when our parts of government were experiencing shut downs. With the parameters and restrictions of COVID. Was anyone properly notified of this OCP? It seems to me to be a very delicate time to be collecting data? Perhaps a redo may be in order as many people were pre occupied with restrictions, job loss, lack of income due to the process at hand. Ect.

Thank you for your time and consideration,

Carolyn Christie

From:
To: Public Hearing

Subject: Concerns Regarding the CVRD OCP – Request for Reconsideration and Transparency

Date: October 17, 2025 10:32:04 AM

Dear CVRD Planning Department / Council Members,

I'm writing on behalf of many concerned members of our community regarding the current draft of the Official Community Plan (OCP).

We recognize and appreciate that we are living through a time of urgent housing need and deep environmental concern. These issues are at the forefront of our minds and hearts, and we understand the responsibility of balancing growth with sustainability.

However, this OCP feels, to many of us, like an exercise in greenwashing. While the plan proposes limitations on small-scale items like wood-burning stoves, it simultaneously supports large-scale development—cookie-cutter subdivisions and commercial builds—without the necessary infrastructure to support such growth.

We are deeply concerned about:

Inadequate water, sewage, and transportation infrastructure

A lack of planning for schools to accommodate the anticipated population increase

Unclear definitions of "affordable housing"—what guarantees are there that these homes will truly be within reach for working families or low-income residents?

Employment concerns—Where will these residents work? Will they be commuting to Victoria, Nanaimo, or the Duncan core, worsening already strained transportation routes?

We do not want to become another Westshore Langford —an area plagued by unchecked sprawl, overwhelmed infrastructure, and traffic gridlock. Instead, we envision a healthy, vibrant community that thoughtfully integrates housing, environment, services, and economic opportunity.

We ask that you:

- 1. Reconsider and amend the current OCP to reflect responsible, community-focused development. We want thoughtful, sustainable and democratic urban planning with Public input.
- 2. Provide clear, accessible public notice for upcoming meetings related to the OCP.
- 3. Share meeting details widely via social media and other channels to ensure the public can

participate meaningfully in this critical planning process.

This plan will shape the future of our region. It must be created with integrity, transparency, and in true collaboration with the community it's meant to serve.

Sincerely, Abigail T. Gerbinski From:
To:
Public Hearings
Subject:
official community .plan
October 17, 2025 9:08:37 AM

I am truly baffled by this forum . My mailing address is ladysmith but pay crvd for taxes and garbage ect., vote with parksville/qualicum???? not considered diamond or cedar what a smozzle of beuracracy we are left of nowhere "in your in your coverage . so what applies to us in this neighbourhood plan? since we were never polled for input!

 From:
 Public Hearings

 Cc:
 Karen Deck

Subject: Area I APC does not support the OCP in its current form

Date: October 17, 2025 1:18:08 PM

Attachments: <u>image001.png</u>

Dear CVRD,

I speak on behalf of the Area I APC when I say that after 5 years of local meetings, reviews and recommendations that have been either ignored or rejected that we cannot support this bylaw on behalf of Area I residents.

The Growth Containment Boundary policies **GCBO 7** and **GCBO 8** do not align with our APC's OCP feedback because they impose rigid limits on rural development and lot flexibility, contrary to our recommendation for a more adaptable, evidence-based approach that supports modest rural growth, local housing needs, and community sustainability outside designated nodes.

One thing that keeps coming up is the rigidness of the growth containment boundary. Recognizing that once the OCP is adopted we can not change the boundaries. All of our best growth in AREA I is is because we amended the boundaries overtime, Woodland Shores, Bald Mountain and Laketown Ranch. Now there is no ability to do this in the OCP.

GCBO.7 The CVRD does not support further expansion of the growth containment boundary, except where the results of studies in special study areas support the expansion of the growth containment boundary with clear rationale and feasibility for future comprehensive development and/or infrastructure servicing needs.

GCBO.8 Growth is focused within the growth containment boundary, existing centres and residential neighbourhoods, primarily in areas that have community water and sewer systems, with some greenfield sites available for future development.

In our minutes we speak to this:

It was Moved and Seconded that it be recommended to the board to redraft and expand the western portion of the Growth Containment boundary for Area I. To include lakefront lands along the North Shore Road, up to the western limit Maple Grove Campground. This expansion should be reflected in the Local Area Plan LAP boundary. Regards,

Joelle Belanger Area I Chair From:
To:

Public Hearing

Subject: Proposed changes to the ocps for cvrd areas

Date: October 17, 2025 3:28:23 PM

Good afternoon, I am writing to voice my concern regarding the proposed revisions to the OCPs for all areas in the CVRD. I would like to go on record as stating that I am opposed to these revisions, which I feel have been rammed through without enough public consultation. Please help me understand why we are hurrying on this issue. I think director Morrisons motion to slow things down and give it more thought makes sense.

I have three main concerns

- 1. Applying, and waiting, for permits every time a tree is taken down will no doubt be costly to the home owner and not very timely. We take trees down when they are a threat to our home in a fire or windstorm. The property owner should not need to ask permission to do this.
- 2. Regarding wood burning stoves.....Given the amt of power outages here it makes no sense to take away peoples right to stay warm. If clean dry wood is used emissions are low. There are far bigger sources of pollution.
- 3. My even larger concern lies in the communication between the CVRD directors and their constituents. It seems as if they have their own agenda based on their own beliefs. Correct me if I'm wrong, but it was my impression that they work for us and that they are our voice on the CVRD. I'm not alone when I say that I feel they are no longer our voice on the CVRD board. They have their own agenda and are basing their decisions on their own opinions.

Thank you Darlene Veitch 4426 Cowichan Lake Road. Area E

Sent from my iPad