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CVRD Planning Department,  
 Land Use Services,  
 Cowichan Valley Regional District,  
 175 Ingram Street, DUNCAN BC  
 V9L 1N8

**RE: 3725 Glenora Rd\_PID 004-928-105\_rezoning application – P-1 to AL-1 – Statement of Intent.**

**3725 Glenora Rd site map.**



### **Background**

Our personal residential address is 3765 Vaux Rd, Duncan, BC. PID: 025-541-986. We have lived on the property since 1994. The property in question 3725 Glenora Road PID 004-928-105 adjoins our property to the immediate east. 3725 Glenora Rd is the site of the long-abandoned Glenora Elementary School.

When we acquired 3765 Vaux Rd in 1994 we were assured by the property agent representing the sale that the fence line (red dotted line on the map) separating the two properties represented the property line. We also queried the School board. The party we spoke with assured us that that School District always fenced the property lines. This proved incorrect.

The point of the protruding triangle on the map above is centered on a 30 foot deep surface well originally used to provide water to the water tower on the Glenore School site (the water tower is still there). The well is not in use. We will probably fill it in for safety reasons.

Later, we realized that a significant portion of the 3765 Vaux Rod property (triangle the west of the red-dotted line) did not in fact belong to us. We had planted a fruit orchard in that area that was now partially within that triangular area. This was a problem for our plans to grow fruit products.

We then approached the Cowichan Valley School Board regards the Glenora School property status. We were advised to provide a written statement of interest should the property ever come up for sale. We did so. Two years later we were advised the Glenora School property would be coming up for sale and were invited to submit a purchase offer. During the property sale process we were advised the property held municipal P-1 zoning, that the zoning would endure, permitting us to perhaps in the future utilize the property for P-1 uses. We made an offer, our offer was accepted and eventually title was changed to ourselves. Our intention was to apply for a property border adjustment between the two parcels flattening the line to protect our fruit orchard.

As moving the property line stranded the existent surface well, we had a new drilled-well installed farther back within the future borders of 3725 Glenora Rd. We applied for, and received, a water license for that well. The license is in good standing. The new well is superior to the old one.

After a few years we were approached by our local CVRD Director encouraging us to investigate installing a publicly-funded day care facility in the school building. As part of our investigation of this potential we approached the Agricultural Land Commission (ALC) in Vancouver. We were advised that the ALC has a policy of automatically devolving properties that are within the Agriculture Land Reserve (ALR) area to AL-1 if the property in question is not used for the stated zoning purposes after 24 months. We were advised this had occurred for 3725 Glenora Rd. When we asked how P-1 status could be reinstated we were advised we'd have to apply for a new P-1 zoning acceptance by the ALC. We were advised receiving such permission would be an unlikely event.

We interpreted this to mean we held title to a parcel with municipal P-1 zoning that cannot in fact be used for P-1 status buildings or activity, meaning 3725 Glenora Rd was now zoned AL-1. This was also (partially) in error. We never got around to applying for the property adjustment. As we understood both properties now had AL-1 status and as we owned both parcels there seemed little urgency.

This year we decided to apply for the property adjustment. Upon review of our 2024 BC Assessment notice we noted the P-1 Status of the Glenora School Property. We confirmed at the CVRD that the property was in fact still showing on the municipality's maps as P-1. We have been advised by the CVRD planning department that a property line adjustment would be denied as the zoning of the two parcels is not the same.

We are now applying to rezone the Glenora School property from P-1 to AL-1, rendering both parcels with the same zoning status. Our intention is to then to apply for a property line adjustment, accomplishing the above.

**Respectfully,**

Steve & Meryle Hilberry  
3765 Vaux Rd, Duncan BC