

Apr 30, 2024

CVRD Chair and Board of Directors,

I am writing to you today about draft bylaw #4571 which I first read about in the Cowichan Valley Citizen a few weeks ago. We are long-time residents of Area C – Cobble Hill, and this bylaw applies to my property and friends, family, and neighbours who are also Area C, A-1 zoning. It was promising to see that detached suites would be permitted on A-1 in Area C however, there appears to be an exclusion area that applies to our property: *"In Area C only, a detached suite is not permitted on a parcel that is located within the Agricultural Land Reserve that is also either partially or wholly within the boundaries of the Koksilah River Watershed."* From my experience, A-1 are typically larger agricultural parcels and many people we know are farmers on A-1 who are looking to live multi-generationally on one property to maintain farming operations or have additional income from a long-term rental to support their farm financially. It came as a surprise as I continued reading the notice of intent to see that detached suites would be permitted for A-1 zones in Areas B, D, F, G (*"permits detached suites in the A-1 Zone, subject to ALR regulations, where applicable."*).

The inconsistencies and issue I take with this draft bylaw are as follows:

- Why restrict detached suites in the ALR in Area A and C when they are permitted by the ALC and the direction within Bill 44 by the province is to allow suites?
- Why are detached suites being permitted on A-1 in areas B, D, F, G and not Area A and C?
- What is the difference in the impact between a detached suite and secondary suite that is currently permitted on A-1?
 - Size, water usage, and septic requirements would be the same?
- How are you defining partially or wholly within the Koksilah watershed for Area C?
 - Why do the other electoral areas in the watershed not have the same caveat?

Please don't make things any more difficult for those trying to farm in the Cowichan Valley. Having family in an additional residence on property would be life changing for many farmers and allows for a whole host of benefits like, help with farming for aging farmers like myself, helping with childcare for grandchildren, allowing aging in place and more independence, and a potential income stream to support farming operations. If the A-1 zone already permits a secondary suite, the ALC permits an additional residence, and considering the intent of Bill 44, I would urge the board to consider allowing detached suites on A-1 in all of Area C.

Thank you for your time,

Art Ingham
Cobble Hill, BC

