
From: Bonnie Kozlowski
Sent: Friday, May 24, 2019 7:26 AM
To: Ton Trieu; Sylvia Stephens
Subject: FW: The proposed bylaw to prohibit water bottling in all zones should definitely be implemented. With water restrictions so prevalent, it makes no sense to allow a water bottling facility.

6410-01 / PJ 4CV 15

Bonnie Kozlowski
Branch Assistant - Corporate Services
Comox Valley Regional District
Tel: 250-334-6057

From: victoria sorensen []
Sent: May 24, 2019 5:09 AM
To: zoningreview <zoningreview@comoxvalleyrd.ca>
Subject: The proposed bylaw to prohibit water bottling in all zones should definitely be implemented. With water restrictions so prevalent, it makes no sense to allow a water bottling facility.

From: diana schroeder <>
Sent: Tuesday, July 09, 2019 7:40 PM
To: Ton Trieu
Cc: Sylvia Stephens
Subject: Re: Form submission from: Comox Valley Regional District - Planning & Development Services (2)
Attachments: image006.jpg

6410-01 / PJ 4CV 15

Thank you you for your response. I'm sorry, I found out that the Airbnbs problem will be dealt with at a later date and realize that in a rural area, they do not present the same problems as they do in an urban neighbourhood. I hope you will find my questions and suggestions regarding tiny homes more pertinent.

Sincerely,
Diana Schroeder

On Thu, Jul 4, 2019 at 4:40 PM Ton Trieu <ttrieu@comoxvalleyrd.ca> wrote:

Hi Diana,

Thank you for your email. Please note that the CVRD Zoning Bylaw are only applicable in the electoral areas A, B and C. Short-term vacation rentals are only permitted in Tourist Commercial zones and not permitted in residential zones. In 2020, the planning department is planning a comprehensive review on vacation rental in the regional district. Please contact the City of Courtenay in regards to land use regulations and if they are planning to review vacation rental use. The CVRD and surrounding municipalities are planning to investigate housing needs in the Comox Valley. We are hoping to use the findings from the housing needs and somehow connect it to the short-term vacation rental review.

Thank you,

Ton

Ton Trieu, MCIP, RPP
Manager of Planning Services

Planning and Development Services Branch

Comox Valley Regional District
600 Comox Road, Courtenay, BC V9N 3P6
Phone 250-334-6021 Fax 250-334-8156
Toll free: 1-800-331-6007



Subject: Form submission from: Comox Valley Regional District - Planning & Development Services

This is a duplicate of a message I already sent but I am not at all sure it went to the right address. Here is the text of the original message.

When I moved here 10 years ago, the house next to me was a vacation rental and was rented on a monthly basis. I had no problem with that but it has now become an Airbnb with no full-time resident. That means that people are booking daily and weekly accommodations which means a constant stream of tourists next door, and an increase in traffic. I expect tourists to enjoy their holidays, barbecue and party but now I have to listen to it every night. I no longer have the peace and quiet that I thought a residential neighbourhood would ensure. I also do not have the safety and security of a neighbour who actually sleeps there, a neighbour I can talk to, a neighbour who can borrow a cup of sugar, etc. What's worse is that with an absentee landlord, policing of the house next door, falls to me. I am the one who has to listen to the dog barking, every word of every

drunken conversation, loud music, etc. I either have to put up with it or make a call. It's annoying that while my neighbour is allowed to run a business in a residential neighborhood, she profits at my expense.

I don't understand why the zoning regulations do not apply to Airbnbs which are, in fact, a business but do not require the owner to be in residence or to undergo inspections or licensing.

In fact, the Airbnb trend is making a mockery of Courtenay's attempt to ease the housing crisis by providing tax incentives for infill to increase density in the downtown core. Home builders and home owners are taking advantage of this by creating additional units and then renting them as Airbnbs. This will not improve the availability of rental accommodations and only serves as an incentive to encroachment by business into our residential neighborhoods. Businesses which have no licenses or permits and which are outside the zoning regulations shouldn't be permitted anywhere, especially on land that is designated single family residential.

To me the solution is rather easy. Airbnbs should have to adhere to the same bylaw as a bed and breakfasts or to the bylaw regulating vacation rentals. Existing Airbnbs could be grandfathered but preferably they would have to upgrade their status.

I am concerned not only for myself but for our sense of community well-being. In Europe, major cities have become tourist ghettos as a result of Airbnbs. Airbnbs move in and the residents move out. We need to build community and our residential neighborhoods, not destroy them.

I have another concern, maybe it's a question. Recently, I was contacted by a friend with a lovely, tiny home who is looking for a place to park her house. The restrictions on residences in the ALR preclude that possibility but there must be acreages that could accommodate a tiny home - especially if they allowed composting toilets. If not, sewer or septic would be required. Water would also be a necessity. I see a small community of tiny homes as a viable option to our housing crisis. I hope this type of accommodation will be considered when discussing zoning amendments. I would also hope that the CVRD might find some available land to help create a tiny home community. I hear there is a court ordered sale of cleared but not developed land on Arden Road. Could this be a possibility?

Thank you for reading this long winded email and I hope you will consider the concerns I have brought forward. Quality of life is important. We cannot stop our population from increasing but we can direct the type of growth we want. Nobody should have to sacrifice their neighborhood security for the sake of private business - especially when it is essentially a black market business with no restrictions.

Thanks for your consideration,

From: Ton Trieu
Sent: Thursday, May 23, 2019 2:08 PM
To: 'Bill Wilkins'
Cc: Sylvia Stephens
Subject: RE: Rezoning

6410-01 / PJ 4CV 15

Hi Bill,

Thank you for your email. The regional district will proceed in zoning your property to Rural Twenty.

Thank you,
Ton

Ton Trieu, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch
Comox Valley Regional District
600 Comox Road, Courtenay, BC V9N 3P6
Phone 250-334-6021 Fax 250-334-8156
Toll free: 1-800-331-6007



From: Bill Wilkins []
Sent: May 22, 2019 7:32 PM
To: Ton Trieu <ttrieu@comoxvalleyrd.ca>
Subject: Rezoning

Hello Ton

My name is William Wilkins. I have property at 3639 Burns RD. I would like to add a second residence, therefore i am in full agreement with the Regional Districts decision to rezone my property from Rural ALR to Rural 20. Thank you

From: Ton Trieu
Sent: Thursday, May 23, 2019 2:35 PM
To: 'Joan Boase'
Cc: Sylvia Stephens
Subject: RE: water bottling bylaw

6410-01 / PJ 4CV 15

Thank you for your email. Your email will be recorded.

Thank you,
Ton

Ton Trieu, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch
Comox Valley Regional District
600 Comox Road, Courtenay, BC V9N 3P6
Phone 250-334-6021 Fax 250-334-8156
Toll free: 1-800-331-6007



From: Joan Boase [redacted]
Sent: May 23, 2019 10:48 AM
To: zoningreview <zoningreview@comoxvalleyrd.ca>
Subject: water bottling bylaw

I wish to inform you that my family strongly supports a ban on the bottling and sale of water, in all zones.

Thank you Joan Price Boase PhD

.

From: Ton Trieu
Sent: Thursday, June 13, 2019 2:46 PM
To: 'PHIL MASINI'
Cc: Sylvia Stephens
Subject: RE: Water extraction and sale

6410-01 / PJ 4CV 15

Hi Phil,

Thank you for your email. I will document your correspondence and relay your message to the electoral area directors. Note that the draft zoning bylaw will be prohibiting water bottling facility in all zones.

Thank you,
Ton

Ton Trieu, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch
Comox Valley Regional District
600 Comox Road, Courtenay, BC V9N 3P6
Phone 250-334-6021 Fax 250-334-8156
Toll free: 1-800-331-6007



From: PHIL MASINI [[link\]](#)
Sent: June 12, 2019 7:09 PM
To: zoningreview <zoningreview@comoxvalleyrd.ca>
Subject: Water extraction and sale

Good Day Ladies and Gentlemen,

I am writing to express my opposition to the extraction, bottling, and sale of groundwater from the aquifer that provides this area with water that we all need to live. I have a broader concern for the future of water availability in general. It is well known that the water table is getting lower globally, especially in areas where water demand is high. We have companies like Nestles who are well known for drawing very large amounts of water for sale and leaving the local communities having to buy water.

I also have a more local concern for the water license that has already been issued on Sackville Road in Merville. A drilled well was allowed to operate several years ago in the immediate vicinity of the property which holds the license that is the subject of the controversy, with the result that the resident next door was left with a well run dry. If this operation is allowed to proceed there is no reason to suppose that the result will be any different, with a high probability that several shallow wells in the neighbourhood will run dry.

I live at the intersection of Coleman Road and North Island Highway so I too depend on this aquifer. I act as property manager for the land directly across the street from the lot with the license. That home is currently occupied by my daughter, a single mother with two children. She keeps chickens and household pets, and she has several horses. Like everyone else, she must have water. Her well is approximately 210 metres from the subject well on Mr. Mackenzies' property. If he is allowed to proceed with his plan, she will very likely be in dire straits.

We were told at one of the recent public gatherings that the appropriate government agency responsible for this issue was unaware of any wells in the neighbourhood because they are not registered. I can state that there is a well on every property in that area, registered or not, drilled or dug.

I entreat you, please act to stop the issuance of licences for the purpose of extracting groundwater for profit, and further, to prohibit the bottling or the bulk export of same to any other community or jurisdiction. I thank you for your attention.

Sincerely,
Phil Masini
