
From: Rachelle Rondeau [REDACTED] **FIPPA s. 22(1)**
Sent: Sunday, June 15, 2025 6:43 PM
To: Public Meetings
Cc: Christina Hovey
Subject: Proposed Zoning Amendment Bylaw No. 4016 - 6726/6730 Martin Road

Hello,

Thank you for your letter in regards to proposed Bylaw No. 4016.

My home is one of the 23 homes that would be impacted should Council repeal 'Temporary Mobile Home Bylaw No. 1685'.

My home was issued a 'Temporary Trailer Permit' (TTP) and building permit in 2021 in accordance with Bylaw No. 1685, and pursuant to North Cowichan's agricultural protection guidelines. Due to supply chain and production delays, the home was placed on the site in early 2023.

I am not in support of the currently proposed approach to repeal of Bylaw No. 1685, whereby my home will no longer be a permitted use and will become legal non-conforming. Legal non-conforming status introduces new risk and uncertainty; and while offering some protection to the current structure, it offers no protection or guarantee should the building be damaged beyond 75% of its value. For example, if the bylaw were repealed as proposed, and my home was damaged (e.g. fire or other) beyond 75%, I would not be able to obtain a building permit or replace it, unless I was successful in a zoning amendment application, which can be a lengthy process and is at Council's discretion. This is not an acceptable level of risk being my principal and only residence, and would present significant financial hardship.

The ultimate goal of legal non-conforming status is eventual compliance with the Bylaw. It is intended to protect the useable life of the structure, but following that, seeks compliance with the bylaw (meaning the no longer permitted use eventually dies off and goes away).

It is my understanding from discussions with staff that this is not the intention of the repeal. Rather, the repeal of the bylaw is intended to reduce administration, and acknowledge that the conditions of the TTP are generally out of date and unenforceable.

However, introducing new legal non-conforming uses also introduces complexity and unpredictability in the planning process, and are subject to interpretation. Therefore, I am not in support of non-conforming status for the mobile home and would prefer it be regularized as a permitted use. The property is within the Agricultural Land Reserve (ALR), and the manufactured home continues to be a permitted use in that regulation.

Through the permitting process in 2021, staff also indicated that temporary mobile homes were likely to be regularized **as permitted uses** given they generally have not been temporary, some of which have provided much needed dwellings for families for many years.

Thank you in advance for your consideration,

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