

PUBLIC INPUT
WRITTEN SUBMISSIONS PACKAGE

Zoning Amendment Bylaw No. 3915
(1771 Robert Street)

Public Comments Received after Council Agenda Published and Prior to Written Submission Deadline	
1.	Email and Letter dated July 12, 2025 from Danny and Marlane Williams – Opposed
2.	Email and Letter dated July 14, 2025 from Lorne Zwaislak - Opposed
3.	Letter dated July 14, 2025 from Richard and Louise Ritco – Opposed
4.	Petition from Crofton Residents – 28 Opposed



From: MARLAINE WILLIAMS [REDACTED] **FIPPA s. 22(1)**
Sent: Saturday, July 12, 2025 2:44 PM
To: Public Meetings
Subject: Objections to Zoning Amendment Bylaw No. 3915, 2023
Attachments: Public Hearing.docx

Mayor R. Douglas and Council

Re: Zoning Bylaw Amendment 3915, 2023
Affecting: 1787 Robert Street
PID 000-348-511 Lot A Plan
VIP35512, Section 1 Range 10
Chemainus Land District
Danny E. & E. Marlane Williams

Public Meeting

Mayor and Council, Municipality of N. Cowichan

Zoning Amendment Bylaw No. 3915, 2023 – 1771 Robert Street, Crofton

I/We are objecting to the passage of the foregoing amendment for all of the Crofton people and **Danny and E. Marlaine Williams, 1787 Robert Street, Crofton.**

OBJECTIONS:

1. Our water system is currently at or nearly at maximum capacity. We have been in a draught situation for a number of years and are currently in Stage 2 watering restriction. How will we meet water requirements of Crofton with so many new subdivisions being built. Sea Crest subdivision will have up to 230 units when fully built out, Robert Steet subdivision will have 30 to 50 units. Each unit will have a minimum of 1 bathroom, 1 washer, 1 hot water tank and most likely a dishwasher. That is a lot of water flowing through our water system.
2. Our sewer system is currently at or near maximum capacity. That is lots of extra poop our current system will have to accommodate. Will we need a larger system and who will pay for it if we do?
3. Our elementary school is at capacity. Five years ago with the school over capacity, the grade sevens were sent to Chemainus Secondary. It would appear that the grade six students will be next. That is just not acceptable! These 10 to 11 year old children are not physically, emotionally, or mentally equipped to deal with the more mature students.

4. The proposed trail as part of the amenities contribution starts and ends at the property lines, going nowhere. How does this make Crofton a better place to live?
5. Storm water that goes into the creek in the winter is amazing and delightful to listen to as it roars past our bedroom window or having our fire pit going, some hot chocolate (read hot rum) and listening to the water falling through the rocks is great. When that storm water hits the top of Chaplin Street drainage basin, it is not quite so wonderful any more. I have watched it bubble and churn right out of the drainage basin. Nature at it's best and it's worst. Who deals with that when it over flows the road and property around it?

The foregoing objections should be those of everyone living in Crofton. It is most unfortunate many of them are unaware of the proposal and the impact it could have in the living conditions of Crofton going forward: can't shower today, short on water; can't flush today, sewer system over loaded ; Johnny goes to school in the morning, Sally in the afternoon, or off to Chemainus Secondary School, Crofton School is overcrowded!

I have read the Reports attached to the proposal and it appears that the objections I have raised have been considered by professionals and not all of the feedback and conditions are positive. Hopefully the council will carefully consider the reports before making a final decision. The response from the ALC and the MOA offer limited input if any and the SD 79 basically concludes that the grade six students will be heading to Chemainus Secondary.

We do not have the infrastructure to approve more and more requests for housing until ALL the infrastructure is upgraded in all of N. Cowichan!

PERSONAL OBJECTION OF DANNY & MARLAINE WILLIAMS:

1. We live west of the property in question and have had a large portion of our view of the water and Salt Spring Island obstructed by the home. A secondary building is planned. It will have a high roof similar to the house.

Looking at the plan, this will further obstruct our view. The subdivision will finish it off.

2. The dust, dirt and noise will carry on for years depriving us of our peaceful enjoyment of our property. We have strived to make our home and yard a haven for our senior years by spending \$30,000 for a new septic system, (we are to far from the sewer system to connect to it) \$20,000 on a new roof and many more dollars to make our home handicapped friendly. The prospect of continuing/constant construction will curtail outside activities keeping friends and family away. Who wants to BBQ in a dirty, dusty, noisy backyard? This constant noise will be a very difficult to live with and a real nuisance. (This is supported by North Cowichan Bylaw #3804 “Nuisance Abatement & Cost Recovery Bylaw” – Part 3 “Nuisance means: a. noise, vibration, odour, dust, illumination or any other matter that is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the individual or public property.”)

Before the council endorses the proposed changes to the Zoning Amendment Bylaw No. 3915, 2023, please carefully consider the impact on Crofton. Wait until the subdivisions you have already approved are near completion before you burden us with more.

Thank you for your time and consideration of the foregoing.

Sincerely, Danny & Marlane Williams

From: [REDACTED] **FIPPA s. 22(1)**
To: [Public Meetings](#)
Subject: Letter for consideration: Zoning Amendment Bylaw # 3915, 2023 - Crofton BC
Date: Monday, July 14, 2025 10:10:11 AM
Attachments: [Letter to North Cowichan Municipality July 2025.pdf](#)

Dear Mayor and Council,

Please see the attached letter that we are asking to be read and considered in regard to the Zoning Amendment Bylaw 3915, 2023.

Thank you,

Lorne Zawislak
1742 Meagan Street
Crofton BC V0R 1R0

[REDACTED] **FIPPA s. 22(1)**

Lorne Zawislak
1742 Meagan Street
Crofton, BC V0R 1R0



FIPPA s. 22(1)

July 14, 2025

Mayor and Council
Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan, BC V9L 6A1

Dear Mayor and Council,

Opposition to Zoning Amendment Bylaw No. 3915, 2023

As a resident and homeowner in North Cowichan, I am writing to express serious concerns regarding Zoning Amendment Bylaw No. 3915, 2023. While I recognize the important role of Council in guiding our community's growth, I am troubled by the potential impacts of this bylaw on our local environment and municipal finances.

Urban Containment Boundary Concerns

The property affected by this rezoning application is located outside the Urban Containment Boundary (UCB), a key element of our Official Community Plan designed to promote sustainable development. The UCB exists to protect rural areas, limit urban sprawl, and ensure that new development happens within regions that can be adequately serviced. Permitting development beyond this boundary undermines these planning objectives and could open the door to further unplanned expansion.

Financial Implications

Allowing development outside the UCB would require the extension of municipal services such as water, sewer, and stormwater drainage to new areas, resulting in substantial costs. Although developers may contribute to initial infrastructure, the municipality—and ultimately local taxpayers—would bear the long-term expenses for maintenance, upgrades, and operations. These additional costs are difficult to justify for a project located outside the planned growth area.

Personal Impact: Water Runoff Issues

My property has already been affected by excess surface water from higher elevations, leading to significant investments in drainage and ongoing maintenance. Any new development in this area could worsen these water runoff problems by changing water flow patterns or increasing impermeable surfaces. (See attached photos)

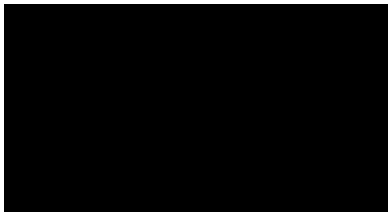
I am seeking assurances from the Municipality that future development will not exacerbate water runoff issues for properties like mine. Will there be enforceable stormwater management requirements before construction begins? Will affected property owners be consulted or compensated if problems arise?

Conclusion

I respectfully urge Mayor and Council to reject Zoning Amendment Bylaw No. 3915, 2023. Maintaining the Urban Containment Boundary, protecting taxpayers from unforeseen costs, and ensuring the well-being of current residents must remain central to land use decisions.

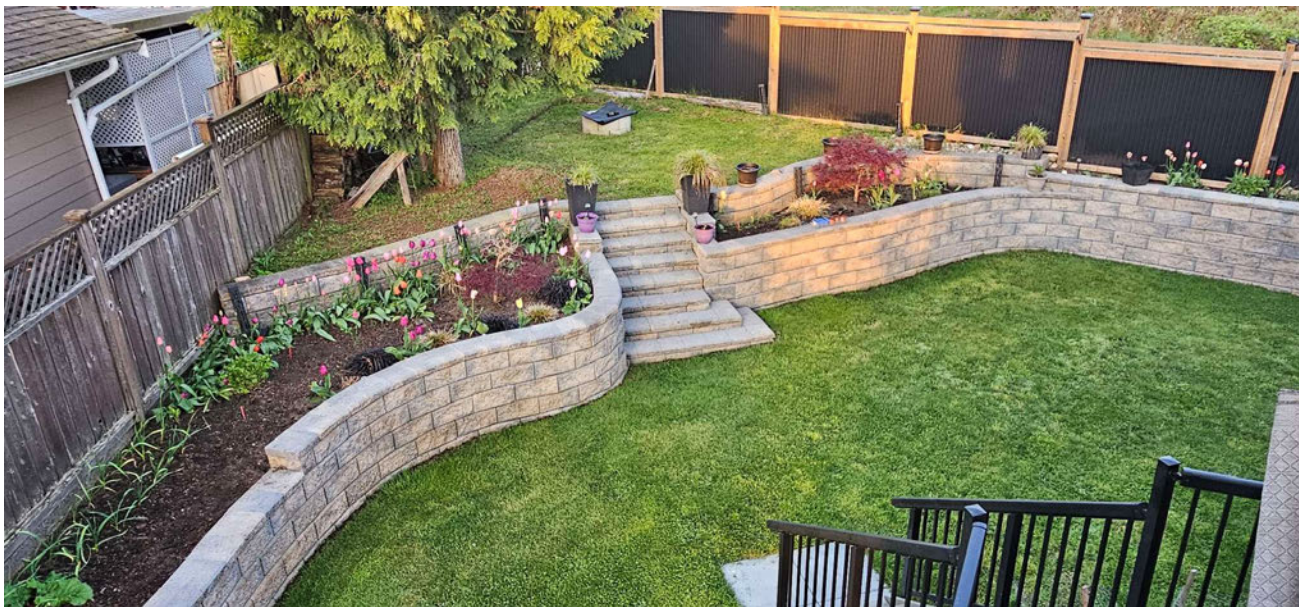
Thank you for your time and attention to this matter. I trust you will give serious consideration to the concerns of the residents who will be directly affected.

Sincerely,
Lorne Zawislak



FIPPA s. 22(1)





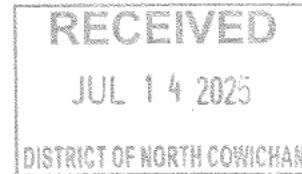
RICHARD & LOUISE RITEO

1738

~~1742~~ Meagan Street

Crofton, BC V0R 1R0

July 14, 2025



Municipality of North Cowichan

7030 Trans-Canada Hwy.

North Cowichan, BC V9L 6A1

Re: Opposition to Amendment Bylaw No. 3915, 2023

Dear Mayor and Members of City Council,

We are writing as long-time residents and homeowners in Crofton to express our strong opposition to the proposed Amendment Bylaw No. 3915, 2023.

As an older couple who have lived in this community for many years, we value the peace, safety, and quality of life that our neighborhood provides. We are deeply concerned that the changes outlined in this bylaw will negatively affect not only our day-to-day living, but also the broader community in several significant ways.

We are particularly troubled by the increased construction and industrial activity this amendment may bring to our neighbourhood. Noise and dust from development projects are already difficult to manage, and additional disturbances would be especially challenging for seniors like us, and families who rely on a quiet and clean environment. We worry that our health and well-being could be compromised by extended periods of dust and machinery noise. Will there be specific dust control plans in place to minimise dust pollution to neighbouring homes?

Water Runoff and Drainage Issues

Another major concern is the potential for increased water runoff due to land use changes. Adding roads and altering landscapes can lead to flooding and drainage issues, particularly during heavy rain. Our property has already experienced runoff from the property located at 1711 Robert Street. We have mitigated and paid for drainage improvements on our property over the years. Further changes could create serious, and potentially costly, damage. Are there any guarantees in place that issues will not occur?

Taxpayer Impact and Public Costs

We also question the financial implications of this bylaw for taxpayers. New developments require upgrades to infrastructure such as roads, utilities, and stormwater systems. These costs frequently fall on residents like us, through increased property taxes. As retirees on a fixed income, we are very concerned about the potential financial burden this could place on households like ours.

In summary, we urge Council to reconsider or reject Bylaw No. 3915, 2023. While we understand the need for growth and development, it should not come at the expense of current residents' well-being, especially when it brings more harm than benefit to the surrounding community.

Thank you for taking the time to consider our perspective. We respectfully request that you protect our neighborhood's integrity and the interests of existing residents by voting against this amendment.

Sincerely,



FIPPA s. 22(1)

Mayor and Council
Municipality of North Cowichan
7030 Trans Canada Highway
North Cowichan, BC
V9L 6A1



Mayor and Council,

Re: "Zoning Amendment Bylaw No. 3915, 2023"

We are writing to express our strong opposition to the proposed housing development in our neighborhood. While we understand the need for housing in our town, we believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

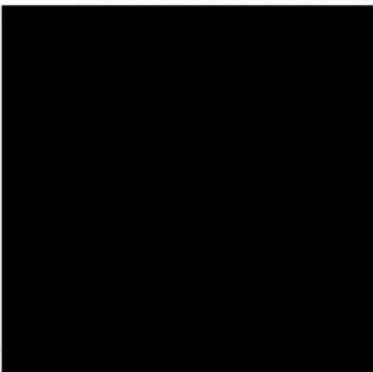
Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. We feel, based on the Residential Medium Density Multi-Family Zone (R3-MF), that this development would attract a number of low-income residents, which could lead to negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, we strongly urge you to reconsider this proposed housing development. While we recognize the need for affordable housing, we believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Concerned Citizens of Crofton

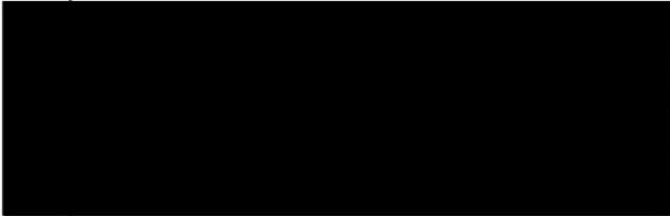


1727 Robert St. Crofton VORIRO
1727 Robert St. Crofton VORIRO
1727 ROBERT ST, " " " "

Opposition to Zoning Amendment Bylaw No. 3915, 2023

Signature:

FIPPA s. 22(1)



Address:

1722 Chaplin St

Signature:

FIPPA s. 22(1)



Address:

1738 Meagan St.

Signature:

FIPPA s. 22(1)

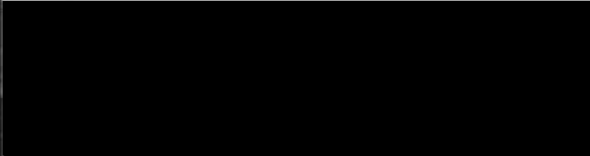


Address:

1750 Meagan St.

Signature:

FIPPA s. 22(1)



Address:

1732 Chaplin St.

Signature:



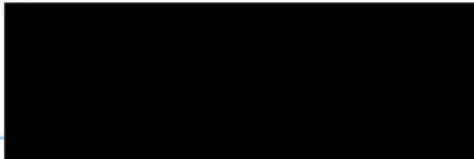


FIPPA s. 22(1)







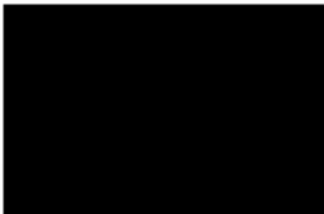
Address:

1732 CHAPLIN ST.






Opposition to Zoning Amendment Bylaw No. 3915, 2023

Signature:  FIPPA s. 22(1)	Address: 1711 CHAPLIN STREET
Signature:  FIPPA s. 22(1)	Address: #4 1711 Chaplin St.
Signature:  FIPPA s. 22(1)	Address: 1714 Chaplin St
Signature:  FIPPA s. 22(1) HEANEY	Address: 1718 Chaplin St.
Signature:  FIPPA s. 22(1)	Address: 1722 ^B CHAPLIN ST Crafterton, BC





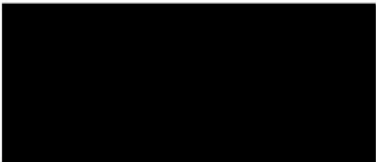
Opposition to Zoning Amendment Bylaw No. 3915, 2023

Signature: FIPPA s. 22(1) 	Address: # 21711 Chaplin St. Crofton BC VOR 1R0
Signature: FIPPA s. 22(1) 	Address: 11,1711 Chaplin St Crofton BC VOR 1R0
Signature: FIPPA s. 22(1) 	Address: #10-1711 Chaplin Crofton BC VOR 1R0
Signature: FIPPA s. 22(1) 	Address: #10-1711 Chaplin Crofton BC VOR 1R0
Signature: FIPPA s. 22(1) 	Address: 10-1711 Chaplin St Crofton BC VOR 1R0

Opposition to Zoning Amendment Bylaw No. 3915, 2023

Signature: Charles Knitsch  FIPPA s. 22(1)	Address: 8119 Elizabeth Str Crofton.
Signature:  FIPPA s. 22(1)	Address: 8119 Elizabeth St. Crofton, B.C.
Signature:  FIPPA s. 22(1)	Address: Cecil ST VOR-1R0
Signature:  FIPPA s. 22(1)	Address: 8138 Elizabeth st. VOR-1R0
Signature:  FIPPA s. 22(1)	Address: 1710 Chaplin St VOR1R0

Opposition to Zoning Amendment Bylaw No. 3915, 2023

 FIPPA s. 22(1)	Address: 1-1727 Robert St Crofton BC
Signature: FIPPA s. 22(1) 	Address: 1633 Adelaide St Crofton BC
Signature: FIPPA s. 22(1) 	Address: 1633 Adelaide St Crofton BC
Signature: FIPPA s. 22(1) 	Address: 1705 Robert St Crofton BC
Signature:  FIPPA s. 22(1)	Address: 1695 ROBERTS ST CROFTON BC