

WRITTEN SUBMISSIONS PACKAGE
for
Official Community Plan Amendment Bylaw No. 4033, 2025
Zoning Amendment Bylaw No. 4034, 2025
(1673 Grant Road)

Public Comments

1. Email dated October 15, 2025 from Mary E. Pike - Concerns
2. Email and Letter dated October 21, 2025 from Linda Potter - Opposed

From: Mary Pike [REDACTED] **FIPPA s. 22(1)**

Sent: Wednesday, October 15, 2025 8:03 PM

To: Council <council@northcowichan.ca>

Subject: 1673 Grant Road

FIPPA s. 22(1)

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I read this morning in the Cowichan Valley Citizen the report of the Council's discussion of the controversial subdivision for 1673 Grant Road.

Three principal issues are of deep concern to me:

1. Another encroachment on the UCB, contravening the earlier decision and despite the recommendations of Municipal staff.
2. Possible donations during the election campaign from the applicant and admission by one Council member that she was in fact a recipient. If this is true, should the application not be thrown out forthwith?
3. The issue of Conflict of Interest - how ethical is it when someone who receives a donation from an applicant for planning permission is allowed to vote on the matter?

Thank you for all you do to provide democratic and accountable governance for our municipality, and I appreciate you taking time to consider the above points.

Yours sincerely,

Mary E Pike

October 15, 2025

3440 Gibbins Road,
North Cowichan

North Cowichan is situated on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. North Cowichan also sits on the traditional territory of the Snuneymuxw First Nation.

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From: Frank P. [REDACTED] **FIPPA s. 22(1)**
Sent: Tuesday, October 21, 2025 12:19 PM
To: Public Meetings
Subject: Public Hearing - Grant Road
Attachments: Grant Rd.odt

FIPPA s. 22(1)

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Attached is my submission for this hearing.

Linda Potter
1607 Shoreview Way

October 21, 2025

Linda Potter
1607 Shoreview Way

To Mayor and Council:

Re: Public Hearing – Grant Road Application

Prior to retiring, I worked for the Municipality of Saanich for 10 years in the Legal/Lands Department. I have great respect for Planners. Planners are educated and experienced. Planners research an application and make informed unbiased Reports to Council. In this case, they recommended rejecting this application for strong reasons. It is disheartening to see Council reject Staff Reports on a regular basis.

The lake is a very important consideration in this application. The Municipality is putting a tremendous amount of effort and tax payer money into restoring this gem and I would hate to see this development environmentally damage the work which is underway.

The sewage lift station, which is located near the lake front, has limited capacity. I am sure quite a few of the houses in this subdivision will have one or two bedroom suites which further increases the density and thus could cause the lift station to fail. This failure could cause an environmental nightmare. Besides the cost of clean up, the lift station will have to be repaired and or replaced at the expense of tax payers.

The roads in the Trumpeter Point subdivision are starting to crumble. There is a very distinct crack down the center of all roads as well as cracks appearing everywhere. Heavy truck traffic will exacerbate this problem and the road will have to be repaired using tax payer money. This application is called the Grant Road subdivision and as such should use Grant Road for ingress and egress.

If you approve this application, it sets a precedent going forward for other applicants wanting to circumvent the UCB and /or the OCP.

This application has been in the process for a very long time. Councillor Hogg received a \$1,000. donation from the applicant. It is her duty to know and also has to report whom donations are received from. I am sure she would have to review and sign off on her financial report. This is probably one of the larger donations to her campaign and as such I feel that Councillor Hogg should recuse herself from this application. I am sure the applicant knew what she was doing when she contributed to three Councillors campaigns.

Lastly, when this subdivision package is submitted to Land Titles, my hope is that it includes a building covenant on all lots specifying size, height, permeable driveway, no on street parking, heat pumps, photovoltaic ready, set backs for riparian areas and tree protection where required.