

WRITTEN SUBMISSIONS PACKAGE
for
Official Community Plan Amendment Bylaws No. 4028 and No. 4029
(Future Growth)

Public Comments

1. Email dated October 1, 2025 from Ava Butler – Opposed
2. Email dated October 15, 2025 from Dr. Michael Jansz – Opposed
3. Email dated October 15, 2025 from George Aujla – Opposed
4. Email dated October 15, 2025 from Kevin Hussey – Opposed
5. Email dated November 10, 2025 from Maureen McInnis – Opposed
6. Email dated November 11, 2025 from David Deyong – In Support
7. Email dated November 12, 2025 from Dr. Ava Butler – Opposed
8. Email dated November 13, 2025 from Charlie Parker – In Support
9. Email dated November 13, 2025 from Jesse Butler – Opposed
10. Email dated November 13, 2025 from Jesse Hamilton - Opposed

-----Original Message-----

From: Ava Butler [REDACTED] **FIPPA s. 22(1)**

Sent: Wednesday, October 1, 2025 6:14 PM

To: Council <council@northcowichan.ca>

Subject: Opposition to amending OCP/UCB

FIPPA s. 22(1)

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Dear North Cowichan Council,

I was dismayed to read the article in the paper this week regarding council's decision to open the door again to the OCP amendment that would allow West Vista to develop outside of the established UCB. I cannot fathom that despite the strong recommendations of municipal staff and the establishment of a well researched OCP with extensive community input that the decision to reopen this option for a developer is being entertained. How can the councillors who voted for this project, who bemoan the rising municipal taxes then turn and vote for a project when municipal staff have clearly said that infrastructure that exists cannot support its construction! How despite the consultation process that took place over years to create the OCP, the council would ignore the voice of its constituents and vote in favour of this development. The responsibility of council is to represent constituents, not a speculating private company. I strongly oppose this decision and will eagerly participate in any public discourse/hearings on this topic.

Ava

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: George Farkas
Sent: Wednesday, October 15, 2025 12:39 PM
To: Chris Osborne; Christina Hovey; Amanda Young
Subject: FW: Concern regarding the potential expansion of the Urban Containment Boundary

George Farkas

General Manager, Planning, Development and Community Services
Office of the Mayor and CAO
T: [250-746-3115](tel:250-746-3115)
E: george.farkas@northcowichan.ca

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From: Michael Jansz [REDACTED] **FIPPA s. 22(1)**
Sent: Wednesday, October 15, 2025 12:37 PM
To: Council <council@northcowichan.ca>
Subject: Concern regarding the potential expansion of the Urban Containment Boundary

FIPPA s. 22(1)

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Mayor and Council
District of North Cowichan

Dear Mayor and Councillors,

My name is Dr. Michael Jansz, owner of 6744 Bell McKinnon Road and a practicing physician in North Cowichan. I am preparing a development proposal for a multi-use building directly across the road from the new hospital including medical office space, a licensed child care centre, and residential units earmarked for hospital staff.

This development is intended to support the new hospital by ensuring that valued services already available near the current hospital are still available in proximity to the new site, and by attempting to address some existing deficiencies in our current state.

The benefit of this development is contingent on close proximity to the new hospital. While medical office buildings already exist, space within walking distance of the new hospital is essential—especially for physicians hoping to maintain both inpatient and outpatient practices. The same is true for residential units—particularly as many of our students, residents, and visiting health care workers do not come to the community with access to a vehicle. With respect to childcare, the unique work schedules of healthcare workers also necessitate proximity to provide maximal benefit.

I respectfully ask that Council not to expand the Urban Containment Boundary north of Herd Road. My concern is that an expansion at this time would divert staff attention, industry bandwidth, and servicing budget away from near-term projects next to the hospital—precisely when and where services are most needed.

Focusing resources on hospital-adjacent projects will:

- Maximize the support available to the new hospital and its staff as early as possible after opening day.
- Support the recruitment and retention of nurses, physicians, and allied professionals through co-located child care, nearby clinic space, and housing that accommodates variable shifts.
- Use public resources efficiently by concentrating approvals and infrastructure where planning is most advanced avoids dispersing limited budgets and delivers community benefits sooner.

Thank you for your consideration.

Sincerely,

Dr. Michael Jansz

Owner, 6744 Bell McKinnon Road

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From: Chris Osborne
Sent: Wednesday, October 15, 2025 12:07 PM
To: George Farkas; Amanda Young; Christina Hovey
Subject: Fw: Maintain the Existing Urban Containment Boundary

FYI

Chris Osborne MCIP, RPP
Manager, Planning
Planning and Building
T: [250-746-3277](tel:250-746-3277)
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From: Gurmit Aujla [REDACTED] **FIPPA s. 22(1)**
Sent: Wednesday, October 15, 2025 10:59 AM
To: Council <council@northcowichan.ca>; Chris Osborne <Chris.Osborne@northcowichan.ca>; Kevin Hussey <kevinh@pennyfarthing.ca>
Subject: Maintain the Existing Urban Containment Boundary
FIPPA s. 22(1)

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Dear Mayor and Council,

As a nearby property owner and community member, I am writing to express my support for maintaining the current Urban Containment Boundary (UCB) and urge Council not to expand it at this time.

The Bell McKinnon area, particularly around the new Cowichan District Hospital, has been carefully planned for growth, with significant public investment already committed to infrastructure and servicing. Expanding the UCB now would spread those limited resources thin, diverting staff and funding away from projects that can deliver immediate, tangible benefits to residents and hospital users.

The area directly surrounding the hospital is the logical location for new development. Projects currently underway, including mixed-use and residential plans, are designed to provide essential amenities such as food services, clinics, and attainable housing—particularly for healthcare staff and nearby families. These types of developments align with the Council's stated goals of creating complete, walkable communities supported by existing infrastructure.

Introducing new, outlying growth areas before this precinct is fully built out would create unnecessary risk. It would slow the pace of development where it is most needed, and reduce the financial feasibility of projects that could otherwise strengthen the hospital area as a vibrant community hub.

I respectfully ask that Council continue to prioritize growth within the existing UCB and focus its resources on completing the hospital precinct before considering any expansion. This approach will ensure that infrastructure dollars, staff time, and private investment are used as effectively as possible for the benefit of the broader community.

Sincerely,

George Aujla

Owner of Island Haven Developments

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From: George Farkas
Sent: Wednesday, October 15, 2025 12:08 PM
To: Chris Osborne; Amanda Young; Christina Hovey
Subject: FW: Bell McKinnon Phasing Plan — A Focused Approach

George Farkas

General Manager, Planning, Development and Community Services
Office of the Mayor and CAO

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From: Kevin Hussey <kevinh@pennyfarthing.ca>
Sent: Wednesday, October 15, 2025 11:03 AM
To: Council <council@northcowichan.ca>
Cc: Rob Douglas <rob.douglas@northcowichan.ca>
Subject: Bell McKinnon Phasing Plan — A Focused Approach

Some people who received this message don't often get email from kevinh@pennyfarthing.ca. [Learn why this is important](#)

Dear Mayor and Councillors,

My name is Kevin Hussey, President of Development at Pennyfarthing Homes. Founded in 1983, Pennyfarthing has delivered more than 4,000 homes across British Columbia, including 305 secured rental homes completed in 2025. We acquired 6740 Bell McKinnon Road in 2023 and, for over a year, have coordinated with District staff and neighbouring owners on roads, stormwater, utilities, and the blue-green corridor. That work enabled us to submit a 137-unit purpose-built rental rezoning application in October 2024.

I am writing to ask Council not to expand the Urban Containment Boundary north of Herd Road.

The constraint to delivering housing in the Bell McKinnon area is capacity, not land. To successfully implement the Bell McKinnon Local Area Plan, growth needs to remain focused where projects are able to be advanced and serviced efficiently.

In practical terms, the limits are market, municipal resources, and servicing capacity: the current cost/financing climate favours concentrating on viable projects; finite staff and budgets mean new areas dilute focus; and boundary expansion adds servicing pressure that slows delivery.

The risk of expanding the boundary is that it will divert attention and resources away from hospital-adjacent projects that are ready to proceed, putting urgently needed rental housing and supportive commercial space at risk of not starting when the new hospital needs it the most.

Our proposal at 6740 Bell McKinnon Road is designed to deliver near-term, walkable, hospital-supportive rental homes within the existing plan framework.

Thank you for your consideration.

Sincerely,

Kevin Hussey
President, Development & Construction

office: 604.734.8443 x217
direct: 604.730.7404
mobile: 778.686.7200
kevinh@pennyfarthing.ca

Pennyfarthing Development Group
100 – 1450 Creekside Drive
Vancouver, BC V6J5B3

pennyfarthinghomes.ca

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From: Maureen McInnis [REDACTED] **FIPPA s. 22(1)**
Sent: Monday, November 10, 2025 9:01 AM
To: Public Meetings
Subject: changes to the Urban Containment Boundary bylaw # 4029, 2925

FIPPA s. 22(1)

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North Cowichan Council:

re - Official Community Plan Amendment bylaw #4029, 2025

I wish to express my strong opposition to the proposed changes to the Official Community Plan. Tax payers have contributed many tax dollars and time in providing input into the new OCP. Staff spent countless hours working on reports, receiving public input, and developing a very good OCP, which took into consideration what the majority of North Cowichan residents wanted for our future. It was determined that the land north of Herd Road should be slated for future development. If Council now votes to reverse the decision to designate the land north of Bell McKinnon for future development, it will amount to an incredible waste of time and money. It will also cause an unexpected surge in the workload for staff. There is more than enough land within the UCB for developers at this time. Council must not vote to approve this amendment. It will give the Municipality time to get required infrastructure in place BEFORE another hundred acres of development is unleashed on an already heavily congested North Cowichan and Duncan. Council has much better ways to spend our money than trying to overturn every major decision made in the past.

Maureen McInnis
3298 Gibbins Road
Duncan BC V0L 1G8

From: Dai Deyong [REDACTED] **FIPPA s. 22(1)**
Sent: Tuesday, November 11, 2025 7:53 AM
To: Public Meetings
Subject: about OCP amendment bylaws No.4028 and No.4029

FIPPA s. 22(1)

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Hi Mayor,

I fully supported the OCP amendment bylaws No.4028 and No.4029. including the amending the OCP mapping and the OCP text.

My name is Deyong Dai, My property is 6984 Bell Mckinnon Rd, North Cowichan ,BC v9l 6b7.

Warm Regards,

David (Deyong)

From: Ava Butler [REDACTED] **FIPPA s. 22(1)**
Sent: Wednesday, November 12, 2025 9:43 PM
To: Public Meetings
Subject: Public input Official Community Plan Amendment Bylaws No. 4028 and No 4029, 2025

FIPPA s. 22(1)

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To: Mayor and Council, Municipality of North Cowichan
From: Dr. Ava Butler
Address: re: "West Vista Terrace"
Re: Opposition to Official Community Plan Amendment Bylaw No. 4028, 2025 and Bylaw No. 4029, 2025
Date: November 12, 2025

Dear Mayor and Council,

As a long-time North Cowichan resident and parent of two young children, I was proud to take part in the community consultation that helped shape our new Official Community Plan (OCP). It was one of the few local processes that truly invited residents to share their hopes for how our municipality should grow. For that reason, I am writing to strongly oppose *Official Community Plan Amendment Bylaw No. 4028, 2025* and *Bylaw No. 4029, 2025*, scheduled for public hearing on November 19, 2025.

Reopening and amending the OCP so soon after its adoption undermines the very engagement process that gave it legitimacy. The plan represents years of careful work by municipal staff and residents alike. From what I understand, the existing Urban Containment Boundary already provides enough land to accommodate projected housing and growth needs. Expanding beyond those limits is unnecessary and inconsistent with the goals of the plan itself.

More importantly, this proposal disregards what the people of North Cowichan said they wanted: thoughtful, sustainable growth that protects farmland and forests and makes efficient use of the land already designated for housing. To alter the OCP now sends the message that public input and evidence-based planning can be set aside when convenient. That is profoundly discouraging to those of us who invested time and trust in the process.

I care deeply about the integrity of our community planning and the transparency of Council's decisions. Please respect the will of residents and the guidance of your own planning framework by rejecting Bylaw Nos. 4028 and 4029, 2025.

I am unable to attend the public hearing in person due to pre-existing commitments, but I call on each of you to do the right thing in rejecting this.

Sincerely,

Dr. Ava Butler

From: Tricia Mayea
Sent: Thursday, November 13, 2025 8:25 AM
To: Public Meetings
Subject: FW: Proposed West Vista Terrace Neighbourhood

Tricia Mayea CMC
Manager, Legislative Services | Corporate Officer
Legislative Services
T: [250-746-3125](tel:250-746-3125)
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From: charlie@vanisleproperties.com <charlie@vanisleproperties.com>
Sent: Thursday, November 13, 2025 7:39 AM
To: Council <council@northcowichan.ca>
Subject: Proposed West Vista Terrace Neighbourhood

Some people who received this message don't often get email from charlie@vanisleproperties.com. [Learn why this is important](#)

Dear Mayor Douglas and Members of North Cowichan Council,

As a Vancouver Island resident, I wish to express my full support for the proposed West Vista Terrace Neighbourhood near the new Cowichan District Hospital.

This project offers a thoughtful, community-oriented plan that will help address the region's housing shortage while respecting the environment and the values of North Cowichan.

It will provide housing and businesses close to healthcare services and create local jobs — the kind of well-planned growth our community truly needs.

I respectfully ask Council to approve this development so that families, seniors, and essential workers can have an opportunity to call this new neighbourhood home.

Housing and Services to support construction workers and medical professionals are needed now.

Your truly,

Charlie Parker
Broker Owner

REMAXCamosun.com

(Victoria)

REMAXprofessionals.com

(Vancouver Island)

REMAXrentalpros.com

(Vancouver Island)



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From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Public hearing Nov 19, 2025
Date: Thursday, November 13, 2025 10:55:31 AM

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FIPPA s. 22 (1)

Dear Mayor and Council,

I am writing as a resident of North Cowichan to express my opposition to *Official Community Plan Amendment Bylaw No. 4028, 2025* and *Bylaw No. 4029, 2025*, in regards to West Vista Terrace.

The Official Community Plan was developed with considerable community input and reflects the priorities of residents who care deeply about sustainable growth, environmental protection, and the character of our neighborhoods. Altering the plan so soon after its adoption risks undermining the extensive consultation that informed it and could erode public confidence in local planning processes.

It is my understanding that there is already sufficient land within the current OCP to meet housing targets for the foreseeable future. Expanding the Urban Containment Boundary at this time seems unnecessary and inconsistent with the principles of thoughtful growth outlined in the plan. This proposal appears to disregard the clear direction expressed by the community and, in my view, should not proceed.

I urge Council to honor the integrity of the recently adopted OCP and to respect the input of the residents who participated in its creation. Approving these amendments would send the wrong message about the value of public engagement and long-term planning in North Cowichan.

Thank you for your consideration of my perspective. I respectfully request that Council reject Bylaw Nos. 4028 and 4029, 2025.

Sincerely,

Jesse Butler

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Public Hearing November 19th bylaw - 4028 and 4029 OPPOSED
Date: Thursday, November 13, 2025 10:46:54 AM

FIPPA s. 22 (1)

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Subject: Opposition to Bylaw No. 4028 & 4029 – Public Hearing November 19, 2025

Dear Rob Douglas and North Cowichan Council Members,

I am writing regarding the upcoming public hearing on November 19, 2025, concerning Bylaw No. 4028 and 4029. I am strongly opposed to these amendments for the following reasons:

First, the proposed bylaws have caused significant delays in the redefinition of the BMLAP including the parks and blue-green networks. This delay has had a direct negative impact on my life, as I have been attempting to sell my property for over two years without success due to the zoning ambiguity and lack of clarity. While half the street has sold at good prices, I am still waiting. Meanwhile, property taxes have increased substantially, without any corresponding benefit to myself. I am concerned that other long-term property owners are facing similar financial strain, making it difficult for residents to keep up with rising costs.

Second, after reviewing the various reports and listening to the advice of city staff and planners, I believe moving forward with this amendment would be detrimental. It is likely to create long-term infrastructure challenges, further delays in development, and continued uncertainty in planning. Rather than supporting the city's goal of creating a livable, walkable, and connected neighbourhood, this amendment risks fostering fragmented, random development, leaving residents to contend with years of ongoing construction.

Finally, as noted in the most recent report, this amendment appears to primarily benefit a small group of property speculators rather than the community as a whole. It is important that any development decisions prioritize the broader interests of residents and the long-term vision for our neighbourhood.

For these reasons, I respectfully urge council to oppose Bylaw No. 4028 and 4029.

Thank you for your consideration.

Sincerely,

Jesse Hamilton
6686 Bell McKinnon Road
North Cowichan
BC V9L6B7